



CITY OF TORONTO

Limited Phase I Environmental Site Assessment

Broadview Avenue Extension, New East-West Street and Eastern
Avenue and Don Valley Parkway Reconfiguration

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Acronyms and Abbreviations

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Acronyms and Abbreviations

asl	above sea level
AST/UST	Aboveground/Underground Storage Tank
APEC	Area of Potential Environmental Concern
ABN	Acid-base-neutral Compound
bgs	below ground surface
BTEX	Benzene, toluene, ethylbenzene, and xylenes
COC	Contaminant of Concern
CPs	Chlorophenols
CSA	Canadian Standards Association
EPA	Environmental Protection Act
ERIS	Environmental Risk Information Services
ESA	Environmental Site Assessment
FIP	Fire Insurance Plan
FOI	Freedom of Information
GW	Groundwater
HWIN	Hazardous Waste Information Network
m	meters
MI	Metals and inorganics
MNRF	Ministry of Natural Resources and Forestry
MECP	Ministry of the Environment, Conservation and Parks
MENDM	Ministry of Energy, Northern Development and Mines
OC	Organochlorine Pesticide
OGS	Ontario Geologic Survey
Opta	Opta Information Intelligence
PAH	Polycyclic aromatic hydrocarbon
PCA	Potentially Contaminating Activity
PCB	Polychlorinated biphenyl
PFAS	Poly-fluoroalkyl substance
PFOS	Perfluorooctane sulfonate
PHC	Petroleum hydrocarbon
PIN	Property Identification Number
RSC	Record of Site Condition
TSSA	Technical Standards and Safety Authority
UFFI	Urea formaldehyde foam insulation
VOC	Volatile organic compounds

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Executive Summary

The City of Toronto (the City) intends to construct an extension of Broadview Avenue from Sunlight Park/Eastern Avenue to Lake Shore Boulevard East, and a new east-west street in the Unilever Precinct from the Don Roadway to the future Bouchette Street extension, in Toronto, Ontario (collectively referred to as the Study Focus Area, SFA). The majority of the property parcels within the Broadview Extension Area are currently used for commercial and industrial purposes.

Dillon Consulting Limited (Dillon) was retained by the City to conduct a Limited Phase I ESA for the properties located within the SFA. The assessment was considered to be a 'Limited' Phase I ESA since an interview was not conducted with a site representative. The Limited Phase I ESA report was prepared in general accordance with the Canadian Standards Association (CSA) Standard Z768-01 (R2016) Phase I Environmental Site Assessment, with exceptions noted herein. Dillon understands that this Limited Phase I ESA has been initiated as a due diligence requirement and will be used as input into the planning and design process. The results of the study are not intended for submission in support of a Record of Site Condition (RSC) under *Ontario Regulation (O.Reg.) 153/04*.

The Limited Phase I ESA report is divided into three chapters, which each Area referred to as the "Site" in each respective chapter:

- Chapter 3 – Area A: Eastern Avenue – Don Valley Parkway Ramp Connection
- Chapter 4 – Area B: Unilever Precinct
- Chapter 5 – Area C: Abutting Lands of Lakeshore

The objective of the Limited Phase I ESA was to assess the SFA for actual and/or potential environmental concerns associated with the SFA through a review of available historical records and site reconnaissance. Site reconnaissance was completed on June 30, 2020 from publicly accessible areas of the Site only due to Site access restrictions. Interviews were not conducted as part of the assessment. The Limited Phase I ESA identified evidence of actual or potential sources of contamination on the SFA and within the Phase I Study Area (Study Area), the area 250 m surrounding the SFA. Potentially contaminating activities (PCAs) were grouped in two categories; those that relate to the Site, and those that relate to properties within the Study Area.

Based on information obtained as part of the Limited Phase I ESA records search, the following findings are presented:

- The SFA has been under industrial use since the early 1900s. Former and current occupants of the SFA include CN and Metrolinx Railways, Unilever and Sunlight Soap Works, commercial auto body shops and retailers, Greyhound Canada Transportation Corp, Sunoco Gas, Barrett Tar Roofing Co Ltd, coal gasification, British American Oil Co. Ltd., dry cleaning, salt storage, multiple spill pits and ponds, and Frankel Bros Ltd steel manufacturing and scrap/lumber yard.

- Area C of the SFA is situated within the former Ashbridges Bay. In the early twentieth century, fill was imported from off-Site sources to fill in the Bay. Indication on the quality of fill is unknown. The depth of fill across the Site ranges to >7.6 mbgs based on borehole records **(Section 5.4.3)**.
- Shallow groundwater flow at the SFA is estimated to be highly influenced by the presence of fill materials across the Site. Groundwater flow patterns are inferred to be generally southerly with influence from Don River to the west and Lake Ontario to the south.
- The hydraulic conductivity of the fill materials and native sandy shallow materials are estimated to be high (10^{-6} m/sec), while the conductivity of the underlying native clayey silt till (10^{-9}) and bedrock is estimated to be lower (10^{-7} m/sec) (Terraprobe 2018).

Dillon identified a total of 221 onsite (120) and offsite (101) PCAs. Some examples of typical PCAs found within the Phase I Study Area include: fuel tanks, former manufacturing facilities, incinerators, auto salvage yards, dry cleaners, rail tracks and spurs, importation of fill material of unknown quality, dump sites, and industrial activities.

The results of the Limited Phase I ESA identified the following 18 PCAs under O. Reg. 153/04 classification on the SFA:

- | | |
|----|--|
| 5 | Asphalt and Bitumen Manufacturing |
| 8 | Chemical Manufacturing, Processing and Bulk Storage |
| 9 | Coal Gasification |
| 10 | Commercial Autobody Shops |
| 14 | Crude Oil Refining, Processing and Bulk Storage |
| 28 | Gasoline and Associated Products Storage in Fixed Tanks |
| 30 | Importation of Fill Material of Unknown Quality |
| 37 | Operation of Dry Cleaning Equipment (where chemicals are used) |
| 46 | Rail Yards, Tracks and Spurs |
| 48 | Salt Manufacturing, Processing and Bulk Storage |
| 49 | Salvage Yard, including automobile wrecking |
| 50 | Soap and Detergent Manufacturing, Processing and Bulk Storage |
| 51 | Solvent Manufacturing, Processing and Bulk Storage |
| 52 | Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems |
| 55 | Transformer Manufacturing, Processing and Use |
| 58 | Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners |
| 59 | Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products |

Additional PCAs are identified on Site but do not have an associated classification under O. Reg. 153/04. A full list of associated PCAs on and off-Site are indicated within Chapters 3-5 for each associated area of Site respectively.

The SFA is situated within a predominantly industrial land use area, with few commercial properties. The following PCAs were identified offsite within the Study Area:

- 5 Asphalt and Bitumen Manufacturing
- 8 Chemical Manufacturing, Processing and Bulk Storage
- 9 Coal Gasification
- 10 Commercial Autobody Shops
- 12 Concrete, Cement and Lime Manufacturing
- 14 Crude Oil Refining, Processing and Bulk Storage
- 17 Dye Manufacturing, Processing and Bulk Storage
- 26 Foam and Expanded Foam Manufacturing and Processing
- 28 Gasoline and Associated Products Storage in Fixed Tanks
- 30 Importation of Fill Material of Unknown Quality
- 31 Ink Manufacturing, Processing and Bulk Storage
- 34 Metal Fabrication
- 37 Operation of Dry Cleaning Equipment (where chemicals are used)
- 39 Paints Manufacturing, Processing and Bulk Storage
- 40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
- 41 Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
- 43 Plastics (including Fibreglass) Manufacturing and Processing
- 46 Rail Yards, Tracks and Spurs
- 48 Salt Manufacturing, Processing and Bulk Storage
- 49 Salvage Yard, including automobile wrecking
- 50 Soap and Detergent Manufacturing, Processing and Bulk Storage
- 51 Solvent Manufacturing, Processing and Bulk Storage
- 52 Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
- 53 Tannery
- 54 Textile Manufacturing and Processing
- 55 Transformer Manufacturing, Processing and Use
- 57 Vehicles and Associated Parts Manufacturing
- 58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
- 59 Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

The PCAs listed above are considered to be contributing to 16 Areas of Potential Environmental Concern (APECs) on the SFA. At least one APEC was identified for each municipal address within the SFA. The

APECs were categorized based on contributing PCAs as low, moderate or high risk for the potential of subsurface contamination at the SFA. Due to the history of the SFA and the nature of the contamination, all APECs were classified as high risk for potential contamination to groundwater and/or soil at the SFA.

A summary of the potential or actual sources of contamination is provided in **Table ES-1** below:

Table ES-1: APECs with Associated PCAs for SFA

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
Area A						
1A	South of Sunlight Park Rd minus the railyard (1-35 Sunlight Park Rd and 341 Eastern Ave)	50	1	On Site	MI, ABNs, PAHs, PHCs, VOCs, PCBs	Soil, GW
		8	20	Off Site		
		39	25			
		50	26			
		43,51	27			
		50	37			
		8	46			
		31	54			
		51	55			
		37	56			
		31	62			
		17,31	64			
		54	66			
		17,54	68			
		17,28,31	72			
		34,59	73			
		31	78			
		10,28,51,54	79			
		31	81			
		39,51	83			
		50	84			
		8	87			
		50	92			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
2A	Entire Area A of SFA	28	2	On Site	MI, PHCs, VOCs, PAHs, PCBs, Glycol, ABNs	Soil, GW
		28	3			
		N/a	4			
		46	5			
		28	6			
		N/a	12			
		N/a	14			
		50	17			
		50	18			
		N/a	21	Off Site		
		28	22			
		28	23			
		28	24			
		28	28			
		28	29			
		N/a	30			
		N/a	38			
		41	41			
		28,49	42			
		28	43			
		28,52	44			
		28	45			
		28	49			
		28	50			
		N/a	52			
		28	53			
		57	57			
		28	58			
		28	60			
		28	65			
		28	67			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		28	71			
		28	77			
		28	82			
		49	85			
		28	88			
		28	89			
		34	90			
		49	91			
3A	Entire Area A of SFA minus the DVP Loop	N/a	4	On Site	PHCs, VOCs, PAHs, MI, ABNs, PCBs, Glycol	Soil, GW
		10,28	7			
		10,28	15			
		10	16			
		50	17	Off Site		
		8	20			
		39	25			
		28,52	44			
		10,28,51,54	79			
		52	86			
4A	Area A North of Sunlight Park Rd (10-20 Sunlight Park Rd, 21 Broadview Ave, and DVP Loop)	30	8	On Site	PHCs, VOCs, PAHs, MI, PCBs	Soil, GW
		N/a	95	On Site		
		37	56	Off Site		
5A	Area A North of Sunlight Park Rd minus the DVP Loop (10-20 Sunlight Park Rd and 21 Broadview Ave)	N/a	9	On Site	PHCs, VOCs, MI, PAHs, CPs, ABNs	Soil, GW
		49,59	10			
		49,59	11			
		34,59	73	Off Site		
		N/a	93			
		N/a	94			
6A	South of Sunlight Park Rd, including the rail yard (1-35 Sunlight Park Rd and 341 Eastern Ave)	N/a	13	On Site	VOCs, PHCs, MI, PCBs, Glycol	Soil, GW
		50	17			
		50	18			
		50	19			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
Area B						
1B	21 Don Valley Pkwy (Applicable to the entire area of 21 Don Valley Pkwy)	14	1	On Site	MI, PAHs, PHCs, VOCs, ABNs, PCBs, Glycol	Soil, GW
		50	4			
		46	5			
		30	32			
		N/a	46			
		N/a	48			
		N/a	49			
		N/a	50			
		N/a	51			
		N/a	52			
		N/a	53			
		N/a	54			
		50	55			
		50	56			
		N/a	57			
		N/a	58			
		N/a	59			
		N/a	60			
		N/a	61			
2B	21 Don Valley Pkwy and 415 Eastern Avenue (Northern portion of SFA in Area B within 21 Don Valley Pkwy property boundary)	9	2	On Site	MI, ABNs, PAHs, PHCs, BTEX	Soil, GW
		9	3	Off Site		
3B	21 Don Valley Pkwy and 397 Eastern Avenue (Northern portion of SFA in Area B south of railway)	28	6	On Site	MI, ABNs, PAHs, PHCs, VOCs, OCS, Glycol, CPs	Soil, GW
		28	8			
		28	9			
		28	11			
		28	12			
		28	13			
		28	15			
		28	17			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		28	21			
		28	22			
		28	23			
		28	26			
		28	27			
		28	28			
		28	29			
		28	30			
		30	33			
		N/a	34			
		N/a	35			
		N/a	39			
		N/a	40			
		N/a	43			
		N/a	44			
		N/a	47			
		8	77			
		52	80			
		N/a	82			
		N/a	83			
		N/a	84			
		N/a	85			
		28	87			
		46	88			
		28	95			
		28	96			
4B	21 Don Valley Pkwy (Central portion of SFA- intersection)	N/a	7	On Site	MI, ABNs, CPs, PAHs, PHCs, VOCs, CPs	Soil, GW
		28	19			
		28	20			
		28	24			
		28	25			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	31			
		28	89			
		N/a	92			
		28	93			
		28	94			
		28	97			
5B	30 Booth Avenue and 50 Booth Avenue (Eastern leg of the SFA in Area B)	28	10	On Site	MI, PAHs, PHCs, VOCs, ABNs, CPs	Soil, GW
		28	18			
		N/a	41			
		N/a	45			
		N/a	62			
		N/a	63			
		37	64			
		N/a	65			
		37	66			
		37	67			
		51	68			
		N/a	69			
		52	72			
		37	73			
		58	74			
		58	75			
		37	76			
		8,48	78			
		10,28	98	Off Site		
		26	99			
		10	100			
		49	101			
		59	102			
6B	21 Don Valley Pkwy (West leg of SFA in Area B)	55	14	On Site	PCBs, PHCs, PAHs, VOCs, MI, ABNs	Soil, GW
		28	16			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		50	36			
		N/a	37			
		N/a	38			
		N/a	42			
Area C						
1C	South of Lake Shore Blvd	28	1	On Site	PHCs, VOCs, PAHs, MI, PCBs, ABNs, OCs	Soil, GW
		28	5			
		N/a	8			
		N/a	9			
		58	14	Off Site		
		28	15			
		6,28,41	20			
		28	22			
28	23					
2C	Rail yard to Southern Property Boundary of 685 Lake Shore Blvd	5, 9	2	On Site	PHCs, VOCs, PAHs, MI	Soil, GW
		46	4			
		52	6			
		10	7			
		46	10			
3C	Entire Area C of SFA	30	3	On Site	PHCs, VOCs, PAHs, MI, OCs, ABNs	Soil, GW
		46	4			
		46	10			
		30	21	Off Site		
		40,58	26			
4C	Southern portion of Area C	58	14	Off Site	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	Soil, GW
		58	16			

Note: Metals and Inorganics (MI), Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Organochlorine Pesticides (OCs), Polychlorinated Biphenyls (PCBs), Acid/Base/Neutral Compounds (ABNs), Benzene Toluene Ethylbenzene Xylene (BTEX), Chlorophenols (CPs), groundwater (GW).

Based on the results of the investigation, the possibility exists that one or more contaminants may have affected land or water on, in, or under the SFA. The development of a due diligence soil and

groundwater sampling program (e.g., via a Phase II ESA) is recommended. It is generally understood by Dillon that the properties conveying lands to the City will be required by the City to obtain an RSC which requires that the Sites are remediated, and/or a risk assessment is conducted and a Certificate of Property Use (CPU) indicating risk management measures (RMMs) for mitigating human health or ecological risks will be registered on title of the conveyed property. The City will need to abide by the conditions of the CPU(s) during construction and long term management of the SFA.

Prior to construction of the proposed works, a health and safety plan will be required. In addition, depending on the timing for the work, the new On-Site and Excess Soil Management Regulation (O. Reg. 406/19) will govern various aspects of on-site and excess soil management. Soils being imported to the SFA will need to meet the applicable site-specific property standards (as set out in the CPU, and/or O. Reg. 406/19 following January 1, 2021), and City specifications, as confirmed in consultation with the City.

1.0

Introduction

The City of Toronto (the City) intends to construct an extension of Broadview Avenue from Sunlight Park/Eastern Avenue to Lake Shore Boulevard East, and a new east-west street in the Unilever Precinct from the Don Roadway to the future Bouchette Street extension, in Toronto, Ontario (collectively referred to as the Study Focus Area (SFA)). The majority of the property parcels within the Broadview Extension Area are currently used for commercial and industrial property uses.

Dillon Consulting Limited (Dillon) was retained by the City of Toronto to conduct a Limited Phase I ESA for the properties located with the SFA. The assessment was considered to be a 'Limited' Phase I ESA since an interview was not conducted with a site representative. The Limited Phase I ESA report was prepared in general accordance with the Canadian Standards Association (CSA) Standard Z768-01 (R2016) Phase I Environmental Site Assessment, with exceptions noted herein. Dillon understands that this Limited Phase I ESA has been initiated as a due diligence requirement and will be used as input into the planning and design process. The results of the study are not intended for submission in support of a Record of Site Condition (RSC) under *Ontario Regulation (O.Reg.) 153/04*.

The SFA is divided into three areas (individually described as "Sites" within each respective chapter):

- Chapter 3 – Area A: Eastern Avenue – Don Valley Parkway Ramp Connection to Metrolinx Rail
- Chapter 4 – Area B: 21 Don Valley Parkway and 30 Booth Avenue
- Chapter 5 – Area C: CN Rail Yard to Lake Shore Boulevard East

The associated municipal addresses contained in this Limited Phase I ESA report are summarized in **Table 1-1**.

Table 1-1 Parcel Information Summary

Corresponding Chapter Number in the Phase I ESA	Area	Municipal Street Address
3	A	21 Broadview Avenue 10 – 20 Sunlight Park Road 1 – 9 Sunlight Park Road 341 Eastern Avenue Metrolinx Railway (no municipal address provided)
4	B	21 Don Valley Parkway 30 Booth Avenue
5	C	685 Lake Shore Boulevard East 115 Saulter Street South 120 Bouchette Street 300 Commissioners Street CN Railway (1 Don Valley Parkway)

Property details and results from the environmental records reviews and pertaining to each chapter are presented in the *Phase I Property Information* Section in the individual chapters for the Sites in **Section 3.0 to 5.0**.

The locations of the Sites and respective 250 m around each Site (study areas) are shown on **Figures 1A to 1C**. **Figures 2A to 2C** presents the parcel fabric of the Sites and their associated municipal addresses, which are also listed in **Table 1-1**. **Figure 3** shows the surrounding land use.

The objectives of the Limited Phase I ESA report were to assess whether there is potential for contamination to soil, groundwater, surface water, and sediment at the SFA through documenting the presence or absence of PCAs and APECs, and to provide a record of a Limited Phase I ESA that demonstrates, in a manner that is clear and can be assessed, tested and reconstructed, how the Limited Phase I ESA of the SFA was completed and how the general and specific objectives of a Limited Phase I ESA were achieved.

The general layout of the Limited Phase I ESA Report is as follows:

- **Section 1.0** - Introduction
- **Section 2.0** - Scope of Investigation
- **Section 3.0 to Section 5.0** - Site Reports by Chapter (including methodology and results)
- **Section 6.0** - Site Reconnaissance
- **Section 7.0** - Summary of Results
- **Section 8.0** - Recommendations
- **Section 9.0** - Limitations
- **Section 10.0** - References
- **Section 11.0** - Qualifications of Assessors

1.1 Phase I Property Information

Property information pertaining to the Sites is included in their respective chapters.

The following report documents the methodology of the Limited Phase I ESA investigations, and subsequent findings.

1.2 Key Regulatory Definitions

The following are key regulatory definitions used throughout this report.

Defined by the *Environmental Protection Act* (EPA)

Contaminant – any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them resulting directly or indirectly from human activities that causes or may cause an adverse effect.

Areas of Potential Environmental Concern (APECs) – the area on, in or under a Phase I property where one or more contaminants are potentially present, as determined through the Phase I environmental site assessment, including through: (a) identification of past or present uses on, in or under the Phase I property and (b) identification of potentially contaminating activity.

Contaminants of Concern – means: (a) one or more contaminants found on, in or under a property at a concentration that exceeds the applicable site condition standards for the property or (b) one or more contaminants found on, in or under a property for which no applicable site condition standard is prescribed under Part IX (Site Condition Standards and Risk Assessment) and which are associated with potentially contaminating activity.

First Developed Use – the earlier of: (a) the first use of a Phase I Property in or after 1875 that resulted in the development of a building or structure on the property and (b) the first potentially contaminating use or activity on the Phase I Property.

Phase I Property – the property that is the subject of a Phase I environmental site assessment (for brevity, Dillon uses the term “Study Focus Area (SFA)” to collectively refer to as the Phase I Property, and “Site” for the individual areas in their respective chapters herein).

Phase I Study Area – the area that includes a Phase I Property, any other property that is located, wholly or partly, within 250 metres from the nearest point on a boundary of the Phase I Property and any property that the Qualified Person determines should be included as a part of the Phase I Study Area under clause 3 (1) (a) of Schedule D of O. Reg. 153/04 (for brevity, Dillon uses the term “Study Area” herein).

Potentially Contaminating Activity (PCA) – a use or activity set out in Column A of Table 2 of Schedule D, O. Reg. 153/04 that is occurring or has occurred in a Phase I Study Area.

1.3 Geology, Topography and Hydrogeology

The Study Area is located within the Iroquois Plain physiographic region. The Iroquois Plain consists of glaciolacustrine sand, gravelly sand and gravel, deposited in a nearshore environment associated with the highstand shoreline of Glacial Lake Iroquois (Chapman and Putnam, 2007).

Surficial Geology

The surficial geology in the vicinity of the Study Area is interpreted to be predominantly coarse-textured glaciolacustrine deposits which consist primarily of sand and gravel with high hydraulic conductivity, and minor silt and clay content. The surficial geology changes west of the Study Area past the Don River, and is interpreted as fine to medium-grained, glacial till with silt and clay laminations, and is expected to have a lower hydraulic conductivity relative to the coarse-textured glaciolacustrine deposits within the Site. Deeper deposits (>3 m) generally consist of fine grained silty clay till underlain by shale bedrock. Recent alluvial deposits of sand and gravel are expected within the river channel. Surficial geology of the south end of the Study Area within the area that was once the Ashbridges Bay are identified as recent fill materials consisting of sand and gravel diamicton (OGS, 2010).

Surficial geology of the Study Area is reported to be predominantly fine grained foreshore and shoreline deposits which are interpreted to have been deposited in a nearshore or beach environment, with medium to coarse grained fill in the south area of the Study Area from when Ashbridge's Bay was filled in based on MECP borehole records. Natural drainage of shallow soils within the Study Area, disregarding asphalt and concrete associated with the area, is assumed to be relatively high (10^{-6} m/sec (Terraprobe 2018)).

The well records identified in the Ministry of the Environment, Conservation and Parks (MECP) Well Records Database Search, also indicate that gravel, sand (including fine to medium sand), silt, clay, and till are present in varying amounts, to a depth of 15 mbgs.

Topography

Based on topographic information obtained from MNRF mapping, the northern portion of the Phase I SFA lies at an elevation of approximately 83 m asl, and slopes generally toward the south to an elevation of approximately 75 m asl near the southern extent of the Phase I SFA. The topography across the Study Area consists of relatively flat land that slopes gently toward Lake Ontario.

Refer to **Figure 4** for topographic contours (City of Toronto) and elevation information for the SFA and Study Area.

Bedrock

The bedrock within the majority of the Study Area is reported to consist of the Georgian Bay Formation, which is at approximately 60 – 65 m asl (Gao et. al, 2006). This unit is typically characterized by shale, with interbedded limestone, dolostone, and siltstone. Based on the MECP Well Records Database search results for the Study Area, the bedrock within the Study Area consists predominantly of shale.

Hydrogeology

For the purposes of the Phase I ESA, groundwater flow direction was interpreted to be influenced locally by topographic relief (City of Toronto), therefore, the local groundwater flow direction is interpreted to be generally southerly. Dillon notes that the shallow groundwater flow direction can be variable due to local scale geological features, buried infrastructure, and presence of Don River to the west and Lake Ontario to the south. Regionally, groundwater is interpreted to flow to the south toward Lake Ontario (approximately 0.5 km south of the Study Area).

According to the available well records that documented stratigraphy, surface soils within the Study Area were identified as predominantly sand and gravel units, silt and clay units, and fine-grained till. The presence of sand and gravel indicates the possibility of relatively higher zones of hydraulic conductivity. A report by Terraprobe (2018) indicated that fill and native sandy shallow materials are estimated to have a high hydraulic conductivity (10^{-6} m/sec), while the conductivity of the underlying native clayey silt till (10^{-9} m/sec) and bedrock was measured to be lower (10^{-7} m/sec) (Terraprobe, 2018).

Site specific well records are discussed further in *Well Record* Section of the individual chapters.

1.3.1

Water Bodies and Areas of Natural Significance

Dillon reviewed the mapped features available through the MNRF online database. The Natural Heritage Areas mapping application displays features such as wetlands, woodlands, and provincial parks.

No Provincially Significant Wetlands or Woodlands were identified by MNRF maps as occurring within the Study Area.

The Don River generally flows to the south and occurs within the Study Area, west of the SFA. Natural features in and around the SFA can be seen on **Figure 4**.

2.0

Scope of Investigation

The scope of work for the Limited Phase I ESA included the following components:

- Review of historical and current records that were reasonably attainable for the SFA and/or Study Area
- To obtain and review records that relate to the current and past uses of, and activities at or affecting the SFA in order to interpret if one or more APECs exist
- To obtain and review records that relate to properties in the Study Area, other than the SFA, in order to interpret if one or more APECs exist.
- Site reconnaissance from publicly-accessible areas of the Site only.
- Review and evaluation of the findings and reporting.

This report identifies PCAs within the SFA and Study Area, and associated APECs resulting from those PCAs, as applicable. It should be noted that there may be subsurface utilities located within, and in the vicinity of the SFA. It is recognized that bedding material, if present along utility corridors, can represent preferential flow pathways for groundwater and soil vapours. However, the utilities are not unto themselves considered to be sources of contamination (i.e., either PCAs or APECs per se), unless the type of utility or other information identified during the Limited Phase I ESA supports their inclusion (e.g., known release of oil beneath the SFA via an oil pipeline). It is noted that some utilities may contain designated substances (e.g., asbestos). In the event of disturbance, utilities should be evaluated for the presence of designated substances and appropriate health and safety and environmental measures should be taken.

The objectives of the records review process were:

- To obtain and review records that relate to the current and past uses of, and activities at or affecting the SFA in order to interpret if one or more APECs exist
- To obtain and review records that relate to properties in the Study Area, other than the SFA, in order to interpret if one or more APECs exist.

In general, the records review process focused on records and data for properties located within 250 m of the Site boundary, which represents the Study Area. Regulatory correspondence relevant to the Limited Phase I ESA is included in **Appendix A**, and copies of other documentation used to support the Limited Phase I ESA report are included in **Appendix B**.

Information was requested from the following sources, and included in the report if available at the time of reporting:

Agencies

- Ontario MECP
- City of Toronto
- Technical Standards and Safety Authority (TSSA) – Fuel Safety Division.

Information Source Documents and Publications

- City of Toronto – environmental reports
- GeoWarehouse
- ERIS:
 - Fire Insurance Plans (FIPs)
 - Opta
 - City Directory Listings
- City of Toronto Archives – aerial photographs and FIPs
- Google Earth – Aerial Imagery
- Ontario MECP – Water Well Records Database.

2.1 Impediments and Limiting Conditions

The Limited Phase I ESA was initiated as a requirement of the City prior to the extension of Broadview Avenue. The Limited Phase I ESA for each Site does not include a current plan of survey or a chain of title search.

The observations of aerial imagery of the Sites were partially limited by vegetation cover. This limiting condition was not considered to impact the conclusions of the Limited Phase I ESA report.

Site reconnaissance was completed from publicly accessible areas of the Site only, as Site access was not granted. Photographs from the reconnaissance can be found in **Appendix F**. An interview was not conducted as Site contacts were not provided by the City of Toronto. Since an interview was not conducted, the assessment does not satisfy all of the requirements for a Phase I ESA under the Canadian Standards Association (CSA Z768-01, R2016), and as such, the term ‘Limited’ Phase I ESA was used.

Information related to the parcels was requested from the City of Toronto and the MECP. Not all responses were received at the time of writing this report. The information, once received will be included in the final report.

This report is subject to the limitations presented in **Section 9.0**. It is also noted that the Limited Phase I ESA did not include sample collection, analysis or measurements, and was not intended to be a definitive investigation of contamination or other environmental concerns at the Sites. The Limited Phase I ESA does not constitute a Compliance Audit. No review of environmental regulatory compliance was conducted as part of this assessment.

3.0

Area A: Northern Portion of the Site

This chapter presents the Limited Phase I ESA details pertaining to Area A: the Eastern Avenue – Don Valley Parkway Ramp Connection (hereafter referred to as the Site in this chapter only). The Phase I Study Area is defined as the lands located wholly or partially within 250 m of the boundaries of the Site, as discussed in **Section 3.1**. The locations found within the Study Area are shown on **Figures 1 and 2**.

3.1

Phase I Property Information

The Site is located within and across multiple properties, summarized in **Table 3-1**.

Table 3-1: Summary of Area A Phase I Properties

Municipal Address and PIN	Description	Approximate Area of the Property (m ²)	General Site Description	Owner
21 Broadview Ave, Toronto, M4M2E4 210760070	LT 75-76 PL D135 TORONTO; PT LT 77-78, 80 PL D135 TORONTO AS IN CA708614; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY UNDER CT108513; CITY OF TORONTO	2,109	Automotive dealership (Hyundai)	21 BROADVIEW AVENUE INC
10 - 20 Sunlight Park Rd, Toronto, M4M1B5 210770134	PT LT 15 CON BROKEN FRONT TWP OF YORK PT 1, 2 63R3654 & PT 2, 4, 5 64R14907; CITY OF TORONTO	5,639	Automotive dealership (Mini)	TALISKER (SUNLIGHT) GP INC.
1 – 35 Sunlight Park Rd, Toronto, M4M1B5 210770137	PT LTS 14, 15 CON BROKEN FRONT TWP OF YORK ; PT BLK A PL 165E TORONTO; PT LT P PL DON IMPROVEMENT PLAN DES AS PTS 1, 2, 3, 4, 5, 8, 9, 10 ON 64R15150; S/T EASE OVER PARTS 1, 2, 3 & 5 ON PLAN 66R-20106 AS IN AT109281 & S/T EASE OVER PARTS 2 & 4 ON PLAN 66R-20106 AS IN AT109282 ; CITY OF TORONTO	36,992	Automotive dealership (BMW)	TALISKER (SUNLIGHT) GP INC.
341 Eastern Ave, Toronto, M4M1B5 210770138	PT BLK A PL 165E TORONTO AS IN E570341; S/T EXECUTION 96-010084, IF ENFORCEABLE; CITY OF TORONTO	1,468	Roadway Truck Centre	SALVAGNA, ROCCO A.

Municipal Address and PIN	Description	Approximate Area of the Property (m ²)	General Site Description	Owner
n/a 210770189	PART OF LOTS 14 AND 15, BROKEN FRONT CONCESSION, TOWNSHIP OF YORK, DESIGNATED AS PART 2 ON PLAN 66R25435; TOGETHER WITH EASEMENT OVER PARTS 5, 6 AND 7 PLAN 66R20604 AND PARTS 7, 9, 11, 12, 13, 15, 16, 17, 23, 25 PLAN 66R20763 AS IN AT356801, AS PARTIALLY RELEASED BY AT1728119; TOGETHER WITH EASEMENT OVER PARTS 3 AND 6 PLAN 66R20604 AND PARTS 17 AND 18 PLAN 66R20763 AS IN AT356801; TOGETHER WITH EASEMENT OVER PARTS 9 AND 16, PLAN 66R20604 AS IN AT366176, AS PARTIALLY RELEASED BY AT366186; TOGETHER WITH AN EASEMENT AS IN AT2310791 TOGETHER WITH AN EASEMENT OVER PARTS 1 AND 2, PLAN 66R23609 AS IN AT1738430 SUBJECT TO AN EASEMENT IN FAVOUR OF CANADIAN NATIONAL RAILWAY COMPANY AS IN AT2795820 TOGETHER WITH AN EASEMENT AS IN AT2824753 CITY OF TORONTO	107,854	Railway	Metrolinx

3.2 Records Review

3.2.1 First Developed Use Determination

The term “first developed use” is defined in **Section 1.2**. The first developed use of the Site is discussed and supported below:

- First developed use was before 1884, as the FIP indicated residential dwellings and no previous records are available.

3.2.2 Fire Insurance Plans

A summary of the key findings from the FIP review is presented in **Table 3-2**. The table includes general descriptions of the Site and relevant details concerning PCAs in the surrounding area observed on the FIPs. The distances referenced in the FIP review table are approximate. The resolution of the FIPs varied and did not always allow for a detailed evaluation of the surface conditions at the Site or in the Phase I Study Area. Copies of the FIPs are presented in **Appendix D**.

Table 3-2: Key Findings of FIP Review for Area A

Year	Information Source	On-site	Surrounding Area
1884	Goad's Atlas Toronto Library, P35	<ul style="list-style-type: none"> John Smith: vacant land and residential properties 	North: residential East: residential South: Gooderham and Worts Cattle Sheds West: Don River
1890	Enviroscan Report: Toronto Vol.1 Plan: 2023, sheet 47	<ul style="list-style-type: none"> Toronto Baseball Grounds, residential 	North: residential East: residential South: Gooderham and Worts Cattle Sheds West: Don River
1894	Enviroscan Report: Toronto Plan 2933, sheet 47 and 29	<ul style="list-style-type: none"> Toronto Baseball Grounds, residential 	North: residential East: residential South: Gooderham and Worts Cattle Sheds West: Don River, Toronto Pork Packing house, Gooderham and Worts distillery, Consumers Gas Company
1903	Enviroscan Report: Toronto Plan 2934, sheet 47	<ul style="list-style-type: none"> Sunlight Park, Sunlight Soap Works 	North: residential East: residential South: Gooderham and Worts Cattle Sheds
1924	Pinchin Report: Goad's Atlas Toronto Library, P30	<ul style="list-style-type: none"> Sunlight Soap Works 	North: residential, Conboy Carriage Co., United Drug Co Ltd. East: residential South: Consumers Gas Co.
1935	Enviroscan Report: Toronto Vol.3 Plan: 2110, sheet 233, 236, and 234	<ul style="list-style-type: none"> Frankel Bros Limited (metal and rag storage indicated) w/ a lumber and scrap metal yard, truck storage A gas station at the corner of Queen St East and Don Roadway Sunlight Soap Works with multiple oil storage tanks 	North: Sullivan and Fried Contractors Yard, residential, other small businesses including lamp makers, mattress factory, root beer factory, jam/preserves factory, and Canada Transport Co as well as multiple auto shops East: Frankel Bros Limited scrap iron yard, multiple auto shops, Roofers yard, residential, Scott Bros. Stone Cutting, coal piles, stone yards South: British American Oil Co Limited
1951	Enviroscan Report: Toronto Plan: 2140, sheet 233, 236, and 234	<ul style="list-style-type: none"> No significant change 	North: Residential, Pickering Farms Ltd., Paper carton printing, Coleman Lamp and Stove Co. Ltd., small auto shops East: Residential, auto shops, lumber and roofing supplies, Atlas Chemical Co. South: Sunlight Soap Works (Lever Bros Ltd.) with multiple storage tanks

PCAs identified through review of FIPs are included in the PCA Table (Table 3-7) in Section 3.6.2 and shown on Figure 6A.

3.2.3 Environmental Reports

Seven environmental reports were provided by the City for review:

- “East Harbour Redevelopment – Contaminant Management Plan First Gulf Don Valley Limited”, Pinchin Ltd., December 2016.
- “Geotechnical Data Report (GDR) – Inner Harbour West, Inner Harbour East and Lower Don Connections – Don River & Central Waterfront Wet Weather Flow System, Toronto, Ontario, Geotechnical Investigation – Phase 2, prepared by Amec Foster Wheeler Environment & Infrastructure, February 27, 2017.
- “Phase I Environmental Site Assessment, 21 Don Roadway & 30 Booth Avenue, Toronto, Ontario”, prepared by Pinchin Ltd., April 2017.
- “Geotechnical Data Report (GDR) – Coxwell Bypass Tunnel Along Inner Harbour East and Lower Don – Don River & Central Waterfront Wet Weather Flow System, Toronto, Ontario, Geotechnical Investigation – Phase 5”, prepared by Amec Foster Wheeler Environment & Infrastructure, July 4, 2017.
- “Geotechnical Data Report (GDR) – Don River & Central Waterfront Wet Weather Flow System – Geotechnical Investigation – Phase 6, prepared by Amec Foster Wheeler Environment & Infrastructure, June 2018.
- “Hydrogeological Review Summary and Report East Harbour, Phase A, 21 Don Valley Parkway North Toronto, Ontario” and “Geotechnical Engineering Report East Harbour, Phase A Soap Factory Toronto, Ontario”, prepared by Terraprobe, December 2018.
- “First Gulf-Environmental Risk Memo March 2019”, First Gulf, March 2019.

The results of these reports are expanded on in **Chapter 4**.

3.3 Environmental Source Information

Ontario MECP

FOI

The FOI Administrative Officer for the MECP was contacted by fax on October 21, 2019, to request historical information for the Site regarding environmental infractions, including reported spills, orders issued and/or investigations/prosecutions, and if the properties had been identified as waste generators. The adjacent properties were identified based on their close proximity to the Site and the industrial/commercial nature of their businesses. Historical information was requested for the following properties:

- 21 Broadview Avenue;
- 20 Sunlight Park Road;
- 79 East Don Roadway;
- 68 Broadview Avenue;
- 90 Broadview Avenue;
- 1, 3, 9 Sunlight Park Road; and

City of Toronto

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- 39 Broadview Avenue.

The MECP Freedom of Information and Protection of Privacy Office responded by mail on October 21, 2019, indicating that searches of their databases were being conducted.

Results indicate HWIN registrations for Ontario Salvage Limited, Rubidium Environmental Inc., and SLR Consulting (Canada) Ltd at 21 Broadview and Mini Toronto at 20 Sunlight Park Road. Additionally, a report of contaminated soils at 21 Broadview Ave in relation to Downtown Suzuki was reported. Soils are indicated to be contaminated between 1.6 - 3ft with oil and gasoline, but no other information was given.

At this time, we are awaiting response for 1, 3, 9 Sunlight Park Road, 60 Broadview Ave, 375 Eastern Avenue, and 385 Eastern Avenue. A copy of the MECP FOI requests and response letters are included in **Appendix A**.

Local Municipality (City of Toronto)

Dillon contacted the City of Toronto Project Manager, Riad Rahman, on November 8, 2019, to request a search of Toronto's records relating to environmental conditions in the vicinity of the Site including additional documents relating to soil and groundwater quality. A response has not yet been received from the City of Toronto.

TSSA

The Public Information Services Department of the TSSA, Fuel Safety Branch was contacted by email on October 15, 2019 regarding records in their database of fuel storage tanks on the Site and at five adjacent properties (addresses listed under the *Ontario MECP-FOI* Section).

On October 16, 2019 TSSA reported that they had no records of fuel storage tanks at those properties. A copy of the TSSA correspondence is included in **Appendix B**.

It should be noted that the Fuels Safety Division (TSSA) did not register private fuel underground/ aboveground storage tanks prior to 1990 or furnace oil tanks prior to May 1, 2002. Also, the TSSA does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gasoline and diesel tanks.

Opta Report

Opta Historical Environmental Services Enviroscan report includes historical Fire Inspection Reports, All Risk Reports, Siteplan Reports, and Multirisk Reports, among others. A copy of the Opta Report is included in **Appendix C**. Historical site records were requested for the Site and surrounding properties (21 and 68 Broadview Avenue, 20 Sunlight Park Road, and 79 East Don Roadway). The following section describes environmental findings at each property:

21 Broadview Avenue:

1982:

- Scrap metal yard.
- Cutting of scrap metal.

1964

- Site occupied by Ontario Salvage Co. Ltd.

79 East Don Roadway:

2002:

- 100L of paint in 5 gal pails, 10 gal of gun wash, dirty rags stored improperly.
- Spraying operations carried out in metal spray booth.

1988:

- Spray paint, 227 L CLI.
- Two 9092 L (2000 gal) underground storage tanks (UST) of gasoline and diesel on south side of building.
- One 1136.5 L (250 gal) above ground waste oil tank on the south side of the building.

68 Broadview Avenue:

1995:

- Solvents used, rags improperly stored.
- Flammable inks and solvents left in the open, no storage cabinets.
- No inventory of chemicals.

1994:

- Mention of an auto body shop, clothing manufacturer, silk screening manufacturing, and mirror manufacturing.

1993:

- 46L of flammable liquid with silk screening manufacturing (Gord Miller Display).
- Gord Miller Display noted with rags improperly disposed.
- Chemicals improperly stowed.
- Approximately 282.05 L (51 gal) of flammable inks and thinners kept in open.
- Gateway Auto Collisions: 50 gal of paints and thinners (Toluene class).
- Women's apparel manufacturing including millinery (Jinx Senior Designs Ltd., Bravados Designs).
- Auto body shop (Gateway Auto Collision) including spray painting and storage of 227.5 L of paints and thinners in small containers.
- Custom manufacturing of mirrors (Mirrors Ltd.)

1983

- Rudson Manufacturing Company: 30 gal of lacquer based paints, 5 gal of thinners.
- Welding unit in building.

ERIS Databases

The ERIS search findings are summarized in the sections below. A copy of the ERIS search results can be seen in **Appendix C**.

Site

Multiple records (705) related to or mapped within the Site and Study Area were identified by ERIS. Of the records identified, 332 were identified as possible PCAs, such as:

- Fuel storage tank database records identified storage tanks containing diesel or gasoline (5) or Anderson Storage Tanks (43);
- Ontario spill records identified spill incidents of diesel, gasoline, glycol, etc. (45);
- Waste disposal site records identified locations and other available waste information of active and inactive waste disposal sites (4);
- Waste generator summary records identified generation of various wastes (155);
- National pollutant release inventory (12);
- Anderson's waste disposal site records identified locations that are involved in the scrap metal, automobile wrecking industry (3);
- PCB inventory records identified PCB storage sites (3);
- Dry cleaning facilities (1);
- Scott's manufacturing directory records identified industrial and commercial operations (40); and
- Expired TSSA facilities related to fuel storage tanks (16) and TSSA incidents (5).

PCAs identified based on a review of the ERIS environmental database search are included in the PCA Table (**Table 3-7**) in **Section 3.6.2** and shown on **Figure 6A**.

City Directories

City directory searches for four on site municipal addresses (21 Broadview Ave, 9, 10, and 20 Sunlight Park Rd) and three adjacent municipal addresses (identified under the *Ontario MECP-FOI* Section) were completed through ERIS. The Site and addresses within the Phase I Study Area (60 Broadview Rd, 68 Broadview Rd, 79 Eastern Ave, 375 and 385 Eastern Avenue, 77 East Don Roadway, 677 Queen Street East) were reviewed. A copy of the city directory results is included in **Appendix B**.

Table 3-3: City Directory Ownership History for Area A

Years	Occupant Listings for Site Address
Prior to 1913	No listings on Site 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1919	21 Broadview Avenue– No Listings 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed <i>341 & 353 Eastern Avenue – Jacques Davy & Co</i> 361 Eastern Avenue – Jardine Samuel Warehouse 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1925	21 Broadview Avenue – No Listings 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed <i>341 & 353 Eastern Avenue - Lever Bros</i> 361 Eastern Avenue – Jardine Samuel Warehouse, Donalds Manufacturing Co & Bovel Manufacturing Co 68 Broadview Road (Avenue) – Liggett L K Co Ltd 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1929	21 Broadview Avenue – No Listings 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed 361 Eastern Avenue – Jardine Samuel Soap & Oil <i>341 & 353 Eastern Avenue - Lever Bros</i> 68 Broadview Road (Avenue) – Liggett L K Co Ltd 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1934	21 Broadview Avenue – Frankel Bros Ltd 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed 361 Eastern Avenue – Jardine Samuel Soap & Oil, Ontario Neckwear Co <i>341 & 353 Eastern Avenue - Lever Bros</i> 68 Broadview Road (Avenue) – 68-78 Liggett L K Co Ltd, United Drug Co Ltd 677 Queen Street East – Riverdale Lumber Co Ltd
1941 - 1945	21 Broadview Avenue – Frankel Bros Ltd 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed 361 Eastern Avenue – No Listings <i>341 Eastern Avenue – No Listings</i> <i>353 Eastern Avenue - Fairbanks Soap Co Ltd</i> 68 Broadview Road (Avenue) – 68-78 United Drug Co Ltd, United Drug Co Ltd 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co

Years	Occupant Listings for Site Address
1950 - 1955	21 Broadview Avenue – Frankel Bros Ltd 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed 361 Eastern Avenue – No Listings 341 Eastern Avenue – <i>Votour's Service Station</i> 353 Eastern Avenue - <i>Fairbanks Soap Co Ltd</i> 68 Broadview Road (Avenue) – Rexall Drug Co Ltd, Shulton Inc 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1960	21 Broadview Avenue – Frankel Bros Ltd 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed 361 Eastern Avenue – No Listings 341 Eastern Avenue – <i>Eddie's Service Station</i> 353 Eastern Avenue - <i>Fairbanks Soap Co Ltd & Toronto Tallow Refinery</i> 68 Broadview Road (Avenue) -Broadview Investments, Gordon & Mason Ltd, Gateway Auto Collision, D C A Food Industries Ltd, Candyland Co Ltd, Gorel Chain Co Ltd 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1965	21 Broadview Avenue – Ontario Salvage Co 9 Sunlight Park Road – Street Not Listed 10 & 20 Sunlight Park Road - Street Not Listed 361 Eastern Avenue – Appleby Auto Wreckers 341 Eastern Avenue – <i>Eddie's Service Station</i> 353 Eastern Avenue - <i>Fairbanks Soap Co Ltd & Toronto Tallow Refinery</i> 68 Broadview Road (Avenue) - Broadview Investments, Coca-Cola Co Ltd, Falcon Knitting Mills, Margon Corp, Gordon & Mason Ltd, Esquire Plumbing, Residential (1 Tenant), Gorel Chain Co Ltd, Highlands Mills Ltd, Medallion Chocolates Ltd, D C A Food Industries Ltd, Dubois Movers & Cartage Ltd, Dubois International Dispatch, Beck Bindery Service, Dola Manufacturing Co Ltd, Rom-O-Lite Of Canada Ltd, Globe Envelopes Ltd, Sutter Jack Enterprises, Pet Supplies Ltd, Martin Roy Agencies, Plast Heel Co Ltd, Famous Chesterfield Co, Marson Ltd, Mundet Cork & Insulation Ltd, Southam Press, Gateway Auto Collision 677 Queen Street East – Riverdale Lumber Co Ltd, Laking William Lumber Co
1972	21 Broadview Avenue – Ontario Salvage Co 9 Sunlight Park Road – No Listings 10 & 20 Sunlight Park Road - No Listings 361 Eastern Avenue – Applebee Auto Wreckers 341 Eastern Avenue – <i>Roadway Alignment</i> 353 Eastern Avenue - <i>Fairbanks Soap Co Ltd</i> 68 Broadview Road (Avenue) - Multi Tenant Office, Van's Moving & Cartage, Hi-Test Petroleum Ltd

Years	Occupant Listings for Site Address
1978/79	<p>21 Broadview Avenue – Ontario Salvage Co 9 Sunlight Park Road – Grafton Group Ltd, Toby Industries Ltd, Maher Shoes Ltd, Lever Bros Ltd 10 & 20 Sunlight Park Road - No Listings 361 Eastern Avenue – Applebee Auto Wreckers <i>341 Eastern Avenue – Roadway Alignment</i> <i>353 Eastern Avenue - Fairbanks Soap Co Ltd</i> 68 Broadview Road (Avenue) -Knights Ruling Service, Holmes Brian G Ltd, Camille Foods & Spices, Gateway Auto Collision, Dubois International Dispatch Ltd, Stapley Terry C Co Ltd, Quilters Common Inc, Hospital Forms & Systems Ltd, Clark Printing, Gord Miller Display Ltd, Keillor Film Industries Inc, Concur Graphics, Residential (3 Tenants), Beck Bindery Service Ltd, X Electronics, Rudson Manufacturing Co Ltd, McLaren Micropublishing, Corey Agency Ltd, Smart Brassieres Inc, Bruder The Mover Ltd, Wayne Promotions Ltd, Dodd & Richardson Ltd, Latin Distributors, Addresso Form Co Ltd, Video Surveillance Systems Of Canada</p>
1985/86	<p>21 Broadview Avenue – Ontario Salvage Co 9 Sunlight Park Road – Grafton Group Ltd, Toby Industries Ltd, Maher Shoes Ltd 10 & 20 Sunlight Park Road - No Listings 361 Eastern Avenue – Applebee Auto Wreckers <i>341 Eastern Avenue – Roadway Alignment</i> <i>353 Eastern Avenue – Vacant</i> 68 Broadview Avenue - Clark William Printers, Canadian Odor Control, McCormack Textiles Ltd, Camille Foods & Spices, Gateway Auto Collision, Cutara M & Son Ltd, Naturesnak, Garden Valley Produce, Residential (2 Tenants), Leathers By Wolfe Of Canada, Gord Miller Display Ltd, T & C Sportswear Co, Keillor Film Industries Inc, McLaren Micro Publishing, Beck Bindery Service Ltd, East Lake Industries, Response Courier Ltd, Kid's Records, Solar Window Cleaning, Rudson Manufacturing Co Ltd, Excel Express, Corey Agency Ltd, Smart Brassieres Inc, Look Out Design, Metropolitan Supplies Ltd, C A T Galleries, Metro Novelties 677 Queen Street East – Downtown Toyota Ltd</p>
1991	<p>21 Broadview Avenue – Ontario Salvage Co 9 Sunlight Park Road – Grafton Group Ltd, Toby Industries Ltd 10 & 20 Sunlight Park Road - No Listings 361 Eastern Avenue – Applebee Auto Wreckers, Applebee scrap Yards, Calahan Auto Wreckers <i>341 Eastern Avenue – Roadway Alignment Ltd</i> <i>353 Eastern Avenue - The Studio Store</i> 68 Broadview Avenue -Gateway Auto Collision, Clark William Printers, Garden Valley Produce, Cutara M & Son Ltd, Canadian Odor Control, McCormack Textiles Ltd, Residential (2 Tenants), Gord Miller Display Ltd, Keillor Film Industries Inc, Fabric Systems Co, Jinx Senior Designs Inc, Kid's Records, Mariposa In The Schools, Corey Agency Ltd, Smart Brassieres Inc, Smith & Smith Advertising, Amok Records, Metropolitan Supplies Ltd 677 Queen Street East – Downtown Toyota Ltd</p>

Years	Occupant Listings for Site Address
1996/97	<p>21 Broadview Avenue – Ontario Salvage Co, Stewart Iron & Metal Co 9 Sunlight Park Road – No Listings 10 & 20 Sunlight Park Road - No Listings 361 Eastern Avenue – Applebee Auto Wreckers, Calahan Auto Wreckers <i>341 Eastern Avenue – Guaranteed Muffler Shops Branches, Roadway Alignment Ltd, Sure Stop Brake Centres Head Office & Warehouse</i> 353 Eastern Avenue - Elmy Ron Photography, Klassen Walter F X, Lettershop Company Inc, Snyder Mark & Associates, Multi-Tenant Residential 68 Broadview Avenue – Artbooks, Bravado Designs, Broadview Investments, Continental Auto Collision, Eastside Office Services, Garden Valley Produce Wholesalers, Gord Miller Display Ltd, Jinx Senior Designs Inc, Mariposa In The Schools, Metropolitan Supplies Ltd, R K K Trading Co, West Star Fashions Women Growing Project, Multi Tenant Residential 677 Queen Street East – Downtown Toyota Ltd</p>
1999	<p>21 Broadview Avenue – Stewart Iron & Metal Co 9 Sunlight Park Road – No Listings 10 & 20 Sunlight Park Road - No Listings 361 Eastern Avenue – No Listings <i>341 Eastern Avenue – Guaranteed Muffler Shops Branches, Roadway Alignment Ltd, Sure Stop Brake Centres</i> 353 Eastern Avenue - Snyder Mark & Associates, Multi-Tenant Residential 68 Broadview Ave – Bio-Synergia, Broadview Investments, Downtown Car Detailing, Galeno's Garden Valley Produce Wholesalers, Gord Miller Display Ltd, Jinx Senior Designs Inc, Mariposa In The Schools, Metropolitan Supplies Ltd, Nouveau Taste, P L Studio Art, Precise Auto Body Centre Ltd, Sepp Studio Storyboarding, West Star Fashions Inc, Multi-Tenant Residential 677 Queen Street East – Downtown Toyota Ltd</p>

Notes: Other sites listed may have been on Site prior to 1960-70s due to the previous location of Eastern Road, which was diverted around the current DVP loop, and Sunlight Park Rd replaced the small area of Eastern Road. Thus, prior to 1960s, 9-20 Sunlight Park Rd was located at 341-353 Eastern Ave. Information under these addresses are included in italics for this assumption.

A review of the city directory search results indicated that there were PCAs in the Phase I Study Area. PCAs identified through city directory searches are included in the PCA Table (**Table 3-7**) in **Section 3.6.2** and shown on **Figure 6A**.

3.4 Physical Setting Sources

3.4.1 Aerial Photographs

A summary of the observations of the aerial photography is presented in **Table 3-4**. Aerial photographs can be seen in **Appendix E**. The table includes general descriptions of the Site and relevant details concerning PCAs in the surrounding area observed on the aerial photographs. The distances referenced

in the tables are approximate. The scale and resolution of the aerial photographs varied and did not always allow for a detailed evaluation of the surface conditions at the Site or in the Study Area.

Table 3-4: Summary of Details Observed on the Aerial Photographs for Area A

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
1953	188 (Scale NA)	Property boundary occupied with unidentified storage facilities and containers (potentially industrial) and vehicle parking spaces. Potentially the storage of both non-operational and operational industrial equipment/machinery.	Queens Street E and occupancy of commercial/residential space.	Broadview Avenue and occupancy of commercial/residential space.	Presence of multiple unidentified storage facilities and storage containers (tanks) containing potentially liquid or solid material	The Don River
1957	151 (Scale NA)	Property boundary occupied with unidentified storage facilities/container (similar to 1953 image).	No observed changes since 1953 photograph.	No observed changes since 1953 photograph.	Presence of unidentified storage facilities and storage containers/drums remains present. However it was observed that several containers have been removed from the southeastern area of the study site (date of removal indeterminable).	No observed changes since 1953 photograph.
1964	50 (Scale NA)	Demolition onsite – removal of all storage facilities/equipment/storage containers/vehicles.	No observed changes since 1957 photograph.	No observed changes since 1957 photograph.	No observed changes since 1957 photograph.	No observed changes since 1957 photograph.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
1965	44 (Scale NA)	Road construction completed: 1. Don Valley Loop (On-ramp connecting Queens Street to DVP) 2. Eastern Avenue Roadway Development of parking/storage space on the southeastern corner of the property (ground appears paved) with visible storage containers and/or vehicle equipment.	No observed changes since 1964 photograph.	No observed changes since 1964 photograph.	No observed changes since 1964 photograph.	No observed changes since 1964 photograph.
1966	28 (Scale NA)	Removal (potential demolition) of storage facility/containers on the southeastern corner of the DVP loop.	Removal of what appears to be numerous storage containers from a property directly north. Various commercial/industrial facilities remain.	No observed changes since 1965 photograph.	No observed changes since 1965 photograph.	No observed changes since 1965 photograph.
1967	29 (Scale NA)	Development of parking facility with observed vehicle occupancy.	No observed changes since 1966 photograph.	No observed changes since 1966 photograph.	No observed changes since 1966 photograph.	No observed changes since 1966 photograph.
1977	20 (Scale NA)	No observed changes since 1967 photograph.	Demolition and removal of property directly north.	No observed changes since 1967 photograph.	No observed changes since 1967 photograph.	No observed changes since 1967 photograph.
1987	52G (1:5000)	No observed changes since 1977 photograph.	New building development with what appears to be a parking lot in the property directly north.	No observed changes since 1977 photograph.	No observed changes since 1977 photograph.	No observed changes since 1977 photograph.
1992	52G (1:5000)	Parking facility (southeastern portion of property) is removed – ground appears to be paved.	The development of a new facility just north of the DVP loop.	No observed changes since 1987 photograph.	Industrial/commercial facilities remain however, storage containers (drums) have been removed from site (date of removal indeterminable).	No observed changes since 1987 photograph.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
2002	NA	Removal of a large building within the 9 Sunlight Park Rd. property and a smaller adjacent building. Development of 21 Broadview Ave with a building with a large paved lot.	No major observed changes.	No major observed changes	No major observed changes	No major observed changes
2018	NA	Main building on 9 Sunlight Park Rd. has been downsized. Remaining area has been paved into a parking lot. Development of a building on 10-20 Sunlight Park Rd.	No major observed changes	No major observed changes	Paved over green area in 21 Don Valley Parkway	No major observed changes

Note: Photograph scales provided within brackets indicate the original scale of the photograph.

PCAs identified through aerial photograph review are included in the PCA Table (**Table 3-7**) in **Section 3.6.2** and shown on **Figure 6A**.

3.4.2 Fill Materials

Based on the review of historical aerial photographs, there appears to be evidence to suggest fill materials of unknown quality and origin may be present on the Site. Aerial imagery indicates possible ground surface disturbance of the land in the vicinity of the Don Valley Parkway (DVP) loop and adjacent 10 and 20 Sunlight Park Road properties in 1964 when previous buildings as shown in 1957 aerial imagery are removed. By 1965, aerial imagery shows the development of the DVP loop and buildings on 10-20 Sunlight Park Road, which are then removed in 1966. These features may be as a result of, or contribute to, the presence of possible fill materials on the Site. Fill materials may be associated with industrial activities that were present in the southern portion (9 Sunlight Park Rd.) of the Site and/or may have encroached from commercial activities (i.e., coal storage facility, lumber yard, etc.) to the north and east of the Site from various businesses indicated in the ERIS report and city directory, as well as evident in aerial imagery. Area A of the Site is north of the rail tracks and passes through the railway as the Site transitions into Area B. Fill materials may have been brought to the Site during construction or maintenance of the rail tracks. Additionally, paving activities on the Site are noted throughout aerial images; fill material may have been brought to the Site during the paving activities to level ground surface.

The Amec Foster Wheeler Geotechnical Investigation for Phase 6 encountered sandy silt/silty sand fill to a depth of approximately 1.4 m, underlain by clayey silt/silty clay fill to a depth of 5.6 m in the vicinity of

the DVP ramp. The fill was underlain by silty clay to a depth of 8.6 m, followed by gravelly clayey sand to a depth of 9.6 m. Grey weathered shale was encountered underlying the gravelly clayey sand. The shale bedrock was described as grey, and interbedded with hard rock layers (e.g. limestone, dolostone, siltstone), including frequent fossiliferous and carbonaceous beds, and clay infills/rubble zones.

3.4.3 Well Records

Six well records were identified on the Site by the ERIS Report and through an MECP Well Records Database search, and 124 were identified within the 250 m Study Area of the Site.

Well locations identified within the Site and the Study Area are shown on **Figure 5**. A summary of the well records within the Site are listed in the following table:

Table 3-5: Summary of Well Record Details for Area A

MECP Well ID (ERIS ID)	General Info	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
7189068	Monitoring and Test Hole	Concrete (0-0.3 mbgs) Sand & gravel (0.3-4.2 mbgs)	Not encountered (>4.2mbgs)	Not indicated
	Monitoring and Test Hole	Concrete (0-0.3 mbgs) Sand & gravel (0.3-4.5 mbgs) Clayey silt (4.5-7.6 mbgs) Silty clay (7.6-9.1 mbgs) Shale (9.1-13.4 mbgs)	9.1 mbgs	Not indicated
7183716	Monitoring and Test Hole	Brown fill sand (0-1.5 mbgs) Brown sand & silt (1.5-3.0 mbgs) Grey clay w/ silt, wet (3.0-4.6 mbgs)	Not encountered (>4.6 mbgs)	Not indicated
7293354	Monitoring well	Brown fill (0-3.0 mbgs) Grey clay (4.6-6.1 mbgs) Clay w/ silt – Till (6.1-9.1 mbgs)	Not encountered (>9.1 mbgs)	6.1 mbgs
7289073	NA	No information		
7287830	NA	No information		

MECP water well IDs are provided for reference in **Figure 5** and **Table 3-5**. Information for all wells within the Study Area is included in **Table 1** attached. Based on the location and date of drilling, no water supply wells are anticipated within the Study Area. The properties within the Study Area are expected to be municipally serviced.

It is noted that recorded well locations in the database are prone to some inherent uncertainty with respect to their utilization and location accuracy, and groups of observation wells can be registered to an individual MECP Water Well Tag Number. It is possible that not all reported wells remain in active use and some unregistered wells, or wells not decommissioned pursuant to *Ontario Regulation 903* could possibly be within the Site and the Phase I Study Area.

In the vicinity of the DVP ramp, Amec Foster Wheeler reported groundwater levels to range between 8.7 mbgs (70.7 masl) and 6.4 mbgs (73.0 masl).

3.5 Site Operating Records

Based on the historical use of the Site Property as an industrial, commercial, railway, and gasoline station in different areas of the Site, it is classified as an enhanced investigation property under O. Reg 153/04. The following Site operation records were reviewed where available:

- Regulatory permits and records related to APECs;
- Material safety data sheets;
- Underground utility drawings;
- Inventories of chemicals, chemical usage and chemical storage areas;
- Inventory of ASTs and USTs;
- Environmental monitoring data;
- Waste management records;
- Process, production and maintenance documents related to APECs;
- Records of spills and contaminant discharges;
- Emergency response and contingency plans; and
- Environmental audit reports.

Historical operations at 9 (1-35) Sunlight Park Rd included Lever Brothers Soap processes (under an Eastern Avenue address before the construction of Sunlight Park Rd) from 1925 to 1979, with Fairbanks Soap also indicated in the old lot area (341 & 353 Eastern Avenue). From 1979 to 1991 the Grafton Group and Toby Industries Ltd owned the property, though Sunlight Soap works could have remained a tenant. Currently operations at 9 Sunlight Park Rd as a BMW dealership. Historical operations at 21 Broadview Ave, 20 Sunlight Park Rd, and the current location of the Don Valley Parkway loop included a salvage yard with additional lumber and coal yard operations by Frankel Brothers Limited from approximately 1929 to 1960 with a gasoline service station at approximately 20 Sunlight Park Rd. This was followed by Ontario Salvage Company until 1999 at 21 Broadview Ave. Development of the Don Valley Parkway highway ramp occurred in 1965. From 1964 to 1999 20 Sunlight Park Rd was a parking lot. Current operations at 21 Broadview Ave and 20 Sunlight Park include a Hyundai Dealership and Mini Dealership, respectively.

Records relating to site operations were received through the ERIS and OPTA reports, FIPs, and/or FOI searches and are discussed in the sections above. These files were requested from the City, confirmation was received from the City but files have yet to be received.

3.6 Review and Evaluation of Information

3.6.1 Current and Past Uses

Based on the information from city directories received from ERIS and supported by aerial photography and FIPs, areas of the Site have been used for commercial and industrial purposes. The current land uses of the Site are observed to be the DVP loop; at 21 Broadview Ave a Hyundai dealership; at 10-20 Sunlight Park Rd. a Mini Cooper Dealership; and, at 9 Sunlight Park Rd. a BMW dealership. Review of aerial photographs, FIPs, and the existing environmental reports indicate that past activities are associated with commercial and industrial land uses. The development history for the Site Area A, including the DVP loop, 21 Broadview, and 9-20 Sunlight Park Rd is summarized in **Table 3-6** below.

Table 3-6: Current and Past Land Use for Area A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
Prior to 1894	Unknown	Toronto Baseball Grounds, vacant, residential	Parkland, Residential	
1903	<i>Lever Bros*</i>	DVP Loop: Vacant 21 Broadview Ave: Residential 9 Sunlight Park Rd: Sunlight Soap Works 10-20 Sunlight Park Rd: Sunlight Park	Parkland, Industrial residential	Sunlight Park Rd as it currently is was Eastern Rd. The DVP loop and associated road alignments were not complete.
1903-1924	<i>Jacques Davy & Co. (1919)</i>	DVP Loop: Unmarked building, vacant land 21 Broadview Ave: Residential 9 Sunlight Park Rd: Sunlight Soap Works 10-20 Sunlight Park Rd: Vacant, United Drug Co in the north	Commercial, Residential, Industrial	Rail lines connect 10-20 Sunlight Park to 9 Sunlight Park
1934-1964	Frankel Bros. Ltd and Lever Bros. (<1941), Fairbanks Soap Co Ltd (1941-1979)	DVP Loop: Frankel Bros Ltd Steel Industry 21 Broadview Ave: Steel and scrap metal yard, coal yard 9 Sunlight Park Rd: Sunlight Soap Works 10-20 Sunlight Park Rd: Iron and Metal Operations and Gasoline Service Station	Commercial, Industrial	Aerial imagery of 1953 shows extensive development of Frankel Bros Ltd property with storage and potentially temporary buildings. Drums and containers are seen on 9 Sunlight Park Rd property along the railway boundary. These are removed by 1957.
1964-1979	Ontario Salvage Co and Lever Bros./Grafton House	DVP Loop: Highway loop 21 Broadview Ave: Iron and Metal Operations 9 Sunlight Park Rd: Sunlight Soap Works 10-20 Sunlight Park Rd: Parking lot	Industrial, Community	Previous storage and buildings of Frankel Bros Ltd demolished, barren land noted in 1964 aerial imagery. Development of DVP loop and diversion of Eastern Ave 1964-1965.
1979-1999	Ontario Salvage Co/ Stewart Iron & Metal Co. and Lever Bros./Grafton House	DVP Loop: Highway loop 21 Broadview Ave: Iron and Metal Operations 9 Sunlight Park Rd: Sunlight Soap Works 10-20 Sunlight Park Rd: Parking lot	Industrial, Community	1992- Area of 10-20 Sunlight Park Rd demolished and paved over.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
Current	21 Broadview Ave Inc. and Talisker (Sunlight) GP Inc.	DVP Loop: Highway loop 21 Broadview Ave: Car dealership 9 Sunlight Park Rd: Talisker, Car dealership 10-20 Sunlight Park Rd: Talisker, Car dealership	Commercial, Community	Current usage of areas development: DVP Loop developed in 1964, 21 Broadview Ave developed prior to 2002, 9 Sunlight Park developed in 2003, and 10-20 Sunlight Park developed in 2009.

** Prior to 1960s, 9-20 Sunlight Park Rd was located at 341-353 Eastern Ave. Information under these addresses are included in italics for this assumption.*

3.6.2 Potentially Contaminating Activities

PCAs are defined in *Ontario Regulation 153/04*, as amended, as a use or activity set out in Column A of Table 2 in Schedule D of the regulation, that is occurring or has occurred in the Study Area. In addition to the regulatory PCAs, the Assessor may also identify other activities or uses that are considered to be PCAs within the Study Area.

The Limited Phase I ESA also included documentation of special attention items. Special attention items include materials such as asbestos, PCBs, lead, ODS, mercury, UFFI, radon, excess noise, electric/magnetic fields, and PFAS. These items may be of special significance because of the heightened public concern about these substances. Special attention items identified during the Limited Phase I ESA, and considered to be a PCA at the Site, are included in the PCA summary below. Other special items that have the potential to be present on the Site, but that were not considered to be PCAs, include: noise and/or magnetic fields generated by overhead electrical transmission lines travelling through the Site.

The PCAs identified through the Limited Phase I ESA for the Site are summarized in **Table 3-7**. The table includes general descriptions of the PCAs, and their associated rationales, potential contaminants of concerns, and the sources of the records or information. The ID numbers listed in the table correspond to the PCA locations on **Figure 6A**, these ID numbers are assigned for identification only and are not O. Reg. 153/04 Schedule D Table 2 PCA classification numbers.

Table 3-7: Potentially Contaminating Activities in Area A

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
1	1-35 Sunlight Park Rd	-Soap and detergent manufacturing, processing and bulk storage	-Sunlight Soap Works	MI, VOCs, PCBs, PAHs, ABNs	On Site	ERIS Report (6) / Pinchin (5)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
2	299 Eastern Avenue (present-day 1-35 Sunlight Park Rd)	-Gasoline and associated products storage in fixed tanks	-AST -Four oil storage tanks of unknown size in 1935 associated with a gasoline service station -One chemical storage tank in 1933	PHCs, VOCs, MI, PAHs	On Site	Aerials / ERI Report (68)
3	1 Sunlight Park Rd (Previously 299 Eastern Avenue)	-Gasoline and associated products storage in fixed tanks	-AST	PHCs, VOCs, MI, PAHs	On Site	ERIS Report (68) / Aerials / Pinchin (178)
4	Eastern Avenue and Broadview Avenue	-Historical spill	-21L of engine oil to road from TTC, no response 2016	PHCs, VOCs, MI, PAHs	On Site	ERIS Report (19)/Pinchin (109)
5	299 Eastern Avenue (present-day 1-35 Sunlight Park Rd)	-Rail yards, tracks and spurs	-Railway	PHCs, VOCs, MI, PAHs	Within south area of Site & West of Site	ERIS Report (104) / Pinchin (13)
6	28 Sunlight Park Rd	-Gasoline and associated products storage in fixed tanks	-Gasoline service station (Domestic Storage & Forwarding Co Ltd)	PHCs, VOCs, MI, PAHs	Eastern area of Site	FIPs
7	20 Sunlight Park Rd	-Gasoline and associated products storage in fixed tanks -Commercial autobody shops	-Mini dealership with repair shop	PHCs, VOCs, MI, PAHs	Eastern area of Site	ERIS Report (32)
8	DVP Loop	-Importation of unknown quantity of fill	-Eastern Avenue road rerouting and creation of the DVP onramp, development of Sunlight Park Rd	PHCs, VOCs, PAHs, MI, PCBs	Northern area of Site	FIPs, Aerials
9	21 Broadview Avenue	-Coal yard	-Waste generation of petroleum light fuels, oil skimmings and sludges, and heavy metal and acid waste	PHCs, VOCs, MI, PAHs	Eastern area of Site	FIPs, ERIS Report (34), OPTA Report
10	Present day 21 Broadview Avenue	- Salvage yard, including automobile wrecking - Wood treating and preservative facility and bulk storage of treated and preserved wood products	-Frankel Bros Ltd coal, lumber, and scrap metal yard -Ontario Salvage Co. -Reported soil contamination	PHCs, VOCs, MI, PAHs, ABNs, CPs	Eastern area of Site	FIPs, ERIS Report (34), OPTA Report, MECP

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
11	28 Sunlight Park Rd	-Salvage yard, including automobile wrecking -Wood treating and preservative facility and bulk storage of treated and preserved wood products -Commercial autobody shop	-Frankel Bros Ltd steel manufacturing and scrap yard, and Lumber yard -Auto Repairs shop	PHCs, VOCs, MI, PAHs, ABNs, CPs	Eastern area of Site	FIPs
12	Eastern Avenue and Broadview Avenue	-Historic spill	-Diesel spill from punctured tank on truck to road and catch basins in 1990.	PHCs, VOCs, PAHs	On site	ERIS Report (20), Pinchin (110)
13	9 Sunlight Park Rd	-PCB generation	-Part of National PCB Inventory	PCBs	On site	ERIS Report (11)
14	21 Don Roadway	-Historic spill	-20000L oily water on DVP Ramp (unofficial), no response 2015	PHCs, VOCs, PAHs	On Site	ERIS Report (325)
15	11 Sunlight Park Rd	-Gasoline and associated products storage in fixed tanks -Commercial autobody shops	-BMW dealership with repair shop	PHCs, VOCs, MI, PAHs	On Site	ERIS Report (12)
16	21 Broadview Ave	-Commercial autobody shops -Gasoline and associated products storage in fixed tanks	-Hyundai Dealership	PHCs, VOCs, MI, PAHs	On Site	Aerials
17	1-35 Sunlight Park Rd	-Historic spill	-450 litres of sulphuric acid to asphalt 1997, cleanup indicated -9000kg of propylene glycol to ground 1988 (no response indicated) -50kg of detergent to ground 1997 -2000L alkylate solution to ground, no clean up -AST leak of 6.20 tonnes of sulfuric acid -Cooling system leak of PCBs	MI, PCBs, glycol	Western area of Site	ERIS Report (6)
18	1 Sunlight Park Rd (Previously 299 Eastern Avenue)	-Historic spill	-Spill of 500L of hydraulic oil to ground in 1991 with no response -30L of molten sulphur to ground from rail car (no response)	VOCs, PHCs, MI	South of Site	ERIS Report (104)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
19	1 Sunlight Park Rd	-PCB waste generation	-Talisker Corporation -Lever Brothers number of drums of ballasts with high levels of PCBs & Lever Ponds	PCBs	Eastern area of Site	ERIS Report (6)
20	355-359 Eastern Avenue	-Chemical manufacturing, processing and bulk storage	-Sovereign Varnishes & Oils Ltd	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin Report (214)
21	361 Eastern Avenue	-Historic spill	-Unknown amount of diesel was spilled to the curb	PHCs, VOCs	East of Site	ERIS Report (129)
22	398 Eastern Avenue (previously 378 Eastern Avenue)	-Gasoline and associated products storage in fixed tanks	-ASTs	PHCs, VOCs, MI, PAHs	East of Site	Pinchin (181)
23	88 Broadview Avenue	-Gasoline and associated products	-Gasoline tank	PHCs, VOCs, MI, PAHs	North of Site	ERIS Report (46)
24	90 Broadview Avenue	-Gasoline and associated products	-Gasoline tanks	PHCs, VOCs, MI, PAHs	North of Site	ERIS Report (63)
25	353 Eastern Avenue	-Paints manufacturing, processing and bulk storage -Petroleum based waste oil/sludges	-Wild Walls Inc. Painting -Walter Klassen FX use of acid solutions	PHCs, VOCs, MI, PAHs, ABNs	East of Site	ERIS Report (67)
26	355-359 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Sovereign Soap and Chemical Co	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin Report (215)
27	79 East Don Roadway	-Plastics (including Fibreglass) manufacturing and processing - Solvent manufacturing, processing and bulk storage	-Hardware manufacturing, plumbing supplies, plastic pipes, adhesive manufacturing	PHCs, VOCs, MI, PAHs, ABNs	North of Site	ERIS Report (69)
28	79 East Don Roadway	-Gasoline and associated products storage in fixed tanks	-Two underground storage tanks on the south side of the building -One above ground waste oil tank.	PHCs, VOCs, PAHs, MI	North of Site	OPTA Report
29	350 Eastern Avenue	-Gasoline and associated products storage in fixed tanks	-Fixed fuel oil tank	PHCs, VOCs, MI, PAHs	East of Site	ERIS Report (76)
30	Lewis St North of Eastern Avenue (Approximately 27 Lewis St)	-Historic spill	-Unknown quantity of diesel/hydraulic oil spill to the ground	PHCs, VOCs	East of Site	ERIS Report (108), Pinchin (105)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
31	Railway east of Front St (Potentially 104 Bayview Avenue)	-Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Old Don Reclamation dump site of street sweepings, mud, ashes, and rubbish in 1881-1884	MI, VOCs, PAHs, ABNs, PHCs	West/southwest of Site	ERIS Report (126)
32	Railway east of Front Street (Potentially 104 Bayview Avenue)	-Crematorium	-Crematorium and fill of land with crematory refuse	PAHs, MI, ABNs	West/southwest of Site	ERIS Report (126)
33	Railway east of Front St (Potentially 104 Bayview Avenue)	-Historic spill	-Spill of 30L of cable oil 1993	PHCs, VOCs, PAHs	West/southwest of Site	ERIS Report (106)
34	Railway east of Front St (Potentially 104 Bayview Avenue)	-Rail yards, tracks and spurs	-Railway	MI, PHCs, VOCs, PAHs	West/southwest of Site	Aerials
35	Railway east of Front St (Potentially 104 Bayview Avenue)	-Importation of fill material of unknown quality	-Old Don Reclamation at the foot of Front Street in 1881, dump of ashes, mud and scrapings	PHCs, VOCs, PAHs, MI, PCBs	West/southwest of Site	ERIS Report (101)
36	102 Bayview Avenue	-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	-Charter Bus Industry	PHC, VOC, PAHs, MI	Southwest of Site	ERIS Report (112)
37	361 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Eastern Ave (west of Don Bridge), Pugsley Dingman & Co Ltd	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin Report (213)
38	361 Eastern Avenue	-Historic spill	-Unknown amount of petroleum oil to water in 2010, deferred field response	MI, PHCs, VOCs, PAHs, PCBs	East of Site	ERIS Report (129)
39	100 Bayview Avenue	-Waste generation of PCBs, waste oil/sludges petroleum based -Tannery -Dye manufacturing, processing and bulk storage -Ink manufacturing, processing and bulk storage	-Waste generation of PCBs -Leather tannery -Newspaper publishing	PCBs, PHCs, ABNs, VOCs, MI	West of Site	ERIS Report (82, 130)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
40	635 Queen St E	-Ink manufacturing, processing and bulk storage	-Printing services	VOCs, MI	Northwest of Site	ERIS Report (136)
41	697 Queen St E	-Concrete, Cement and Lime Manufacturing	-Ancient Excavation, non-metallic mineral product manufacturing	PHCs, VOCs, MI, PAHs	North of Site	ERIS Report (138)
42	Approximately 356 Eastern Avenue	-Gasoline and associated products -Salvage yard, including automobile wrecking	-Applebee Auto Wreckers	MI, PHCs, VOCs, PAHs, PCBs	East of Site	ERIS Report (139)
43	95 Broadview Avenue	-Gasoline and associated products	-AST	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (99)
44	717 Queen St E	-Gasoline and associated products -Commercial autobody shop	-Gasoline and associated products storage in a fixed tank in 1920 -Royals Auto Garages -Funeral home (pathological wastes)	PHCs, VOCs, PAHs, MI	Northeast of Site	ERIS Report (145)/FIPs
45	625 Queen St E	-Gasoline and associated products	-Gasoline service station -Gasoline and associated products storage in a fixed tanks 1923 – 1935	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (150)
46	68 Broadview Avenue	-Chemical manufacturing, processing and bulk storage	-Drugs manufacturer (Rexall Drug Co Ltd)	MI, VOCs, ABNs	Just north of Site	ERIS Report (48/33) / FIPs
47	643 Queen St E	-Ink Manufacturing, Processing and Bulk Storage	-Periodical publishers	VOCs, MI	Northwest of Site	ERIS Report (152)
48	651 Queen St E	-Ink Manufacturing, Processing and Bulk Storage	-Digital printing 1997-2007	VOCs, MI	Northwest of Site	ERIS Report (154)
49	677 Queen St E	-Gasoline and associated products -Historical spill	-Waste oil 30L to ground with no response 1920 -Gasoline tank	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (162)
50	131 Eastern Avenue	-Gasoline and associated products storage in fixed tanks -Metal fabrication	-Gasoline tank -Foundry	PHC, VOCs, PAHs, MI	North of Site	ERIS Report (31)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
51	155 Bayview Avenue	-Waste oil/sludges petroleum based, and light fuels -Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	-Toronto Transit Commission: Bus Station	PHCs, VOCs	West of Site	ERIS Report (170) / FIPs
52	Queen St E at Carroll St	-Historical spill	-Unknown amount of diesel fuel to ground and catchbasin 1991, no response	PHCs, VOCs, PAHs	North of Site	ERIS Report (175)
53	644 Queen St E	-Gasoline and associated products	-Gasoline tank	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (180)
54	93 Lewis St	-Ink manufacturing, processing and bulk storage	-LMB Graphics platemaking/photoprocessing	VOCs, MI	North of Site	ERIS Report (188)
55	106 Broadview Avenue	-Solvent manufacturing, processing and bulk storage	-Aliphatic solvents and residues waste	VOCs	North of Site	ERIS Report (200)
56	724 Queen St E	-Operation of dry cleaning equipment (where chemicals are used)	-Dry cleaner with waste generation of petroleum associated products and halogenated solvents	VOCs	North of Site	ERIS Report (202)
57	600 Queen St E	-Vehicles and associated parts manufacturing	-Automotive parts and accessories stores manufacturing	MI, PHCs, VOCs	North of Site	ERIS Report (208)
58	650 Queen St E	-Gasoline and associated products storage in a fixed tank	-Fuel oil tank	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (210)
59	630 Queen St E	-Solvent manufacturing, processing and bulk storage	-Aliphatic solvents and residues waste from Laser Heating and A/C	VOCs	Northwest of Site	ERIS Report (211)
60	734 Queen St E	-Gasoline and associated products storage in a fixed tank	-Fuel oil tank	PHCs, VOCs, PAHs, MI	Northeast of Site	ERIS Report (216)
61	222 Eastern Avenue	-Ink manufacturing, processing and bulk storage	-Landscape Inc. photography	VOCs, MI	Southwest of Site	ERIS Report (218)
62	678 Queen St E	-Ink manufacturing, processing and bulk storage	-Alron Photo Reproduction	VOCs, MI	North of Site	ERIS Report (235)
63	672 Queen St E	-Metal treatment, coating, plating and finishing -Iron and Steel Manufacturing and Processing	-Vending machine manufacturers, chemical products wholesaler	MI, PHCs, VOCs, ABNs, PAHs	Northwest of Site	ERIS Report (236)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
64	670 Queen St E	-Ink manufacturing, processing and bulk storage -Dye manufacturing, processing and bulk storage	-Commercial screen printing	MI, VOCs	North of Site	ERIS Report (240)
65	341 Eastern Avenue (previously 299 Eastern Avenue)	-Gasoline and associated products storage in fixed tanks	-ASTs of Hambleton and Co Ltd and British American Oil Co Ltd, gasoline service stations	PHCs, VOCs, PAHs, MI	East of Site	Pinchin (180)
66	755 Queen St E	-Textile manufacturing and processing linen mill	-Curtain and linen mills, dry goods	ABNs, PAHs, MI	Northeast of Site	ERIS Report (249)
67	82 Saulter St	-Gasoline and associated products storage in a fixed tank	-Gasoline tank and pump	PHCs, VOCs, PAHs, MI	Northeast of Site	ERIS Report (256)
68	744 Queen St E	-Textile manufacturing and processing -Dye manufacturing, processing and bulk storage	-Clothing manufacturing	PHCs, VOCs, MI, ABNs	Northeast of Site	ERIS Report (263)
69	635 King St E	-Historical spill	-10L of hydraulic oil to ground w/ no response 2011	PHCs, VOCs, PCBs	Northwest of Site	ERIS Report (269)
70	Bayview Avenue at Queen St E (Bayview Extension: west side)	-Historical spill	-2L diesel to grass, cleaned 2013 (Enbridge Gas Distribution Inc)	PHCs, VOCs	West-northwest of Site	ERIS Report (272)
71	378 Eastern Avenue	-Gasoline and associated products storage in fixed tanks	-Dibble AST 1927	PHCs, VOCs, PAHs, MI	East of Site	ERIS Report (274)
72	1 Davies Avenue	-Ink manufacturing, processing and bulk storage -Dye manufacturing, processing and bulk storage -Gasoline and associated products storage in fixed tanks	-Digital printing and sign manufacturing. -Fuel oil tank and gasoline tank	PHCs, VOCs, MI, PAHs	Northeast of Site	ERIS Report (276)
73	65 Saulter St	-Metal fabrication -Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	-Fabricated metal products and hardware 1920-1966 -Mill work	MI, VOCs, PAHs, CPs	Northeast of Site	ERIS Report (277)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
74	9 Davies Avenue	-Ink manufacturing, processing and bulk storage	-Photo production	VOCs, MI	Northwest of Site	ERIS Report (285)
75	521 Front St E w/in Corktown Common	-Waste generation of PCBs	-Waste generation of PCBs	PCBs	Southwest of Site	ERIS Report (289)
76	515 Front St w/in Corktown Common	-Waste generation of PCBs	-Waste generation of PCBs	PCBs	West of Site	ERIS Report (316)
77	398 Eastern Avenue	-Gasoline and associated products storage in fixed tanks	-Liquid fuel tank expired 2002, 25000 and 2000 L retail tanks in 1994-05	PHCs, VOCs, PAHs, MI	East-northeast of Site	ERIS Report (307), Pinchin (179)
78	125 Broadview Avenue	-Ink manufacturing, processing and bulk storage -Pulp, paper and paperboard manufacturing and processing	-Printers/publishers	VOCs, MI	North of Site	ERIS Report (308)
79	68 Broadview Avenue	-Gasoline and associated products Storage in fixed tanks - Commercial autobody shops - Solvent Manufacturing, Processing and Bulk Storage -Textile manufacturing and processing	-Solvent use -Flammable inks and solvents improperly stored -Autobody shop (Gateway Auto Collision) -Clothing manufacturer -Toluene class paints improperly stored -Mirror manufacturing	PHCs, VOCs, PAHs, MI, ABNs	Just north of Site	OPTA Report
80	11 Davis Avenue	-Paints manufacturing, processing and bulk storage -Gasoline and associated products storage in fixed tanks	-Gas tank -Colourgenics Inc. photoprocessors	PCBs, PHCs, ABNs, VOCs, MI, PAHs	Northwest of Site	ERIS Report (320)
81	131 Broadview Avenue	-Ink manufacturing, processing and bulk storage	-Newspaper printing	VOCs, MI	Northeast of Site	ERIS Report (323)
82	69 Broadview Avenue	-Gasoline and associated products storage in fixed tanks	-Gasoline and fuel oil tank	PHCs, VOCs, PAHs, MI	Just north of Site	ERIS Report (40)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
83	405 Eastern Avenue	-Paints manufacturing, processing and bulk storage -Solvent manufacturing, processing and bulk storage	-Hazardous waste generation -Natural Gas Distribution	MI, PAHs, PHCs, VOCs, ABNs	East of Site	Pinchin (76) / ERIS Report (309)
84	353-357 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Fairbanks Soap Co. Ltd	MI, VOCs, PHCs, ABNs, PCBs	East of Site	Pinchin (230)
85	356 Eastern Avenue	- Salvage yard, including automobile wrecking	-Swedish Motors Inc	MI, PHCs, VOCs, PAHs, PCBs	East of Site	Pinchin (208), ERIS Report (139)
86	344 Eastern Avenue	-Commercial autobody shop	-Carstar Express Auto Care	MI, PHCs, VOCs	East of Site	Pinchin (210)
87	356 Eastern Avenue	-Chemical manufacturing, processing and bulk storage	-Smith Charles Albert Ltd (chemicals)	MI, VOCs, ABNs	East of Site	Pinchin (217)
88	356 Eastern Avenue (previously 352 Eastern Avenue)	- Gasoline and associated products storage in fixed tanks	-ASTs	PHCs, VOCs, PAHs, MI	East of Site	Pinchin (218)
89	351 Eastern Avenue	- Gasoline and associated products storage in fixed tanks	-ASTs	PHCs, VOCs, PAHs, MI	East of Site	Pinchin (219)
90	356-362 Eastern Avenue	-Metal fabrication	-Metal Fabrication (Hoyt Metal Co.)	MI, PHCs, VOCs	East of Site	Pinchin (223)
91	354 Eastern Avenue	-Salvage yard, including automobile wrecking	-Langer's Salvage and Textile (scrap metal and rags)	PHCs, VOCs, MI, PAHs, ABNs	East of Site	Pinchin (227)
92	357-365 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Soap and detergent Manufacturing, processing and bulk storage (Jardine Saml Co.)	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin (229)
93	677 Queen St E	-Wood treating and preservative facility and bulk storage of treated and preserved wood products -Commercial autobody shops	- Riverdale Lumber Co Ltd, Laking William Lumber Co -Downtown Toyota Ltd.	PHCs, VOCs, PAHs, MI	North of Site	City Directories Search
94	89 Lewis Street	- Commercial autobody shops	- Autobody repair facility (Cabi's Auto repair)	PHCs, VOCs, PAHs, MI,	Northeast of Site	Site Visit
95	DVP Ramp	N/a	-Historical metals and inorganics and PAH exceedances in soil	PAHs, MI	On Site	Amec Foster Wheeler (2018)

Of the examined PCAs, multiple are south, southwest, or west (31-36, 39-40, 47-48, 51, 59, 61, 63, 69-70, 74-76, and 80) of the Site and as such are assumed to be downgradient due to the location of the Don River to the west of the Site. Downgradient PCAs are unlikely to impact the Site and do not need to be examined further.

3.6.3 Areas of Potential Environmental Concern

Due to the anticipated groundwater flow direction to the south/southeast and/or the intervening distances between the Site and the off-site PCAs within the Phase I Study Area, the pathway for contaminants to migrate between the Site and some PCAs was interpreted to be incomplete. The potential for contaminants to migrate from those off-site PCAs to the Site was considered to be low.

The APECs identified for the Site are summarized in **Table 3-7** and on **Figure 7A**. Typically, APECs are categorized based on their PCAs as moderate or high for the potential of subsurface contamination at the Site. However, based on the PCAs and associated pathway-receptor scenarios, all PCAs identified that were not discounted as downgradient or outside of the Study Area are carried forward as high risk APECs. A description of each category is provided as follows:

- **Low** – Low potential for contamination from PCAs at the Site and/or a low potential for contamination migration from PCAs within the Phase I Study Area. These PCAs did not result in APECs, and are not included in the APEC summary. This generally includes PCAs that are more than 100 m from the Site, are down gradient of the Site, or the PCA is interpreted to have a small contamination footprint.
- **Moderate** – Moderate potential for contamination at the Site and/or a moderate potential for contamination migration from adjacent properties. A Phase Two ESA is generally recommended for areas identified as a moderate potential for contamination. This generally includes APECs resulting from PCAs that are within 100 m of the Site, but where there is no evidence of historical environmental impact (e.g., no spill records, no observations of surface staining or spills), or from PCAs at the Site where the potential contamination would be considered to be localized (e.g., possible lead and zinc containing paint from electrical transmission towers affecting local surface and/or subsurface soil).
- **High** – High potential for, or known, contamination at the Site and/or a high potential for contamination migration from adjacent properties. A Phase Two ESA is generally recommended for areas identified as a high potential for contamination. This generally includes APECs resulting from PCAs originating on the Site or from PCAs within 100 m or more that are interpreted to have a large contamination footprint. It also includes off-site PCAs that are directly up-gradient of the Site where the PCA is considered a high potential contaminant source.

Table 3-8 Areas of Potential Environmental Concern in Area A

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
Area A						
1A	South of Sunlight Park Rd minus the railyard (1-35 Sunlight Park Rd and 341 Eastern Ave)	50	1	On Site	MI, ABNs, PAHs, PHCs, VOCs, PCBs	Soil, GW
		8	20	Off Site		
		39	25			
		50	26			
		43,51	27			
		50	37			
		8	46			
		31	54			
		51	55			
		37	56			
		31	62			
		17,31	64			
		54	66			
		17,54	68			
		17,28,31	72			
		34,59	73			
		31	78			
		10,28,51,54	79			
		31	81			
		39,51	83			
		50	84			
		8	87			
		50	92			
2A	Entire Area A of SFA	28	2	On Site	MI, PHCs, VOCs, PAHs, PCBs, Glycol, ABNs	Soil, GW
		28	3			
		N/a	4			
		46	5			
		28	6			
		N/a	12			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	14			
		50	17			
		50	18			
		N/a	21	Off Site		
		28	22			
		28	23			
		28	24			
		28	28			
		28	29			
		N/a	30			
		N/a	38			
		41	41			
		28,49	42			
		28	43			
		28,52	44			
		28	45			
		28	49			
		28	50			
		N/a	52			
		28	53			
		57	57			
		28	58			
		28	60			
		28	65			
		28	67			
		28	71			
		28	77			
		28	82			
		49	85			
		28	88			
		28	89			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted		
		34	90					
		49	91					
3A	Entire Area A of SFA minus the DVP Loop	N/a	4	On Site	PHCs, VOCs, PAHs, MI, ABNs, PCBs, Glycol	Soil, GW		
		10,28	7					
		10,28	15					
		10	16					
		50	17					
		8	20	Off Site				
		39	25					
		28,52	44					
		10,28,51,54	79					
		52	86					
4A	Area A North of Sunlight Park Rd (10-20 Sunlight Park Rd, 21 Broadview Ave, and DVP Loop)	30	8	On Site	PHCs, VOCs, PAHs, MI, PCBs	Soil, GW		
		N/a	95					
		37	56	Off Site				
5A	Area A North of Sunlight Park Rd minus the DVP Loop (10-20 Sunlight Park Rd and 21 Broadview Ave)	N/a	9	On Site	PHC, VOCs, MI, PAHs, CPs, ABNs	Soil, GW		
		49,59	10					
		49,59	11					
		34,59	73	Off Site				
		N/a	93					
		N/a	94					
6A	South of Sunlight Park Rd, including the railyard (1-35 Sunlight Park Rd and 341 Eastern Ave)	N/a	13	On Site	VOCs, PHC, MI, PCBs, Glycol	Soil, GW		
		50	17					
		50	18					
		50	19					
		58	16					

4.0

Area B - Chapter 4 – Unilever Precinct

This chapter presents the Phase I ESA details pertaining to all properties listed at 21 Don Valley Parkway and 30 Booth Avenue, Toronto, ON (hereafter referred to as the Site in this chapter only). The Study Area is defined as the lands located wholly or partially within 250 m of the boundaries of the Site. The locations of these municipal addresses are shown on **Figure 2**. All information was obtained from the Pinchin Phase I ESA for which reliance is expected.

4.1

Phase I Property Information

The Site is located within two registered parcels of land, summarized in **Table 4-1**.

Table 4-1: Summary of Area B Phase I Properties

Municipal Address and PIN	Description (Federal Address)	Approximate Area of the Property (m ²)	General Site Description	Owner
30 Booth Avenue, Toronto, Ontario 210770283	PT LT 14 BROKEN FRONT CONCESSION PT OF WATER LTS IN FRONT OF LTS 13 & 14 BROKEN FRONT CONCESSION; PT FRONT ST PL 105 CITY EAST; PT LT 1 PL 568A TORONTO DESIGNATED AS PT 1 ON PL 66R24821; CITY OF TORONTO	21,686	Occupied by Cinespace Film Studios	EHL (30 BOOTH AVE) HOLDINGS INC
21 Don Valley Pkwy North 210770023	PCL 338-1 SEC A105; PT LT 14 CON BROKEN FRONT TWP OF YORK; PT WATER LT IN FRONT OF LT 13-14 CON PT LT 1 PL 568A TORONTO; LT 338 PL 105 TORONTO; LT 339 PL 105 TORONTO; LT 340 PL 105 TORONTO; LT 341 PL 105 TORONTO; LT 342 PL 105 TORONTO; LT 343 PL 105 TORONTO; LT 344 PL 105 TORONTO; LT 347 PL 105 TORONTO; LT 348 PL 105 TORONTO; LT 349 PL 105 TORONTO; LT 350 PL 105 TORONTO; LT 351 PL 105 TORONTO; LT 352 PL 105 TORONTO; LT 353 PL 105 TORONTO; LT 354 PL 105 TORONTO; LT 355 PL 105 TORONTO; PT LT 345 PL 105 TORONTO; PT LT 346 -364 PL 105 363 PL 105 PARTS 1, 2, 3, 4 & 5 66R11601; S/T A379547; TORONTO TOGETHER WITH AN EASE OVER PART OF LOT 14, BROKEN FRONT CONCESSION, YORK AND PART OF LOTS 243, 244 AND 245, PLN 105, DESIGNATED AS PART 9 ON PLN 66R-18671 (BEING PART 9 ON PLN 64R-16608) AS IN E478008.	29,502	Occupied by the former Unilever industrial facility.	EHL (21 DON ROADWAY) HOLDINGS INC.

4.2 Record Review

4.2.1 First Developed Use Determination

The term “first developed use” is defined in **Section 1.2**.

Based on the FIPs discussed in the Pinchin Phase I ESA, the first developed uses of the Site are summarized below:

- 21 Don Valley Parkway North: before 1884, as several cattle sheds and nine smaller buildings/sheds was observed on the 1884 FIP.
- 30 Booth Avenue: first developed used of the Site was in 1924 as a coal gasification operation for Consumers Gas Company Inc.

4.2.2 Fire Insurance Plans

A summary of the key findings from the FIP review is presented in **Table 4-2**. The table includes general descriptions of the Site and relevant details concerning PCAs in the surrounding area observed on the FIPs. The distances referenced in the FIP review table are approximate. The resolution of the FIPs varied and did not always allow for a detailed evaluation of the surface conditions at the Site or in the Phase I Study Area. Copies of the FIPs are presented in **Appendix D**.

Table 4-2: Key Findings of FIP Review for Area B

Year	Information Source	On-site	Surrounding Area
1884	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> • 21 Don Valley Parkway North - the north portion of the property was developed with seven cattle sheds and nine smaller buildings sheds. • 30 Booth Avenue - this property was not visible on the FIP 	<ul style="list-style-type: none"> • North of the Site: Rail line oriented northeast-southwest, followed by undeveloped parcels of land • East: Undeveloped parcels of land • West: Undeveloped land followed by the Don River, William Davies & Co. Toronto Pork Packing Establishment, and the Morse Soap Company. Grand Truck Railway was also located west of the Site.
1890	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> • No significant change from the previous year • 30 Booth Avenue - this property was not visible on the FIP 	<ul style="list-style-type: none"> • No significant change from the previous year
1903	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> • No significant change from the previous year 	<ul style="list-style-type: none"> • 21 Don Valley Parkway North - Immediate area • 30 Booth Avenue – Immediate surrounding area is not visible on the FIP. • North: Property use included Sunlight Soap Works

Year	Information Source	On-site	Surrounding Area
1913	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> Consumers Gas Co. Station B was observed on the eastern extent of the Site 	<ul style="list-style-type: none"> South: A roadway followed by Ashbridges Bay North and East: Additional inferred residential dwellings north of Eastern Avenue and east of Booth Avenue. Buildings associated with Consumers Gas Co. Station B located northeast of the Site
1924	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> 21 Don Valley Parkway North – previous buildings are not visible and land appears to be undeveloped. 30 Booth Avenue – Consumers Gas Company Inc. operated a coal gasification operation. 	<ul style="list-style-type: none"> Various industrial facilities and associated rail spur lines on lot north of the Site, including commercial printing, automobile unidentified storage), and used car lots. Truck storage, an underground storage tank, grape pressing activities, possible wood treatment and processing on lot east of the Site. Large-scale industrial area south of the Site with additional rail spur lines, numerous aboveground and underground storage tanks within this industrial area.
1935	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> 21 Don Valley Parkway North – British American Oil Co. Limited operated a petroleum storage and distribution facility at the Site. Including railway sidings and large capacity tanks. 30 Booth Avenue – Consumers Gas Company Inc. operated a coal gasification operation. 	<ul style="list-style-type: none"> The Site was bounded by a rail yard and Keating Street to the south, the Don River to the west followed by a tank farm belonging to British American Oil Co. Limited, and associated smaller warehouse and storage building. A building labelled “garage and auto repairs” was also located at the British American Oil Co, property. Sunlight Soap Works bound the side to the north. RFP to the northeast which held a coal yard, scrap iron storage yard.
1951	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> 21 Don Valley Parkway North – developed with buildings similar in size to Site Buildings A1, A2 and E. A fuel oil UST was located along the north side of Site Building A2. 30 Booth Avenue – Consumers Gas Company Inc. operated a coal gasification operation. 	<ul style="list-style-type: none"> Don Roadway South bound the Site property to the west followed by the Don River. Sunlight Soap Works operation, located at 299 Eastern Avenue, was equipped with an additional 14 oil ASTs with a total of 29 ASTs on that property. The oil ASTs were located approximately 80m north, and are inferred to be hydraulically upgradient relative to the Site. A gas holder tank (10,000,000 cubic feet in capacity) and a pile of coal, associated with the coal gasification plant located to the northeast of the Site property. 459 Eastern – machine shop approximately 190 m east and is inferred to be hydraulically transgradient relation to the Site. 408 Eastern Ave – metal fabrication shop located 130 m northeast and is inferred to be hydraulically upgradient to the Site. Atlas Chemical Co. a chemical manufacturing operations located 38-42 McGee Street. The operation was located approximately 200 m northeast and is inferred to be hydraulically upgradient to the Site. 47 Booth Avenue – A bedding and mattress manufacturing company was situated at this location. Heating for the building was provided by oil. The operation was located approximately 60m northeast and is inferred to be hydraulically up/trans gradient relative to the Phase I Property.

Year	Information Source	On-site	Surrounding Area
1973	Pinchin Phase I ESA Report	<ul style="list-style-type: none"> The Site was not shown on the FIP 	<ul style="list-style-type: none"> Neighbouring land use was similar to that in 1951, with the following noteworthy exceptions: 122 Logan Avenue – machine shop was located approximately 250 m northeast and is inferred to be hydraulically up/transgradient to the Site. 43 Booth Avenue – auto wrecker’s yard was located approximately 60 m northeast and is inferred to be hydraulically up/transgradient relation to the Site. Precision Automotive Co. Ltd. was located at to the east of the Phase I property, between Booth and Logan Avenues. Operations included re-manufacturing of auto parts, paint dipping, etc. Heating for the building was provided by fuel oil. One railway spur line was located between Precision Automotive Co. Ltd. and the paper box manufacturing plant to the east.

PCAs identified through review of the Phase I ESA conducted by Pinchin Environmental and the FIPs within their report are indicated in **Table 4-7** in **Section 4.6.2** and shown on **Figure 6A**.

4.2.3 Environmental Reports

Seven environmental reports were provided by the City for review:

- “East Harbour Redevelopment – Contaminant Management Plan First Gulf Don Valley Limited”, Pinchin Ltd., December 2016.
- “Geotechnical Data Report (GDR) – Inner Harbour West, Inner Harbour East and Lower Don Connections – Don River & Central Waterfront Wet Weather Flow System, Toronto, Ontario, Geotechnical Investigation – Phase 2, prepared by Amec Foster Wheeler Environment & Infrastructure, February 27, 2017.
- “Phase I Environmental Site Assessment, 21 Don Roadway & 30 Booth Avenue, Toronto, Ontario”, prepared by Pinchin Ltd., April 2017.
- “Geotechnical Data Report (GDR) – Coxwell Bypass Tunnel Along Inner Harbour East and Lower Don – Don River & Central Waterfront Wet Weather Flow System, Toronto, Ontario, Geotechnical Investigation – Phase 5”, prepared by Amec Foster Wheeler Environment & Infrastructure, July 4, 2017.
- “Geotechnical Data Report (GDR) – Don River & Central Waterfront Wet Weather Flow System – Geotechnical Investigation – Phase 6, prepared by Amec Foster Wheeler Environment & Infrastructure, June 2018.
- “Hydrogeological Review Summary and Report East Harbour, Phase A, 21 Don Valley Parkway North Toronto, Ontario” and “Geotechnical Engineering Report East Harbour, Phase A Soap Factory Toronto, Ontario”, prepared by Terraprobe, December 2018.
- “First Gulf-Environmental Risk Memo March 2019”, First Gulf, March 2019.

- Outlines the proposed land use changes for the area and indicates that Pinchin and Terraprobe were retained for reporting purposes. No PCAs were indicated within this memo.

4.2.3.1

Amec Foster Wheeler Geotechnical Data Report (GDR) – Inner Harbour West, Inner Harbour East and Lower Don Connections – Phase 5

Amec Foster Wheeler advanced a total of 39 boreholes (31 of which were completed as monitoring wells) for the Coxwell Bypass Tunnel alignment along the Inner Harbour and Lower Don. Soil and groundwater analysis identified at least one exceedance of the MECP's Table 1, 2, 3 and/or 9 SCS for soils and the City's Storm Sewer Bylaw – Chapter 681 for groundwater samples at 37 of the 39 locations. Contaminants identified in soil and groundwater include VOCs, PHCs, metals/inorganics and PAHs. It should be noted that only eight of these locations are within the Phase I Study Area. Exceedances in Tables 1, 2, 3, and/or 9 SCS were observed in soil samples from BH 4SUN-BD-01, which is located on the Site on Sunlight Parkway, for PAHs, SAR, and elevated pH.

4.2.3.2

Amec Foster Wheeler Geotechnical Data Report (GDR) – Don River & Central Waterfront Wet Weather Flow System Geotechnical Investigation – Phase 6

Amec Foster Wheeler advanced 78 boreholes, 41 of which were along or in the vicinity of the Taylor Massey Tunnel alignment, 12 boreholes along or at various sewers connecting the Taylor Massey Tunnel, 19 boreholes along or in the vicinity of various sewers/diversions along Inner Harbour/ Lower Don Tunnels and six boreholes along sewers between the Offline Storage Tanks. A total of 11 of these wells are located within the Phase I Study Area. Soil and groundwater samples were submitted at various locations for metal/inorganics, VOCs, PHCs, PAHs, TCLP/leachate properties, OC pesticides, PCBs, sulphates and/or chlorophenols/extractable phenols. Exceedances to Table 1 Table 2, Table 3, and/or Table 9 SCS were observed for metal and inorganics and PAHs.

Further information about subsurface conditions are included in **Section 3.4.2** and **Section 3.4.3** below.

4.2.3.3

Terraprobe Hydrogeological Report

Terraprobe's hydrogeological report found City of Toronto Municipal Code Chapter 681 T2 storm sewer discharge exceedances at MW2 for TSS, metals (manganese, chromium, copper, nickel, zinc), arsenic, cyanide, phosphate, total PAHs, biological oxygen demand (BOD), and *E. Coli*. This monitoring well is located off-Site but within the SFA to the northwest within the 21 Don Valley Pkwy property.

Results from the Geotechnical Report are included in **Section 4.4.2** below.

4.2.3.4

Phase I ESA – Pinchin Environmental Ltd.

Pinchin Environmental Ltd. (Pinchin) was retained by First Gulf Don Valley Limited to complete a Phase I ESA of 21 Don Roadway & 30 Booth Avenue, Toronto, Ontario. The Phase I ESA was completed in accordance with the principles set out by the CSA. Results from the “East Harbour Redevelopment – Contaminant Management Plan First Gulf Don Valley Limited” were included in the Phase I ESA. The Phase I ESA work completed in April 2017 identified potential contaminating activities related to the Site including:

Historical Uses of the Site and Adjacent Properties**21 Don Valley Parkway**

- Potential for historic coal storage on the southern portion of the subject site
- Possible fill/ballast quality concerns related to a former rail spur on the subject site and the railway and rail sidings adjacent to and abutting the north, south and east of the Site
- Potential PCB storage at the subject site
- Current and historical storage and handling of fuels on Site and other PHC products northeast, northwest, west and south of the subject site
- The possible placement of foundry sands or similar waste materials associated with historic foundry west of the subject site
- Current and historical presence of PCBs west and south of the subject site.

30 Booth Avenue

- The Site held a coal gasification operation under the Consumers Gas Company Inc. originating in approximately 1924. Consumers Gas Company Inc. remained in operation at the Site until 1967 approximately.
- Hospital laundry services (Booth Avenue Laundry Inc. and Lakeshore Laundry & Linen Concept Ltd.) operated at the Site from approximately 1968 to 2008.
- Site operations changed in 2008 to movie production studios

Identified PCAs are indicated in **Table 4-7** in **Section 4.6.2** and shown on **Figure 6A**.

4.3

Environmental Source Information***Ontario MECP*****FOI**

The FOI Administrative Officer for the MECP was contacted by fax on October 21, 2019, to request historical information for the Site regarding environmental infractions, including reported spills, orders issued and/or investigations/prosecutions, and if the properties had been identified as waste generators. The adjacent properties were identified based on their close proximity to the Site and the industrial/commercial nature of their businesses. Historical information was requested for the following properties:

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- 21 Don Valley Parkway North; and,
- 30 Booth Avenue.

Records review of 21 Don Valley Parkway North – Hazardous Waste Generator Registrations, which are listed in detail within the PCA table.

The response from the MECP regarding 30 Booth Avenue is still outstanding at the time of this report. A copy of the MECP FOI requests and response letters are included in **Appendix A**.

Local Municipality (City of Toronto)

During the Phase I ESA records search, the City of Toronto Public Health Department was identified as a potential source of environmental records for the Site. Dillon contacted the City of Toronto Project Manager, Riad Rahman, on November 8 2019, to request a search of Toronto's records relating to environmental conditions in the vicinity of the Site including documents relating to soil and groundwater quality. A response has not been received from the City of Toronto.

TSSA

Dillon referred to the TSSA records regarding records in their database of fuel storage tanks on the Site and at the adjacent properties from the Pinchin Phase I Report, April 2017.

Addresses TSSA searched for records by Pinchin in addition to the Site property:

- 6, 20, 50 and 94 Booth Avenue
- 341, 353, 361, 375, 381, 383, 387, 389, 391, 393, 405, 415, 431, 433 and 447 Eastern Avenue
- 9 Don Valley Parkway North
- 1, 5, 9, 11 and 35 Sunlight Park Road

The Pinchin report indicated there were no outstanding instructions, incident reports, fuel oil spills or contamination records, or records of registered ASTs or USTs found for the Phase I Property or the off-Site properties listed above, with the exception of six active liquid fuel tanks located at 433 Eastern Avenue. The 433 Eastern Avenue property is located northeast of the Site. The property and the ASTs are inferred to be hydraulically upgradient relative to the Site. Based on Pinchin's report it was Pinchin's opinion that this PCA does not represent an APEC for the Phase I Property.

It should be noted that the Fuels Safety Division (TSSA) does not register private fuel underground/aboveground storage tanks from prior to 1990 or furnace oil tanks from prior to May 1, 2002. Also, the TSSA does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gasoline and diesel tanks

ERIS Databases

Site

Multiple records related to or mapped within the Site (approximately 17) were identified by ERIS. Of the records identified, two were identified as PCAs, such as:

- Potential dry cleaning operations (1); and
- Waste disposal site records identified locations and other available waste information of active and inactive waste disposal sites (1).

The ERIS search findings are summarized in the sections below. A copy of the ERIS search results can be seen in the Appendices of the Pinchin Report (2017). PCAs identified based on a review of the ERIS environmental database search within the Pinchin Report (2017) are included in the PCA Table (**Table 4-7**) in **Section 4.6.2** and shown on **Figure 6B**.

Phase I Study Area Properties

ERIS identified numerous environmental records for adjacent properties that may result in PCAs within the Phase I Study Area properties, such as:

- Fuel storage tank database records identified storage tanks containing diesel or gasoline;
- Waste generator summary records identified generation of various wastes;
- Ontario spill records identified spill incidents of diesel, gasoline, glycol, etc.;
- PCB inventory records identified PCB storage sites;
- Scott's manufacturing directory records identified industrial and commercial operations;
- Anderson's waste disposal site records identified locations that are involved in the scrap metal, automobile wrecking industry; and
- Waste disposal site records identified locations and other available waste information of active and inactive waste disposal sites.

City Directories

City directories were reviewed at the Toronto Reference Library for the years of 1875-2001 by Pinchin. Pinchin indicated that no city directories were available subsequent to 2001 for the City of Toronto. Pinchin notes that based on the below-noted city directories, no PCAs were identified at the Phase I Property. The ERIS City Directories search findings from the Pinchin Report are included in the summary below:

Table 4-3: City Directory Ownership History for Area B

Years	Occupant Listings for Site address
Prior to 1969	No Listings
1969	30 Booth Avenue – Booth Avenue Hospital Laundry Inc. 21 Don Valley Parkway – No Listings
1970-1990	30 Booth Avenue – Booth Avenue Hospital Laundry Inc. 21 Don Valley Parkway – No Listings
1995	30 Booth Avenue – Booth Avenue Hospital Laundry Inc. 21 Don Valley Parkway – No Listings

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Years	Occupant Listings for Site address
2001	30 Booth Avenue – Booth Avenue Hospital Laundry Inc. 21 Don Valley Parkway – No Listings

A review of the city directory search results provided in Pinchin's Phase I ESA (2017) indicated that there were PCAs in the Phase I Study Area. It is noted that only the Site addresses were reviewed with no addresses within the Study Area examined. PCAs identified through city directory searches are included in **Table 4-7** in **Section 4.6.2** and shown on **Figure 6A**.

4.4 Physical Setting Sources

4.4.1 Aerial Photographs

A summary of the observations of the aerial photographs are presented in **Table 4-4**. Aerial photographs are presented in **Appendix E** and within the Pinchin Phase I ESA report. The table includes general descriptions of the Site and relevant details concerning PCAs in the surrounding area observed on the aerial photographs. The distances referenced in the tables are approximate. The scale and resolution of the aerial photographs varied and did not always allow for a detailed evaluation of the surface conditions at the Site and Study Area.

Table 4-4: Summary of Details Observed on the Aerial Photographs for Area B

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
1947	22D (Scale: 1:4800)	<p>Series of possible storage containers (small) on the west side of property site (approximately 10 or 11) and the southeastern side of the property site (approximately 2).</p> <p>A potential storage container (large) located at the northern side of the property site.</p> <p>Some interior portions of the site remain barren.</p> <p>Property Ownership: (1935-1947) 21 Don Valley Pkwy N: American Oil Co. Limited</p>	Potential Industrial facility located on the northeastern side of the property (facility sits along Eastern Ave).	Adjacent to the property site appears to be a mixture of commercial and residential occupancy.	Along Lakeshore Rd East is a railway which appears to contain an operational rail yard	Don River and beyond that is observed to be more storage containers and various operational industrial facilities.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
		30 Booth Avenue: Consumers Gas Company Inc.				
1950	22D (Scale 400ft:1in)	<p>Potential storage containers as indicated in 1947 image remain throughout property with the exception of the collection located in the southwestern portion of the property site.</p> <p>Potential new development on southwest corner of property (including road network) AND in the northern portion (addition of building and storage container). Construction is assumed to have taken place between 1947-1950, based on images.</p> <p>Property Ownership: (1951-1957)</p> <p>21 Don Valley Pkwy: Sunlight Soap Works</p> <p>30 Booth Avenue: Consumer Gas Company Inc.</p>	No observable changes in the northern areas to the property site, consistent with information stated in 1947 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1947 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1947 image.	No observable changes in the western areas to the property site, consistent with information stated in 1947 image.
1953 and 1956	188 (Scale: NA)	Only one noticeable change between 1953 and 1956 is the addition of a second railway line at the southwest corner of the property.	No observable changes in the northern areas to the property site, consistent with information stated in 1950 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1950 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1950 image.	No observable changes in the western areas to the property site, consistent with information stated in 1950 image.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
		Property Ownership: (1951-1957) 21 Don Valley Pkwy: Sunlight Soap Works 30 Booth Avenue: Consumer Gas Company Inc.				
1957	152 (Scale: NA)	No observable changes within property site, all findings consistent with what was presented in 1953 and 1956 image. Property Ownership: (1951-1957) 21 Don Valley Pkwy: Sunlight Soap Works 30 Booth Avenue: Consumer Gas Company Inc.	No observable changes in the northern areas to the property site, consistent with information stated in 1953 and 1956 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1953 and 1956 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1953 and 1956 image.	No observable changes in the western areas to the property site, consistent with information stated in 1953 and 1956 image.
1959	16 (Scale: NA)	Expansion to facility located at southwestern corner of property site (Large building) Removal of one of the road networks or track lines within the same proximity (southwestern corner) All other findings demonstrated consistency with what was revealed in 1957 image. Property Ownership: (1951-1957) 21 Don Valley Pkwy: Sunlight Soap Works	No observable changes in the northern areas to the property site, consistent with information stated in 1957 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1957 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1957 image.	No observable changes in the western areas to the property site, consistent with information stated in 1957 image.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
		30 Booth Avenue: Consumer Gas Company Inc.				
1961 and 1964	1961 (27) 1964 (30) (Scale: NA)	Some observable changes noticed, in the southeast corner of the property, between these two images was some site development and the removal of two small-scale storage containers	No observable changes in the northern areas to the property site, consistent with information stated in 1959 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1959 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1959 image.	No observable changes in the western areas to the property site, consistent with information stated in 1959 image.
1967	29 (Scale: NA)	Only observable change is further expansion to facility in southwestern portion of the property Central and eastern portions remain barren for the most part Facilities and storage containers remain in the north and northeastern portions of the property site. Property Ownership: (1951-1957) 21 Don Valley Pkwy: Sunlight Soap Works 30 Booth Avenue: Consumer Gas Company Inc.	No observable changes in the northern areas to the property site, consistent with information stated in 1961 and 1964 images.	Section of property along east side (Lakeshore Rd E) seems to be removed and now vacant.	No observable changes in the southern areas to the property site, consistent with information stated in 1961 and 1964 images.	No observable changes in the western areas to the property site, consistent with information stated in 1961 and 1964 images.
1969 and 1970	1969 (30) 1970 (31) (Scale: NA)	Only noticeable observation between 1969 and 1970 images was the removal of both large storage containers in the northern portion of the property. Based on the images it is assumed that one of the storage containers have	No observable changes in the northern areas to the property site, consistent with information stated in 1967 image.	Site development on previously vacant property (which was vacant in 1967)	No observable changes in the southern areas to the property site, consistent with information stated in 1967 image.	No observable changes in the western areas to the property site, consistent with information stated in 1967 image.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
		<p>been removed between 1967-1969 while the second removal was conducted between 1969-1970</p> <p>Property Ownership (1967/68-1995):</p> <p>21 Don Valley Pkwy: Lever Ponds</p> <p>30 Booth Avenue: Booth Avenue Hospital Laundry Inc.</p>				
1971 and 1975	1971 (31) 1975 (35) (Scale: NA)	<p>The 1971 image demonstrates no observable changes however in 1975 it is apparent the central interior portion of the property site is being used as storage facility for containers or crates of some kind.</p> <p>Property Ownership (1967/68-1995):</p> <p>21 Don Valley Pkwy: Lever Ponds</p> <p>30 Booth Avenue: Booth Avenue Hospital Laundry Inc.</p>	No observable changes in the northern areas to the property site, consistent with information stated in 1969 and 1970 images.	No observable changes in the eastern areas to the property site, consistent with information stated in 1969 and 1970 images.	No observable changes in the southern areas to the property site, consistent with information stated in 1969 and 1970 images.	No observable changes in the western areas to the property site, consistent with information stated in 1969 and 1970 images.
1977	20 (Scale: NA)	<p>New site development in progress in southeastern corner of property</p> <p>Storage containers situated within the central interior of the property have been removed</p> <p>All other facilities and operations demonstrated consistency compared to the</p>	No observable changes in the northern areas to the property site, consistent with information stated in 1971 and 1975 images.	No observable changes in the eastern areas to the property site, consistent with information stated in 1971 and 1975 images.	No observable changes in the southern areas to the property site, consistent with information stated in 1971 and 1975 images.	No observable changes in the western areas to the property site, consistent with information stated in 1971 and 1975 images.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
		1971 and 1975 images. Property Ownership (1967/68-1995): 21 Don Valley Pkwy: Lever Ponds 30 Booth Avenue: Booth Avenue Hospital Laundry Inc.				
1987	52G (Scale: 1:5000)	No observable changes identified since the 1977 image. Property Ownership (1967/68-1995): 21 Don Valley Pkwy: Lever Ponds 30 Booth Avenue: Booth Avenue Hospital Laundry Inc.	No observable changes in the northern areas to the property site, consistent with information stated in 1977 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1977 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1977 image.	No observable changes in the western areas to the property site, consistent with information stated in 1977 image.
1992	52G (Scale: 1:5000)	No observable changes identified since the 1987 image. Property Ownership (1967/68-1995): 21 Don Valley Pkwy: Lever Ponds 30 Booth Avenue: Booth Avenue Hospital Laundry Inc.	No observable changes in the northern areas to the property site, consistent with information stated in 1987 image.	No observable changes in the eastern areas to the property site, consistent with information stated in 1987 image.	No observable changes in the southern areas to the property site, consistent with information stated in 1987 image.	No observable changes in the western areas to the property site, consistent with information stated in 1987 image.

Note: Photograph scales provided within brackets indicate the original scale of the photograph.

PCAs identified through aerial photograph review are included in **Table 4-7** in **Section 4.6.2** and shown on **Figure 6A**.

4.4.2 Fill Materials

Based on the review of the Pinchin Phase I ESA, fill of unknown quality was placed on-site for grading during the initial development activities.

Fill material reportedly associated with a gas main and water line repairs was observed to the southeast of the Warehouse on 21 Don Valley Parkway. Additional fill material was observed by Pinchin at the former interplant roadway located at the corner of the Site and north of the Boiler House.

No areas with disturbed soil were noted in the Pinchin report. However, the Pinchin report indicated that soils from historical excavations conducted at the Site were at buried at the TTC yard, located to the northeast of the Warehouse.

The Pinchin reports indicates that the Pinchin 2011 Phase II ESA Report for 21 Don Valley Parkway, the subsurface soil stratigraphy at the Site was observed to consist of surficial sand gravel fill materials underlain by buried coal. The thickness of the buried coal was observed to generally range from approximately 0.9 m to 2.1 m. The depths of where the coal material was encountered varied between 1.07 and 4.27 mbgs.

Terraprobe (2018) encountered an asphaltic pavement structure, consisting of 0.1 to 0.22 m of asphaltic concrete underlain by earth fill or aggregate in the North-Northwest region of 21 Don Valley Pkwy. Where this layer was not encountered approximately 0.8-3.0 m of earth fill (consisting of sand, silty sand, clayey silt, and cinders with deleterious materials such as asphalt fragments, bricks, cinders, organics, and rootlets) was found. Occasional petroleum odours were noted. The fill was black in colouration, with consistency averaging as compact/firm.

Underlying the earth fill, lake sediments were encountered from 1.5 – 3.0 mbgs extending to 4.6 – 7.6 mbgs. Lake sediment consists of clayey silt, with some sand and organics, trace amounts of gravel, rootlets, and wood fragments. Colouration is consistently blackish grey. Glacial till was encountered under the lake sediments at 4.6 – 7.6 mbgs to 9.4 – 10.7 mbgs. The glacial till is described as a clayey silt matrix containing embedded sand and gravel with trace shale fragments in some boreholes examined. The till is characterized as stiff to very stiff with grey colouration.

Bedrock of the Georgian Bay formation was confirmed in two boreholes by Terraprobe at depths of 10.7 and 10.2 mbgs. Bedrock of the Georgian Bay formation is predominantly comprised of laminated to thinly bedded grey shale interbedded with light grey calcareous shale, limestone/dolostone, and calcareous sandstone with interbed thickness ranging from 0.05 – 0.3 m. A zone of weathering was typically encountered between the overlying glacial soils and the underlying bedrock.

4.4.3

Well Records

The Pinchin report indicated through the ERIS search that 7 and 80 water well records were found for the Site and within the 250m Study Area, respectively. A summary of pertinent information obtained by ERIS and the Pinchin report in respect to the wells on Site Area B are listed in **Table 4-5**. Information for all wells within the Study Area is included in **Table 1** attached.

Table 4-5: Summary of Well Record Details for Area B

MECP Well ID (ERIS ID)	General Info	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
7247924	Monitoring and Test Hole	Grey clay (0-3.05 mbgs) Brown clay (3.05-7.62 mbgs) Brown sand and gravel (7.62-10.97 mbgs) Grey shale (10.97-16.4 mbgs)	10.97 mbgs	10.97 mbgs
7256537	Monitoring and Test Hole	Black gravel and clay (0-3.05 mbgs) Black clay (3.05-5.49 mbgs)	Not encountered (>5.49 mbgs)	Not encountered
7256536	Monitoring and Test Hole	Brown gravel and clay (0-3.05 mbgs) Grey clay (3.05-4.88 mbgs)	Not encountered (>4.88 mbgs)	Not encountered
7256546	Monitoring and Test Hole	Brown gravel and sand (0-2.44 mbgs) Brown clay (2.44-5.49 mbgs)	Not encountered (>5.49 mbgs)	2.44-5.49 mbgs
7256539	Monitoring and Test Hole	Brown gravel and clay (0-0.61 mbgs) Brown clay (0.61-4.57 mbgs)	Not encountered (>4.57 mbgs)	Not encountered
7256545	Monitoring and Test Hole	Brown clay (0-3.05 mbgs) Grey clay (3.05-4.57 mbgs)	Not encountered (>4.57 mbgs)	3.05-4.57 mbgs
7256540	Monitoring and Test Hole	Grey clay (0-4.57 mbgs)	Not encountered (>4.57 mbgs)	Not encountered

Well locations identified within the Site and the Phase I Study Area are shown on **Figure 5**. A summary of the well records within the Site and the Phase I Study Area are included in **Appendix B**. MECP water well IDs are provided for reference in figures and supporting documentation.

It is noted that recorded well locations in the database are prone to some inherent uncertainty with respect to their utilization and location accuracy, and groups of observation wells can be registered to an individual MECP Water Well Tag Number. It is possible that not all reported wells remain in active use and some unregistered wells, or wells not decommissioned pursuant to *Ontario Regulation 903* could possibly be within the Site and the Study Area. Based on the location and date of drilling, no water supply wells are anticipated within the Study Area. The properties within the Study Area are expected to be municipally serviced.

Additionally, Terraprobe (2018) found groundwater to be at approximately 1.7 mbgs (76.6 masl) with the lowest levels measured around 5.3 mbgs (71.7 masl).

4.5 Site Operating Records

Based on the historical use of the Phase I Property as an industrial Site it is classified as an enhanced investigation property. During the Pinchin investigation, they reviewed the following Site operation records where available:

- Regulatory permits and records related to APECs;
- Material safety data sheets;
- Underground utility drawings;
- Inventories of chemicals, chemical usage and chemical storage areas;
- Inventory of ASTs and USTs;
- Environmental monitoring data;
- Waste management records;
- Process, production and maintenance documents related to APECs;
- Records of spills and contaminant discharges;
- Emergency response and contingency plans; and
- Environmental audit reports.

Historical operations at 21 Don Valley Parkway included petroleum and related products storage by British American Oil Co. Limited from approximately 1924 to 1947, coal gasification operations from approximately 1913 to 1970, and detergent and soap manufacturing by Lever Bros Ltd. / Unilever between approximately 1947 and 2009. Historical operations at 30 Booth Avenue included coal gasification from approximately 1913 to 1970.

Records relating to site operations were received through the ERIS and OPTA reports, FIPs, and/or FOI searches are discussed in the sections above. These files were requested from the City, confirmation was received from the City but files have yet to be received.

4.6 Review and Evaluation of Information

4.6.1 Current and Past Uses

Based on the information listed within the Pinchin report, the first developed use of the Site occurred prior to 1884. According to the 1884 FIP, the north portion of the Site was occupied by John Smith and Gooderham and Worts Cattle Sheds. The date of the first developed use of the property was determined by Pinchin through a review of FIPs and city directories. The development history for the Site is summarized in **Table 4-6**.

Table 4-6: Current and Past Land Use for Area B

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
Prior to 1884	Unknown	Unknown	Unknown	
1884	21 Don Valley Parkway – John Smith Gooderham and Worts 30- Booth Ave – Unknown	North portion of Site developed with cattle sheds and smaller buildings/sheds. South portion of the Site was not shown.	Inferred agricultural	21 Don Valley Parkway: Based on the historical FIP dated 1884, the north portion of the Site was occupied by John Smith and Gooderham and Worts Cattle Sheds. The south portion of the Site was not shown. 30 Booth Avenue: Not shown.
1903	21 Don Valley Parkway – Gooderham and Worts 30- Booth Ave – Unknown	No significant changes to the Site.	Inferred agricultural	21 Don Valley Pkwy- FIP indicates that the north portion of the Site was occupied by Gooderham and Worts Cattle Sheds. The south portion of the Site was not shown. 30 Booth Avenue: Not shown
1913	21 Don Valley Parkway – Gooderham and Worts 30- Booth Ave – Unknown	No significant changes to the Site.	Inferred agricultural	21 Don Valley Pkwy- 1913 FIP indicates that the north portion of the Site was occupied by Gooderham and Worts Cattle Sheds. The south portion consisted of undeveloped land. 30 Booth Avenue: Undeveloped land.
1924	21 Don Valley Parkway – Unknown 30 Booth Avenue: Consumers Gas Company Inc.	21 Don Valley Pkwy – Undeveloped 30 Booth Avenue - three storage buildings located on the northeast corner of the property.	Inferred commercial	21 Don Valley Pkwy - FIP dated 1924 shows the Site consisted of undeveloped lands. The previous sheds were no longer present on Site. 30 Booth Avenue: FIP from 1924 shows three storage building on the northeast corner of the property. The buildings were likely associated with Consumers Gas Company Inc.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
1935	21 Don Valley Parkway – British American Oil Co. Ltd. 30 Booth Avenue: Consumers Gas Company Inc.	21 Don Valley Pkwy – British American Oil Co. Limited operated a petroleum storage and distribution facility at the Site. 30 Booth Avenue: Coal gasification operation.	Industrial	21 Don Valley Pkwy - FIP dated 1935, shows a pile of coal associated with neighbouring coal gasification plant, appeared to be located at the northeast portion of the property, 30 Booth Avenue: FIP dated 1935 shows two railway sidings, generally oriented north-south. Bisected the property. One AST (contents unknown) and an associated building were located in north-central portion of the property. The three storage sheds were still present on the property as well.
1947	21 Don Valley Parkway – British American Oil Co. Ltd. 30 Booth Avenue: Consumers Gas Company Inc.	21 Don Valley Pkwy – British American Oil Co. Limited operated a petroleum storage and distribution facility at the Site. 30 Booth Avenue: Coal gasification operation.	Industrial	21 Don Valley Pkwy – Based on the 1947 aerial photograph, the north southwest portions of the property were developed with an oil tank farm and associated buildings similar in size, location and configuration to the ASTs and buildings depicted on the 1935 FIP. 30 Booth Avenue: Based on the 1947 aerial photograph, the northcentral portion of the property was developed with two vertical ASTs connected by an overhead inferred pipe/conveyor to the coal gasification plant located adjacent to and northeast of the Site.
1951	21 Don Valley Parkway – Sunlight Soap Works 30 Booth Avenue: Consumers Gas Company Inc.	21 Don Valley Parkway – Soap/detergent manufacturing 30 Booth Avenue: Coal gasification operation.	Industrial	21 Don Valley Pkwy – Based on the 1951 aerial photograph, the north southwest portions of the property were developed with an oil tank farm and associated buildings similar in size, location and configuration to the ASTs and buildings depicted on the 1935 FIP. 30 Booth Avenue: The 1951 FIP does not have the storage buildings previously identified on the property. Propane tanks, associated with Consumers Gas were located on the northwest corner of the property.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
1957	21 Don Valley Parkway – Sunlight Soap Works 30 Booth Avenue: Consumers Gas Company Inc.	21 Don Valley Parkway – Soap/detergent manufacturing 30 Booth Avenue: Coal gasification operation.	Industrial	21 Don Valley Pkwy – The 1957 aerial photographs and FIPs show the development of the Site to include the constructions of several additional buildings (finishing building, glycerin building and tower building). A fuel oil UST was located along the north side of Site Building A. Alkane tanks and tanks containing waste acid and oleum were located along the north side of the east end of Site Building A. An inferred guard house was located approximately mid-way along the west side of the Site property. Two railway spur lines, generally oriented north-south extending from the rail yard, was located adjacent to and south of the property, to and along the east side of Site Building A. 30 Booth Avenue: No significant changes from the previous listing.
1959 - 1967	21 Don Valley Parkway – Sunlight Soap Works 30 Booth Avenue: Consumers Gas Company Inc.	21 Don Valley Parkway – Soap/detergent manufacturing 30 Booth Avenue: Coal gasification operation.	Industrial	21 Don Valley Pkwy - Based on the 1959 sit plan and aerial photographs dated 1957 and 1967, the Site was developed with buildings (i.e. Site Buildings A1, A2, E,F and G) and vertical ASTs similar in size, location and configuration to Site Buildings and ASTs as depicted on the 1951 FIP. The remainder of the site consisted of undeveloped land. No other changes were depicted in the reviewed documents. 30 Booth Avenue - No significant changes from the previous year's documents reviewed.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
1990 - 1992	21 Don Valley Parkway – Lever Ponds	21 Don Valley Parkway – Soap/detergent manufacturing	21 Don Valley Parkway – Industrial	21 Don Valley Pkwy - Based on the underground utility drawing dates 1990 and aerial photographs from 1992 additional buildings (i.e. Site Buildings B, C, D1 and H), an addition to the west of Site Building G, shed and ASTs were constructed/installed at the Site property.
	30 Booth Avenue: Lakeshore Laundry & Linen Concept Ltd.	30 Booth Avenue: Hospital Laundry.	30 Booth Avenue Commercial	30 Booth Avenue: Aerial photographs indicate that east of portion of the Site Building was present with an additional to the west side of the Site Building.
2001-2009	21 Don Valley Parkway – Lever Ponds	21 Don Valley Parkway – Soap/detergent manufacturing	21 Don Valley Parkway – Industrial	21 Don Valley Pkwy: Based on the aerial photographs dated 2002, 2003, 2004, 2007 and 2009, a building similar in size location and configuration to present-day Site Building was constructed, six additional ASTs were installed to the north of the Site Building A2, and the two vertical ASTs located to the north Site Building E have been removed.
	30 Booth Avenue: Lakeshore Laundry & Linen Concept Ltd.	30 Booth Avenue: Hospital Laundry	30 Booth Avenue Commercial	30 Booth Avenue: Based on the aerial photographs dated 2002, 2003, 2004, 2007 and 2009, a building similar in size and configuration to the current Site Building was located at the property.

4.6.2 Potentially Contaminating Activities

PCAs identified through review of the above documents are included in the Area B PCA **Table 4-7** below and the overall PCA Table (**Table 6-1**) in **Section 7.2** and shown on **Figure 6B**. All PCAs identified are from Pinchin's Phase I ESA Report (2017). The ID numbers listed in the table correspond to the PCA locations on **Figure 6B**, these ID numbers are assigned for identification only and are not O. Reg. 153/04 Schedule D Table 2 PCA classification numbers.

Table 4-7: Potentially Contaminating Activities in Area B

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
1	21 Don Valley Parkway N	-Crude oil refining, processing, and bulk storage	-Historical industrial operations conducted at the Phase I Property by British American Oil Co. Ltd.	PHCs, VOCs, MI, PAHs	On Site (Central and SW portion of Site)
2	21 Don Valley Parkway N	-Coal gasification	-Historical industrial operations by a coal gasification operation at the NE and E portions of the Phase I Property	MI, ABNs, PAHs, PHCs, BTEX	On Site
3	415 Eastern Avenue	-Coal gasification	-Historical operations conducted by a coal gasification plant at 415 Eastern Avenue (could impact the NE and E of Site)	MI, ABNs, PAHs, PHCs, BTEX	Off Site (Located adjacent to and NE of the Phase I Property)
4	21 Don Valley Parkway N	-Soap and Detergent Manufacturing, Processing and Bulk Storage	-Historical soap/detergent industrial manufacturing operations conducted at the Phase I Property.	MI, VOCs, PCBs, PAHs, ABNs	On Site
5	21 Don Valley Parkway N	-Rail Yards, Tracks and Spurs	-On-Site railways spur lines associated with historical operations at the Phase I Property	PHCs, VOCs, MI, PAHs	On Site
6	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-One empty fiberglass AST located east of the Liquids Building and south of the Pump House	PHCs, VOCs, MI, PAHs	On Site
7	21 Don Valley Parkway N	-Hydrogen storage in fixed tanks	-Hydertol Plant, Hydrogen Compressor Building and associated hydrogen receiver tanks were located to the east of the Boiler House in 1959	MI	On Site
8	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Fuel oil UST was located along the north side of Glycerine Building (Site Building A2)	PHCs, VOCs, MI, PAHs	On-Site (north side of Site Building A2)
9	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Three former USTs located in the north portion of Site Building A1.	PHCs, VOCs, MI, PAHs	On-Site (north side of Site Building A1)
10	30 Booth Avenue	-Gasoline and Associated Products Storage in Fixed Tanks	-30 Booth Avenue was historically developed as a bulk fuel storage facility	PHCs, VOCs, MI, PAHs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
11	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-A 10,700 gallon fuel oil tank located to the northeast of the Finishing Building (Site building A) in 1959	PHCs, VOCs, MI, PAHs	On Site - Bldg A
12	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Belly AST associated with a diesel-powered back-up generator located in the north portion of 21 Don Valley Pkwy N	PHCs, VOCs, MI, PAHs	On Site
13	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Historical fuel oil UST replaced by two historical ASTs located at the NW corner of Building A1 on Site.	PHCs, VOCs, MI, PAHs	On Site
14	21 Don Valley Parkway N	-Transformer Manufacturing, Processing and Use	-An electrical sub-station was located in the SW corner of Site Building E	PCBS, PHCs, VOCs	On Site
15	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two historical tanks containing oleum and waste acid located along the south side of Site Building A2	MI	On Site
16	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two alkane tanks were located to the east of the Finishing Building (East side of Site Building A1)	PHC, BTEX, PAHs	On Site
17	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-A tar tank located in the NE portion of 21 Don Valley Parkway N	PHCs, VOCs, MI, PAHs	On Site
18	30 Booth Avenue	-Historical and Current on-Site ASTs	-Two historical steel ASTs (contents unspecified) located in the central portion of 30 Booth Avenue	PHCs, VOCs, MI, PAHs	On Site
19	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two heating oil ASTs located to the north of the Boiler House (Site Building E)	PHCs, VOCs, MI, PAHs	On Site
20	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Up to eleven tanks located to the east of the Finishing Building (Site Building E)	PHCs, VOCs, MI, PAHs	On Site
21	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Six tanks located to the north of Site Building A2	PHCs, VOCs, MI, PAHs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
22	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two vertical (contents unspecified) and one horizontal (aqua ammonia) ASTs located along the east of Site Building D1.	PHCs, VOCs, MI, PAHs	On Site
23	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two vertical ASTs (contents unspecified) located along the north side of the Finishing Building (Site Building A1)	PHCs, VOCs, MI, PAHs	On Site
24	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Waste oil tank located to the south of the Boiler House (Site Building E)	PHCs, VOCs, MI, PAHs	On Site
25	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Aqua ammonia tank located along the east side of Building A2	MI	On Site
26	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-One empty fibreglass AST used to contain sodium ether sulfate. The AST is located east of the Building A2	MI	On Site
27	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-An AST located in the northeast portion of the groundwater floor of Site Building A1. The AST contained detergent sludge and water	MI, VOCs, PCBs, PAHs, ABNs	On Site
28	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two heat transfer fluid overview ASTs located along the south side of Building A1.	MI, PAHs	On Site
29	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Four historical ASTs (contents unspecified) located at the coal gasification plant at 415 Eastern Avenue	PHCs, VOCs, MI, PAHs	Off-Site
30	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Historical USTs containing liquor, tar, tar drain and liquor drain located at the coal gasification plant at 415 Eastern Avenue.	PHCs, VOCs, MI, PAHs	Off-Site
31	21 Don Valley Parkway N	-Other - Historical on-Site Ponds	-Ponds were located between two railway spur lines, in the central portion of 21 Don Valley Pkwy North. Smaller ponds were located in the southeast portion of 21 Don Valley Pkwy North on the 1957 aerial photograph	MI, ABNs, PAHs, PHCs, VOCs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
32	21 Don Valley Parkway N	-Importation of Fill Material of Unknown Quality	-Coal was encountered in boreholes advanced at 21 Don Valley Parkway N, and a pile of coal was historically stored in the NE portion of the Site.	MI, ABNs, PAHs, PHCs, BTEX	On Site
33	21 Don Valley Parkway N	-Importation of Fill Material of Unknown Quality	-Red, viscous hydrocarbon liquid was observed within macropores of the silty clay deposits in boreholes advanced at 21 Don Valley Pkwy N during the 2011 Pinchin Phase II ESA	MI, ABNs, PAHs, PHCs, BTEX	On Site (BH/MW108, BH/MW111, BH/MW118 and BH/MW119)
34	21 Don Valley Parkway N	-DNAPL Presence in Groundwater	-DNAPL thickness have been measured throughout the east portion of 21 Don Valley Pkwy North since the early 1990s.	PHCs, VOCs	On Site
35	21 Don Valley Parkway N	-LNAPL Presence in Groundwater	-LNAPL presence in groundwater throughout 21 Don Valley Parkway North (specifically east of Building A)	PHCs, VOCs	On Site
36	21 Don Valley Parkway N	-Soap and Detergent Manufacturing, Processing and Bulk Storage	-Visual evidence of soap/detergent in groundwater was observed at several monitoring wells in the vicinity and/or hydraulically downgradient from the soap/detergent productions building (Building No. 35, Building No. 36 and Building No. 42) during the 2011 Pinchin Phase II ESA	MI, ABNs, PAHs, PHCs, VOCs	On Site
37	21 Don Valley Parkway N	-Known Soil Exceedances	-Concentrations of BTEX/PHCs and/or PAHs in soil exceeded the applicable Site Condition Standard collected during the 2011 Pinchin Phase II ESA	PAH, PHCs, BTEX	On Site
38	21 Don Valley Parkway N	-Known Soil Exceedances	-Lead concentration of 330µg/g in a sample collected from borehole BH/MW110-S2 (1.1 mbgs to 1.5 mbgs) exceeded the corresponding Table 3 Standard of 120 µg/g during the 2011 Pinchin Phase II ESA	MI	On Site
39	21 Don Valley Parkway N	-Known Soil Exceedances	-Pesticide concentration exceeding the applicable Site Condition Standard was identified in a surface soil sample collected west of Building A	OCs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
40	21 Don Valley Parkway N	-Known Soil Exceedances	-Concentration of boron in a soil sample recovered from borehole BH40 (near the northwest portion of Building A) was observed to exceed the applicable Site Condition Standard	MI	On Site NW portion of Building A
41	30 Booth Avenue	-Known Soil Exceedances	-Significant PAH and PHC soil impacts were identified at 30 Booth Avenue. Numerous borehole locations identified pure coal tar several metres in thickness at 30 Booth Avenue	MI, PAHs, PHCs, VOCs	On Site
42	21 Don Valley Parkway N	-Known Groundwater Exceedances	-Concentrations of BTEX, PHCs and PAHs in groundwater exceeded the corresponding the applicable Site Condition Standard in the majority of the submitted groundwater samples during the 2011 Pinchin Phase II ESA	PAHs, PHCs, BTEX	On Site
43	21 Don Valley Parkway N	-Known Groundwater Exceedances	-TCE concentrations of 9 µg/L exceeded the applicable Site Condition Standard of 1.6 µg/L at monitoring well (MW112) during the 2011 Pinchin Phase II ESA	VOCs	On Site
44	21 Don Valley Parkway N	-Known Groundwater Exceedances	-Sodium concentrations exceeded the applicable Site Condition Standard of 2,300,000 µg/L at monitoring wells BH9 (4,200,000 µg/L), BH35 (3,100,000 µg/L), MW110 (2,600,000 µg/L) and MW112 (3,600,000 µg/L) during the 2011 Pinchin Phase II ESA	MI	On Site
45	30 Booth Avenue	-Known Groundwater Exceedances	-PAH and PHC groundwater impacts. VOCs and Metals exceedances also noted.	MI, PAHs, PHCs, VOCs	On Site
46	21 Don Valley Parkway N	-Other - Free Phase Product	-Free phase LNAPL has been observed in the early 1990s in the on-Site manholes and sewer system.	PHCs, VOCs	On Site
47	21 Don Valley Parkway N	-On-Site Staining	-Approx. 100 m2 area of PHC-stained soil was observed immediately west of historic Fuel Oil ASTs, formerly located north of the Boiler House, during the 2011 Pinchin Phase I ESA conducted at 21 Don Valley Pkwy N	PHCs, VOCs, MI, PAHs	On Site
48	21 Don Valley Parkway N	-Historical spill	-Chemical spills (including PCB oil, Sulphur and effluent water) are known to have occurred in several areas throughout	MI, PCBs, ABNs, PAHs, PHCs, VOCs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
49	21 Don Valley Parkway N	-Historical spill	-February 29, 2008, an undisclosed quantity of “abnormal discharges of process effluent” was discharged to sanitary sewer at 21 Don Valley Pkwy N	MI, PCBs, ABNs, PAHs, PHCs, VOCs	On Site
50	21 Don Valley Parkway N	-Historical spill	-December 11, 2015, 20,000 L of propylene glycol was discharged to sanitary sewer. Information on the status and exact location of the spill was not provided	Glycol	On Site
51	21 Don Valley Parkway N	-Historical spill	-November 2, 2015, 20,000 L of oily water was released, information on the status and exact location of spill was not provided	PHCs, VOCs	On Site
52	21 Don Valley Parkway N	-Historical spill	-February 28, 2007, 300 L of sulphonic acid was spilled to ground (status and exact location of event)	MI	On Site
53	21 Don Valley Parkway N	-Historical spill	-Undisclosed quantity of sulfonic acid spilled in 2008.	MI	On Site
54	21 Don Valley Parkway N	-Historical spill	-Gaseous fuel release (details regarding the gaseous fuel release were not provided)	MI, PHCs, VOCs	On Site
55	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-First Gulf Don Valley Limited had been registered with the MECP as a generator (Generator #ON2913737) of waste detergents/soaps in 2015 and 2015	MI, ABNs, PAHs, VOCs, PCBs	On Site
56	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Unilever Canada Inc. located had been registered with the MOECC as a generator (Generator #ON4600725) of various hazardous wastes between 2006 and 2012	MI, ABNs, PAHs, VOCs, PCBs	On Site
57	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-S. Fungit & Associates Inc. had been registered with the MECP as a generator (Generator #ON8766561) of various hazardous wastes in 2010	MI, ABNs, PAHs, PHCs, VOCs	On Site
58	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Unilever had been registered with the MECP as a generator (Generator #ON2489202) of various hazardous wastes between 2000 and 2001	MI, ABNs, PAHs, VOCs, PCBs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
59	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Korex Don Valley ULC, had been registered with the MECP as a generator (Generator #ON0171007) of various hazardous wastes between 2002 and 2008	MI, ABNs, PAHs, PHCs, VOCs	On Site
60	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Jellystone Films Inc., had been registered with the MECP as a generator (Generator #ON3701724) of various hazardous wastes in 2015	VOCs, MI	On Site
61	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Enbridge Gas Distribution had been registered with the MECP as a generator (Generator #ON7077830) in 2015	MI, ABNs, PAHs, PHCs, VOCs	On Site
62	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-Pebblehut Doc IV Inc. had been registered with the MECP as a generator (Generator #ON6365581)	MI, ABNs, PAHs, PHCs, VOCs	On Site
63	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-GEP Productions Inc. Warehouse 31 – Seasons 4 and 5, located in Suite 200 at 30 Booth Avenue, had been registered with the MECP as a generator (Generator #ON3026170) of various hazardous wastes in 2011 and 2013	MI, ABNs, PAHs, PHCs, VOCs	On Site
64	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Booth Avenue Hospital Laundry Inc., had been registered, with the MECP as a generator (Generator #ON1493200) of waste lubricants between 1992 and 2001	VOCs	On Site
65	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-SP Canadian Film Productions Inc. had been registered with the MECP as a generator (Generator #ON3300909) of undisclosed wastes in 2009	VOCs, MI	On Site
66	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Lakeshore Laundry & Linen Concept Ltd., had been registered with the MECP as a generator (Generator #ON2383100) of waste oils and lubricants between 1998 and 2001	VOCs	On Site
67	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Booth Hospital Laundry had been registered with the MECP as a generator (Generator #ON1466700) of undisclosed wastes between 1992 and 1994	VOCs	On Site
68	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-Ainsworth Incorporated, had been registered with the MECP as a generator (Generator #ON4673547) of waste aliphatic solvents in 2009 and 2011	VOCs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
69	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Waste liquids temporary holding Building H	MI, PAHs, PHCs, VOCs	On Site
70	9 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Trans-Northern Pipelines Inc, had been registered with the MECP as a generator (Generator #ON5929310) of hazardous wastes in 2016	PHCs, VOCs, MI, PAHs	Off Site
71	397 Eastern Avenue	-Other – On-Site Hazardous Waste Generation	-Hazardous waste generations (Generator# ON0213919)	MI	Off-Site
72	50 Booth Ave	-Other – On-Site Hazardous Waste Generation	-City of Toronto Department of Parks & Recreation (general automotive repair), had been registered with the MECP as a generator (Generator #ON0173805 and ON0173843) of various hazard wastes between 1986 and 2013	MI, PAHs, PHCs, VOCs	Off Site
73	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Booth Hospital Laundry, was listed in the Waste Receivers database in 1992, and between 2006 and 2008	VOCs	On Site
74	30 Booth Avenue	-On-Site Waste Receivers	-Mid-Tech Environmental Limited, was listed as a transfer station in 1997 and 1998, and between 2006 and 2008 for waste emulsified oils, pharmaceuticals and pathological wastes	PHCs, BTEX	On Site
75	30 Booth Avenue	-Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Foot of Booth Dump was located at the south end of Booth Avenue	MI, PAHs, PHCs, VOCs, PCBs, ABNs	On Site
76	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Hypochlorite bleach and varsol chemical storage at Booth Avenue, Hospital Laundry Inc.	VOCs	On Site
77	21 Don Valley Parkway N	-On-Site Chemical Storage	-Historical chemical storage in close vicinity to Buildings A and D included Propylene naphtha, benzene and alkyl benzene	Glycol, PAHs, PHCs, VOCs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
78	30 Booth Avenue	-Salt Manufacturing, Processing and Bulk Storage	-De-icing salt storage in the SW corner of the Site.	MI	On Site
79	21 Don Valley Parkway N	-Other - Historical on-Site Hydrogen Gas Production Activities	-Historical on-Site Hydrogen Gas production activities	MI, ABNs, PAHs, PHCs, BTEX	On Site
80	21 Don Valley Parkway N	-Storage, maintenance, and repair of equipment, vehicles, and used to maintain transportation	-TTC Storage Yard located to the northeast of the Warehouse located within 21 DVP N	MI , ABNs, CPs, VOCs, PAHs, PHCs, BTEX	On Site
81	21 Don Valley Parkway N	-Rail Yards, Tracks and Spurs	-Waste railway ties deposited north of the Boiler House	PHCs, VOCs, MI, PAHs	On Site
82	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-Spill control measures consisting of concrete trenches and associated concrete pits located on the exterior of 21 Don Valley Pkwy North and within Site Buildings A1, A2 and D	MI, ABNs, PAHs, PHCs, VOCs	On Site
83	21 Don Valley Parkway N	-Pits and Spill Containment Structures	-Concrete spill containment pit located at the chemical storage shed north of Carpenter Shed	MI, ABNs, PAHs, PHCs, VOCs	On Site
84	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-A concrete in-ground pit (Pit #1) utilized to collect wash water generated from equipment and floor washing activities within Site Building A1. The pit is located to the southeast of the Liquids Building	MI, ABNs, PAHs, PHCs, VOCs	On Site
85	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-A concrete in-ground pit (Pit #2) utilized to collect wash water generated from equipment and floor washing activities within Site Building D1. The pit is located along the east side of the Chemithon/Sulphonation	MI, ABNs, PAHs, PHCs, VOCs	On Site
86	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-An interceptor pit is located along the West side of the Carpenter Building	MI, ABNs, PAHs, PHCs, VOCs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
87	21 Don Valley Parkway N	-Historical spill	-Two steel plates were observed along the north side of the Finishing Building in the vicinity of concrete pads associated with historical AST's	MI, ABNs, PAHs, PHCs, VOCs	On Site
88	21 Don Valley Parkway N	-Historical spill	-Two steel plates were observed, between the railway lines located at the Rail shed Building	MI, ABNs, PAHs, PHCs, VOCs	On Site
89	21 Don Valley Parkway N	-Gasoline and associated products storage in fixed tanks	-An out-of-use oil/water separator with associated trenches and a sump pit located approximately mid-way along the West interior side of Site Building G	PHCs, VOCs, MI, PAHs	On Site
90	30 Booth Avenue	-Hydraulically-Operated Equipment	-A hydraulically-operated elevator located within the east portion of Site Building I located at 30 Booth Avenue	PCBs, PHCs, BTEX	On Site
91	21 Don Valley Parkway N	-Other - Fill Material of Unknown Quality	-The unknown quantity of fill material stored throughout the Phase I Property	MI, ABNs, PAHs, PHCs, BTEX, PCBs	On Site
92	21 Don Valley Parkway N	-Coal storage	-Coal storage areas were located along the north side of Site Building E	MI, ABNs, PAHs,	On Site
93	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Potential UST east of the Liquids Building (i.e. Site Building A2)	PHCs, VOCs, MI, PAHs	On Site
94	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-An electrical sub-station was located in the southwest corner of the Boiler House	PHCs, VOCs, MI, PAHs	On Site
95	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two tanks containing oleum and waste acid were located along the south side of the Glycerine Building (i.e. Site Building A2)	PHCs, VOCs, MI, PAHs	On Site
96	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-One historical steel AST (contents unspecified) was located in the central portion of 30 Booth Avenue in 1935. The AST was likely associated with the historical operations conducted by the adjacent coal gasification plant	PHCs, VOCs, MI, PAHs	On Site

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site
97	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two vertical and one horizontal ASTs located along the east side of the Chemithon Plant (Site Building D)	PHCs, VOCs, MI, PAHs	On Site
98	55 Logan Ave	-Gasoline and associated products storage in fixed tanks -Autobody shop	-Brinks Express Co. and associated garage in 1973	PHC, VOCs, MI, PAHs	Off Site, East
99	47 Booth Ave	-Foam and Expanded Foam Manufacturing and Processing	-Mattress and bedding manufacturing 1951	PHCs, PAHs, VOCs	Off Site, East
100	Between Booth and Logan Ave	-Commercial autobody shops	-Precision Automotive Co. Ltd	MI, PAHs, PHCs, VOCs	Off Site, East
101	43-45 Booth Ave	-Salvage yard, including automobile wrecking	-Auto wreckers yard in 1973	PHC, VOCs, MI, PAHs, ABNs	Off Site, East
102	75-77 Logan Ave	- Wood treating and preservative facility and bulk storage of treated and preserved wood products	-Wood working	VOCs, PHCs, CPs	Off Site, East

4.6.3 Areas of Potential Environmental Concern

Due to the anticipated groundwater flow direction to the south/southeast and/or the intervening distances between the Site and the off-site PCAs within the Phase I Study Area, the pathway for contaminants to migrate between the Site and some PCAs was interpreted to be incomplete. The potential for contaminants to migrate from those off-site PCAs to the Site was considered to be low.

The APECs identified for the Site are summarized in **Table 3-7** and on **Figure 7B**. Typically, APECs are categorized based on their PCAs as moderate or high for the potential of subsurface contamination at the Site. However, based on the PCAs and associated pathway-receptor scenarios, all PCAs identified that were not discounted as downgradient or outside of the Study Area are carried forward as High risk APECs. A description of each category is provided as follows:

- **Low** – Low potential for contamination from PCAs at the Site and/or a low potential for contamination migration from PCAs within the Phase I Study Area. These PCAs did not result in

APECs, and are not included in the APEC summary. This generally includes PCAs are more than 100 m from the Site, are down gradient of the Site, or the PCA is interpreted to have a small contamination footprint.

- **Moderate** – Moderate potential for contamination at the Site and/or a moderate potential for contamination migration from adjacent properties. A Phase Two ESA is generally recommended for areas identified as a moderate potential for contamination. This generally includes APECs resulting from PCAs that are within 100 m of the Site, but where there is no evidence of historical environmental impact (e.g., no spill records, no observations of surface staining or spills), or from PCAs at the Site where the potential contamination would be considered to be localized (e.g., possible lead and zinc containing paint from electrical transmission towers affecting local surface and/or subsurface soil).
- **High** – High potential for, or known, contamination at the Site and/or a high potential for contamination migration from adjacent properties. A Phase Two ESA is generally recommended for areas identified as a high potential for contamination. This generally includes APECs resulting from PCAs originating on the Site or from PCAs within 100 m or more that are interpreted to have a large contamination footprint. It also includes off-site PCAs that are directly up-gradient of the Site where the PCA is considered a high potential contaminant source.

Table 4-8 Areas of Potential Environmental Concern in Area B

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
1B	21 Don Valley Pkwy (Applicable to the entire area of 21 Don Valley Pkwy)	14	1	On Site	MI, PAHs, PHCs, VOCs, ABNs, PCBs, Glycol	Soil, GW
		50	4			
		46	5			
		30	32			
		N/a	46			
		N/a	48			
		N/a	49			
		N/a	50			
		N/a	51			
		N/a	52			
		N/a	53			
		N/a	54			
		50	55			
		50	56			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	57			
		N/a	58			
		N/a	59			
		N/a	60			
		N/a	61			
2B	21 Don Valley Pkwy and 415 Eastern Avenue (Northern portion of SFA in Area B within 21 Don Valley Pkwy property boundary)	9	2	On Site	MI, ABNs, PAHs, PHCs, BTEX	Soil, GW
		9	3	Off Site		
3B	21 Don Valley Pkwy and 397 Eastern Avenue (Northern portion of SFA in Area B south of railway)	28	6	On Site	MI, ABNs, PAHs, PHCs, VOCs, OCs, Glycol, CPs	Soil, GW
		28	8			
		28	9			
		28	11			
		28	12			
		28	13			
		28	15			
		28	17			
		28	21			
		28	22			
		28	23			
		28	26			
		28	27			
		28	28			
		28	29			
		28	30			
		30	33			
		N/a	34			
		N/a	35			
		N/a	39			
		N/a	40			
		N/a	43			
		N/a	44			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	47			
		8	77			
		52	80			
		N/a	82			
		N/a	83			
		N/a	84			
		N/a	85			
		28	87			
		46	88			
		28	95			
		28	96			
4B	21 Don Valley Pkwy (Central portion of SFA– intersection)	N/a	7	On Site	MI, ABNs, CPs, PAHs, PHCs, VOCs, CPs	Soil, GW
		28	19			
		28	20			
		28	24			
		28	25			
		N/a	31			
		28	89			
		N/a	92			
		28	93			
		28	94			
		28	97			
5B	30 Booth Avenue and 50 Booth Avenue (Eastern leg of the SFA in Area B)	28	10	On Site	MI, PAHs, PHCs, VOCs, ABNs, CPs	Soil, GW
		28	18			
		N/a	41			
		N/a	45			
		N/a	62			
		N/a	63			
		37	64			
		N/a	65			
		37	66			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		37	67			
		51	68			
		N/a	69			
		52	72			
		37	73			
		58	74			
		58	75			
		37	76			
		8,48	78			
		10,28	98	Off Site		
		26	99			
		10	100			
		49	101			
		59	102			
6B	21 Don Valley Pkwy (West leg of SFA in Area B)	55	14	On Site	PCBs, PHCs, PAHs, VOCs, MI, ABNs	Soil, GW
		28	16			
		50	36			
		N/a	37			
		N/a	38			
		N/a	42			
		58	16			

5.0

Area C: Southern Portion of Site

This chapter presents the Limited Phase I ESA details pertaining to the Broadview Avenue Extension from The CN Rail Yard to Lake Shore Boulevard East (hereafter referred to as the Site in this chapter only). The Phase I Study Area is defined as the lands located wholly or partially within 250 m of the boundaries of the Site, as discussed in **Section 5.1**. The locations found within the Study Area are shown on **Figures 1 and 2**.

5.1

Phase I Property Information

The Site is located over several parcels of land and is summarized in **Table 5-1**.

Table 5-1: Summary of Area C Phase I Properties

Municipal Address and PIN	Description	Approximate Area of the Property (m ²)	General Site Description	Owner
685 Lake Shore Blvd E 213850111	PT BLK D PL 554E TORONTO PT 1 63R2060 EXCEPT PT 1 64R16996; S/T INTEREST IN CT427548; CITY OF TORONTO	9,921	Greyhound Bus Terminal	GREYHOUND CANADA TRANSPORTATION CORP.
115 Saulters Street South 213850112	PT BLK D PL 554E TORONTO PT 1 & 2 63R1949; CITY OF TORONTO	6,412	Food Products Supplier	849861 ONTARIO LIMITED
120 Bouchette St 213850110	PT BLK D PL 554E TORONTO PT 1 63R2186 EXCEPT PT 1 66R19741; CITY OF TORONTO	8,989	Greyhound Bus Terminal	1132222 ONTARIO INC.
280 Commissioners St 213850108	PT BLK D PL 554E TORONTO AS IN CT593763; CITY OF TORONTO	9,480	Self-storage	TEPFAM HOLDINGS INC.
300 Commissioners St NA	NA	18,469	Vacant	Unknown
CN Rail Way (1 Don Valley Parkway Toronto) 210770147	PT 150 FT WIDE RD PL 159E TORONTO (CLOSED BY ES7938); PT BLK DC, V PL 520E TORONTO PT 1 & 2 64R14530; S/T ES62569; CITY OF TORONTO SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7-10 & 13, 66R30170 AS IN AT4955352 SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 ON 66R30171 AS IN AT4955451	24,942	Railway	CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

5.2 Record Review

5.2.1 First Developed Use Determination

The term “first developed use” is defined in **Section 1.2**. The first developed use of the Site is discussed and supported below:

- First observed use from review of the FIP from 1924 development of what appears to be the Toronto Harbour Industrial District at 280 Commissioners Street and a single rail line along the existing railway.
- Prior to this the Ashbridges Bay was in this area according to 1890, 1899, 1903, and 1913 FIPs.

5.2.2 Fire Insurance Plans

A summary of the key findings from the FIP review is presented in **Table 5-2**. The table includes general descriptions of the Site and relevant details concerning PCAs in the surrounding area observed on the FIPs. The distances referenced in the FIP review table are approximate. The resolution of the FIPs varied and did not always allow for a detailed evaluation of the surface conditions at the Site or in the Study Area. Copies of the FIPs are presented in **Appendix D**.

Table 5-2: Key Findings of FIP Review for Area C

Year	Information Source	On-site	Surrounding Area
1890	Goad's Atlas of the City of Toronto Plate 1 and 47	<ul style="list-style-type: none"> • Ashbridges Bay, no development 	<ul style="list-style-type: none"> • North: Baseball grounds, Vacant parcels of land
1899	Goad's Atlas of the City of Toronto Plate 1 and 47	<ul style="list-style-type: none"> • No FIP available for the Site. Proposed residential lots 	<ul style="list-style-type: none"> • North: Baseball grounds, Vacant parcels of land, Gooderham and Worts Cattle Sheds
1903	Enviroscan Report: Toronto Plan 2934, plate 47. Goad's Atlas Plate 1	<ul style="list-style-type: none"> • No FIP available for the Site. Proposed residential lots 	<ul style="list-style-type: none"> • North: Sunlight Park, Sunlight Soap Works, Gooderham and Worts Cattle Sheds
1913	Goad's Atlas of the City of Toronto (Plate 30)	<ul style="list-style-type: none"> • No FIP available for the Site. Proposed residential lots 	<ul style="list-style-type: none"> • North: Consumers Gas Co – Station B and Sunlight Soap Works
1924	City of Toronto Archives, Goad's Atlas (Plate 30)	<ul style="list-style-type: none"> • Toronto Harbour Industrial District with steel tanks of various dimensions 	<ul style="list-style-type: none"> • North: Consumers Gas Co – Station B and Sunlight Soap Works • West: Imperial Oil Limited with three tanks off Villiers St. in the western portion of the study area • East: Toronto Harbour Industrial

Year	Information Source	On-site	Surrounding Area
1935	Pinchin Report: Plan 2110, sheet 257 and 258 ERIS Report: Plan 2110, sheet 236	<ul style="list-style-type: none"> The Barrett Co.: distilling of crude coal tar, saturating roofing felt, roofing pitch storage in barrels, chemical storage tanks Graham Bros. Co. Limited 	<ul style="list-style-type: none"> North: British American Oil Co Limited with multiple tanks of varying sizes (4200 – 1855350 gal). East: Alexander Murrey & Co. Ltd.; The Dominion Tar & Chemical Co. Ltd., caustic soda and phenol manufacturing; and Canadian Patent Leather Co. Ltd. South: Sun Oil Co. Ltd. One 1.25 million gallon gasoline tank, and Millar Coal Co. with piled coal, crane runway, and Transport Oil Co. with oil tanks. West: Imperial Oil Limited with three oil tanks north of Villiers Street at 1.5 to 1.75 million gallon capacity; six oil tanks at 2 to 3 million gallon capacity south of Villiers Street; two oil tanks at 3 million gallon capacity south of Commissioners Street
1951	Pinchin Report: Plan 2140, sheet 257 and 258 ERIS Report: Plan 2140, sheet 236	No major change	<ul style="list-style-type: none"> North: Unilever Brothers Soap Ltd. East: Alexander Murrey (The Dominion Tar and Chemical Co Ltd, with numerous storage tanks), caustic soda indicated). South: Sun Oil Ltd – large storage tanks West: Imperial Oil Limited eight large storage tanks
1973	Pinchin Report: Toronto Plan: 2193 A, sheet 350	<ul style="list-style-type: none"> Removal of Barrett Co and Graham Bros operations One building indicated on site with a large tank near the south 	<ul style="list-style-type: none"> North: Unilever district East: Free space South: Sun Oil Ltd – large storage tanks West: Imperial Oil Limited eight large storage tanks

PCAs identified through review of FIPs are included in the PCA Table (**Table 5-8**) in **Section 5.6.2** and shown on **Figure 6C**.

5.2.3 Environmental Reports

Seven environmental reports were provided by the City for review:

- “East Harbour Redevelopment – Contaminant Management Plan First Gulf Don Valley Limited”, Pinchin Ltd., December 2016.
- “Geotechnical Data Report (GDR) – Inner Harbour West, Inner Harbour East and Lower Don Connections – Don River & Central Waterfront Wet Weather Flow System, Toronto, Ontario, Geotechnical Investigation – Phase 2, prepared by Amec Foster Wheeler Environment & Infrastructure, February 27, 2017.
- “Phase I Environmental Site Assessment, 21 Don Roadway & 30 Booth Avenue, Toronto, Ontario”, prepared by Pinchin Ltd., April 2017.
- “Geotechnical Data Report (GDR) – Coxwell Bypass Tunnel Along Inner Harbour East and Lower Don – Don River & Central Waterfront Wet Weather Flow System, Toronto, Ontario, Geotechnical Investigation – Phase 5”, prepared by Amec Foster Wheeler Environment & Infrastructure, July 4, 2017.

- “Geotechnical Data Report (GDR) – Don River & Central Waterfront Wet Weather Flow System – Geotechnical Investigation – Phase 6, prepared by Amec Foster Wheeler Environment & Infrastructure, June 2018.
- “Hydrogeological Review Summary and Report East Harbour, Phase A, 21 Don Valley Parkway North Toronto, Ontario” and “Geotechnical Engineering Report East Harbour, Phase A Soap Factory Toronto, Ontario”, prepared by Terraprobe, December 2018.
- “First Gulf-Environmental Risk Memo March 2019”, First Gulf, March 2019.

The results of these reports were expanded on in **Chapter 4**.

PCAs identified through review of the above documents are included in the PCA Table (**Table 5-8**) in **Section 5.6.2** and shown on **Figure 6C**.

5.3 Environmental Source Information

Ontario MECP

FOI

The FOI Administrative Officer for the MECP was contacted by fax on October 21, 2019 to request historical information for the Site regarding environmental infractions, including reported spills, orders issued and/or investigations/prosecutions, and if the properties had been identified as waste generators. The adjacent properties were identified based on their close proximity to the Site and the industrial/commercial nature of their businesses. Historical information was requested for the following properties:

- 115 Saulter Street South (Site);
- 120 Bouchette Street (Site);
- 685 Lake Shore Blvd E (Site);
- 300 Commissioners Street (Site);
- 280 Commissioners Street;
- 225 Commissioners Street;
- 101 Commissioners Street;
- 475 Commissioners Street;
- 301 Commissioners Street;
- 400 Commissioners Street;
- 23 Basin Street;
- 801 Lake Shore Blvd E; and
- 755 Lake Shore Blvd E.

The MECP Freedom of Information and Protection of Privacy Office responded by mail on October 21, 2019, indicating that searches of their databases were being conducted.

Results of this request are still outstanding at the time of this report, with the exception of 225 Commissioners Street and 120 Bouchette Street (on Site). HWIN classifications for multiple production studios were reported for 225 Commissioners Street. Additionally, multiple spill reports for both addresses were reported, but as they were to the air these reports are not considered to generate a PCA.

A copy of the MECP FOI requests and response letters are included in **Appendix A**.

Local Municipality (City of Toronto)

Dillon contacted the City of Toronto Project Manager, Riad Rahman, by email on November 8, 2019, to request a search of Toronto's records relating to environmental conditions in the vicinity of the Site including documents relating to soil and groundwater quality. A response has not yet been received from the City of Toronto.

TSSA

The Public Information Services Department of the TSSA, Fuel Safety Branch was contacted by email on October 15, 2019, regarding records in their database of fuel storage tanks on the Site and at five adjacent properties (addresses listed under the *Ontario MECP-FOI* Section).

On November 1, 2019, TSSA reported that the following records of fuel storage tanks at the Site and 250m Study Area as shown in **Table 5-3**. A copy of the TSSA correspondence is included in **Appendix B**.

Table 5-3: TSSA Results for Area C

Instrument Number	Type	Address	City	Status
9429742	FS PRIVATE FUEL OUTLET - SELF SERVE	300 COMMISSIONERS ST	TORONTO	Active
11009874	FS LIQUID FUEL TANK	300 COMMISSIONERS ST	TORONTO	Active
9288114	FS PRIVATE FUEL OUTLET - SELF SERVE	400 COMMISSIONERS ST	TORONTO	EXPIRED
11010085	FS LIQUID FUEL TANK	400 COMMISSIONERS ST	TORONTO	EXPIRED
11446540	FS LIQUID FUEL TANK	400 COMMISSIONERS ST	TORONTO	EXPIRED
11446563	FS LIQUID FUEL TANK	400 COMMISSIONERS ST	TORONTO	EXPIRED

**On Site locations are highlighted in grey.*

ERIS Databases

The ERIS search findings are summarized in the sections below. A copy of the ERIS search results can be seen in **Appendix C**.

Site

Multiple records (188) related to or mapped within the Site (approximately 10) or within 250 m Study Area (approximately 178) were identified by ERIS. Of the records identified, 137 were identified as PCAs, such as:

- Fuel storage tank database records identified storage tanks containing diesel or gasoline (9);
- Ontario spill records identified spill incidents of diesel, gasoline, glycol, etc. (16);
- Waste disposal site records identified locations and other available waste information of active and inactive waste disposal sites (39);
- Waste generator summary records identified generation of various wastes (50);
- National pollutant release inventory (12);
- Anderson's waste disposal site records identified locations that are involved in the scrap metal, automobile wrecking industry (7); and
- Expired TSSA facilities related to fuel storage tanks (4).

Additionally, two records of site condition (RSCs) were filed for 281 and 300 Commissioners St. in 2008, according to the ERIS report. Both locations are located south of the Site but within the 250 m study area, and as such assumed to be downgradient. The ERIS report did not indicate any findings from the RSCs.

PCAs identified based on a review of the ERIS environmental database search are included in the PCA Table (**Table 5-8**) in **Section 5.6.2** and shown on **Figure 6C**.

City Directories

City directory searches for two site municipal address (115 Saulter St S and 280 Commissioners St) (on Site in bold) and six adjacent municipal addresses (identified under the *Ontario MECP-FOI* Section) were completed through ERIS. Results of this search can be seen in **Table 5-4** below. A copy of the city directory results is included in **Appendix B**.

Table 5-4: City Directory Ownership History for Area C

Years	Occupant Listings for the Site address
Prior to 1945	No Listings
1950-1960	280 Commissioners St.: Address Not Listed 115 Saulter St. S: Address Not Listed 101 Commissioners St: Imperial Oil Ltd.
1960-1965	280 Commissioners St.: Address Not Listed 115 Saulter St. S: Address Not Listed 101 Commissioners St: Imperial Oil Ltd. 801 Lakeshore Blvd E: Dominion Tar & Chemical Co
1965	280 Commissioners St.: Address Not Listed 115 Saulter St. S: Address Not Listed 101 Commissioners St: Imperial Oil Ltd. 400 Commissioners St: Metro Toronto Department of Works Incinerator 801 Lakeshore Blvd E: Dominion Tar & Chemical Co

City of Toronto

Limited Phase I Environmental Site Assessment - Broadview Avenue Extension, New East-West Street and Eastern Avenue and Don Valley Parkway Reconfiguration
August 2020 -19-1243



Years	Occupant Listings for the Site address
1978/79	280 Commissioners St.: Teperman & Sons Inc 115 Saulters St. S: Address Not Listed 101 Commissioners St: Imperial Oil Ltd. 400 Commissioners St: Metro Toronto Department of Works Incinerator 801 Lakeshore Blvd E: Vacant
1985/86	280 Commissioners St.: Teperman & Sons Inc 115 Saulters St. S: Address Not Listed 101 Commissioners St: Vacant 400 Commissioners St: Metro Toronto Department of Works Incinerator
1991	280 Commissioners St.: Teperman & Sons Inc 115 Saulters St. S: Chai Kosher Poultry Ltd. 400 Commissioners St: Metro Toronto Department of Works Incinerator 801 Lakeshore Blvd E: Mayfair Lakeshore Racquet Club
1996/97	280 Commissioners St.: Teperman & Sons Inc 115 Saulters St. S: Chai Kosher Poultry Ltd. 400 Commissioners St: CRINC Canada Ltd., Dineen Construction Ltd., Groff & Associates Ltd. 801 Lakeshore Blvd E: Not Listed
1999	No Listings

**On Site addresses are indicated in bold.*

A review of the city directory search results indicated that there were PCAs in the Study Area. PCAs identified through city directory searches are included in the PCA Table (**Table 5-8**) in **Section 5.6.2** and shown on **Figure 6C**.

5.4 Physical Setting Sources

5.4.1 Aerial Photographs

A summary of the observations of the aerial photography is presented in **Table 5-5**. Aerial photographs are included in **Appendix E**. The table includes general descriptions of the Site and relevant details concerning PCAs in the surrounding area observed on the aerial photographs. The distances referenced in the tables are approximate. The scale and resolution of the aerial photographs varied and did not always allow for a detailed evaluation of the surface conditions at the Site and Study Area.

Table 5-5: Summary of Details Observed on the Aerial Photographs for Area C

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
1947	22D (Scale 1:4800)	Site has disturbed earth. Ground surface appears to be natural earth. There is a building and several structures on the Site including potential tanks or cylindrical storage containers.	A mixture of barren land, some commercial/industrial facilities, and rail cars lining the tracks north of Lakeshore Blvd E. Industrial piping, tanks, and a tank farm are observed.	Land immediately adjacent to east of Site appears to be disturbed by barren. Several commercial/industrial facilities and large capacity tanks are observed.	Several industrial facilities including a tank farm. To the south, there is a shipping channel, followed by Lake Ontario.	Tank farm located west of Site at industrial facility.
1953	188 (Scale NA)	Initiation of some development/construction (ground appears disturbed). West side of property depicts possible expansion of facility.	No observable changes, similar to 1947 photograph.	No observable changes, similar to 1947 photograph.	No observable changes, similar to 1947 photograph, with the exception of a new commercial/industrial building adjacent to the Site.	No observable changes, similar to 1947 photograph.
1956	189 (Scale NA)	Development in progress (apparent road construction connecting Lakeshore Blvd E and Commissioners Street). Construction of a large-scale facility (not sure if facility is industrial but contains several large smoke stacks).	No observable changes, similar to 1953 photograph.	No observable changes, similar to 1953 photograph.	No observable changes, similar to 1953 photograph.	No observable changes, similar to 1953 photograph.
1957	152 (Scale NA)	Road construction complete.	No observable changes, similar to 1956 photograph.	No observable changes, similar to 1956 photograph.	No observable changes, similar to 1956 photograph.	No observable changes, similar to 1956 photograph. Three large-capacity tanks appear to be damaged, or under maintenance/upgrade.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
1967	29 (Scale NA)	Site development seems to be completed. Movement of apparent storage containers on property.	No observable changes, similar to 1957 photograph.	No observable changes, similar to 1957 photograph.	Large-scale storage containers remain (one container seems to be either damaged or under construction).	No observable changes, similar to 1957 photograph.
1971	31 (Scale NA)	Similar to observations made in 1967 photograph, however several buildings and containers have been removed on west side.	No observable changes, similar to 1967 photograph.	Stockpiled materials observed by building southeast of Site.	No observable changes, similar to 1967 photograph.	No observable changes, similar to 1967 photograph.
1973	41 (Scale NA)	No observable changes, similar to 1971 photograph.	No observable changes, similar to 1971 photograph.	Stockpiled materials in southeast quadrant have been removed and area has been converted into an artificial surface (pavement/concrete/asphalt).	No observable changes, similar to 1971 photograph.	Large-capacity tanks remain (one tank seems to be either damaged or under construction).
1977	20 (Scale NA)	Additional storage container/tank added to east side of property. Commercial/Industrial facilities demolished on west side of property.	No observable changes, similar to 1973 photograph.	Industrial facility southeast of Site has expanded.	No observable changes, similar to 1973 photograph.	Six large-capacity tanks remain (external colour change to several tanks) and removal of two tanks on northwest side of study site.

Year	Photograph No.	On Site	Study Area			
			North	East	South	West
1983	52G (Scale 1:5000)	Construction of new buildings on the property on west side.	No observable changes, similar to 1977 photograph.	Demolition to commercial/industrial facility observed, as well as potential new development. Tanks remain along property line (approximately 10 tanks of small to large-capacity).	No observable changes, similar to 1977 photograph.	Tanks in process of being removed.
1987	52G (Scale 1:5000)	Expansion of parking lot on east side of Site.	No observable changes, similar to 1983 photograph.	Construction/Development of new commercial/industrial facility progresses (addition of new buildings). Storage containers/tanks along property line have been removed completely.	Construction of new buildings in the southwest corner of the lot.	Land appears vacant.
1992	52G (Scale 1:5000)	No observable changes, similar to 1987 photograph.	More storage containers located on property north of rail line.	Expansion observed (construction of new building).	No observable changes, similar to 1987 photograph.	No observable changes, similar to 1987 photograph.
2002	NA	Removal of the two large storage tanks is evident. Surrounding area and south are vacant	Multiple storage containers located on railway	No observable changes, similar to 1992 photograph	Removal of remaining storage tanks South of Commissioners St	No observable changes.
2018	NA	No observable changes	No storage containers evident on railway	No observable changes	Development of multiple structures south of Commissioners St. Potential office spaces.	No observable changes.

Note: Photograph scales provided within brackets indicate the original scale of the photograph.

5.4.2 Fill Materials

Based on the review of historical aerial photographs, there appears to be evidence to suggest fill materials of unknown quality and origin may be present on the Site. Aerial imagery indicates ground surface disturbance of the land in the vicinity of the 115 Saulter St in 1971 when previous buildings as shown in 1967 aerial imagery are removed. These features may be as a result of, or contribute to, the presence of possible fill materials on the Site. Fill materials may be associated with industrial activities that were present on the Site and/or may have encroached from commercial/industrial activities (i.e., fuel storage, rail yard, coal tar distribution, etc.) from areas directly adjacent to the Site from various businesses indicated in the ERIS report and city directory, as well as evident in aerial imagery. The Site is south of the rail tracks; fill materials may have been brought to the Site during construction or maintenance of the rail tracks. Additionally, paving activities on the Site are noted throughout aerial images and the development of Bouchette St is noted in 1957; fill material may have been brought to the Site during the paving activities to level ground surface.

5.4.3 Well Records

Four well records were identified on the Site by the ERIS Ecolog Report and in the MECP Well Records Database, and nine were identified within the 250 m Study Area of the Site.

Well locations identified within the Site and the Study Area are shown on **Figure 5** and **Table 5-6**. A summary of the well records within the Site are listed in the following table:

Table 5-6: Summary of Well Record Details for Area C

MECP Well ID (ERIS ID)	General Info	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
7192709	Monitoring and Test Hole	Brown sand fill (0-0.6 mbgs) Black muck w/ silt (0.6-3.1 mbgs) Grey silt and clay (3.1-4.3 mbgs)	Not encountered (>4.3 mbgs)	Not indicated
7192710	Monitoring and Test Hole	Brown gravel fill (0-0.6 mbgs) Black muck w/ silt (0.6-3.1 mbgs) Grey silt and clay (3.1-4.3 mbgs)	Not encountered (>4.3 mbgs)	Not indicated
7192708	Monitoring and Test Hole	Brown gravel fill (0-0.6 mbgs) Black muck w/ silt (0.6-3.1 mbgs) Grey silt and clay (3.1-4.3 mbgs)	Not encountered (>4.3 mbgs)	Not indicated
7247921	Monitoring	Brown sand (0-7.6 mbgs)	Not encountered (>7.6 mbgs)	Not indicated

Information for all wells within the Study Area is included in **Table 1** attached.

It is noted that recorded well locations in the database are prone to some inherent uncertainty with respect to their utilization and location accuracy, and groups of observation wells can be registered to an individual MECP Water Well Tag Number. It is possible that not all reported wells remain in active use and some unregistered wells, or wells not decommissioned pursuant to *Ontario Regulation 903* could possibly be within the Site and the Phase I Study Area. Based on the location and date of drilling, no water supply wells are anticipated within the Study Area. The properties within the Study Area are expected to be municipally serviced.

5.5 Site Operating Records

Based on the historical use of the Site Property as an industrial, commercial, railway, and gasoline station in different areas of the Site, it is classified as an enhanced investigation property. The following Site operation records were reviewed where available:

- Regulatory permits and records related to APECs;
- Material safety data sheets;
- Underground utility drawings;
- Inventories of chemicals, chemical usage and chemical storage areas;
- Inventory of ASTs and USTs;
- Environmental monitoring data;
- Waste management records;
- Process, production and maintenance documents related to APECs;
- Records of spills and contaminant discharges;
- Emergency response and contingency plans; and
- Environmental audit reports.

Historical operations at 685 Lake Shore Blvd E, 115 Saulter Street South, and 120 Bouchette St included coal tar distillery from 1935 to approximately 1973. Unknown industrial activities continued in this area until Teperman and Sons Demolition Company appeared in 1978 to 1997. Currently a Greyhound Bus terminal operates from 685 Lake Shore Blvd E and 120 Bouchette St. The area surrounding the Site has had multiple operations of industrial classifications from dump sites, incinerators, and gas refining. Currently much of the surrounding area is vacant or used for what appears to be commercial purposes, with some potential industrial operations remaining to the south.

Records relating to site operations were received through the ERIS and OPTA reports, FIPs, and/or FOI searches are discussed in the sections above. These files were requested from the City, confirmation was received from the City but files have yet to be received.

5.6 Review and Evaluation of Information

5.6.1 Current and Past Uses

Based on the information from city directories received from ERIS and supported by aerial photography and FIPs, areas of the Site have been used for community, and commercial and industrial purposes. The current land uses of the Site are observed to be a Grey Hound Bus Terminal at 685 Lake Shore Blvd E and 120 Bouchette St; vacant land at 300 Commissioners St; and food packaging facility at 115 Saulter Street South. Review of aerial photographs, FIPs, and the existing environmental reports indicate that past activities are associated with commercial and industrial land uses. The development history for the Site Area C is summarized in **Table 5-7** below.

Table 5-7: Current and Past Land Use for Area C

Year	Name of Owner	Description of Property Use	Property Use	Other Observations (Aerial Photographs, FIPs, etc.)
Prior to 1899	None	Ashbridges Bay, no development	Vacant	None available
1899-1913	Unknown	Potential residential / or proposed residential	Vacant	None available
1924	Unknown	Toronto Harbour Industrial District	Industrial	Steel tanks of various dimensions to the south of the Site. Railway sidings noted in the north with the Site passing through this area.
1935-1967	The Barret Co., Graham Bros Co.	Distilling of crude coal tar, chemical storage tanks on Site	Industrial	British American Oil Co. with multiple sites of varying sizes to the north. Dominion tar to the east. Road construction of Bouchette St in 1957.
1967-1973	Unknown	Unknown industrial activities	Industrial	Gardiner Expressway established to the north. Few storage tanks on Site, movement of storage tanks noted. Removal of several buildings and tanks on the west side in 1973.
1973-1978	Unknown	Unknown industrial activities	Industrial	Complete demolition of buildings and tanks on the west side of 685 Commissioners St. Additional storage tank added to east side of property in 1977.
1978-1997	Teperman & Sons Inc. and Chai Kosher Poultry Ltd (1991-1997)	Teperman & Sons Inc. is a demolition company. Poultry processing.	Industrial	Metro Works Incinerator to the southeast, noted from 1965-1991. Removal of storage tanks at 801 Lake Shore Blvd in 1987. Development of buildings at 685 Commissioners St in 1977.
2002-Current	Unknown	Grey Hound Bus Terminal and vacant land	Industrial	Removal of two large storage tanks noted in 2002 aerial imagery.

5.6.2 Potentially Contaminating Activities

PCAs are defined in *Ontario Regulation 153/04*, as amended, as a use or activity set out in Column A of Table 2 in Schedule D of the regulation, that is occurring or has occurred at the Site. In addition to the regulatory PCAs, the Assessor may also identify other activities or uses that are considered to be PCAs within the Study Area.

The Limited Phase I ESA also included documentation of special attention items. Special attention items include materials such as asbestos, PCBs, lead, ODS, mercury, UFFI, radon, excess noise, electric/magnetic fields, and PFOS. These items may be of special significance because of the heightened public concern about these substances. Special attention items identified during the Limited Phase I ESA, and considered to be a PCA at the Site, are included in the PCA summary below. Other special items that have the potential to be present on the Site, but that were not considered to be PCAs, include: noise and/or magnetic fields generated by overhead electrical transmission lines travelling through the Site.

The PCAs identified through the Limited Phase I ESA for the Site are summarized in **Table 5-8**. The table includes general descriptions of the PCAs, and their associated rationales, potential contaminants of concerns, and the sources of the records or information. The ID numbers listed in the table correspond to the PCA locations on **Figure 6C**, these ID numbers are assigned for identification only and are not O. Reg. 153/04 Schedule D Table 2 PCA classification numbers.

Table 5-8: Potentially Contaminating Activities in Area C

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
1	701 Lake Shore Blvd E	-Gasoline and associated products in a fixed tank	-Two petroleum tanks from 1922-1936	PHCs, VOCs, MI, PAHs	Within Site area	ERIS Report (50)
2	675 - 701 Lake Shore Blvd E	-Tar production and movement underground -Coal gasification	-Underground tar pipe-Barrett Roofing Co Ltd.	PHCs, VOCs, PAHs, MI	Within Site area	ERIS Report (50), Pinchin (79)
3	Entire Site	-Importation of fill material of unknown quality	-Development of land over Ashbridge's Bay	MI, ABNs, PAHs, PHCs, BTEX	Entire Site area	Aerials / FIPS
4	Beyond Lake Shore Blvd E	-Railway spur lines -Historic spill	-Railway -Unknown quantity of hydrogen peroxide spilled to ground in 1991 -25kg of sodium sulphate spilled to ground in 1991	PHCs, VOCs, MI, PAHs	Within Site to the North	Aerials / FIPS / Pinchin (94,95,102)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
5	300 Commissioners St.	-Gasoline and associated products storage in fixed tanks	- Sunoco Gas Station at 300 Commissioners St.	PHCs, VOCs, MI, PAHs	Large tanks on Site, other activities potentially on Site	ERIS Report (4) / TSSA
6	685 Lake Shore Blvd E	-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	-Greyhound Canada Transportation Corp	PHCs, VOCs, MI, PAHs	On site	Aerials
7	701 Lake Shore Blvd E	- Commercial autobody shops	-Graham Bros Auto	PHCs, VOCs, MI, PAHs	On Site	FIPs
8	685 Lake Shore Blvd E	-Historic spill	-10L of motor oil spilled to ground by Petro-Canada	PHCs, VOCs	On Site	Pinchin (101)
9	685 Lake Shore Blvd E	-Historic spill	20L of engine oil spilled to sanitary sewer and parking lot	PHCs, VOCs	On Site	Pinchin (102)
10	Lower Don Recreation Trail, North of 685 Lake Shore Blvd E	-Metal waste	-Movement/storage of unknown materials	PHCs, VOCs, MI, PAHs	Within Site to the North	Aerials / FIPS
11	Commissioners St and Bouchette St	-Historic spill	-50 L spill of hydraulic oil in 2010	PHCs, VOCs, PCBs	Southeast of Site	ERIS Report (17)
12	Commissioners St and Saultar St	-Historic fire	-Fire in waste container, smoke to atmosphere	MI, PAHs	Southwest of Site	ERIS Report (31)
13	225 Commissioners St	-Paints Manufacturing, Processing and Bulk Storage -Solvent Manufacturing, Processing and Bulk Storage	-Waste generation of paint/pigment, inorganics, solvents, organics, amines	MI, PHCs, VOCs, PAHs, ABNs	Southwest of Site	ERIS Report (40)
14	400 Commissioners St	-Historic spills -Waste generation -Waste disposal and waste management,	-Waste generation of paints, pharmaceuticals, petroleum based products, pesticides,	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	East-Southeast of Site	ERIS Report (43) / City Directories

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
		including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	solvents, inorganics, metals, heavy metals, PCBs -Commissioner St Transfer Station - waste collection			
15	400 Commissioners St	-Gasoline and associated products storage in fixed tanks	-AST	PHCs, VOCs, MI, PAHs	East-Southeast of Site	TSSA / ERIS (42)
16	400 Commissioners St	-Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Metro Works Incinerator	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	East-Southeast of Site	ERIS (44, 45)
17	185 Villiers St	-Gasoline and associated products storage in fixed tanks	Esso Petroleum Canada Production	PHCs, VOCs, MI, PAHs	West of Site	ERIS Report (47)
18	N. Side of Villiers St at Saulter St	-Waste generation	-Hydro One Networks Production Inorganics and oil skimmings/sludges at Cable Joint Bay #2	MI, PHCs, VOCs	West of Site	ERIS Report (48)
19	275 Commissioners St.	-Gasoline and associated products storage in fixed tanks -Petroleum-derived gas refining, manufacturing, processing and bulk storage	-Large ASTs visible	PHCs, VOCs, MI, PAHs	Southwest of Site	FIPs / Aerials
20	801 Lakeshore Blvd	-Gasoline and associated products storage in fixed tanks -Petroleum-derived gas refining, manufacturing, processing and bulk storage -Crude oil refining, processing and bulk storage -Coal gasification	-Dominion Tar & (Domtar) Chemicals Co Ltd 1965-1972	PHCs, VOCs, MI, PAHs	East of Site	City Directory / FIPs / Aerials / Pinchin (24)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
21	Bouchette St	-Importation of fill material of unknown quality	Road development	MI, ABNs, PAHs, PHCs, BTEX	East of Site	Aerials / FIPS
22	101 Commissioners St	-Gasoline and associated products storage in fixed tanks -Petroleum-derived gas refining, manufacturing, processing and bulk storage	-Imperial Oil Ltd (1950-1978/79)	PHCs, VOCs, MI, PAHs	Southwest of Site	City Directory / FIPS / Aerials
23	293 Commissioners St.	-Gasoline and associated products storage in fixed tanks -Petroleum-derived gas refining, manufacturing, processing and bulk storage	-Large capacity AST	PHCs, VOCs, MI, PAHs	South of Site	Aerials / FIPS
24	280 Commissioners St	-Gasoline and associated products waste -Salvage Yard, including automobile wrecking -Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	-Generator of waste oil and lubricants, and petroleum distillates: Teperman and Sons (1978-1996) -Teperman and Sons Lumber Yard	PHCs, VOCs, MI, PAHs, ABNs, CPs	Southwest of Site	ERIS Report (7) / City Directory
25	69 Saulter St. South	-Commercial autobody shops	-Auto service garage	PHCs, VOCs, MI, PAHs	Southwest of Site	ERIS Report (13)
26	McCleary Park	-Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners -Pesticides (including herbicides, fungicides and anti-fouling agents) large-scale application	-McCleary Park Dump	MI, ABNs, PAHs, PHCs, BTEX, OCS	East of Site	Pinchin (202)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
27	280 Commissioners St	-Historic spill	-Canadian Northern Recycling: spill of oily runoff due to fire of cars -Fire in scrapyard	BTEX, PHCs, PAHs, MI, VOCs, ABNs	Southwest of Site	ERIS Report (7)

Of the examined PCAs, multiple are south, southeast, southwest, or west (11-13, 17-19, 24-25, 27) of the Site and as such are assumed to be downgradient. Downgradient PCAs are unlikely to impact the Site and do not need to be examined further.

5.6.3 Areas of Potential Environmental Concern

Due to the anticipated groundwater flow direction to the south and/or the intervening distances between the Site and the off-site PCAs within the Study Area, the pathway for contaminants to migrate between the Site and some PCAs was interpreted to be incomplete. The potential for contaminants to migrate from those off-site PCAs to the Site was considered to be low.

The APECs identified for the Site are summarized in **Table 5-9** and on **Figure 7C**. Typically, APECs are categorized based on their PCAs as moderate or high for the potential of subsurface contamination at the Site. However, based on the PCAs and associated pathway-receptor scenarios, all PCAs identified that were not discounted as downgradient or outside of the geosphere are carried forward as High risk APECs. A description of each category is provided as follows:

- **Low** – Low potential for contamination from PCAs at the Site and/or a low potential for contamination migration from PCAs within the Phase I Study Area. These PCAs did not result in APECs, and are not included in the APEC summary. This generally includes PCAs that are more than 100 m from the Site, are down gradient of the Site, or the PCA is interpreted to have a small contamination footprint.
- **Moderate** – Moderate potential for contamination at the Site and/or a moderate potential for contamination migration from adjacent properties. A Phase Two ESA is generally recommended for areas identified as a moderate potential for contamination. This generally includes APECs resulting from PCAs that are within 100 m of the Site, but where there is no evidence of historical environmental impact (e.g., no spill records, no observations of surface staining or spills), or from PCAs at the Site where the potential contamination would be considered to be localized (e.g., possible lead and zinc containing paint from electrical transmission towers affecting local surface and/or subsurface soil).
- **High** – High potential for, or known, contamination at the Site and/or a high potential for contamination migration from adjacent properties. A Phase Two ESA is generally recommended for areas identified as a high potential for contamination. This generally includes APECs resulting from PCAs originating on the Site or from PCAs within 100 m or more that are interpreted to

have a large contamination footprint. It also includes off-site PCAs that are directly up-gradient of the Site where the PCA is considered a high potential contaminant source.

Table 5-9 Areas of Potential Environmental Concern for Area C

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
1C	South of Lake Shore Blvd	28	1	On Site	PHCs, VOCs, PAHs, MI, PCBs, ABNs, OCs	Soil, GW
		28	5			
		N/a	8			
		N/a	9			
		58	14	Off Site		
		28	15			
		6,28,41	20			
		28	22			
		28	23			
2C	Rail yard to Southern Property Boundary of 685 Lake Shore Blvd	5, 9	2	On Site	PHCs, VOCs, PAHs, MI	Soil, GW
		46	4			
		52	6			
		10	7			
		46	10			
3C	Entire Area C of SFA	30	3	On Site	PHCs, VOCs, PAHs, MI, OCs, ABNs	Soil, GW
		46	4			
		46	10			
		30	21	Off Site		
		40,58	26			
4C	Southern portion of Area C	58	14	Off Site	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	Soil, GW

6.0

Site Reconnaissance

A Site reconnaissance was completed on June 30, 2020 (from approximately 8:30 am to 3:00 pm) by Joshua Seto, M.Env.Sc., to identify visual or other physical evidence of actual or potential impacts from current or historical SFA use, as well as surrounding land uses. The Site reconnaissance was conducted by foot or windshield survey from publicly accessible areas of the SFA only due to access restrictions and health/safety concerns. At the time of the Site reconnaissance, the properties within the SFA were operational. Site photographs are presented in **Appendix F**. Interviews were not conducted as part of the assessment.

6.1

SFA Description

The SFA is an irregular shaped series of properties covering approximately 6.41 hectares of Toronto, Ontario. For the purposes of this assessment, the SFA is separated into Area A: North of Railway, Area B: North of Lakeshore Blvd. E. and South of Railway and Area C: South of Lakeshore Blvd. E. From north to south, the SFA extends from north of Eastern Avenue to north of Commissioners Street, and extends east to west from the Don Valley Parkway to west of Booth Ave. As defined by O.Reg 153/04, the SFA is considered an enhanced investigation property.

Properties and features identified within the SFA include:

- 20 Sunlight Park Rd – two-storey car dealership, located at the northwest corner of Broadview Ave and Sunlight Park Rd
- 21 Don Roadway – single-storey warehouse and seven-storey office building, located at the northeast corner of Don Valley Parkway and Lakeshore Blvd E
- 30 Booth Ave – three-storey film studio/office, located at the northwest corner of Booth Ave and Lakeshore Blvd E
- 120 Bouchette St – single-storey courier service, located at the southwest corner of Bouchette St and Lakeshore Blvd E
- Broadview Ave – running in a general north-south orientation, north of Eastern Ave
- Railways – two portions of railways running in a general east-west orientation located between Area A/B and Area B/C

6.2

SFA Services and Utilities

Properties within the SFA are expected to be serviced by natural gas, electricity, water, storm and sewer lines. As the Site reconnaissance was conducted from publicly accessible areas, SFA services and utilities could not be confirmed.

6.3 Heating and Cooling System

Heating and cooling systems within the SFA are expected to be serviced by natural gas and/or electrical heaters. As the Site reconnaissance was conducted from publicly accessible areas, heating and cooling systems on the SFA could not be confirmed.

6.4 Potable Water Supply and Wastewater Management

The Site is expected to be municipally serviced for water and wastewater. As the Site reconnaissance was conducted from publicly accessible areas, potable water supply and wastewater management on the SFA could not be confirmed. A water tower was observed on the Site in the north portion of 21 Don Valley Parkway North, however the Pinchin report notes that this was historically used to store process water and has not been in use since 2009.

No water supply wells were observed on the SFA at the time of the Site reconnaissance.

6.5 Storage Tanks

No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) were observed on the SFA at the time of the Site reconnaissance.

6.6 Storage Containers

Six 200L steel drums were observed in the west portion of Area A. The drums appeared to be related to a previous subsurface investigation. Contents of the drums could not be confirmed from publically accessible areas. No other storage containers were observed during the Site reconnaissance.

6.7 Mechanical Equipment

Large cranes and construction equipment were observed on the southwest portion of Part B. No mechanical equipment was noted on the SFA at the time of the Site reconnaissance.

6.8 Drains and Sumps

In general, surface water on the SFA is either infiltrated through landscaped/undeveloped areas (northwest portion of Part A and south portion of Part C) or directed to catch basins on the SFA or along public roadways.

No sumps were noted on the SFA at the time of the Site reconnaissance.

6.9 Special Attention Items

Materials such as asbestos, polychlorinated biphenyls (PCBs), lead, ozone depleting substances (ODS), mercury, urea formaldehyde foam insulation (UFFI), radon, excess noise and electric/magnetic fields may be of special significance, if present, because of the heightened public concern regarding their use.

6.9.1 Polychlorinated Biphenyls

PCBs are man-made compounds first manufactured in 1929 and used extensively until the late 1970s as a dielectric fluid in transformers, motor capacitors and lighting ballasts. Although current legislation prohibits the manufacture and sale of new equipment containing PCBs (effective 1980), continued operation of equipment supplied prior to this date and containing PCBs is still permitted. Ballasts manufactured prior to 1980 are assumed to contain PCBs.

No sources of PCBs were observed on the SFA at the time of the Site reconnaissance.

6.9.2 Asbestos Containing Materials (ACM)

Due to its excellent insulating properties and fire retardant properties, asbestos and ACM were frequently used in building materials from the 1920s to the late 1970s. Uses included, but were not limited to: insulation, flooring, fire rated doors, gaskets, siding and roofing materials, drainage piping and wallboard.

The use of friable ACM generally ceased in the late 1970s. However, asbestos may be present in materials (e.g., floor tiles, gaskets, automobile brake pads and clutches) manufactured after the 1970s. The health risk, associated with asbestos occurs when asbestos fibres are released from various materials into ambient air.

It is noted that an asbestos or designated substance survey was not conducted as part of this Limited Phase I ESA. A detailed asbestos survey, including collection and analysis of samples, is required to confirm the presence/absence and locations of asbestos and other designated substances at the SFA. Access to the structures on the Site was not provided during the Site reconnaissance.

6.9.3 Lead

Paint manufacturers historically added heavy metals, including lead, to paint, because of their desirable properties such as rust prevention or as a bactericide. In 1976, Canadian regulators established the Hazardous Materials Product Act – Liquid Coating that limited the amount of lead in interior paint to 0.5%. In 1990, an industry agreement ceased the use of lead in exterior paint. Subsequent to this, the Surface Coating Materials Regulations were promulgated, reducing the allowable lead content of interior paints to 0.009% (90 ppm). Other historical uses of lead in buildings include, but are not limited

to, water pipes, pipe fitting solder, roof flashings, equipment and column base pads and concrete anchors.

It is noted that a designated substance survey was not conducted as part of this Limited Phase I ESA. Sample collection and analysis is required to confirm the presence/absence and locations of lead and other designated substances at the SFA. Access to the structures on the SFA were not provided during the Site reconnaissance.

6.9.4 Ozone Depleting Substances (ODS)

ODS such as chlorofluorocarbons (CFCs) are manufactured compounds used in a variety of applications such as air-conditioning coolants, industrial solvents, foam products, fire suppressants, etc. Each province in Canada has passed legislation requiring mandatory recovery and reclamation of refrigerants during the maintenance of air-conditioning equipment.

No ODS was observed at the SFA during the Site reconnaissance.

6.9.5 Urea Foam Formaldehyde Insulation (UFFI)

UFFI was developed in Europe in the 1950s. It was used in Canada, primarily between 1977 and 1980, when it was banned from use.

No UFFI was observed at the SFA during the Site reconnaissance.

6.9.6 Radon

Radon is produced due to the natural decay of radium from some soil and rock types. Radon gas may be a concern in buildings if there is a poorly ventilated space for gas to accumulate, such as a basement.

The presence/absence of significant levels of radon can only be determined through testing. Tests for radon were not conducted during this Limited Phase I ESA.

6.9.7 Noise

Excessive noise was not noted at the SFA during the Site reconnaissance.

6.9.8 Magnetic Fields

Infrastructure that presents a potential concern for electric/magnetic fields (e.g. large electrical transmission lines/corridors) was not observed on or adjacent to the SFA during the Site visit.

6.10 Chemical Hazardous Materials Management

As the Site reconnaissance was conducted from publicly accessible areas, chemical hazardous materials management on the SFA could not be identified.

6.11 Unidentified Substances

Six 200L steel drums were observed in the west portion of Area A. The drums appeared to be related to a previous subsurface investigation. Contents of the drums could not be confirmed from publicly accessible areas.

No other unidentified substances were noted during the Site reconnaissance.

6.12 Solid Waste Management

As the Site reconnaissance was conducted from publicly accessible areas, solid waste management at the SFA could not be identified.

6.13 Fill Materials

Evidence of fill materials was not observed in the SFA during the Site reconnaissance.

6.14 Spills, Stained Areas and Stressed Vegetation

Spills, stained areas and stressed vegetation was not observed in the SFA during the Site reconnaissance.

6.15 Pits and Lagoons

Pits and lagoons were not observed in the SFA during the Site reconnaissance.

6.16 Watercourses, Ditches or Standing Water

The Don River generally runs in a north-south direction to the west of the SFA, which eventually drains into Lake Ontario, located south of the SFA.

No other watercourses, ditches or areas of standing water were observed during the Site reconnaissance.

6.17 Air Emissions and Odours

No significant air emissions or odours were noted within the SFA during the Site reconnaissance.

6.18 Observation of Adjacent Properties

The east portions of Part A and Part B were general observed as single-family residential houses. Areas along Queen Street East and Broadview Avenue were noted to be mixed commercial and residential use. The west portions of Part A and B (west side of the Don River) and northeast portion of Part C were generally parkland space. The central portions of Part B and Part C were generally commercial and industrial properties. The west portion of Part C was noted to have some vacant/undeveloped properties.

At the time of the Site reconnaissance, the property located at 89 Lewis Street was noted to be an automotive repair shop, which is considered a potentially contaminating activity.

6.19 Topographic, Geologic, and Hydrogeologic Conditions

Local topography was noted to be relatively flat across the SFA, while regional topography was noted to slope towards the Don River to the west and Lake Ontario to the south. Subsurface conditions could not be observed at the time of Site reconnaissance.

7.0 Review and Evaluation of Information

7.1 Current and Past Uses

Based on a review of the available records, a summary of the current and past uses pertaining to the Sites is present in their respective chapters.

7.2 Potentially Contaminating Activities

PCAs are defined in *Ontario Regulation 153/04*, as amended, as a use or activity set out in Column A of Table 2 in Schedule D of the regulation, that is occurring or has occurred in the Study Area. In addition to the regulatory PCAs, the Assessor may also identify other activities or uses that are considered to be PCAs within the Study Area.

The PCAs identified through the Limited Phase I ESA exercise for the Sites are summarized in **Table 7-1**. The table includes general descriptions of the PCAs, and their associated rationales, potential contaminants of concerns, and the sources of the records or information. The PCA numbers listed in the table correspond to the PCA locations on **Figure 6**.

It is noted that blue highlights in **Table 7-1** represents PCAs located on the Site and pink highlights indicate PCAs located within the Study Area.

Table 7-1: Applicable Potentially Contaminating Activities for the SFA and Phase I Study Area

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
Area A						
1	1-35 Sunlight Park Rd	-Soap and detergent manufacturing, processing and bulk storage	-Sunlight Soap Works	MI, VOCs, PCBs, PAHs, ABNs	On Site	ERIS Report (6) / Pinchin (5)
2	299 Eastern Avenue (present-day 1-35 Sunlight Park Rd)	-Gasoline and associated products storage in fixed tanks	-AST -Four oil storage tanks of unknown size in 1935 associated with a gasoline service station -One chemical storage tank in 1933	PHCs, VOCs, MI, PAHs	On Site	Aerials / ERIS Report (68)
3	1 Sunlight Park Rd (Previously 299 Eastern Avenue)	-Gasoline and associated products storage in fixed tanks	-AST	PHCs, VOCs, MI, PAHs	On Site	ERIS Report (68) / Aerials / Pinchin (178)
4	Eastern Avenue and Broadview Avenue	-Historical spill	-21L of engine oil to road from TTC, no response 2016	PHCs, VOCs, MI, PAHs	On Site	ERIS Report (19)/Pinchin (109)
5	299 Eastern Avenue (present-day 1-35 Sunlight Park Rd)	-Rail yards, tracks and spurs	-Railway	PHCs, VOCs, MI, PAHs	Within south area of Site & West of Site	ERIS Report (104) / Pinchin (13)
6	28 Sunlight Park Rd	-Gasoline and associated products storage in fixed tanks	-Gasoline service station (Domestic Storage & Forwarding Co Ltd)	PHCs, VOCs, MI, PAHs	Eastern area of Site	FIPs
7	20 Sunlight Park Rd	-Gasoline and associated products storage in fixed tanks -Commercial autobody shops	-Mini dealership with repair shop	PHCs, VOCs, MI, PAHs	Eastern area of Site	ERIS Report (32)
8	DVP Loop	-Importation of unknown quantity of fill	-Eastern Avenue road rerouting and creation of the DVP onramp, development of Sunlight Park Rd	PHCs, VOCs, PAHs, MI, PCBs	Northern area of Site	FIPs, Aerials
9	21 Broadview Avenue	-Coal yard	-Waste generation of petroleum light fuels, oil	PHC, VOCs, MI, PAHs	Eastern area of Site	FIPs, ERIS Report

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
			skimmings and sludges, and heavy metal and acid waste			(34), OPTA Report
10	Present day 21 Broadview Avenue	- Salvage yard, including automobile wrecking - Wood treating and preservative facility and bulk storage of treated and preserved wood products	-Frankel Bros Ltd coal, lumber, and scrap metal yard -Ontario Salvage Co. -Reported soil contamination	PHC, VOCs, MI, PAHs, ABNs, CPs	Eastern area of Site	FIPs, ERIS Report (34), OPTA Report, MECP
11	28 Sunlight Park Rd	-Salvage yard, including automobile wrecking -Wood treating and preservative facility and bulk storage of treated and preserved wood products -Commercial autobody shop	-Frankel Bros Ltd steel manufacturing and scrap yard, and Lumber yard -Auto Repairs shop	PHCs, VOCs, MI, PAHs, ABNs, CPs	Eastern area of Site	FIPs
12	Eastern Avenue and Broadview Avenue	-Historic spill	-Diesel spill from punctured tank on truck to road and catch basins in 1990.	PHCs, VOCs, PAHs	On site	ERIS Report (20), Pinchin (110)
13	9 Sunlight Park Rd	-PCB generation	-Part of National PCB Inventory	PCBs	On site	ERIS Report (11)
14	21 Don Roadway	-Historic spill	-20000L oily water on DVP Ramp (unofficial), no response 2015	PHCs, VOCs, PAHs	On Site	ERIS Report (325)
15	11 Sunlight Park Rd	-Gasoline and associated products storage in fixed tanks -Commercial autobody shops	-BMW dealership with repair shop	PHCs, VOCs, MI, PAHs	On Site	ERIS Report (12)
16	21 Broadview Ave	-Commercial autobody shops -Gasoline and associated products storage in fixed tanks	-Hyundai Dealership	PHCs, VOCs, MI, PAHs	On Site	Aerials
17	1-35 Sunlight Park Rd	-Historic spill	-450 litres of sulphuric acid to asphalt 1997, cleanup indicated -9000kg of propylene glycol to ground 1988 (no response indicated) -50kg of detergent to ground 1997	MI, PCBs, glycol	Western area of Site	ERIS Report (6)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
			-2000L alkylate solution to ground, no clean up -AST leak of 6.20 tonnes of sulfuric acid -Cooling system leak of PCBs			
18	1 Sunlight Park Rd (Previously 299 Eastern Avenue)	-Historic spill	-Spill of 500L of hydraulic oil to ground in 1991 with no response -30L of molten sulphur to ground from rail car (no response)	VOCs, PHC, MI	South of Site	ERIS Report (104)
19	1 Sunlight Park Rd	-PCB waste generation	-Talisker Corporation -Lever Brothers number of drums of ballasts with high levels of PCBs & Lever Ponds	PCBs	Eastern area of Site	ERIS Report (6)
20	355-359 Eastern Avenue	-Chemical manufacturing, processing and bulk storage	-Sovereign Varnishes & Oils Ltd	MI, VOCs, PCBs, PAH, ABNs	East of Site	Pinchin Report (214)
21	361 Eastern Avenue	-Historic spill	-Unknown amount of diesel was spilled to the curb	PHC, VOC	East of Site	ERIS Report (129)
22	398 Eastern Avenue (previously 378 Eastern Avenue)	-Gasoline and associated products storage in fixed tanks	-ASTs	PHCs, VOCs, MI, PAHs	East of Site	Pinchin (181)
23	88 Broadview Avenue	-Gasoline and associated products	-Gasoline tank	PHCs, VOCs, MI, PAHs	North of Site	ERIS Report (46)
24	90 Broadview Avenue	-Gasoline and associated products	-Gasoline tanks	PHCs, VOCs, MI, PAHs	North of Site	ERIS Report (63)
25	353 Eastern Avenue	-Paints manufacturing, processing and bulk storage -Petroleum based waste oil/sludges	-Wild Walls Inc. Painting -Walter Klassen FX use of acid solutions	PHCs, VOCs, MI, PAHs, ABNs	East of Site	ERIS Report (67)
26	355-359 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Sovereign Soap and Chemical Co	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin Report (215)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
27	79 East Don Roadway	-Plastics (including Fibreglass) manufacturing and processing - Solvent manufacturing, processing and bulk storage	-Hardware manufacturing, plumbing supplies, plastic pipes, adhesive manufacturing	PHCs, VOCs, MI, PAHs, ABNs	North of Site	ERIS Report (69)
28	79 East Don Roadway	-Gasoline and associated products storage in fixed tanks	-Two underground storage tanks on the south side of the building -One above ground waste oil tank.	PHC, VOC, PAHs, MI	North of Site	OPTA Report
29	350 Eastern Avenue	-Gasoline and associated products storage in fixed tanks	-Fixed fuel oil tank	PHCs, VOCs, MI, PAHs	East of Site	ERIS Report (76)
30	Lewis St North of Eastern Avenue (Approximately 27 Lewis St)	-Historic spill	-Unknown quantity of diesel/hydraulic oil spill to the ground	PHC, VOCs	East of Site	ERIS Report (108), Pinchin (105)
31	Railway east of Front St (Potentially 104 Bayview Avenue)	-Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Old Don Reclamation dump site of street sweepings, mud, ashes, and rubbish in 1881-1884	MI, VOCs, PAHs, ABNs, PHCs	West/southwest of Site	ERIS Report (126)
32	Railway east of Front Street (Potentially 104 Bayview Avenue)	-Crematorium	-Crematorium and fill of land with crematory refuse	PAHs, MI, ABNs	West/southwest of Site	ERIS Report (126)
33	Railway east of Front St (Potentially 104 Bayview Avenue)	-Historic spill	-Spill of 30L of cable oil 1993	PHCs, VOCs, PAHs	West/southwest of Site	ERIS Report (106)
34	Railway east of Front St (Potentially 104 Bayview Avenue)	-Rail yards, tracks and spurs	-Railway	MI, PHCs, VOCs, PAHs	West/southwest of Site	Aerials

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
35	Railway east of Front St (Potentially 104 Bayview Avenue)	-Importation of fill material of unknown quality	-Old Don Reclamation at the foot of Front Street in 1881, dump of ashes, mud and scrapings	PHCs, VOCs, PAHs, MI, PCBs	West/southwest of Site	ERIS Report (101)
36	102 Bayview Avenue	-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	-Charter Bus Industry	PHC, VOC, PAHs, MI	Southwest of Site	ERIS Report (112)
37	361 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Eastern Ave (west of Don Bridge), Pugsley Dingman & Co Ltd	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin Report (213)
38	361 Eastern Avenue	-Historic spill	-Unknown amount of petroleum oil to water in 2010, deferred field response	MI, PHCs, VOCs, PAHs, PCBs	East of Site	ERIS Report (129)
39	100 Bayview Avenue	-Waste generation of PCBs, waste oil/sludges petroleum based -Tannery -Dye manufacturing, processing and bulk storage -Ink manufacturing, processing and bulk storage	-Waste generation of PCBs -Leather tannery -Newspaper publishing	PCBs, PHCs, ABNs, VOCs, MI	West of Site	ERIS Report (82, 130)
40	635 Queen St E	-Ink manufacturing, processing and bulk storage	-Printing services	VOCs, MI	Northwest of Site	ERIS Report (136)
41	697 Queen St E	-Concrete, Cement and Lime Manufacturing	-Ancient Excavation, non-metallic mineral product manufacturing	PHCs, VOCs, MI, PAHs	North of Site	ERIS Report (138)
42	Approximately 356 Eastern Avenue	-Gasoline and associated products -Salvage yard, including automobile wrecking	-Applebee Auto Wreckers	MI, PHCs, VOCs, PAHs, PCBs	East of Site	ERIS Report (139)
43	95 Broadview Avenue	-Gasoline and associated products	-AST	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (99)
44	717 Queen St E	-Gasoline and associated products -Commercial autobody shop	-Gasoline and associated products storage in a fixed tank in 1920 -Royals Auto Garages	PHCs, VOCs, PAHs, MI	Northeast of Site	ERIS Report (145)/FIPs

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
			-Funeral home (pathological wastes)			
45	625 Queen St E	-Gasoline and associated products	-Gasoline service station -Gasoline and associated products storage in a fixed tanks 1923 – 1935	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (150)
46	68 Broadview Avenue	-Chemical manufacturing, processing and bulk storage	-Drugs manufacturer (Rexall Drug Co Ltd)	MI, VOCs, ABNs	Just north of Site	ERIS Report (48/33) / FIPs
47	643 Queen St E	-Ink Manufacturing, Processing and Bulk Storage	-Periodical publishers	VOCs, MI	Northwest of Site	ERIS Report (152)
48	651 Queen St E	-Ink Manufacturing, Processing and Bulk Storage	-Digital printing 1997-2007	VOCs, MI	Northwest of Site	ERIS Report (154)
49	677 Queen St E	-Gasoline and associated products -Historical spill	-Waste oil 30L to ground with no response 1920 -Gasoline tank	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (162)
50	131 Eastern Avenue	-Gasoline and associated products storage in fixed tanks -Metal fabrication	-Gasoline tank -Foundry	PHC, VOC, PAHs, MI	North of Site	ERIS Report (31)
51	155 Bayview Avenue	-Waste oil/sludges petroleum based, and light fuels -Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	-Toronto Transit Commission: Bus Station	PHCs, VOCs	West of Site	ERIS Report (170) / FIPs
52	Queen St E at Carroll St	-Historical spill	-Unknown amount of diesel fuel to ground and catchbasin 1991, no response	PHCs, VOCs, PAHs	North of Site	ERIS Report (175)
53	644 Queen St E	-Gasoline and associated products	-Gasoline tank	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (180)
54	93 Lewis St	-Ink manufacturing, processing and bulk storage	-LMB Graphics platemaking/photoprocessing	VOCs, MI	North of Site	ERIS Report (188)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
55	106 Broadview Avenue	-Solvent manufacturing, processing and bulk storage	-Aliphatic solvents and residues waste	VOCs	North of Site	ERIS Report (200)
56	724 Queen St E	-Operation of dry cleaning equipment (where chemicals are used)	-Dry cleaner with waste generation of petroleum associated products and halogenated solvents	VOCs	North of Site	ERIS Report (202)
57	600 Queen St E	-Vehicles and associated parts manufacturing	-Automotive parts and accessories stores manufacturing	MI, PHCs, VOCs	North of Site	ERIS Report (208)
58	650 Queen St E	-Gasoline and associated products storage in a fixed tank	-Fuel oil tank	PHCs, VOCs, PAHs, MI	North of Site	ERIS Report (210)
59	630 Queen St E	-Solvent manufacturing, processing and bulk storage	-Aliphatic solvents and residues waste from Laser Heating and A/C	VOCs	Northwest of Site	ERIS Report (211)
60	734 Queen St E	-Gasoline and associated products storage in a fixed tank	-Fuel oil tank	PHCs, VOCs, PAHs, MI	Northeast of Site	ERIS Report (216)
61	222 Eastern Avenue	-Ink manufacturing, processing and bulk storage	-Landscape Inc. photography	VOCs, MI	Southwest of Site	ERIS Report (218)
62	678 Queen St E	-Ink manufacturing, processing and bulk storage	-Alron Photo Reproduction	VOCs, MI	North of Site	ERIS Report (235)
63	672 Queen St E	-Metal treatment, coating, plating and finishing -Iron and Steel Manufacturing and Processing	-Vending machine manufacturers, chemical products wholesaler	MI, PHCs, VOCs, ABNs, PAHs	Northwest of Site	ERIS Report (236)
64	670 Queen St E	-Ink manufacturing, processing and bulk storage -Dye manufacturing, processing and bulk storage	-Commercial screen printing	MI, VOCs	North of Site	ERIS Report (240)
65	341 Eastern Avenue (previously 299 Eastern Avenue)	-Gasoline and associated products storage in fixed tanks	-ASTs of Hambleton and Co Ltd and British American Oil Co Ltd, gasoline service stations	PHCs, VOCs, PAHs, MI	East of Site	Pinchin (180)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
66	755 Queen St E	-Textile manufacturing and processing linen mill	-Curtain and linen mills, dry goods	ABNs, PAHs, MI	Northeast of Site	ERIS Report (249)
67	82 Saulter St	-Gasoline and associated products storage in a fixed tank	-Gasoline tank and pump	PHCs, VOCs, PAHs, MI	Northeast of Site	ERIS Report (256)
68	744 Queen St E	-Textile manufacturing and processing -Dye manufacturing, processing and bulk storage	-Clothing manufacturing	PHCs, VOCs, MI, ABNs	Northeast of Site	ERIS Report (263)
69	635 King St E	-Historical spill	-10L of hydraulic oil to ground w/ no response 2011	PHCs, VOCs, PCBs	Northwest of Site	ERIS Report (269)
70	Bayview Avenue at Queen St E (Bayview Extension: west side)	-Historical spill	-2L diesel to grass, cleaned 2013 (Enbridge Gas Distribution Inc)	PHCs, VOCs	West-northwest of Site	ERIS Report (272)
71	378 Eastern Avenue	-Gasoline and associated products storage in fixed tanks	-Dibble AST 1927	PHCs, VOCs, PAHs, MI	East of Site	ERIS Report (274)
72	1 Davies Avenue	-Ink manufacturing, processing and bulk storage -Dye manufacturing, processing and bulk storage -Gasoline and associated products storage in fixed tanks	-Digital printing and sign manufacturing. -Fuel oil tank and gasoline tank	PHCs, VOCs, MI, PAHs	Northeast of Site	ERIS Report (276)
73	65 Saulter St	-Metal fabrication -Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	-Fabricated metal products and hardware 1920-1966 -Mill work	MI, VOCs, PAHs, CPs	Northeast of Site	ERIS Report (277)
74	9 Davies Avenue	-Ink manufacturing, processing and bulk storage	-Photo production	VOCs, MI	Northwest of Site	ERIS Report (285)
75	521 Front St E w/in Corktown Common	-Waste generation of PCBs	-Waste generation of PCBs	PCBs	Southwest of Site	ERIS Report (289)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
76	515 Front St w/in Corktown Common	-Waste generation of PCBs	-Waste generation of PCBs	PCBs	West of Site	ERIS Report (316)
77	398 Eastern Avenue	-Gasoline and associated products storage in fixed tanks	-Liquid fuel tank expired 2002, 25000 and 2000 L retail tanks in 1994-05	PHCs, VOCs, PAHs, MI	East-northeast of Site	ERIS Report (307), Pinchin (179)
78	125 Broadview Avenue	-Ink manufacturing, processing and bulk storage -Pulp, paper and paperboard manufacturing and processing	-Printers/publishers	VOCs, MI	North of Site	ERIS Report (308)
79	68 Broadview Avenue	-Gasoline and associated products Storage in fixed tanks - Commercial autobody shops - Solvent Manufacturing, Processing and Bulk Storage -Textile manufacturing and processing	-Solvent use -Flammable inks and solvents improperly stored -Autobody shop (Gateway Auto Collision) -Clothing manufacturer -Toluene class paints improperly stored -Mirror manufacturing	PHCs, VOCs, PAHs, MI, ABNs	Just north of Site	OPTA Report
80	11 Davis Avenue	-Paints manufacturing, processing and bulk storage -Gasoline and associated products storage in fixed tanks	-Gas tank -Colourgenics Inc. photoprocessors	PCBs, PHCs, ABNs, VOCs, MI, PAHs	Northwest of Site	ERIS Report (320)
81	131 Broadview Avenue	-Ink manufacturing, processing and bulk storage	-Newspaper printing	VOCs, MI	Northeast of Site	ERIS Report (323)
82	69 Broadview Avenue	-Gasoline and associated products storage in fixed tanks	-Gasoline and fuel oil tank	PHCs, VOCs, PAHs, MI	Just north of Site	ERIS Report (40)
83	405 Eastern Avenue	-Paints manufacturing, processing and bulk storage -Solvent manufacturing, processing and bulk storage	-Hazardous waste generation -Natural Gas Distribution	MI, PAHs, PHCs, VOCs, ABNs	East of Site	Pinchin (76) / ERIS Report (309)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Report)
84	353-357 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Fairbanks Soap Co. Ltd	MI, VOCs, PHCs, ABNs, PCBs	East of Site	Pinchin (230)
85	356 Eastern Avenue	- Salvage yard, including automobile wrecking	-Swedish Motors Inc	MI, PHCs, VOCs, PAHs, PCBs	East of Site	Pinchin (208), ERIS Report (139)
86	344 Eastern Avenue	-Commercial autobody shop	-Carstar Express Auto Care	MI, PHCs, VOCs	East of Site	Pinchin (210)
87	356 Eastern Avenue	-Chemical manufacturing, processing and bulk storage	-Smith Charles Albert Ltd (chemicals)	MI, VOCs, ABNs	East of Site	Pinchin (217)
88	356 Eastern Avenue (previously 352 Eastern Avenue)	- Gasoline and associated products storage in fixed tanks	-ASTs	PHCs, VOCs, PAHs, MI	East of Site	Pinchin (218)
89	351 Eastern Avenue	- Gasoline and associated products storage in fixed tanks	-ASTs	PHCs, VOCs, PAHs, MI	East of Site	Pinchin (219)
90	356-362 Eastern Avenue	-Metal fabrication	-Metal Fabrication (Hoyt Metal Co.)	MI, PHCs, VOCs	East of Site	Pinchin (223)
91	354 Eastern Avenue	-Salvage yard, including automobile wrecking	-Langer's Salvage and Textile (scrap metal and rags)	PHCs, VOCs, MI, PAHs, ABNs	East of Site	Pinchin (227)
92	357-365 Eastern Avenue	-Soap and detergent manufacturing, processing and bulk storage	-Soap and detergent Manufacturing, processing and bulk storage (Jardine Saml Co.)	MI, VOCs, PCBs, PAHs, ABNs	East of Site	Pinchin (229)
93	677 Queen St E	-Wood treating and preservative facility and bulk storage of treated and preserved wood products -Commercial autobody shops	- Riverdale Lumber Co Ltd, Laking William Lumber Co -Downtown Toyota Ltd.	PHCs, VOCs, PAHs, MI	North of Site	City Directories Search
94	89 Lewis Street	- Commercial autobody shops	- Autobody repair facility (Cabi's Auto repair)	PHCs, VOCs, PAHs, MI,	Northeast of Site	Site Visit
95	DVP Ramp	N/a	-Historical metals and inorganics and PAH exceedances in soil	PAHs, MI	On Site	Amec Foster Wheeler (2018)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
Area B						
1	21 Don Valley Parkway N	-Crude oil refining, processing, and bulk storage	-Historical industrial operations conducted at the Phase I Property by British American Oil Co. Ltd.	PHCs, VOCs, MI, PAHs	On Site (Central and SW portion of Site)	1
2	21 Don Valley Parkway N	-Coal gasification	-Historical industrial operations by a coal gasification operation at the NE and E portions of the Phase I Property	MI, ABNs, PAHs, PHCs, BTEX	On Site	2
3	415 Eastern Avenue	-Coal gasification	-Historical operations conducted by a coal gasification plant at 415 Eastern Avenue (could impact the NE and E of Site)	MI, ABNs, PAHs, PHCs, BTEX	Off Site (Located adjacent to and NE of the Phase I Property)	3
4	21 Don Valley Parkway N	-Soap and Detergent Manufacturing, Processing and Bulk Storage	-Historical soap/detergent industrial manufacturing operations conducted at the Phase I Property.	MI, VOCs, PCBs, PAHs, ABNs	On Site	4
5	21 Don Valley Parkway N	-Rail Yards, Tracks and Spurs	-On-Site railways spur lines associated with historical operations at the Phase I Property	PHCs, VOCs, MI, PAHs	On Site	5
6	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-One empty fiberglass AST located east of the Liquids Building and south of the Pump House	PHCs, VOCs, MI, PAHs	On Site	6
7	21 Don Valley Parkway N	-Hydrogen storage in fixed tanks	-Hydertol Plant, Hydrogen Compressor Building and associated hydrogen receiver tanks were located to the east of the Boiler House in 1959	MI	On Site	7

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
8	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Fuel oil UST was located along the north side of Glycerine Building (Site Building A2)	PHCs, VOCs, MI, PAHs	On-Site (north side of Site Building A2)	8
9	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Three former USTs located in the north portion of Site Building A1.	PHCs, VOCs, MI, PAHs	On-Site (north side of Site Building A1)	9
10	30 Booth Avenue	-Gasoline and Associated Products Storage in Fixed Tanks	-30 Booth Avenue was historically developed as a bulk fuel storage facility	PHCs, VOCs, MI, PAHs	On Site	10
11	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-A 10,700 gallon fuel oil tank located to the northeast of the Finishing Building (Site building A) in 1959	PHCs, VOCs, MI, PAHs	On Site - Bldg A	11
12	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Belly AST associated with a diesel-powered back-up generator located in the north portion of 21 Don Valley Pkwy N	PHCs, VOCs, MI, PAHs	On Site	12
13	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-Historical fuel oil UST replaced by two historical ASTs located at the NW corner of Building A1 on Site.	PHCs, VOCs, MI, PAHs	On Site	13
14	21 Don Valley Parkway N	-Transformer Manufacturing, Processing and Use	-An electrical sub-station was located in the SW corner of Site Building E	PCBS, PHCs, VOCs	On Site	14
15	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two historical tanks containing oleum and waste acid located along the south side of Site Building A2	MI	On Site	15
16	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two alkane tanks were located to the east of the Finishing Building (East side of Site Building A1)	PHC, BTEX, PAHs	On Site	16

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
17	21 Don Valley Parkway N	-Gasoline and Associated Products Storage in Fixed Tanks	-A tar tank located in the NE portion of 21 Don Valley Parkway N	PHCs, VOCs, MI, PAHs	On Site	17
18	30 Booth Avenue	-Historical and Current on-Site ASTs	-Two historical steel ASTs (contents unspecified) located in the central portion of 30 Booth Avenue	PHCs, VOCs, MI, PAHs	On Site	18
19	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two heating oil ASTs located to the north of the Boiler House (Site Building E)	PHCs, VOCs, MI, PAHs	On Site	19
20	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Up to eleven tanks located to the east of the Finishing Building (Site Building E)	PHCs, VOCs, MI, PAHs	On Site	20
21	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Six tanks located to the north of Site Building A2	PHCs, VOCs, MI, PAHs	On Site	21
22	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two vertical (contents unspecified) and one horizontal (aqua ammonia) ASTs located along the east of Site Building D1.	PHCs, VOCs, MI, PAHs	On Site	22
23	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two vertical ASTs (contents unspecified) located along the north side of the Finishing Building (Site Building A1)	PHCs, VOCs, MI, PAHs	On Site	23
24	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Waste oil tank located to the south of the Boiler House (Site Building E)	PHCs, VOCs, MI, PAHs	On Site	24
25	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Aqua ammonia tank located along the east side of Building A2	MI	On Site	25
26	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-One empty fibreglass AST used to contain sodium ether sulfate. The AST is located east of the Building A2	MI	On Site	26

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
27	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-An AST located in the northeast portion of the groundwater floor of Site Building A1. The AST contained detergent sludge and water	MI, VOCs, PCBs, PAHs, ABNs	On Site	27
28	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two heat transfer fluid overview ASTs located along the south side of Building A1.	MI, PAHs	On Site	28
29	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Four historical ASTs (contents unspecified) located at the coal gasification plant at 415 Eastern Avenue	PHCs, VOCs, MI, PAHs	Off-Site	29
30	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Historical USTs containing liquor, tar, tar drain and liquor drain located at the coal gasification plant at 415 Eastern Avenue.	PHCs, VOCs, MI, PAHs	Off-Site	30
31	21 Don Valley Parkway N	-Other - Historical on-Site Ponds	-Ponds were located between two railway spur lines, in the central portion of 21 Don Valley Pkwy North. Smaller ponds were located in the southeast portion of 21 Don Valley Pkwy North on the 1957 aerial photograph	MI, ABNs, PAHs, PHCs, VOCs	On Site	31
32	21 Don Valley Parkway N	-Importation of Fill Material of Unknown Quality	-Coal was encountered in boreholes advanced at 21 Don Valley Parkway N, and a pile of coal was historically stored in the NE portion of the Site.	MI, ABNs, PAHs, PHCs, BTEX	On Site	32

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
33	21 Don Valley Parkway N	-Importation of Fill Material of Unknown Quality	-Red, viscous hydrocarbon liquid was observed within macropores of the silty clay deposits in boreholes advanced at 21 Don Valley Pkwy N during the 2011 Pinchin Phase II ESA	MI, ABNs, PAHs, PHCs, BTEX	On Site (BH/M W108, BH/MW 111, BH/MW 118 and BH/MW 119)	33
34	21 Don Valley Parkway N	-DNAPL Presence in Groundwater	-DNAPL thickness have been measured throughout the east portion of 21 Don Valley Pkwy North since the early 1990s.	PHCs, VOCs	On Site	34
35	21 Don Valley Parkway N	-LNAPL Presence in Groundwater	-LNAPL presence in groundwater throughout 21 Don Valley Parkway North (specifically east of Building A)	PHCs, VOCs	On Site	35
36	21 Don Valley Parkway N	-Soap and Detergent Manufacturing, Processing and Bulk Storage	-Visual evidence of soap/detergent in groundwater was observed at several monitoring wells in the vicinity and/or hydraulically downgradient from the soap/detergent productions building (Building No. 35, Building No. 36 and Building No. 42) during the 2011 Pinchin Phase II ESA	MI, ABNs, PAHs, PHCs, VOCs	On Site	36
37	21 Don Valley Parkway N	-Known Soil Exceedances	-Concentrations of BTEX/PHCs and/or PAHs in soil exceeded the applicable Site Condition Standard collected during the 2011 Pinchin Phase II ESA	PAH, PHCs, BTEX	On Site	37

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
38	21 Don Valley Parkway N	-Known Soil Exceedances	-Lead concentration of 330µg/g in a sample collected from borehole BH/MW110-S2 (1.1 mbgs to 1.5 mbgs) exceeded the corresponding Table 3 Standard of 120 µg/g during the 2011 Pinchin Phase II ESA	MI	On Site	38
39	21 Don Valley Parkway N	-Known Soil Exceedances	-Pesticide concentration exceeding the applicable Site Condition Standard was identified in a surface soil sample collected west of Building A	OCs	On Site	39
40	21 Don Valley Parkway N	-Known Soil Exceedances	-Concentration of boron in a soil sample recovered from borehole BH40 (near the northwest portion of Building A) was observed to exceed the applicable Site Condition Standard	MI	On Site NW portion of Building A	40
41	30 Booth Avenue	-Known Soil Exceedances	-Significant PAH and PHC soil impacts were identified at 30 Booth Avenue. Numerous borehole locations identified pure coal tar several metres in thickness at 30 Booth Avenue	MI, PAHs, PHCs, VOCs	On Site	41
42	21 Don Valley Parkway N	-Known Groundwater Exceedances	-Concentrations of BTEX, PHCs and PAHs in groundwater exceeded the corresponding the applicable Site Condition Standard in the majority of the submitted groundwater samples during the 2011 Pinchin Phase II ESA	PAHs, PHCs, BTEX	On Site	42

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
43	21 Don Valley Parkway N	-Known Groundwater Exceedances	-TCE concentrations of 9 µg/L exceeded the applicable Site Condition Standard of 1.6 µg/L at monitoring well (MW112) during the 2011 Pinchin Phase II ESA	VOCs	On Site	43
44	21 Don Valley Parkway N	-Known Groundwater Exceedances	-Sodium concentrations exceeded the applicable Site Condition Standard of 2,300,000 µg/L at monitoring wells BH9 (4,200,000 µg/L), BH35 (3,100,000 µg/L), MW110 (2,600,000 µg/L) and MW112 (3,600,000 µg/L) during the 2011 Pinchin Phase II ESA	MI	On Site	44
45	30 Booth Avenue	-Known Groundwater Exceedances	-PAH and PHC groundwater impacts. VOCs and Metals exceedances also noted.	MI, PAHs, PHCs, VOCs	On Site	45
46	21 Don Valley Parkway N	-Other - Free Phase Product	-Free phase LNAPL has been observed in the early 1990s in the on-Site manholes and sewer system.	PHCs, VOCs	On Site	46
47	21 Don Valley Parkway N	-On-Site Staining	-Approx. 100 m2 area of PHC-stained soil was observed immediately west of historic Fuel Oil ASTs, formerly located north of the Boiler House, during the 2011 Pinchin Phase I ESA conducted at 21 Don Valley Pkwy N	PHCs, VOCs, MI, PAHs	On Site	47
48	21 Don Valley Parkway N	-Historical spill	-Chemical spills (including PCB oil, Sulphur and effluent water) are known to have occurred in several areas throughout	MI, PCBs, ABNs, PAHs, PHCs, VOCs	On Site	48

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
49	21 Don Valley Parkway N	-Historical spill	-February 29, 2008, an undisclosed quantity of "abnormal discharges of process effluent" was discharged to sanitary sewer at 21 Don Valley Pkwy N	MI, PCBs, ABNs, PAHs, PHCs, VOCs	On Site	49
50	21 Don Valley Parkway N	-Historical spill	-December 11, 2015, 20,000 L of propylene glycol was discharged to sanitary sewer. Information on the status and exact location of the spill was not provided	Glycol	On Site	50
51	21 Don Valley Parkway N	-Historical spill	-November 2, 2015, 20,000 L of oily water was released, information on the status and exact location of spill was not provided	PHCs, VOCs	On Site	51
52	21 Don Valley Parkway N	-Historical spill	-February 28, 2007, 300 L of sulphonic acid was spilled to ground (status and exact location of event)	MI	On Site	52
53	21 Don Valley Parkway N	-Historical spill	-Undisclosed quantity of sulfonic acid spilled in 2008.	MI	On Site	53
54	21 Don Valley Parkway N	-Historical spill	-Gaseous fuel release (details regarding the gaseous fuel release were not provided)	MI, PHCs, VOCs	On Site	54
55	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-First Gulf Don Valley Limited had been registered with the MECP as a generator (Generator #ON2913737) of waste detergents/soaps in 2015 and 2015	MI, ABNs, PAHs, VOCs, PCBs	On Site	55
56	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Unilever Canada Inc. located had been registered with the MOECC as a generator (Generator #ON4600725) of various hazardous wastes between 2006 and 2012	MI, ABNs, PAHs, VOCs, PCBs	On Site	56

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
57	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-S. Fungit & Associates Inc. had been registered with the MECP as a generator (Generator #ON8766561) of various hazardous wastes in 2010	MI, ABNs, PAHs, PHCs, VOCs	On Site	57
58	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Unilever had been registered with the MECP as a generator (Generator #ON2489202) of various hazardous wastes between 2000 and 2001	MI, ABNs, PAHs, VOCs, PCBs	On Site	58
59	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Korex Don Valley ULC, had been registered with the MECP as a generator (Generator #ON0171007) of various hazardous wastes between 2002 and 2008	MI, ABNs, PAHs, PHCs, VOCs	On Site	59
60	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Jellystone Films Inc., had been registered with the MECP as a generator (Generator #ON3701724) of various hazardous wastes in 2015	VOCs, MI	On Site	60
61	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Enbridge Gas Distribution had been registered with the MECP as a generator (Generator #ON7077830) in 2015	MI, ABNs, PAHs, PHCs, VOCs	On Site	61
62	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-Pebblehut Doc IV Inc. had been registered with the MECP as a generator (Generator #ON6365581)	MI, ABNs, PAHs, PHCs, VOCs	On Site	62
63	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-GEP Productions Inc. Warehouse 31 – Seasons 4 and 5, located in Suite 200 at 30 Booth Avenue, had been registered with the MECP as a generator (Generator #ON3026170) of various hazardous wastes in 2011 and 2013	MI, ABNs, PAHs, PHCs, VOCs	On Site	63

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
64	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Booth Avenue Hospital Laundry Inc., had been registered, with the MECP as a generator (Generator #ON1493200) of waste lubricants between 1992 and 2001	VOCs	On Site	64
65	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-SP Canadian Film Productions Inc. had been registered with the MECP as a generator (Generator #ON3300909) of undisclosed wastes in 2009	VOCs, MI	On Site	65
66	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Lakeshore Laundry & Linen Concept Ltd., had been registered with the MECP as a generator (Generator #ON2383100) of waste oils and lubricants between 1998 and 2001	VOCs	On Site	66
67	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Booth Hospital Laundry had been registered with the MECP as a generator (Generator #ON1466700) of undisclosed wastes between 1992 and 1994	VOCs	On Site	67
68	30 Booth Avenue	-Other – On-Site Hazardous Waste Generation	-Ainsworth Incorporated, had been registered with the MECP as a generator (Generator #ON4673547) of waste aliphatic solvents in 2009 and 2011	VOCs	On Site	68
69	21 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Waste liquids temporary holding Building H	MI, PAHs, PHCs, VOCs	On Site	69
70	9 Don Valley Parkway N	-Other – On-Site Hazardous Waste Generation	-Trans-Northern Pipelines Inc, had been registered with the MECP as a generator (Generator #ON5929310) of hazardous wastes in 2016	PHCs, VOCs, MI, PAHs	Off Site	70
71	397 Eastern Avenue	-Other – On-Site Hazardous Waste Generation	-Hazardous waste generations (Generator# ON0213919)	MI	Off-Site	71

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
72	50 Booth Ave	-Other – On-Site Hazardous Waste Generation	-City of Toronto Department of Parks & Recreation (general automotive repair), had been registered with the MECP as a generator (Generator #ON0173805 and ON0173843) of various hazard wastes between 1986 and 2013	MI, PAHs, PHCs, VOCs	Off Site	72
73	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Booth Hospital Laundry, was listed in the Waste Receivers database in 1992, and between 2006 and 2008	VOCs	On Site	73
74	30 Booth Avenue	-On-Site Waste Receivers	-Mid-Tech Environmental Limited, was listed as a transfer station in 1997 and 1998, and between 2006 and 2008 for waste emulsified oils, pharmaceuticals and pathological wastes	PHCs, BTEX	On Site	74
75	30 Booth Avenue	-Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Foot of Booth Dump was located at the south end of Booth Avenue	MI, PAHs, PHCs, VOCs, PCBs, ABNs	On Site	75
76	30 Booth Avenue	-Operation of Dry Cleaning Equipment (where chemicals are used)	-Hypochlorite bleach and varsol chemical storage at Booth Avenue, Hospital Laundry Inc.	VOCs	On Site	76
77	21 Don Valley Parkway N	-On-Site Chemical Storage	-Historical chemical storage in close vicinity to Buildings A and D included Propylene naphtha, benzene and alkyl benzene	Glycol, PAHs, PHCs, VOCs	On Site	77
78	30 Booth Avenue	-Salt Manufacturing, Processing and Bulk Storage	-De-icing salt storage in the SW corner of the Site.	MI	On Site	78

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
79	21 Don Valley Parkway N	-Other - Historical on-Site Hydrogen Gas Production Activities	-Historical on-Site Hydrogen Gas production activities	MI, ABNs, PAHs, PHCs, BTEX	On Site	79
80	21 Don Valley Parkway N	-Storage, maintenance, and repair of equipment, vehicles, and used to maintain transportation	-TTC Storage Yard located to the northeast of the Warehouse located within 21 DVP N	MI, ABNs, CPs, VOCs PAHs, PHCs, BTEX	On Site	80
81	21 Don Valley Parkway N	-Rail Yards, Tracks and Spurs	-Waste railway ties deposited north of the Boiler House	PHCs, VOCs, MI, PAHs	On Site	81
82	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-Spill control measures consisting of concrete trenches and associated concrete pits located on the exterior of 21 Don Valley Pkwy North and within Site Buildings A1, A2 and D	MI, ABNs, PAHs, PHCs, VOCs	On Site	82
83	21 Don Valley Parkway N	-Pits and Spill Containment Structures	-Concrete spill containment pit located at the chemical storage shed north of Carpenter Shed	MI, ABNs, PAHs, PHCs, VOCs	On Site	83
84	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-A concrete in-ground pit (Pit #1) utilized to collect wash water generated from equipment and floor washing activities within Site Building A1. The pit is located to the southeast of the Liquids Building	MI, ABNs, PAHs, PHCs, VOCs	On Site	84
85	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-A concrete in-ground pit (Pit #2) utilized to collect wash water generated from equipment and floor washing activities within Site Building D1. The pit is located along the east side of the Chemithon/Sulphonation	MI, ABNs, PAHs, PHCs, VOCs	On Site	85
86	21 Don Valley Parkway N	-Other – Below-Ground (Pits and Spill Contaminants) Structures	-An interceptor pit is located along the West side of the Carpenter Building	MI, ABNs, PAHs, PHCs, VOCs	On Site	86

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
87	21 Don Valley Parkway N	-Historical spill	-Two steel plates were observed along the north side of the Finishing Building in the vicinity of concrete pads associated with historical AST's	MI, ABNs, PAHs, PHCs, VOCs	On Site	87
88	21 Don Valley Parkway N	-Historical spill	-Two steel plates were observed, between the railway lines located at the Rail shed Building	MI, ABNs, PAHs, PHCs, VOCs	On Site	88
89	21 Don Valley Parkway N	-Gasoline and associated products storage in fixed tanks	-An out-of-use oil/water separator with associated trenches and a sump pit located approximately mid-way along the West interior side of Site Building G	PHCs, VOCs, MI, PAHs	On Site	89
90	30 Booth Avenue	-Hydraulically- Operated Equipment	-A hydraulically-operated elevator located within the east portion of Site Building I located at 30 Booth Avenue	PCBs, PHCs, BTEX	On Site	90
91	21 Don Valley Parkway N	-Other - Fill Material of Unknown Quality	-The unknown quantity of fill material stored throughout the Phase I Property	MI, ABNs, PAHs, PHCs, BTEX, PCBs	On Site	91
92	21 Don Valley Parkway N	-Coal storage	-Coal storage areas were located along the north side of Site Building E	MI, ABNs, PAHs,	On Site	92
93	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Potential UST east of the Liquids Building (i.e. Site Building A2)	PHCs, VOCs, MI, PAHs	On Site	93
94	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-An electrical sub-station was located in the southwest corner of the Boiler House	PHCs, VOCs, MI, PAHs	On Site	94
95	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two tanks containing oleum and waste acid were located along the south side of the Glycerine Building (i.e. Site Building A2)	PHCs, VOCs, MI, PAHs	On Site	95

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern (COCs)	Relative to Site	Data Source (PCA# in Pinchin Report)
96	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-One historical steel AST (contents unspecified) was located in the central portion of 30 Booth Avenue in 1935. The AST was likely associated with the historical operations conducted by the adjacent coal gasification plant	PHCs, VOCs, MI, PAHs	On Site	96
97	21 Don Valley Parkway N	-Historical and Current on-Site ASTs	-Two vertical and one horizontal ASTs located along the east side of the Chemithon Plant (Site Building D)	PHCs, VOCs, MI, PAHs	On Site	97
98	55 Logan Ave	-Gasoline and associated products storage in fixed tanks -Autobody shop	-Brinks Express Co. and associated garage in 1973	PHC, VOCs, MI, PAHs	Off Site, East	98

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
Area C						
1	701 Lake Shore Blvd E	-Gasoline and associated products in a fixed tank	-Two petroleum tanks from 1922-1936	PHCs, VOCs, MI, PAHs	Within Site area	ERIS Report (50)
2	675 - 701 Lake Shore Blvd E	-Tar production and movement underground -Coal gasification	-Underground tar pipe-Barrett Roofing Co Ltd.	PHCs, VOCs, PAHs, MI	Within Site area	ERIS Report (50), Pinchin (79)
3	Entire Site	-Importation of fill material of unknown quality	-Development of land over Ashbridge's Bay	MI, ABNs, PAHs, PHCs, BTEX	Entire Site area	Aerials / FIPS
4	Beyond Lake Shore Blvd E	-Railway spur lines -Historic spill	-Railway -Unknown quantity of hydrogen peroxide spilt to ground in 1991 -25kg of sodium sulphate spilt to ground in 1991	PHCs, VOCs, MI, PAHs	Within Site to the North	Aerials / FIPs / Pinchin (94,95,102)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
5	300 Commissioners St.	-Gasoline and associated products storage in fixed tanks	- Sunoco Gas Station at 300 Commissioners St.	PHCs, VOCs, MI, PAHs	Large tanks on Site, other activities potentially on Site	ERIS Report (4) / TSSA
6	685 Lake Shore Blvd E	-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	-Greyhound Canada Transportation Corp	PHCs, VOCs, MI, PAHs	On site	Aerials
7	701 Lake Shore Blvd E	- Commercial autobody shops	-Graham Bros Auto	PHCs, VOCs, MI, PAHs	On Site	FIPs
8	685 Lake Shore Blvd E	-Historic spill	-10L of motor oil spilled to ground by Petro-Canada	PHCs, VOCs	On Site	Pinchin (101)
9	685 Lake Shore Blvd E	-Historic spill	20L of engine oil spilled to sanitary sewer and parking lot	PHCs, VOCs	On Site	Pinchin (102)
10	Lower Don Recreation Trail, North of 685 Lake Shore Blvd E	-Metal waste	-Movement/storage of unknown materials	PHCs, VOCs, MI, PAHs	Within Site to the North	Aerials / FIPS
11	Commissioners St and Bouchette St	-Historic spill	-50 L spill of hydraulic oil in 2010	PHCs, VOCs, PCBs	Southeast of Site	ERIS Report (17)
12	Commissioners St and Saultar St	-Historic fire	-Fire in waste container, smoke to atmosphere	MI, PAHs	Southwest of Site	ERIS Report (31)
13	225 Commissioners St	-Paints Manufacturing, Processing and Bulk Storage -Solvent Manufacturing, Processing and Bulk Storage	-Waste generation of paint/pigment, inorganics, solvents, organics, amines	MI, PHCs, VOCs, PAHs, ABNs	Southwest of Site	ERIS Report (40)

ID	Address	PCA Description	Rationale	Potential Contaminants of Concern	Location Relative to Site	Data Source (PCA Number in Report)
14	400 Commissioners St	-Historic spills -Waste generation -Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Waste generation of paints, pharmaceuticals, petroleum based products, pesticides, solvents, inorganics, metals, heavy metals, PCBs -Commissioner St Transfer Station - waste collection	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	East-Southeast of Site	ERIS Report (43) / City Directories
15	400 Commissioners St	-Gasoline and associated products storage in fixed tanks	-AST	PHCs, VOCs, MI, PAHs	East-Southeast of Site	TSSA / ERIS (42)
16	400 Commissioners St	-Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	-Metro Works Incinerator	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	East-Southeast of Site	ERIS (44, 45)
17	185 Villiers St	-Gasoline and associated products storage in fixed tanks	Esso Petroleum Canada Production	PHCs, VOCs, MI, PAHs	West of Site	ERIS Report (47)
18	N. Side of Villiers St at Saulter St	-Waste generation	-Hydro One Networks Production Inorganics and oil skimmings/sludges at Cable Joint Bay #2	MI, PHCs, VOCs	West of Site	ERIS Report (48)

7.3 Areas of Potential Environmental Concern

The APECs identified on the Sites are summarized in their respective chapters and in the table (Table 7-2).

Table 7-2 Areas of Potential Environmental Concern for the SFA and Phase I Study Area

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
Area A						
1A	South of Sunlight Park Rd minus the railyard (1-35 Sunlight Park Rd and 341 Eastern Ave)	50	1	On Site	MI, ABNs, PAHs, PHCs, VOCs, PCBs	Soil, GW
		8	20	Off Site		
		39	25			
		50	26			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		43,51	27			
		50	37			
		8	46			
		31	54			
		51	55			
		37	56			
		31	62			
		17,31	64			
		54	66			
		17,54	68			
		17,28,31	72			
		34,59	73			
		31	78			
		10,28,51,54	79			
		31	81			
		39,51	83			
		50	84			
		8	87			
		50	92			
2A	Entire Area A of SFA	28	2	On Site	MI, PHCs, VOCs, PAHs, PCBs, Glycol, ABNs	Soil, GW
		28	3			
		N/a	4			
		46	5			
		28	6			
		N/a	12			
		N/a	14			
		50	17			
		50	18			
		N/a	21	Off Site		
		28	22			
		28	23			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		28	24			
		28	28			
		28	29			
		N/a	30			
		N/a	38			
		41	41			
		28,49	42			
		28	43			
		28,52	44			
		28	45			
		28	49			
		28	50			
		N/a	52			
		28	53			
		57	57			
		28	58			
		28	60			
		28	65			
		28	67			
		28	71			
		28	77			
		28	82			
		49	85			
		28	88			
		28	89			
		34	90			
		49	91			
3A	Entire Area A of SFA minus the DVP Loop	N/a	4	On Site	PHCs, VOCs, PAHs, MI, ABNs, PCBs, Glycol	Soil, GW
		10,28	7			
		10,28	15			
		10	16			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		50	17	Off Site		
		8	20			
		39	25			
		28,52	44			
		10,28,51,54,93	79			
		52	86			
4A	Area A North of Sunlight Park Rd (10-20 Sunlight Park Rd, 21 Broadview Ave, and DVP Loop)	30	8	On Site	PHCs, VOCs, PAHs, MI, PCBs	Soil, GW
		N/a	95			
		37	56	Off Site		
5A	Area A North of Sunlight Park Rd minus the DVP Loop (10-20 Sunlight Park Rd and 21 Broadview Ave)	N/a	9	On Site	PHC, VOCs, MI, PAHs, CPs, ABNs	Soil, GW
		49,59	10			
		49,59	11			
		34,59	73	Off Site		
		N/a	93			
		N/a	94			
6A	South of Sunlight Park Rd, including the railyard (1-35 Sunlight Park Rd and 341 Eastern Ave)	N/a	13	On Site	VOCs, PHC, MI, PCBs, Glycol	Soil, GW
		50	17			
		50	18			
		50	19			
Area B						
1B	21 Don Valley Pkwy (Applicable to the entire area of 21 Don Valley Pkwy)	14	1	On Site	MI, PAHS , PHCs, VOCs, ABNs, PCBs, Glycol	Soil, GW
		50	4			
		46	5			
		30	32			
		N/a	46			
		N/a	48			
		N/a	49			
		N/a	50			
		N/a	51			
		N/a	52			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	53			
		N/a	54			
		50	55			
		50	56			
		N/a	57			
		N/a	58			
		N/a	59			
		N/a	60			
		N/a	61			
2B	21 Don Valley Pkwy and 415 Eastern Avenue (Northern portion of SFA in Area B within 21 Don Valley Pkwy property boundary)	9	2	On Site	MI, ABNs, PAHs, PHCs, BTEX	Soil, GW
		9	3	Off Site		
3B	21 Don Valley Pkwy and 397 Eastern Avenue (Northern portion of SFA in Area B south of railway)	28	6	On Site	MI, ABNs, PAHs, PHCs, VOCs, OCs, Glycol, CPs	Soil, GW
		28	8			
		28	9			
		28	11			
		28	12			
		28	13			
		28	15			
		28	17			
		28	21			
		28	22			
		28	23			
		28	26			
		28	27			
		28	28			
		28	29			
		28	30			
		30	33			
		N/a	34			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	35			
		N/a	39			
		N/a	40			
		N/a	43			
		N/a	44			
		N/a	47			
		8	77			
		52	80			
		N/a	82			
		N/a	83			
		N/a	84			
		N/a	85			
		28	87			
		46	88			
		28	95			
		28	96			
4B	21 Don Valley Pkwy (Central portion of SFA– intersection)	N/a	7	On Site	MI, ABNs, CPs, PAHs, PHCs, VOCs, CPs	Soil, GW
		28	19			
		28	20			
		28	24			
		28	25			
		N/a	31			
		28	89			
		N/a	92			
		28	93			
		28	94			
		28	97			
5B	30 Booth Avenue and 50 Booth Avenue (Eastern leg of the SFA in Area B)	28	10	On Site	MI, PAHs, PHCs, VOCs, ABNs, CPs	Soil, GW
		28	18			
		N/a	41			
		N/a	45			

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		N/a	62			
		N/a	63			
		37	64			
		N/a	65			
		37	66			
		37	67			
		51	68			
		N/a	69			
		52	72			
		37	73			
		58	74			
		58	75			
		37	76			
		8,48	78			
		10,28	98	Off Site		
		26	99			
		10	100			
		49	101			
		59	102			
6B	21 Don Valley Pkwy (West leg of SFA in Area B)	55	14	On Site	PCBs, PHCs, PAHs, VOCs, MI, ABNs	Soil, GW
		28	16			
		50	36			
		N/a	37			
		N/a	38			
		N/a	42			
Area C						
1C	South of Lake Shore Blvd	28	1	On Site	PHCs, VOCs, PAHs, MI, PCBs, ABNs, OCs	Soil, GW
		28	5			
		N/a	8			
		N/a	9			
		58	14	Off Site		

APEC	Location of APEC on Site	PCA #	Dillon ID	Location of PCA	Potential COCs	Media Potentially Impacted
		28	15			
		6,28,41	20			
		28	22			
		28	23			
2C	Rail yard to Southern Property Boundary of 685 Lake Shore Blvd	5, 9	2	On Site	PHCs, VOCs, PAHs, MI	Soil, GW
		46	4			
		52	6			
		10	7			
		46	10			
3C	Entire Area C of SFA	30	3	On Site	PHCs, VOCs, PAHs, MI, OCs, ABNs	Soil, GW
		46	4			
		46	10			
		30	21	Off Site		
		40,58	26			
4C	Southern portion of Area C	58	14	Off Site	MI, PHCs, VOCs, PAHs, PCBs, ABNs, OCs	Soil, GW

8.0

Recommendations

8.1

Recommendations

This Limited Phase I ESA identified APECs on each Site in Chapters 3 to 5. Due to the expected widespread presence and various potential contaminants of concern, the proposed construction activities, and future land use (public roadway), the development of a soil and groundwater sampling program (e.g., via a Phase Two ESA) is recommended. Based on the East Harbour Environmental Risk Management Update letter by First Gulf Don Valley Limited, dated March 7, 2019, it is understood that additional investigations (geotechnical, hydrogeological, Phase II ESA, and risk assessment) were being undertaken at the Area B Site in 2019. The Phase II ESA and risk assessment were requested from the City for review and are pending. It is also generally understood that the other properties conveying lands to the City will be required by the City to obtain RSCs for the lands to be conveyed, which requires that the Sites are remediated, and/or a risk assessment is conducted and a Certificate of Property Use (CPU) indicating risk management measures (RMMs) for mitigating human health or ecological risks will be registered on title of the conveyed property. The City will need to abide by the conditions of the CPU(s) during construction and long term management of the SFA.

Pending results of the soil and groundwater sampling program, additional measures such as remediation or risk mitigation may be considered. It is understood that First Gulf's environmental team is reviewing opportunities to remediate soil and groundwater on the Area B Site. Risk assessment measures are also currently proposed by First Gulf in areas that may be conveyed to the City, with an associated Certificate of Property Use (CPU) indicating risk management measures (RMMs) for mitigating human health or ecological risks.

Prior to construction of the proposed works, a health and safety plan will be required. In addition, the new On-Site and Excess Soil Management regulation (O.Reg. 406/19, filed December 4, 2019) will specify requirements with regards to excess soils planning (for soils leaving the SFA), on-site processing, excess soil quality standards, project registration, documentation, and tracking soil movements. It is our current understanding that contracts that were signed prior to January 1, 2021, with provisions for excess soil management (subject to legal interpretation) are exempt from registering the project and certain tracking requirements under the regulation.

Depending on the results of soil quality testing, appropriate receivers for the soil should be identified in advance of construction (in accordance with O.Reg. 406/19). Additional soil testing may be required depending on the soil receiving site requirements.

Soils being imported to the SFA will need to meet the applicable site property standards (as set out in the CPU, and/or O. Reg. 406/19 following January 1, 2021), and City specifications, as confirmed in consultation with the City.

Depending on the results of groundwater quality testing, appropriate receivers for groundwater discharge should be identified, should dewatering be required for construction of the proposed roadway. Both dewatering and discharge permits may be required. Based on the hydrogeology investigation completed for Area B by Terraprobe in December 2018, it is understood that there are exceedances of several parameters exceeding the City Municipal Code Chapter 681 discharge to sanitary and storm sewer limits. Due to the potentially surrounding contaminants in groundwater, construction methodologies may need to be considered to avoid or reduce the groundwater drawdown to avoid mobilization of plumes into the SFA. Groundwater treatment design and implementation is anticipated to be required depending on the identified receivers for groundwater.

8.2 Signatures

Section 9.0 presents the report limitations associated with the findings and conclusions presented in the *Area of Potential Environmental Concern* Section in each chapter. The signature of the Qualified Person for this Limited Phase I ESA report is presented in **Section 9.0**. By signing the report, the Qualified Person confirms that the relevant findings and conclusions of the Limited Phase I ESA are included in the report.

9.0

Limitations

This report was prepared exclusively for the purposes, project and site location(s) outlined in the report. The report is based on information provided to, or obtained by Dillon Consulting Limited ("Dillon") as indicated in the report, and applies solely to site conditions existing at the time of the site investigation(s) as seen from publicly accessible areas. Although a reasonable investigation was conducted by Dillon, Dillon's investigation was by no means exhaustive and cannot be construed as a certification of the absence of any contaminants from the site(s). Rather, Dillon's report represents a reasonable review of available information within an agreed work scope, schedule and budget. It is therefore possible that currently unrecognized contamination or potentially hazardous materials may exist at the site(s), and that the levels of contamination or hazardous materials may vary across the site(s). Further review and updating of the report may be required as local and site conditions, and the regulatory and planning frameworks, change over time.

This report was prepared by Dillon for the sole benefit of our Client (City of Toronto). The Agreement between Dillon and the City of Toronto (commencing June 26, 2019) governs the environmental consulting services provided by Dillon the City of Toronto. Dillon's liability associated with the Broadview Extension Limited Phase I ESA shall be limited to injury or loss caused by the sole negligence of Dillon to the extent covered by Dillon's professional liability insurance.

The material in it reflects Dillon's best judgment in light of the information available to it at the time of preparation. Any use which another third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such other third parties. Dillon accepts no responsibility for damages, if any, suffered by any other third party as a result of decisions made or actions based on this report.

Respectfully Submitted:



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10.0

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Qualifications of Assessors

Rachel Bryan, P.Eng., QP_{ESA}

Senior Reviewer

Rachel is an Environmental Engineer with degrees in Environmental Engineering (M.A.Sc.) from Carleton University and Biochemistry (B.Sc) from the University of Guelph. Rachel is a licensed Professional Engineer in the Province of Ontario and has over ten years of technical experience in the fields of environmental site assessment and remediation, water resources, aggregate resources, environmental compliance, permits, and hydrogeology. Rachel works with contaminated sites including site investigations, management, risk assessment and remediation. Rachel has completed numerous Phase I, II and III Environmental Site Assessments across Ontario including sites under both federal and provincial jurisdiction. Sites have included agricultural, residential, commercial, and industrial properties, requiring assessment for a variety of reasons including for due diligence purposes to support dispositions/acquisitions; for re-financing; for information to include in contract tenders; to assist with decisions related to excess soil and groundwater management during construction; for regulatory compliance; and, to support applications for changes in land use requiring a Record of Site Condition. Rachel is a Qualified Person (QP_{ESA}) with the Ministry of the Environment, Conservation and Parks (MECP) under Ontario's Records of Site Condition Regulation (O. Reg. 153/04). Rachel also has experience overseeing and coordinating site remediation activities including underground storage tank removals, excavation and treatment or disposal of contaminated soils, confirmatory soil sampling, stockpile sampling, use of chemical oxidants for remediation of organic compounds, and operation and maintenance of groundwater treatment systems.

Alexandra Chan, P.Eng., QP_{ESA}

Reviewer

Alexandra is an environmental engineer with experience in both hydrogeology and contaminated site work, having worked as an Environmental Specialist or Environmental Engineer for over eight years. She is experienced in leading hydrogeological investigations to support linear and facility municipal infrastructure projects, including PTTW/EASR applications. She also has experience coordinating the design and conducting environmental construction monitoring of municipal infrastructure projects, thus providing an engineering and construction understanding. She has developed a number of Environmental Management Plans for construction and acted as an Environmental Coordinator to liaise with regulatory authorities to obtain environmental approvals. She has conducted hydrogeological investigations to support development applications and water supply studies. She is also experienced in the completion of environmental site assessments (ESAs) including Phase I and Phase Two ESAs and record of site condition applications.

Lauren Oldfield, GIT**Producer**

Lauren is a Geoscientist-in-training (GIT) with a Masters of Engineering Science from the University of Western Ontario and an Honours Bachelor of Science from McMaster University through the Integrated Science program, with experience in environmental assessment, contaminated sites and remediation. Lauren has experience completing CSA Phase I and Two environmental site assessments, records of site condition applications, and due diligence projects within the private sector. Lauren has been involved in numerous remedial action projects, and has experience implementing a variety of field monitoring and sampling programs, including drilling supervision, soil sampling, and groundwater sampling and monitoring.

Joshua Seto, M.Env.Sc.**Producer**

Joshua is an environmental scientist with more than 3 years of experience working on private sector environmental projects. Joshua holds a Bachelor of Science (Hon.B.Sc.) in environmental science with a minor in biology from McMaster University and a Master of Environmental Science (M.Env.Sc.) from the University of Toronto. His project responsibilities have included soil sampling, groundwater sampling, soil-vapour sampling, ambient air sampling, technical reporting and the review of historical Phase I and Phase II Environmental Site Assessments. Joshua has also worked on a number of projects to assist clients with the horizontal and vertical delineation of contamination and potential remediation/mitigation measures.

Melanie Rakovalis**Producer**

Melanie is an office administrator/professional with 10 years of administration experience in environmental consulting, including environmental assessments, and project proposals. Melanie has worked on a number of CSA Phase I and Two environmental site assessments, records of site condition applications, and due diligence projects within the private and public sector.