



**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
PROPOSED EGLINTON EAST LRT PROJECT
SCARBOROUGH, ONTARIO
FOR
HDR CORPORATION**

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EXECUTIVE SUMMARY

Peto MacCallum Ltd. (PML) was retained by the HDR Corporation on behalf of the City of Toronto to conduct a Phase One Environmental Site Assessment (ESA) for proposed Eglinton East LRT extends from Kennedy Station along Eglinton Avenue to Kingston Road, north-east along Kingston Road to Morningside Avenue, north along Morningside Avenue to the University of Toronto, through the UTSC campus via Ellesmere Road and a realigned Military Trail, north along Morningside Avenue to Sheppard Avenue East, west along Sheppard Avenue to Neilson Road, and north along Neilson Road to the Malvern Town Centre at Tapscott Road, west along Sheppard Avenue East to McCowan Road and maintenance and storage facility (MSF) at 8304 Sheppard Avenue East, Scarborough, Ontario. The property (hereinafter referred to as the Site) covers a length of approximately 18 km and MSF.

The Site is occupied by an active asphalt municipal roadway owned by the City of Toronto. The Site and the Study Area (area within a 250 m radius of the Site) are situated in mixed land uses of institutional, community, commercial and residential properties.

The Phase One ESA was conducted for the Site and the Study Area as part of the due diligence process to identify and verify the potential sources of contamination, if any. The assessment was performed in accordance with the Phase One ESA protocols outlined in Ontario Regulation 153/04 (amended).

Historically, the Site was an unpaved roadway around the 1930s, and the Site started to develop around the 1950s. Around 1960, the Site was a four-lane roadway with divided traffic system. Currently, the Site is four to six-lane roadway with divided traffic system.

Based on the evaluation of the historical data and Site reconnaissance, one (1) potentially contaminating activity (PCA) on the Site and ninety-four (94) PCAs within the Study Area were identified.

The Site PCA was related to importation of fill materials of unknown quality. The Study Area PCAs were related to presence of chemical storage, autobody shops, gasoline service stations, dry cleaning centres, paint stores, car wash centres, salt storage, railway tracks, electronic and asphalt manufacturing company and laundromat.



The identified PCAs were further evaluated to determine Areas of Potential Environmental Concern (APEC) on the Site. Due to the historical development/use of the Site, the Site PCA (PCA 30) was considered an environmental concern contributing to APEC.

Sixty-five (65) of the ninety-four (94) PCAs identified within the Study Area were considered environmental concerns due to the nature of the activities and their proximity to the Site.

The remaining Study Area PCAs were not considered environmental concerns contributing to APEC on the Site since they were located downgradient and distant from the Site.

Recommendation

Based on the Phase One ESA findings, the following recommendation is made for the Site:

- A Phase Two ESA should be undertaken to assess the soil and ground water quality underlying the Site.



TABLE OF CONTENTS

EXECUTIVE SUMMARY	i-ii
1. INTRODUCTION	1
1.1 Phase One Property Information	1
1.2 Client Contact Information	2
1.3 Key Regulatory Definitions	2
2. SCOPE OF INVESTIGATION	2
3. RECORDS REVIEW	3
3.1 General	3
3.1.1 Phase One Study Area Determination	3
3.1.2 First Developed Use Determination	3
3.1.3 Fire Insurance Plans	4
3.1.4 Environmental Report	4
3.2 Environmental Source Information	4
3.3 Physical Setting Sources	6
3.3.1 Aerial Photographs	6
3.3.2 Topography, Hydrology and Geology	7
3.3.3 Fill Materials	8
3.3.4 Water Bodies and Areas of Natural Significance	8
3.3.5 Well Records	9
3.4 Site Operating Records	9
4. INTERVIEW	9
5. SITE RECONNAISSANCE	11
5.1 General Requirements	11
5.2 Specific Observations at Phase One Property	11
5.2.1 Enhanced Investigation Property (EIP)	13
5.3 Written Description of Investigation	13
6. REVIEW AND EVALUATION OF INFORMATION	13
6.1 Current and Past Land Uses	13
6.2 Potentially Contaminating Activities (PCAs)	14



6.3 Areas of Potential Environmental Concern (APEC)22

6.4 Uncertainty and Data Gap33

6.5 Phase One Conceptual Site Model33

7. CONCLUSION.....35

8. RECOMMENDATION.....35

9. REFERENCES36

10. QUALIFICATION OF ASSESSORS.....36

11. STATEMENT OF LIMITATIONS36

ATTACHMENTS

Figure 1 – Key Map

Figure 2 – 1939 Aerial Photograph

Figure 3 – 1954 Aerial Photograph

Figure 4 – 1965 Aerial Photograph

Figure 5– 1978 Aerial Photograph

Figure 6 – 2005 Aerial Photograph

Figure 7 – 2016 Aerial Photograph

Figure 8 – 2022 Aerial Photograph

Figure 9 – Topographic Map

Drawing 1A- 1L – Potentially Contaminating Activities (PCAs) on the Site and within the Study Area

Drawing 2A-2O – Areas of Potential Environmental Concern (APEC)

Plates 1 through 69 – Photographs

Appendix A – Technical Standards and Safety Authority (TSSA) Response

Appendix B– Qualification of Assessors

Appendix C – Statement of Limitations



1. INTRODUCTION

Peto MacCallum Ltd. (PML) was retained by the HDR Corporation on behalf of the City of Toronto to conduct a Phase One Environmental Site Assessment (ESA) for proposed Eglinton East LRT extends from Kennedy Station along Eglinton Avenue to Kingston Road, north-east along Kingston Road to Morningside Avenue, north along Morningside Avenue to the University of Toronto, through the UTSC campus via Ellesmere Road and a realigned Military Trail, north along Morningside Avenue to Sheppard Avenue East, west along Sheppard Avenue to Neilson Road, and north along Neilson Road to the Malvern Town Centre at Tapscott Road, west along Sheppard Avenue East to McCowan Rd and maintenance and storage facility (MSF) at 8304 Sheppard Avenue East, Scarborough, Ontario. The property (hereinafter referred to as the Site) covers a length of approximately 18 km and MSF (Drawing 1).

The Phase One ESA was conducted for the Site and the Study Area (area within a 250 m radius of the Site) as part of the due diligence process to identify and verify the potential sources of contamination, if any. The assessment was performed in accordance with the requirements outlined in Ontario Regulation 153/04 (amended).

1.1 Phase One Property Information

The relevant property information for the Site is provided below.

TABLE 1
PHASE ONE PROPERTY INFORMATION

Municipal Address	Eglinton LRT and MSF at 8304 Sheppard Avenue East Scarborough, Ontario
Property Owner	City of Toronto
Property Owner Contact Details	The City of Toronto care of HDR Corporation
Approximate Phase One Property Length	18 kilometers road alignment and 31.8 acres of MSF



1.2 Client Contact Information

Our Client's contact is:

Mr. Jim McKay
Senior Vice President
Managing Director, Canada
HDR Corporation
100 York Blvd., Suite 300
Richmondhill, ON L4B 1J8

1.3 Key Regulatory Definitions

Defined by Ontario Regulation 153/04 under the EPA, as amended.

Phase One ESA Property (the Site) - means the property that is the subject of a Phase One ESA.

Phase One ESA Study Area (the Study Area) - means the area that includes a Phase One ESA Property, any other properties located, wholly or partly, within 250 metres from the nearest point on a boundary of the Phase One ESA property and any property that the Qualified Person (QP) determines to be included as a part of the Study Area.

Potentially Contaminating Activity (PCA) - means a use or activity set out in Table 2 of Schedule D of O. Reg. 153/04 (amended) that is occurring or has occurred in a Phase One ESA Study Area.

Areas of Potential Environmental Concern (APEC) - means the areas on, in or under a Phase One ESA property where one or more contaminants are potentially present, as determined through the Phase One ESA.

2. SCOPE OF INVESTIGATION

This assessment was performed in accordance with the Phase One ESA protocols outlined in Schedule D of O. Reg. 153/04 (amended). The Phase One ESA work involved the following tasks to assess the Site's physical and geoenvironmental setting and to document past and present land use activities.



- A review of available documents from the city/federal/provincial databases including aerial photographs, topographic, geologic and hydrogeologic maps, Ministry of the Environment, Conservation and Parks (MECP) water well records to evaluate the Site physical setting and to document past and present land use activities.
- Collecting data about past activities at the Site and the Study Area that could be interpreted as contributing to the existing conditions and/or potential contaminating activities.
- Conducting a walk-through visual inspection on the Site and within the Study Area to assess current Site and surrounding area conditions and the visual presence of Site features or olfactory evidences indicating potential contamination, if any.
- Preparation of this report, discussing the information compiled and the pertinent conclusions and recommendations together with the tables, figures, Site photographs and drawings as well as other information in Appendices.

3. RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Site is occupied by an active asphalt municipal roadway owned by the City of Toronto. The Site and the Study Area (area within a 250 m radius of the Site) are situated in mixed land uses of institutional, community, commercial and residential properties (Drawing 1).

In accordance with the regulatory requirements, a Phase One ESA must include the Site and the Study Area (area within 250 m radius of the Site) as depicted in Drawing 1 attached.

3.1.2 First Developed Use Determination

Based on the information from the previous reports, aerial photographs, and available maps, the Site started to develop around 1950's. Around 1960's, the Site is an asphalted four lane roadway with divided traffic system. Currently, the Site is a four to six lane roadway with divided traffic system.



3.1.3 Fire Insurance Plans

An attempt was made to review the historical Fire Insurance Plans (FIPs) for the Site and the Study Area. However, no FIPs were available for review.

3.1.4 Environmental Report

No previous environmental report was available for PML's review.

3.2 Environmental Source Information

Environmental source information was obtained from the following sources: Ministry of the Environment, Conservation and Parks (MECP), Technical Standards and Safety Authority (TSSA), and the National Pollutant Release Inventory website. The environmental source information from TSSA is attached in Appendix A.

TABLE 2
ENVIRONMENTAL SOURCE INFORMATION

Title of Information	Description of Relevant Data to Phase One ESA	Area of Potential Environmental Concern?	Source of Information
Release of Public Information - TSSA	Seven (7) active and five (5) expired fuel storage tank record were found at 3100 Ellesmere Road. Seven (7) active fuel storage tank record were found at 800 Morningside Avenue. Six (6) active and four (4) expired fuel storage tank record were found at 1149 Morningside Avenue. Six (6) active and seven (7) expired fuel storage tank record were found at 1641 Markham Road. Six (6) active and five (5) expired fuel storage tank record were found at 5100 Sheppard Avenue East. Four (4) active and one (1) expired fuel storage tank record were found at 5818 Sheppard Avenue East. One (1) active fuel storage tank record were found at 4650 Sheppard Avenue East. Seven (7) active fuel storage tank record were found at	Yes	Technical Standards and Safety Authority (TSSA)



TABLE 2
ENVIRONMENTAL SOURCE INFORMATION

Title of Information	Description of Relevant Data to Phase One ESA	Area of Potential Environmental Concern?	Source of Information
	4901 Shepperd Avenue East. Eight (8) active and three (3) expired fuel storage tank record were found at 891 Morningside Avenue. Eight (8) active and one (1) expired fuel storage tank record were found at 4418 Kingston Rd. Three (3) active fuel storage tank record were found at 4630 Shepperd Avenue East. Five (5) active and six (6) expired fuel storage tank record were found at 2601 Eglinton Avenue East. Five (5) active and four (4) expired fuel storage tank record were found at 2610 Eglinton Avenue East. Eight (8) active and four (4) expired fuel storage tank record were found at 1039 Danforth Road. Five (5) active and six (6) expired fuel storage tank record were found at 3800 Kingston Rd. Five (5) active and seven (7) expired fuel storage tank record were found at 4403 Kingston Rd. Seven (7) active and one (1) expired fuel storage tank record were found at 4418 Kingston Rd. Seven (7) expired fuel storage tank record were found at 8270 Sheppard Ave E. Seventeen (17) expired and six (6) active fuel storage tank record were found at 8301 Sheppard Ave E.		
Dry Cleaning Facilities	Three (3) records were found.	Yes	Site Reconnaissance
Water Well Information System	No record was found for the Site. Eight hundred and fifty six (856) wells were found within the Study Area.	None	MECP Water Well Record Search
Ontario Inventory of PCB Storage Sites	No listing was noted within the Site and adjacent properties	No	Ontario Ministry of Environment and Energy (MOEE) July 1993



TABLE 2
ENVIRONMENTAL SOURCE INFORMATION

Title of Information	Description of Relevant Data to Phase One ESA	Area of Potential Environmental Concern?	Source of Information
Inventory of Coal Tar Wastes and Coal Gasification Plants	No listing was noted within the Site and adjacent properties	None	Ontario Ministry of Environment and Energy (MOEE) April 1987 and November 1988
Waste Disposal Sites – MECP CA Inventory	No listing found for the Site and within the Study Area.	None	MECP
National Pollutant Release Inventory	No listing found for the Site and the Study Area.	None	http://www.ec.gc.ca/inrp-npri/

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Historical and recent aerial photographs for the Site and the vicinity were reviewed in order to assess the development sequence of the Site and the Study Area. Based on the availability, the aerial photographs for the years 1939, 1954, 1965, 1978, 2005, 2016, and 2022 were selected for the current investigation and are shown on Figures 2 to 8. The review findings are listed in the table below.

TABLE 3A
PHYSICAL SETTING SOURCES

Year	Source	Summarized Information
1939	City of Toronto Interactive Maps	<ul style="list-style-type: none"> The Site and the adjacent properties mostly seem to be farm lands. The photograph is unclear and not able to distinguish the objects present within the Site.
1954	City of Toronto Interactive Maps	<ul style="list-style-type: none"> The Site seems to be a little developed into commercial/residential. The photograph is unclear and not able to distinguish the objects present within the Site.



TABLE 3A
PHYSICAL SETTING SOURCES

Year	Source	Summarized Information
1965	City of Toronto Interactive Maps	<ul style="list-style-type: none"> The present-day outlines for the Eglinton Ave, Morningside Ave and Sheppard Ave, could be noticed. The Site seems to be further developed.
1978	City of Toronto Interactive Maps	<ul style="list-style-type: none"> Construction activity could be noticed on the vacant lands observed in the 1965 aerial image.
2005	Google Earth Maps	<ul style="list-style-type: none"> The site is commercially and residentially developed.
2016	Google Earth Maps	<ul style="list-style-type: none"> Similar configuration to the previous photograph.
2022	Google Earth Maps	<ul style="list-style-type: none"> Some construction activities appear to be present within the Site. The construction of Sheppard East Station could be noticed.

3.3.2 Topography, Hydrology and Geology

A review of the Topographic Map from Atlas of Natural Resources Canada was conducted and the review findings are presented in the table below. The following table also summarizes the topography, hydrology, and geology of the Site and the Study Area.

TABLE 3B
PHYSICAL SETTING SOURCES

Information Description	Source of Information	Summary of Information
Topography	The Atlas of Natural Resources Canada	<ul style="list-style-type: none"> The Site and surrounding area ground surface elevation ranged from 120 to 169 meters above mean sea level. The ground surface of the area gently slopes towards the southeast
Regional Physiography	The Physiography of Southern Ontario (Chapman, L.J. and Putnam, D.E., 1984)	<ul style="list-style-type: none"> The physiographic region of the Site is comprised of Iroquois Plain and South Slope. The physiographic landform of the Site comprised of Till Plains, Sand Plains, Beaches.



TABLE 3B
PHYSICAL SETTING SOURCES

Information Description	Source of Information	Summary of Information
Surficial Geology	OGS Earth Map of Surficial Geology of Southern Ontario (Ontario Geological Survey, 2010)	<ul style="list-style-type: none"> The Site's soils are comprised of stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain; sand, gravel, minor silt and clay of foreshore, basinal and littoral deposits; silt, sand, gravel, may contain organic remains of alluvial deposits; undifferentiated older tills, may include stratified deposits and organic deposits of peak, muck and marl.
Bedrock Geology	Bedrock Geology of Ontario (Ministry of Northern Development and Mines, 1991)	<ul style="list-style-type: none"> Shale, limestone, dolostone and siltstone of Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member.
Watershed	Toronto and Region Conservation Authority (TRCA) Watershed Map	<ul style="list-style-type: none"> As per TRCA, the Site is located within the Rouge River Watershed, Highland Creek Watershed and Lake Ontario Waterfront.

3.3.3 Fill Materials

During the Site reconnaissance, no surficial placement or dumping of fill material was observed on the Site. However, there may be a possibility of the presence of fill material underneath the Site due to the developed Site condition.

3.3.4 Water Bodies and Areas of Natural Significance

As per TRCA, the Site is located within the Rouge River Watershed, Highland Creek Watershed and Lake Ontario Waterfront. Highland Creek crosses the Morningside Avenue about 800 m south of Ellesmere Road and Morningside Avenue intersection.

Based on the Ontario Ministry of Natural Resources and Forestry (MNRF), Highland Creek Swamp, located near Morningside Avenue, is an area of natural significance (ANSI).



3.3.5 Well Records

The Ministry of Environment, Conservation and Parks (MECP) Water Well Records database was searched for well records on the Site and within 250 m of the Study Area. No record was found for the Site. Eight hundred and fifty six (856) wells were found within the Study Area. The purpose of the wells were recorded as monitoring well, observation wells, test hole and abandoned/others.

The stratigraphy based on a well record (Well ID#: A120214), found on Eglinton Avenue East and Rosemount Drive, was obtained and consists of the following:

- Brown silt from 0 feet to 16 feet (0 m to 4.9m)
- Grey silt from 16 feet to 50 feet (4.9 m to 15.2 m)
- Grey sand from 50 feet to 70 feet (15.2 m to 21.3 m)

3.4 Site Operating Records

No Site operating record was available during the time of the Site reconnaissance. Historically, the Site was an unpaved roadway around the 1930s, and the Site started to develop around the 1950s. Around 1960, the Site was a four-lane roadway with divided traffic system. Currently, the Site is four to six-lane roadway with divided traffic system.

4. INTERVIEW

During the course of this assessment, PML interviewed the following person(s) as outlined in the table below.

TABLE 4
INTERVIEW(S) SUMMARIZED INFORMATION

DATE	PLACE/ METHOD	PERSON(S) INTERVIEWED	RATIONALE	INFORMATION PROVIDED
June 9, 2023	In person	Mr.Pitor Nowak	Owner of Expert Auto Service	Not aware of any spills/environmental concerns on the Site.



TABLE 4
INTERVIEW(S) SUMMARIZED INFORMATION

DATE	PLACE/ METHOD	PERSON(S) INTERVIEWED	RATIONALE	INFORMATION PROVIDED
June 9, 2023	In person	Mr.John Palmos	Employee at Active Green + Ross	He has been working there for 5 years and they offer services such as oil change and vehicle maintenance. Not aware of any spills/environmental concerns on the Site.
June 9, 2023	In person	Mr.Kenny	Owner of Quality Auto Service	Provides services like oil change and vehicle maintenance. Informed that they safely dispose off the oil collected during oil change.
June 22, 2023	In person	Mr.Jeremy Ellement	Service Manager of Redline Automotive	Offers maintenance service for European made cars. Concerned about dust and noise pollution due to construction activity from the adjacent site.
June 22, 2023	In person	Mr.Andrew	Pecaso Auto Centre Employee	Offers services such a paint jobs and auto body works. They take the necessary safety precautions to avoid spills.
June 22, 2023	In person	Mr.Danny Indzevski	The Mechanics Shop Manager	Not aware of any environmental concerns within the site and to the neighbouring properties.
June 22, 2023	In person	Mr.Ken Li	Owner of Firman Auto Service Centre	Offers oil change services. The development activites in the area are leading to air pollution in the form of dust.



5. SITE RECONNAISSANCE

5.1 General Requirements

General information about the Site reconnaissance is given below.

TABLE 5
SUMMARIZED GENERAL INFORMATION

Description of Information	Summary of Findings
Date and Time of Reconnaissance	June 9 and 22, 2023 and March 19, 2024
Weather Conditions	21- 25 Degree Celsius, Partial Cloudy
Length of Time of Reconnaissance	20 hours
Operational Status of Site	Active
Name and Qualification of Assessor	Ms. Aswathy Suresan, MEng. E.I.T & Mr. Kushal Tiyyala, MEng.

Photographs of the Site were taken on June 9 and 22, 2023 and March 19, 2024 and are shown on Plates 1 to 69.

5.2 Specific Observations at Phase One Property

During the Site reconnaissance it was confirmed that the Site extends from Kennedy Station along Eglinton Avenue to Kingston Road, north-east along Kingston Road to Morningside Avenue, north along Morningside Avenue to the University of Toronto, through the UTSC campus via Ellesmere Road and a realigned Military Trail, north along Morningside Avenue to Sheppard Avenue East, west along Sheppard Avenue to Neilson Road, and north along Neilson Road to the Malvern Town Centre at Tapscott Road, west along Sheppard Avenue East to McCowan Rd and maintenance and storage facility (MSF) near Conlins Road, Scarborough, Ontario (Figure 1). The Site observations are summarized below.



TABLE 6
THE SITE OBSERVATION

Description	Summary of Findings
General Description of the Site	The Site is an asphated roadway owned by City of Toronto with traffic lights, road lights and underground utilities.
Details of Above Ground Tanks	No above ground tanks observed on Site.
Details of Below Ground Tanks	No underground tanks observed on Site.
Potable and Non-Potable Water Sources	Municipal water supply connection was observed.
Above Ground Utilities	Electrical lines were observed on the Site.
Below Ground Utilities	Sewer and storm water lines were observed.

Additional information regarding structure/building present at the Site is given below.

TABLE 7
ADDITIONAL SITE INFORMATION

Additional Site Information	Relevant Information
Drains, Pits and Sumps	Storm drains were observed on the Site at the time of Site reconnaissance.
Stains and Corrosion	No stains and corrosion were observed.
Current and Former Wells	No wells observed on the Site.
Sewage Works	Municipal sewer lines were present on the Site.
Ground Surface and Cover Type	Mainly covered with asphalt.
Current or Former Railway Lines/Spurs	Railway tracks overpass and underpass the Site at two locations on Eglinton Avenue East.
Areas of Stained Soil, Vegetation or Pavement	No areas of stained soil, vegetation or pavement were observed on the Site.
Stressed Vegetation	No stressed vegetation was observed on the Site.
Unidentified Substances	No unidentified substance was observed on the Site.



5.2.1 Enhanced Investigation Property (EIP)

As per clause 32. (1) of O. Reg. 153/04 (amended), a property will be considered an EIP if the property is used, or has ever been used, in whole or in part for an industrial use or for any of the following commercial uses:

- (i) as a garage,
- (ii) as a bulk liquid dispensing facility, including a gasoline outlet, or
- (iii) for the operation of dry cleaning equipment. O Reg. 511/09, s. 14.

Based on the Site reconnaissance visits and records evaluations as per requirements outlined in the O. Reg. 153/04, the Site is not considered an EIP.

5.3 Written Description of Investigation

The Site reconnaissance was carried out by Ms. Aswathy Suresan M.Eng. and Mr. Kushal Tiyyala, MEng, on June 9 and 22, 2023 and March 19, 2024. During the Site visit, notes and photographs were documented regarding the environmental condition of the Site.

One (1) PCA on the Site and ninety-four (94) PCAs within the Study Area were identified, as described in Section 6.2. Please see Section 6.2 for a detailed description of the investigation.

6. REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Land Uses

Historically, the Site was an unpaved roadway around the 1930s, and the Site started to develop around the 1950s. Around 1960, the Site was a four-lane roadway with divided traffic system. Currently, the Site is four to six-lane roadway with divided traffic system.



6.2 Potentially Contaminating Activities (PCAs)

Based on the findings of the Site background and records review, Site reconnaissance, interview, review of previous report and our experience with numerous similar projects in the past, one (1) potentially contaminating activity (PCA) on the Site and ninety-four (94) PCAs within the Study Area were identified.

The identified PCAs are listed in the table below and shown on attached Drawings (1A-1L).

TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER APU PROJECT AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site.
IN/ON/UNDER APU STUDY AREA		
PCA 2 Item -28: Gasoline and associated products storage in fixed tanks.	2372 Eglinton Ave E, approximately 30m north of Eglinton Ave E	A gas station was noted during the Site visit.
PCA 3 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2432 Eglinton Ave E, approximately 100m North of Eglinton Ave E	Laundromat noted during the Site visit.
PCA 4 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2422 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Car wash centre noted during the Site visit.
PCA 5 Item -10: Commercial autobody shops	2424 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 6 Item -28: Gasoline and associated products storage in fixed tanks.	2424 Eglinton Ave E, approximately 30m North of Eglinton Ave E	A gas station was noted during the Site visit.
PCA 7 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2372 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Laundromat noted during the Site visit.



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 8 Item -10: Commercial autobody shops	2438 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 9 Item -37: Operation of Dry-Cleaning Equipment	2480 Eglinton Ave E, approximately 70m North of Eglinton Ave E	Dry cleaning centre noted during the Site visit.
PCA 10 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2507 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Car wash centre noted during the Site visit.
PCA 11 Item -10: Commercial autobody shops	2590 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 12 Item -10: Commercial autobody shops	2592 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 13 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2598 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Laundromat noted during the Site visit.
PCA 14 Item -28: Gasoline and associated products storage in fixed tanks.	2610 Eglinton Ave E, approximately 20m North of Eglinton Ave E	A gas station was noted during the Site visit.
PCA 15 Item -37: Operation of Dry-Cleaning Equipment	2656 Eglinton Ave E, approximately 90m North of Eglinton Ave E	Dry cleaning centre noted during the Site visit.
PCA 16 Item -10: Commercial autobody shops	2581 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 17 Item -10: Commercial autobody shops	2583 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 18 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2593 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Car wash centre noted during the Site visit.
PCA 19 Item -10: Commercial autobody shops	79 winter Ave, approximately 60m South of Eglinton Ave E	Autobody shop noted during the Site visit.



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 20 Item -28: Gasoline and associated products storage in fixed tanks.	2601 Eglinton Ave E, approximately 30m South of Eglinton Ave E	A gas station was noted during the Site visit.
PCA 21 Item -28: Gasoline and associated products storage in fixed tanks.	1039 Danforth Road, approximately 240m South of Eglinton Ave E	A gas station was noted during the Site visit.
PCA 22 Item -10: Commercial autobody shops	2822 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 23 Item -10: Commercial autobody shops	2906 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 24 Item -10: Commercial autobody shops	2910 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 25 Item -10: Commercial autobody shops	2918 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 26 Item -39: Paints Manufacturing Processing and Bulk Storage	2934 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Paint store noted during the Site visit.
PCA 27 Item -10: Commercial autobody shops	2946 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 28 Item -10: Commercial autobody shops	2944 Eglinton Ave E, approximately 40m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 29 Item -10: Commercial autobody shops	2823 Eglinton Ave E, approximately 50m South of Eglinton Ave E.	Autobody shop noted during the Site visit.
PCA 30 Item -10: Commercial autobody shops	2851 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 31 Item -10: Commercial autobody shops	40 Barbados Blvd, approximately 220 m South of Eglinton Ave E	Autobody shop noted during the Site visit.



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 32 Item -10: Commercial autobody shops	2869 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 33 Item -28: Gasoline and associated products storage in fixed tanks.	2875 Eglinton Ave E, approximately 40m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 34 Item -10: Commercial autobody shops	110 Barbados Blvd, approximately 230 m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 35 Item -10: Commercial autobody shops	2937 Eglinton Ave E, approximately 30m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 36 Item -10: Commercial autobody shops	2941 Eglinton Ave E, approximately 30m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 37 Item -10: Commercial autobody shops	2939 Eglinton Ave E, approximately 30m South of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 38 Item -46: Rail Yards, Tracks and Spurs	Study Area	Railway corridor noted during the site visit.
PCA 39 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	3200 Eglinton Ave E, approximately 30m North of Eglinton Ave E	Laundromat noted during the Site visit.
PCA 40 Item -10: Commercial autobody shops	3204 Eglinton Ave E, approximately 60 m North of Eglinton Ave E	Autobody shop noted during the Site visit.
PCA 41 Item -10: Commercial autobody shops	3748 Kingston Rd, approximately 40m Northwest of Kingston Road	Autobody shop noted during the Site visit.
PCA 42 Item -10: Commercial autobody shops	3790 Kingston Rd, approximately 30m Northwest of Kingston Road	Autobody shop noted during the Site visit.
PCA 43 Item -28: Gasoline and associated products storage in fixed tanks.	3800 Kingston Rd, approximately 30m Northwest of Kingston Road	A gas station was noted during the Site visit.



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 44 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	3800 Kingston Rd, approximately 30m Northwest of Kingston Road	Car wash centre noted during the Site visit.
PCA 45 Item -10: Commercial autobody shops	4141 Kingston Rd, approximately 40m East of Kingston Road	Autobody shop noted during the Site visit.
PCA 46 Item -10: Commercial autobody shops	4185 Kingston Rd, approximately 30m East of Kingston Road	Autobody shop noted during the Site visit.
PCA 47 Item -10: Commercial autobody shops	4187 Kingston Rd, approximately 50 m Southeast of Kingston Rd	Autobody shop noted during the Site visit.
PCA 48 Item -8: Chemical Manufacturing, Processing and Bulk Storage	4191 Kingston Rd, approximately 40m Southeast of Kingston Rd	A chemical storage was noted during the site visit
PCA 49 Item -10: Commercial autobody shops	4229 Kingston Rd, approximately 30m East of Kingston Road	Autobody shop noted during the Site visit.
PCA 50 Item -10: Commercial autobody shops	4233 Kingston Rd, approximately 20m East of Kingston Rd	Autobody shop noted during the Site visit.
PCA 51 Item -10: Commercial autobody shops	4294 Kingston Rd, approximately 30m West of Kingston Road	Autobody shop noted during the Site visit.
PCA 52 Item -28: Gasoline and associated products storage in fixed tanks.	4334 Kingston Rd, approximately 60m West of Kingston Road	A gas station was noted during the Site visit.
PCA 53 Item -10: Commercial autobody shops	4334 Kingston Rd, approximately 60m West of Kingston Road	Autobody shop noted during the Site visit.
PCA 54 Item -28: Gasoline and associated products storage in fixed tanks.	4403 Kingston Rd, approximately 30m East of Kingston Road	A gas station was noted during the Site visit.
PCA 55 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	3100 Ellesmere Road, approximately 30m west of Morningside Avenue	Car wash centre noted during the Site visit.



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 56 Item -28: Gasoline and associated products storage in fixed tanks.	3100 Ellesmere Road, approximately 30m west of Morningside Avenue	A gas station was noted during the Site visit.
PCA 57 Item -10: Commercial autobody shops	4 Falaise Rd, approximately 65m north of Kingston Road	Autobody shop noted during the Site visit
PCA 58 Item -10: Commercial autobody shops	4418 Kingston Rd, approximately 50m West of Kingston Road	Autobody shop noted during the Site visit
PCA 59 Item -28: Gasoline and associated products storage in fixed tanks.	4418 Kingston Rd, approximately 50m Northwest of Kingston Road	A gas station was noted during the Site visit.
PCA 60 Item -39: Paints Manufacturing Processing and Bulk Storage	1267 Morning Side Ave, approximately 70m North of Sheppard Ave E	Paint store noted during the Site visit.
PCA 61 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	1149 Morning side Ave, approximately 90m East of Morningside Ave	Car wash centre noted during the Site visit.
PCA 62 Item -28: Gasoline and associated products storage in fixed tanks.	1149 Morning side Ave, approximately 30m East of Morningside Ave	A gas station was noted during the Site visit.
PCA 63 Item -39: Paints Manufacturing Processing and Bulk Storage	851 Milner Ave, approximately 100m East of Morningside Avenue	Paint store noted during the Site visit.
PCA 64 Item -48: Salt Manufacturing, Processing and Bulk Storage	891 Morningside Ave, approximately 110m east of Morningside Ave	A salt storage dome was noted during the site visit.
PCA 65 Item -28: Gasoline and associated products storage in fixed tanks.	891 Morningside Ave, approximately 30m east of Morningside Ave	Gas storage tanks were noted during the Site visit.
PCA 66 Item -28: Gasoline and associated products storage in fixed tanks.	800 Morning side Ave, approximately 20m West of Morningside Ave	A gas station was noted during the Site visit.
PCA 67 Item -10: Commercial autobody shops	5070 Sheppard Ave E, approximately 60m North of Sheppard Ave E	Autobody shop noted during the Site visit



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 68 Item -10: Commercial autobody shops	5080 Sheppard Ave E, approximately 30m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 69 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	5110 Sheppard Ave E, approximately 50m North of Sheppard Ave E	Car wash centre noted during the Site visit.
PCA 70 Item -28: Gasoline and associated products storage in fixed tanks.	5110 Sheppard Ave E, approximately 30m North of Sheppard Ave E	A gas station was noted during the Site visit.
PCA 71 Item -37: Operation of Dry-Cleaning Equipment	5089 Sheppard Ave E, approximately 100m south of Sheppard Ave E	Dry cleaning centre noted during the Site visit.
PCA 72 Item -28: Gasoline and associated products storage in fixed tanks.	1641 Markham Road, approximately 50m South of Sheppard Ave E	A gas station was noted during the Site visit.
PCA 73 Item -28: Gasoline and associated products storage in fixed tanks.	5818 Sheppard Ave E, approximately 30m North of Sheppard Ave E	A gas station was noted during the Site visit.
PCA 74 Item -10: Commercial autobody shops	4800 Sheppard Ave E, approximately 60m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 75 Item -10: Commercial autobody shops	4910 Sheppard Ave E, approximately 50m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 76 Item -39: Paints Manufacturing Processing and Bulk Storage	4910 Sheppard Ave, approximately 50m North of Sheppard Ave E	Paint store noted during the Site visit.
PCA 77 Item -39: Paints Manufacturing Processing and Bulk Storage	4900 Sheppard Ave E, approximately 50m North of Sheppard Ave E	Paint store noted during the Site visit.
PCA 78 Item -10: Commercial autobody shops	4900 Sheppard Ave E, approximately 50m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 79 Item -10: Commercial autobody shops	4960 Sheppard Ave E, approximately 150m North of Sheppard Ave E	Autobody shop noted during the Site visit



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 80 Item -10: Commercial autobody shops	5000 Sheppard Ave E, approximately 50m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 81 Item -10: Commercial autobody shops	5060 Sheppard Ave E, approximately 180m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 82 Item -28: Gasoline and associated products storage in fixed tanks.	4901 Sheppard Ave E, approximately 20m South of Sheppard Ave E	A gas station was noted during the Site visit.
PCA 83 Item -10: Commercial autobody shops	4630 Sheppard Ave E, approximately 90m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 84 Item -28: Gasoline and associated products storage in fixed tanks.	4650 Sheppard Ave E, approximately 70m North of Sheppard Ave E	A gas station was noted during the Site visit
PCA 85 Item -10: Commercial autobody shops	4730 Sheppard Ave E, approximately 130m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 86 Item -10: Commercial autobody shops	4736 Sheppard Ave E, approximately 90m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 87 Item -10: Commercial autobody shops	4732 Sheppard Ave E, approximately 40m North of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 88 Item -19: Electronic and Computer Equipment Manufacturing	8150 Sheppard Ave E, approximately 30m North of Sheppard Ave E	An electronic manufacturing company was noted during the Site visit
PCA 89 Item -58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	45 Thornmount Drive, approximately 60m West of Thornmount Drive	A recycling centre was noted during the Site visit
PCA 90 Item -48: Salt Manufacturing, Processing and Bulk Storage	8270 Sheppard Ave E, approximately 12m East of Thornmount Drive	A salt dome was noted during the Site visit



TABLE 8
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
PCA 91 Item -5: Asphalt and Bitumen Manufacturing	8800 Sheppard Ave E, approximately 30m North of Sheppard Ave E	An asphalt manufacturing and research centre was noted during the Site visit
PCA 92 Item -10: Commercial autobody shops	35 Auto Mall Drive, approximately 130m South of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 93 Item -28: Gasoline and associated products storage in fixed tanks	8301 Sheppard Ave E, approximately 20m South of Sheppard Ave E	A gas station was noted during the Site visit
PCA 94 Item -10: Commercial autobody shops	70 Grand Marshall Drive, approximately 75 m South of Sheppard Ave E	Autobody shop noted during the Site visit
PCA 95 Item -28: Gasoline and associated products storage in fixed tanks	8301 Sheppard Ave E, approximately 20m South of Sheppard Ave E	Suspected AST was noted during the Site visit

Note: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended)

6.3 Areas of Potential Environmental Concern (APEC)

The above-noted PCAs were further evaluated to determine Areas of Potential Environmental Concern (APEC) on the Site. Due to the historical development/use of the Site, the Site PCA (PCA 30) was considered an environmental concern contributing to APEC.

Sixty-five (65) of the ninety-four (94) PCAs identified in the Study Area was considered an environmental concern due to the nature of the activities and their proximity to the Site.

The remaining Study Area PCAs were not considered as environmental concerns contributing to APEC on the Site since they were located downgradient and distant from the Site.

The identified APEC are listed in the table below and shown on attached Drawings 2A to 2O.



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Entire Site including MSF	PCA 1 Item-30: Importation of fill material of unknown quality	On- Site	Metals & hydride forming metals, PHCs, VOCs and PAHs	Soil and ground water
APEC-2	Along the road alignment	PCA 4 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-3	Along the road alignment	PCA 6 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-4	Along the road alignment	PCA 5 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-5	Along the road alignment	PCA 7 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-6	Along the road alignment	PCA 10 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-7	Along the road alignment	PCA 16 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
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(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-8	Along the road alignment	PCA 17 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-9	Along the road alignment	PCA 18 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-10	Along the road alignment	PCA 11 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-11	Along the road alignment	PCA 12 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-12	Along the road alignment	PCA 20 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-13	Along the road alignment	PCA 13 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-14	Along the road alignment	PCA 14 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC)¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-15	Along the road alignment	PCA 29 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-16	Along the road alignment	PCA 30 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-17	Along the road alignment	PCA 32 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-18	Along the road alignment	PCA 22 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-19	Along the road alignment	PCA 33 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-20	Along the road alignment	PCA 23 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-21	Along the road alignment	PCA 24 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-22	Along the road alignment	PCA 25 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-23	Along the road alignment	PCA 26 Item -39: Paints Manufacturing Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-24	Along the road alignment	PCA 35 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-25	Along the road alignment	PCA 36 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-26	Along the road alignment	PCA 37 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC)¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-27	Along the road alignment	PCA 27 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-28	Along the road alignment	PCA 28 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-29	Along the road alignment	PCA 38 Item -46: Rail Yards, Tracks and Spurs	Off Site	Metals, hydride forming metals, PAHs	Soil and ground water
APEC-30	Along the road alignment	PCA 40 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-31	Along the road alignment	PCA 41 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-32	Along the road alignment	PCA 42 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-33	Along the road alignment	PCA 43 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-34	Along the road alignment	PCA 44 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-35	Along the road alignment	PCA 45 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-36	Along the road alignment	PCA 46 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-37	Along the road alignment	PCA 47 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-38	Along the road alignment	PCA 48 Item -8: Chemical Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
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Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-39	Along the road alignment	PCA 50 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-40	Along the road alignment	PCA 49 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-41	Along the road alignment	PCA 51 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-42	Along the road alignment	PCA 54 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-43	Along the road alignment	PCA 59 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-44	Along the road alignment	PCA 58 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC)¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-45	Along the road alignment	PCA 56 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-46	Along the road alignment	PCA 55 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-47	Along the road alignment	PCA 66 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-48	Along the road alignment	PCA 65 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-49	Along the road alignment	PCA 62 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-50	Along the road alignment	PCA 68 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



TABLE 9
TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
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Area of Potential Environmental Concern (APEC)¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-51	Along the road alignment	PCA 70 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-52	Along the road alignment	PCA 40 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-53	Along the road alignment	PCA 72 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-54	Along the road alignment	PCA 73 Item -28: Gasoline and associated products storage in fixed tanks.	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-55	Along the road alignment	PCA 87 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-56	Along the road alignment	PCA 75 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water



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(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern (APEC)¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-57	Along the road alignment	PCA 78 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-58	Along the road alignment	PCA 82 Item -28: Gasoline and associated products storage in fixed tanks	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-59	Along the road alignment	PCA 76 Item -39: Paints Manufacturing Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-60	Along the road alignment	PCA 77 Item -39: Paints Manufacturing Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water
APEC-61	Along the road alignment	PCA 80 Item -10: Commercial autobody shops	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-62	Along the road alignment	PCA 88 Item -19: Electronic and Computer Equipment Manufacturing	Off Site	Metals, hydride forming metals and PCBs	Soil and ground water
APEC-63	Eastern portion of MSF Site	PCA 90 Item -48: Salt Manufacturing, Processing and Bulk Storage	Off Site	Metals, hydride forming metals	Soil and ground water



TABLE 9
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Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-64	Along the road alignment	PCA 93 Item -28: Gasoline and associated products storage in fixed tanks	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water
APEC-65	Along the road alignment	PCA 95 Item -28: Gasoline and associated products storage in fixed tanks	Off Site	Metals, hydride forming metals, PAHs, VOCs and PHCs	Soil and ground water

6.4 Uncertainty and Data Gap

Since the assessment of PCAs and APEC were based on theoretical information, there was inherent uncertainty in the Conceptual Site Model. These predictions were mostly based on the information available from database sources. If these predictions are incorrect, evaluation for PCAs as well as APEC could be missed. However, attempts were taken to minimize the uncertainties by field observations.

6.5 Phase One Conceptual Site Model

A Phase One ESA's Conceptual Site Model (CSM) is presented to demonstrate the current Site geoenvironmental conditions. The subject CSM has been prepared based on the Site background information compiled to date and a Site reconnaissance.

This CSM consists of a plan showing the Site and the Study Area PCAs (Drawings 1-A – 1-L), the Site APEC (Drawing 2-A – 2-O) and Figures 1 through 9, which depict the Site conditions including surficial features, and present and past land uses in and around the Site.



The Site extends from Kennedy Station along Eglinton Avenue to Kingston Road, north-east along Kingston Road to Morningside Avenue, north along Morningside Avenue to the University of Toronto, through the UTSC campus via Ellesmere Road and a realigned Military Trail, north along Morningside Avenue to Sheppard Avenue East, west along Sheppard Avenue to Neilson Road, and north along Neilson Road to the Malvern Town Centre at Tapscott Road, west along Sheppard Avenue East to McCowan Rd and maintenance and storage facility (MSF) near Conlins Road, Scarborough, Ontario (Figure 1). The Site covers a length of approximately 18 km.

Historically, the Site was an unpaved roadway around the 1930s, and the Site started to develop around the 1950s. Around 1960, the Site was a four-lane roadway with divided traffic system. Currently, the Site is four to six-lane roadway with divided traffic system.

Based on the evaluation of the historical data and Site reconnaissance, one (1) potentially contaminating activity (PCA) on the Site and ninety-four (94) PCAs within the Study Area were identified (For details, please see Sections 6.2 and 6.3).

Metals, hydride forming metals, Petroleum Hydrocarbon Compounds (PHCs), Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs) and Polycyclic Aromatic Hydrocarbons (PAHs) were considered as Contaminants of Potential Concern (COPC) for the Site.

Underground utility/sewage works were reportedly present within the Site (For details, please see Section 5.2).

As per TRCA, the Site is located within the Rouge River Watershed, Highland Creek Watershed and Lake Ontario Waterfront. Highland Creek crosses the Morningside Avenue about 800 m south of Ellesmere Road and Morningside Avenue intersection. The Site and surrounding area ground surface elevation ranged from 120 to 169 meters above mean sea level. The ground surface of the area gently slopes to southeast towards Lake Ontario.

The bedrock underlying the Site is expected to be shale, limestone, dolostone and siltstone of Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member.

The hydrogeology of the Site and the vicinity is primarily controlled by Highland Creek, topographic elevation, glacial geology and bedrock topography of the region. Locally, shallow ground water is



expected to flow towards topographic depressions and regional ground water is expected to flow southeast towards Lake Ontario.

7. CONCLUSION

Based on the evaluation of the historical data and Site reconnaissance, one (1) potentially contaminating activity (PCA) on the Site and ninety-four (94) PCAs within the Study Area were identified.

The Site PCA was related to importation of fill materials of unknown quality. The Study Area PCAs were related to presence of chemical storage, autobody shops, gasoline service stations, dry cleaning centres, paint stores, car wash centres, salt storage, railway tracks, electronic and asphalt manufacturing company and laundromat.

The identified PCAs were further evaluated to determine Areas of Potential Environmental Concern (APEC) on the Site. Due to the historical development/use of the Site, the Site PCA (PCA 30) was considered an environmental concern contributing to APEC.

Sixty-five (65) of the ninety-four (94) PCAs identified within the Study Area were considered environmental concerns due to the nature of the activity and their proximity to the Site.

The remaining Study Area PCAs were not considered as environmental concerns contributing to APEC on the Site since they were located downgradient and distant from the Site.

8. RECOMMENDATION

Based on the Phase One ESA findings, the following recommendation is made for the Site:

- A Phase Two ESA should be undertaken to assess the soil and ground water quality underlying the Site.



9. REFERENCES

- Chapman, L.J and Putman, D.F., 1984, The Physiography of Southern Ontario
- Quaternary Geology of Toronto and Surrounding Area, 1980, Ministry of Natural Resources, Map 2226
- Bedrock Geology of Ontario, Ministry of Northern Development and Mines, 1991, Map 2544
- MOEE Waste Disposal Inventory, June 1991
- MOEE Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987
- MOEE Inventory of Industrial Sites Producing Coal or Using Coal Tar and Related Tars Sites in Ontario, November 1988
- MOEE Ontario Inventory of PCB Storage Sites, January 1993
- MECP Location of Small Landfill Sites, 2019, <http://www.ontario.ca/data/small-landfill-sites>
- MECP Location of Large Landfill Sites, 2019, <http://www.ontario.ca/environment-and-energy/map-large-landfill-sites>
- Aerial Photographs – York Interactive Maps (1954,1978,1988, 2002, 2012 and 2021)
- Topographic Map – Toporama -The Atlas of Natural Resources Canada
- Ministry of Natural Resources and Forestry, Make A Map: Natural Heritage Area
- National Pollutant Release Inventory, 2019 - <http://www.ec.gc.ca/inrp-npri/>

10. QUALIFICATION OF ASSESSORS

The qualification of assessors is included in Appendix B.

11. STATEMENT OF LIMITATIONS

The assignment is subject of the Statement of Limitations that is included in Appendix C and must be read in conjunction with this report.



We trust this report is adequate for your present purposes. Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,

Peto MacCallum Ltd.

A handwritten signature in blue ink, reading "Aswathy", is positioned above the name of the project supervisor.

Aswathy Suresan, M.Eng., E.I.T.
Project supervisor
Geoenvironmental and
Hydrogeological Services

KUSH N. PATEL

A handwritten signature in blue ink, reading "Kush", is positioned above the name of the project supervisor.

Kushal Tiyyala, M.Eng.
Project Supervisor
Geoenvironmental and
Hydrogeological Services

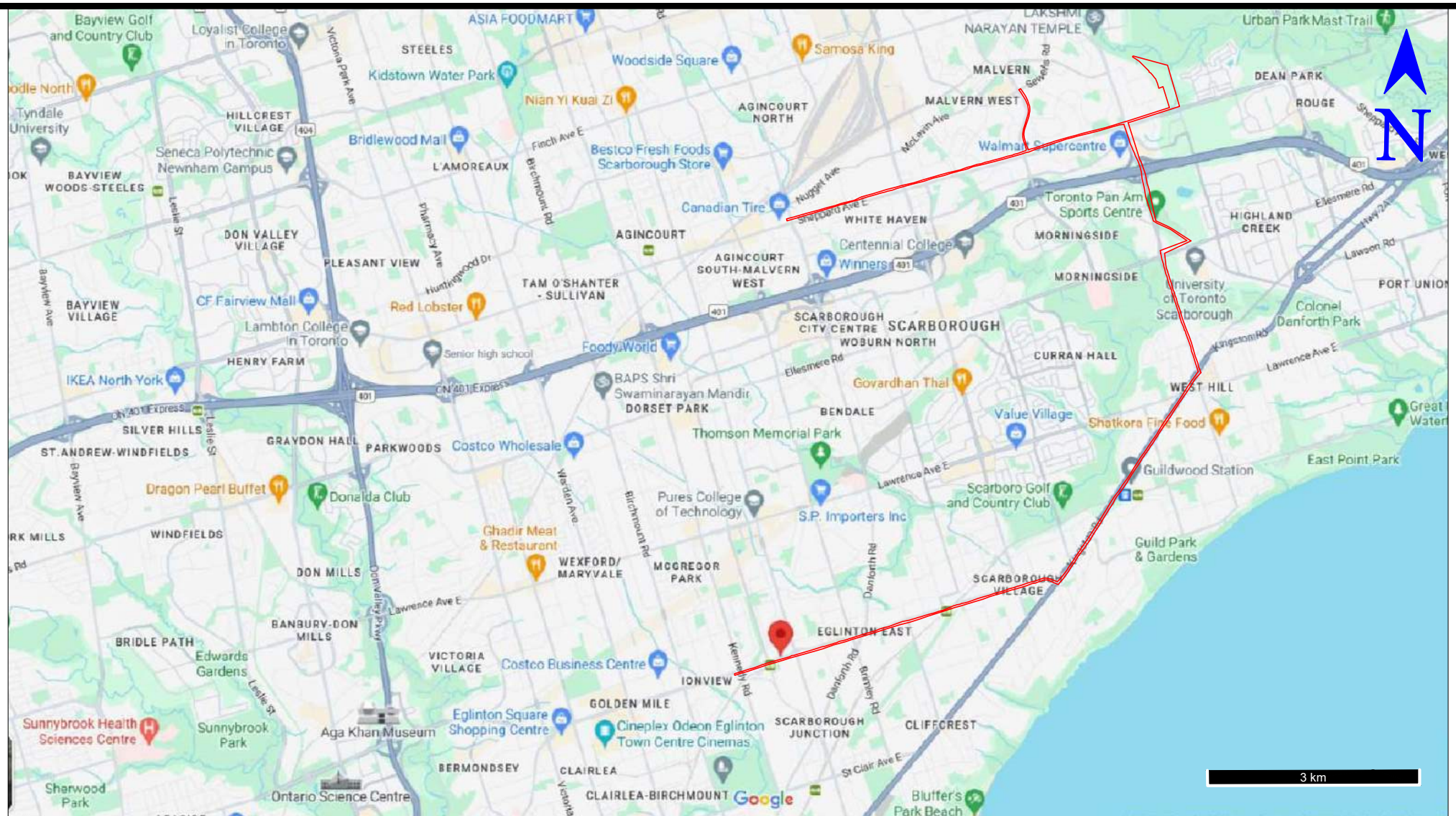


Shamsul A. Tarafder, MSc., PhD, P.Geo
Senior Geoscientist
Geoenvironmental and
Hydrogeological Services



Mahaboob Alam, MSc, PhD, P.Geo.
Senior Consultant
Discipline Head, Geoenvironmental and
Hydrogeological Services

AS/KT/ST/MA:st



REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE MAPS.

LEGEND:

— THE SITE

HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

KEY MAP



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	1
APPROVED	M.A.				



REFERENCE:
THIS FIGURE WAS PREPARED FROM THE CITY OF TORONTO
INTERACTIVE MAP.

LEGEND:

— THE SITE

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PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

1939 AERIAL PHOTOGRAPH

PML Peto MacCallum Ltd.
CONSULTING ENGINEERS

DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	2
APPROVED	M.A.				



REFERENCE:
THIS FIGURE WAS PREPARED FROM THE CITY OF TORONTO
INTERACTIVE MAP.

LEGEND:

— THE SITE

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PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

1954 AERIAL PHOTOGRAPH

PML Peto MacCallum Ltd.
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DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
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APPROVED	M.A.				



REFERENCE:
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INTERACTIVE MAP.

LEGEND:

— THE SITE

HDR CORPORATION

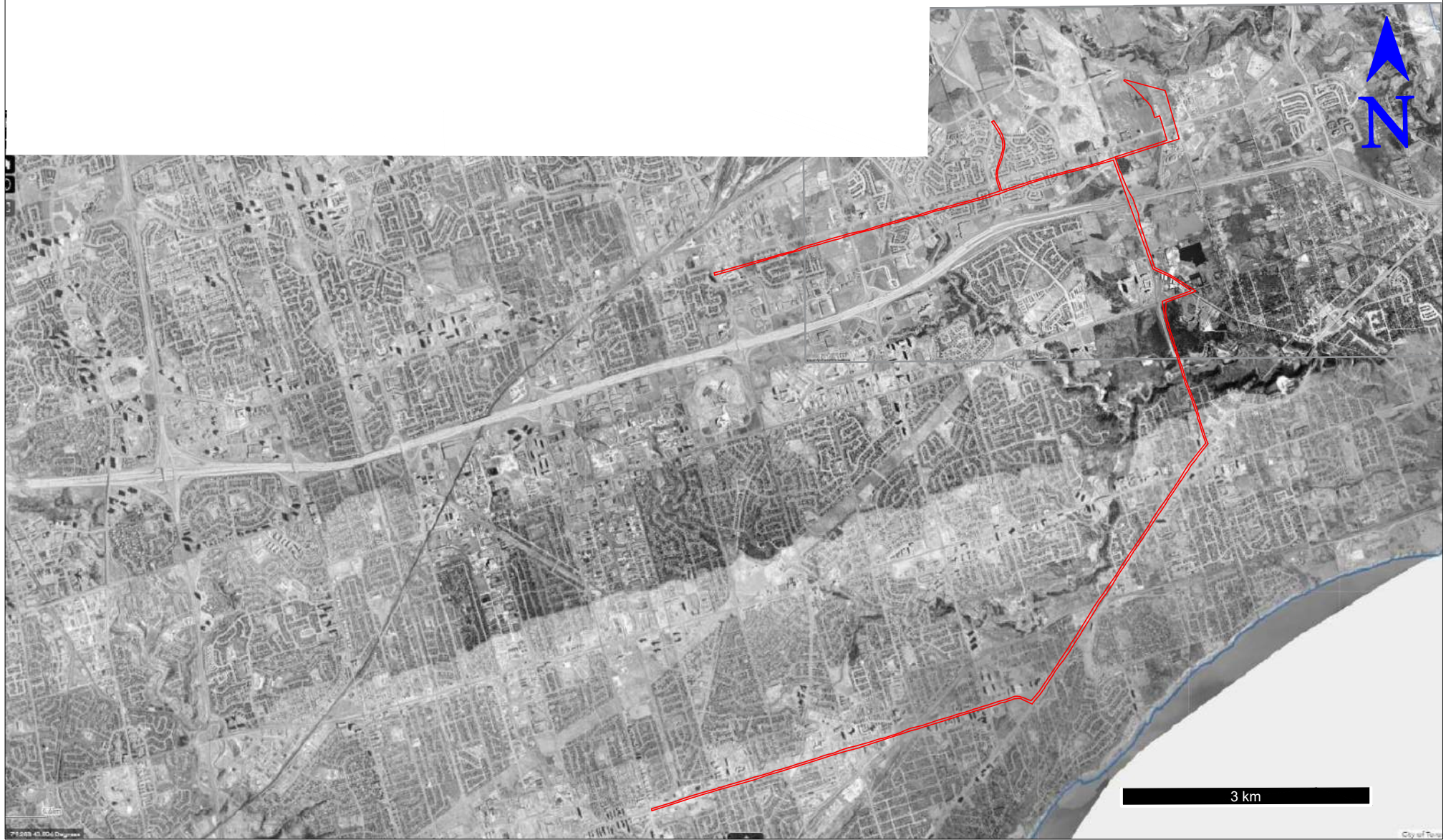
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

1965 AERIAL PHOTOGRAPH

PML Peto MacCallum Ltd.
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DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	4
APPROVED	M.A.				



REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 1978.

LEGEND:

— THE SITE

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PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

1978 AERIAL PHOTOGRAPH

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DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	5
APPROVED	M.A.				



REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2005.

LEGEND:

— THE SITE

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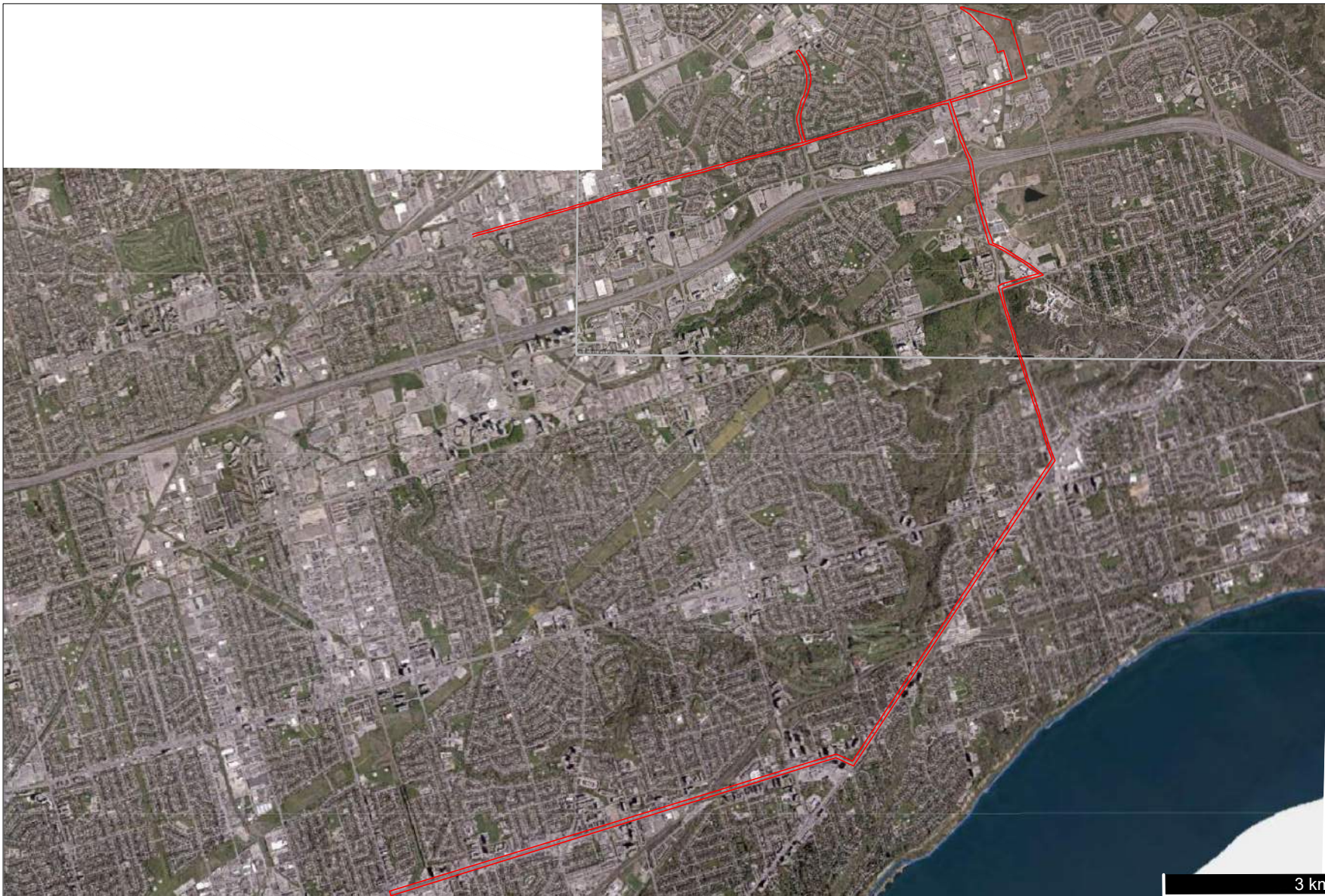
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

2005 AERIAL PHOTOGRAPH



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	6
APPROVED	M.A.				



REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2016.

LEGEND:

— THE SITE

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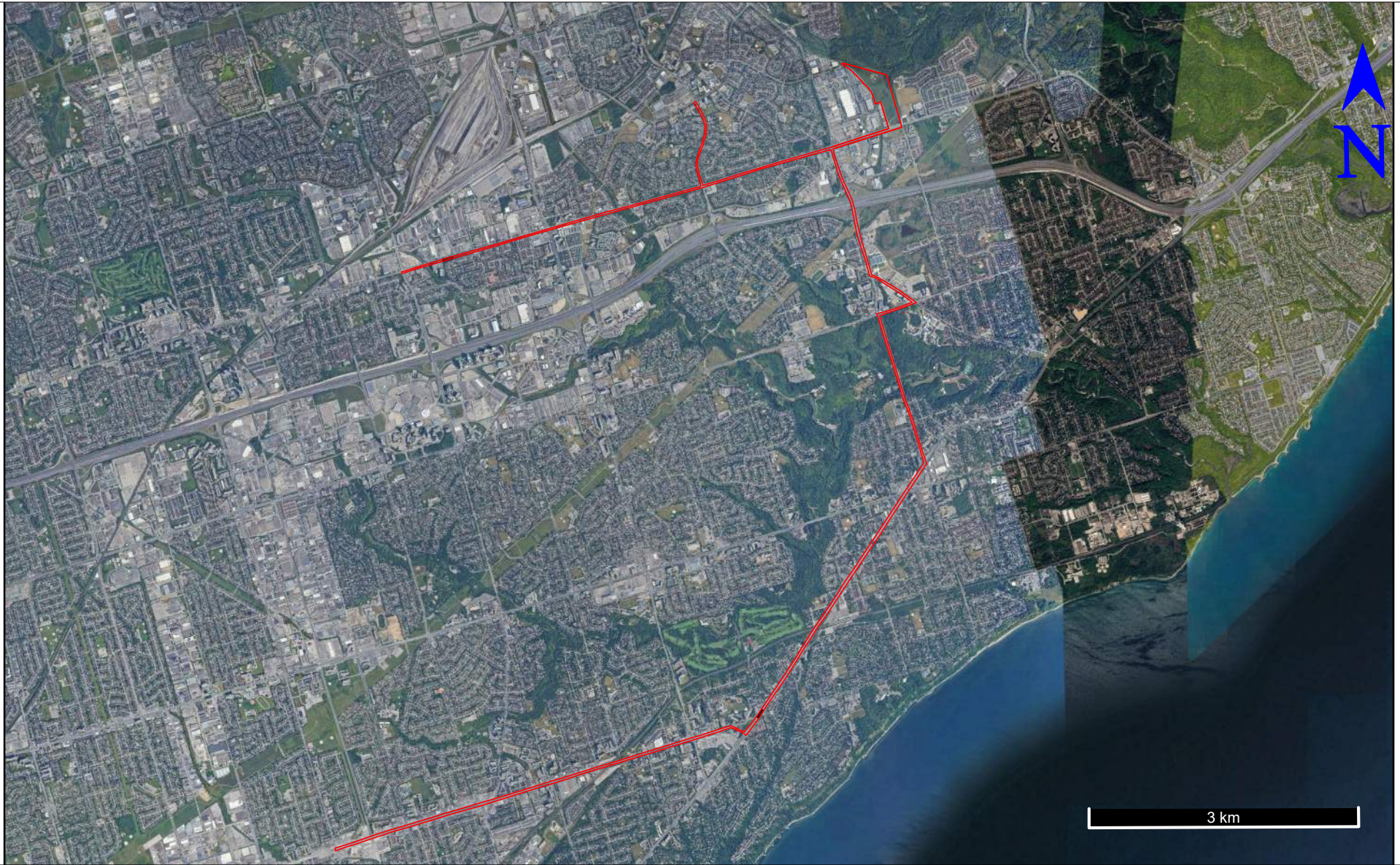
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Proposed Eglinton East LRT Project, Scarborough, Ontario

2016 AERIAL PHOTOGRAPH



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	7
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REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED
2022.

LEGEND:

— THE SITE

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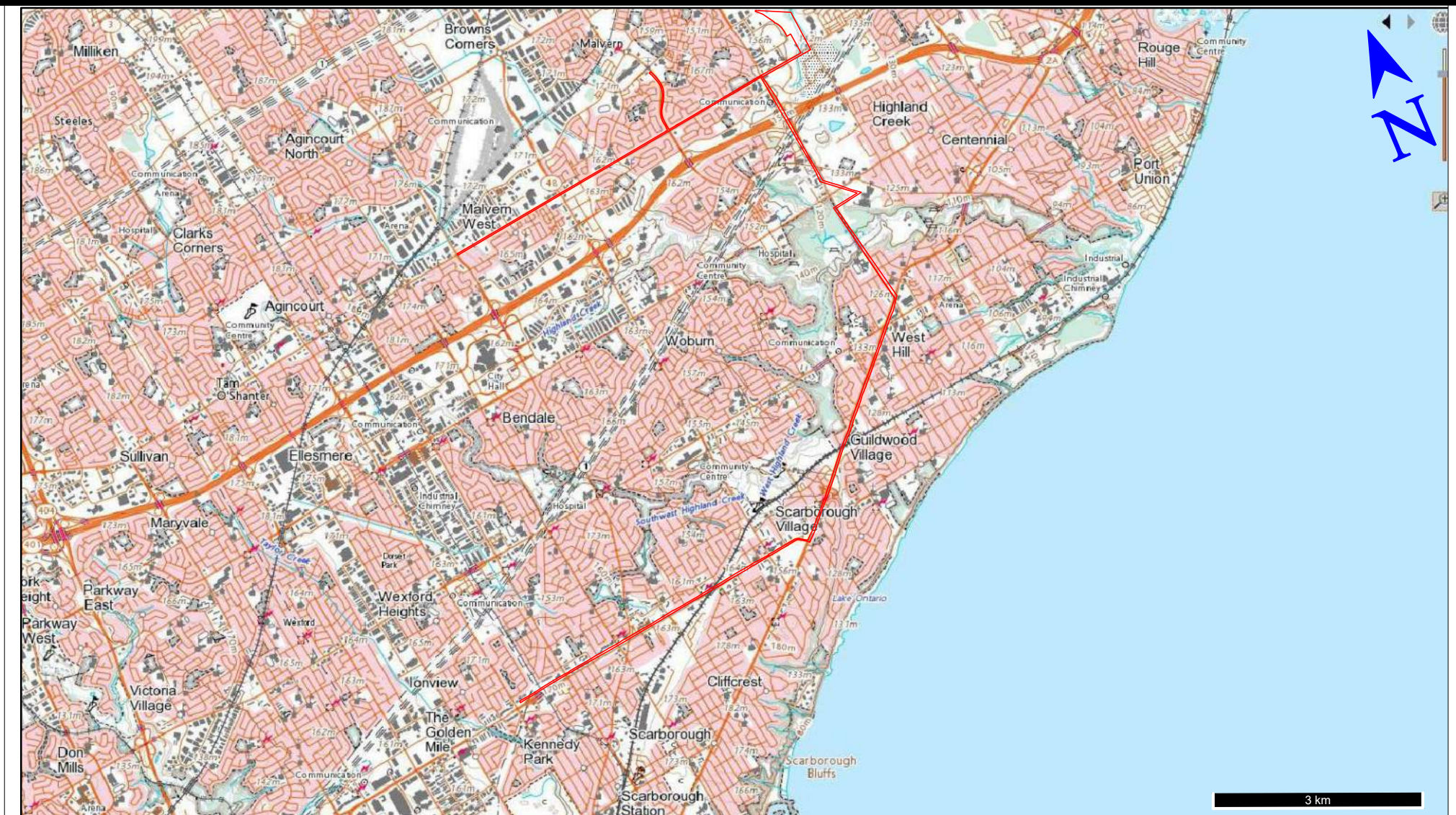
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

2022 AERIAL PHOTOGRAPH



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
CHECKED	S.T.	MARCH 2024	AS SHOWN	23TX013	8
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REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED
2021.

LEGEND:

— THE SITE

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PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

TOPOGRAPHIC MAP



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	FIG. NO.
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APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE SITE		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
IN/ON/UNDER THE STUDY AREA		
PCA 2 Item -28: Gasoline and associated products storage in fixed tanks	2372 Eglinton Ave E, approximately 50m north of Eglinton Ave E	A gas station noted during the site visit
PCA 3 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2432 Eglinton Ave E, approximately 50m North of Eglinton Ave E	A laundromat noted during the site visit
PCA 4 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2422 Eglinton Ave E, approximately 20m North of Eglinton Ave E	A car wash centre noted during site visit
PCA 5 Item -10: Commercial autobody shops	2424 Eglinton Ave E, approximately 20m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 6 Item -28: Gasoline and associated products storage in fixed tanks	2424 Eglinton Ave E, approximately 10m North of Eglinton Ave E	A gas station noted during the site visit
PCA 7 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2372 Eglinton Ave E, approximately 30m North of Eglinton Ave E	A laundromat noted during the site visit
PCA 8 Item -10: Commercial autobody shops	2438 Eglinton Ave E, approximately 20m North of Eglinton Ave E	An autobody shop noted during the site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.

LEGEND:

THE SITE

250 m BOUNDARY (THE STUDY AREA)

PCA 30

POTENTIALLY CONTAMINATING ACTIVITY (PCAs)

HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

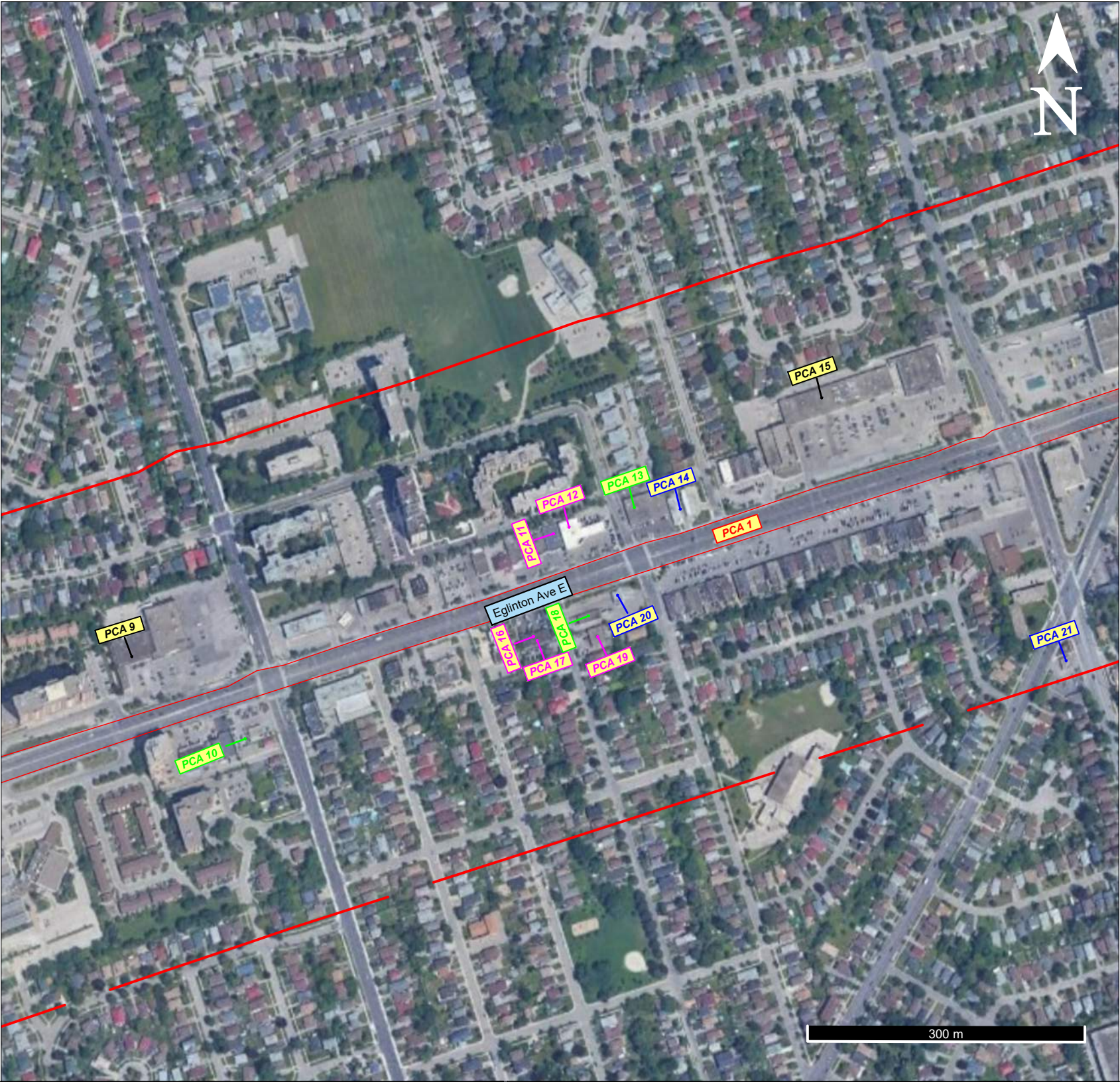
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
ON THE SITE AND WITHIN THE STUDY AREA

PML

Peto MacCallum Ltd.

CONSULTING ENGINEERS

DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	DWG. NO.
CHECKED	S.T	SEPTEMBER 2023	AS SHOWN	23TX013	1-A
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):		
POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 9 Item -37: Operation of Dry-Cleaning Equipment	2480 Eglinton Ave E, approximately 70m North of Eglinton Ave E	A dry cleaning centre noted during the site visit
PCA 10 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2507 Eglinton Ave E, approximately 40m South of Eglinton Ave E	A car wash centre noted during site visit
PCA 11 Item -10: Commercial autobody shops	2590 Eglinton Ave E, approximately 40m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 12 Item -10: Commercial autobody shops	2592 Eglinton Ave E, approximately 40m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 13 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2598 Eglinton Ave E, approximately 30m North of Eglinton Ave E	A laundromat noted during the site visit
PCA 14 Item -28: Gasoline and associated products storage in fixed tanks	2610 Eglinton Ave E, approximately 20m North of Eglinton Ave E	A gas station noted during the site visit
PCA 15 Item -37: Operation of Dry-Cleaning Equipment	2656 Eglinton Ave E, approximately 90m North of Eglinton Ave E	A dry cleaning centre noted during the site visit
PCA 16 Item -10: Commercial autobody shops	2581 Eglinton Ave E, approximately 40m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 17 Item -10: Commercial autobody shops	2583 Eglinton Ave E, approximately 40m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 18 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	2593 Eglinton Ave E, approximately 40m South of Eglinton Ave E	A car wash centre noted during site visit
PCA 19 Item -10: Commercial autobody shops	79 winter Ave, approximately 60m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 20 Item -28: Gasoline and associated products storage in fixed tanks	2601 Eglinton Ave E, approximately 30m South of Eglinton Ave E	A gas station noted during the site visit
PCA 21 Item -28: Gasoline and associated products storage in fixed tanks	1039 Danforth Road, approximately 240m South of Eglinton Ave E	A gas station noted during the site visit

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.

LEGEND:

THE SITE

250 m BOUNDARY (THE STUDY AREA)

PCA 30

POTENTIALLY CONTAMINATING ACTIVITY (PCA)

HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

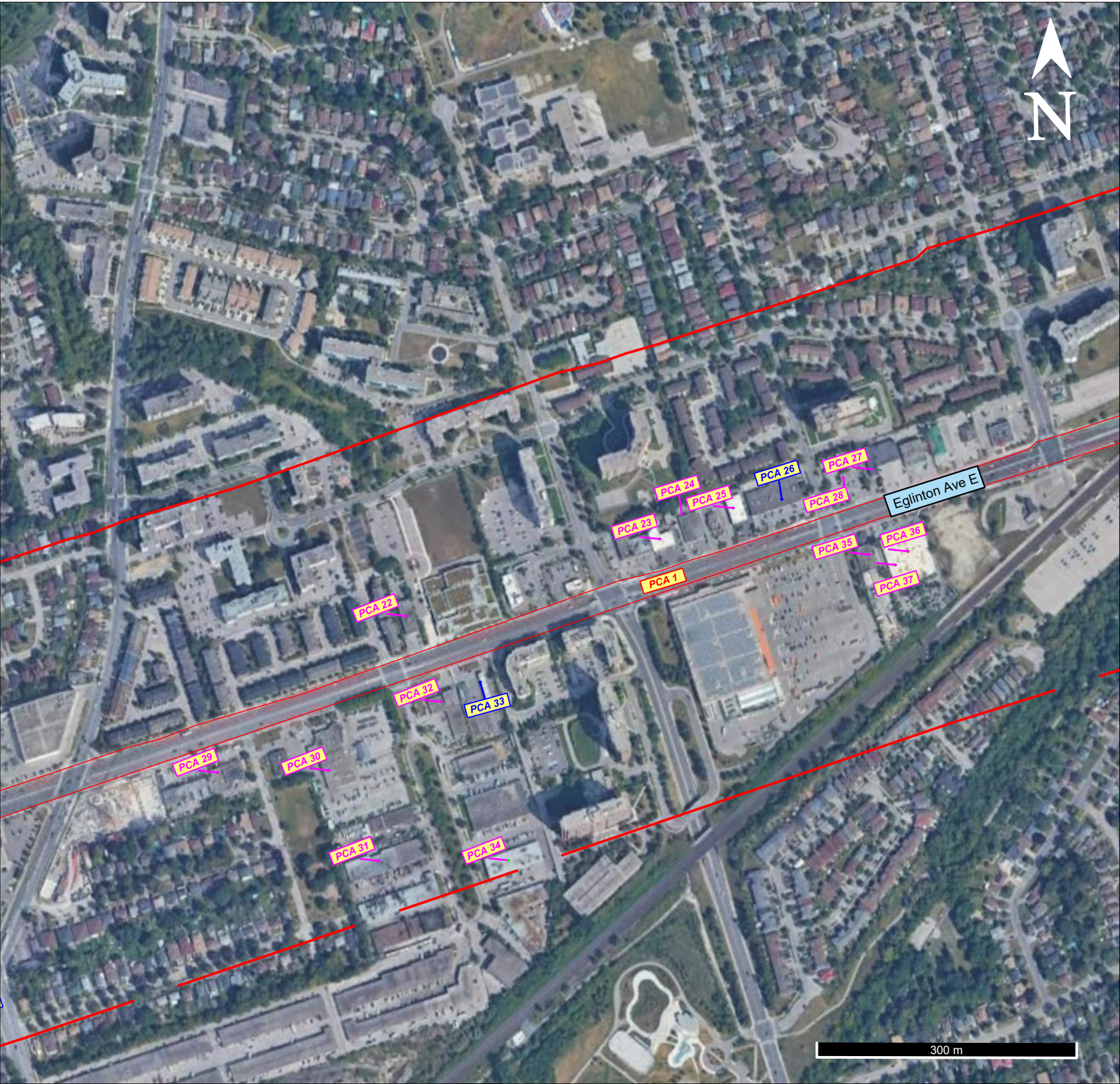
ON THE SITE AND WITHIN THE STUDY AREA

PML

Peto MacCallum Ltd.

CONSULTING ENGINEERS

DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	DWG. NO.
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APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 22 Item -10: Commercial autobody shops	2822 Eglinton Ave E, approximately 40m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 23 Item -10: Commercial autobody shops	2906 Eglinton Ave E, approximately 30m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 24 Item -10: Commercial autobody shops	2910 Eglinton Ave E, approximately 30m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 25 Item -10: Commercial autobody shops	2918 Eglinton Ave E, approximately 30m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 26 Item -39: Paints Manufacturing Processing and Bulk Storage	2934 Eglinton Ave E, approximately 40m North of Eglinton Ave E	A paint store noted during the site visit
PCA 27 Item -10: Commercial autobody shops	2946 Eglinton Ave E, approximately 40m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 28 Item -10: Commercial autobody shops	2944 Eglinton Ave E, approximately 40m North of Eglinton Ave E	An autobody shop noted during the site visit
PCA 29 Item -10: Commercial autobody shops	2823 Eglinton Ave E, approximately 20m South of Eglinton Ave E	An autobody shop noted during the site visit.
PCA 30 Item -10: Commercial autobody shops	2851 Eglinton Ave E, approximately 40m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 31 Item -10: Commercial autobody shops	40 Barbados Blvd, approximately 220 m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 32 Item -10: Commercial autobody shops	2869 Eglinton Ave E, approximately 40m South of Eglinton Ave E	An autobody shop noted during the site visit.
PCA 33 Item -28: Gasoline and associated products storage in fixed tanks	2875 Eglinton Ave E, approximately 40m South of Eglinton Ave E	A gas station noted during the site visit
PCA 34 Item -10: Commercial autobody shops	110 Barbados Blvd, approximately 230 m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 35 Item -10: Commercial autobody shops	2937 Eglinton Ave E, approximately 30m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 36 Item -10: Commercial autobody shops	2941 Eglinton Ave E, approximately 30m South of Eglinton Ave E	An autobody shop noted during the site visit
PCA 37 Item -10: Commercial autobody shops	2939 Eglinton Ave E, approximately 30m South of Eglinton Ave E	An autobody shop noted during the site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.

LEGEND:

- THE SITE
- 250 m BOUNDARY (THE STUDY AREA)
- PCA 30

POTENTIALLY CONTAMINATING ACTIVITY (PCA)

HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
ON THE SITE AND WITHIN THE STUDY AREA



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	DWG. NO.
CHECKED	S.T.	SEPTEMBER 2023	AS SHOWN	23TX013	1-C
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):		
POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 38 Item -46: Rail Yards, Tracks and Spurs	Railway corridor located 30m North of Eglinton Ave E	Railway corridor noted during the site visit
PCA 39 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	3200 Eglinton Ave E, approximately 30m North of Eglinton Ave E	A laundromat noted during the site visit
PCA 40 Item -10: Commercial autobody shops	3204 Eglinton Ave E, approximately 60 m North of Eglinton Ave E	An autobody shop noted during the site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.

- LEGEND:**
- THE SITE
 - 250 m BOUNDARY (THE STUDY AREA)
 - POTENTIALLY CONTAMINATING ACTIVITY (PCA)

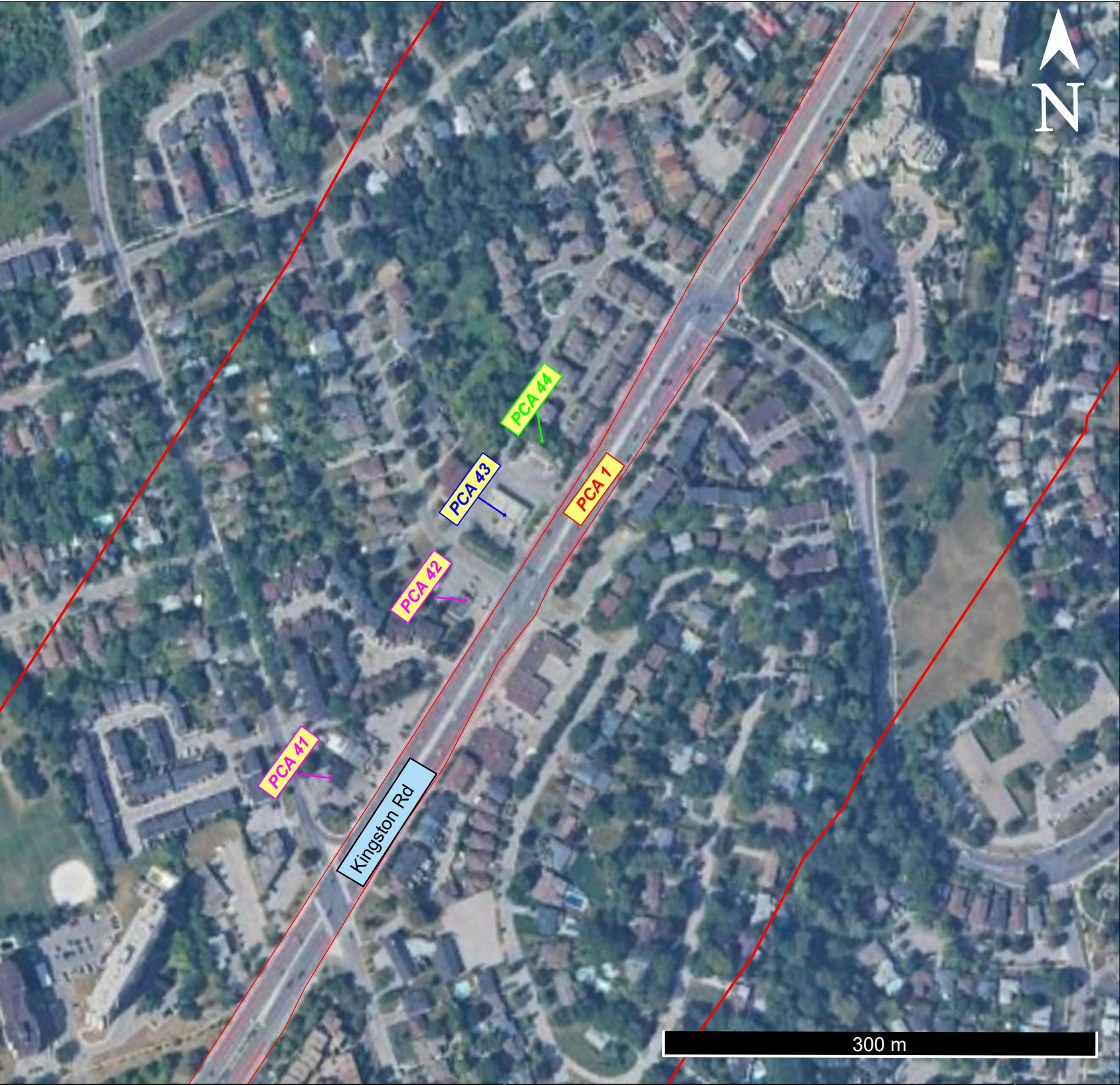
HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
ON THE SITE AND WITHIN THE STUDY AREA

DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	DWG. NO.
CHECKED	S.T	SEPTEMBER 2023	AS SHOWN	23TX013	1-D
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 41 Item -10: Commercial autobody shops	3748 Kingston Rd, approximately 40m Northwest of Kingston Road	An autobody shop noted during the site visit
PCA 42 Item -10: Commercial autobody shops	3790 Kingston Rd, approximately 30m Northwest of Kingston Road	An autobody shop noted during the site visit
PCA 43 Item -28: Gasoline and associated products storage in fixed tanks	3800 Kingston Rd, approximately 30m Northwest of Kingston Road	A gas station noted during the site visit
PCA 44 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	3800 Kingston Rd, approximately 30m Northwest of Kingston Road	A car wash centre noted during site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.


- LEGEND:
- THE SITE
 - 250 m BOUNDARY (THE STUDY AREA)
 - POTENTIALLY CONTAMINATING ACTIVITY (PCA)

HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
ON THE SITE AND WITHIN THE STUDY AREA

Peto MacCallum Ltd.

CONSULTING ENGINEERS

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CHECKED	S.T	SEPTEMBER 2023	AS SHOWN	23TX013	1-E
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 45 Item -10: Commercial autobody shops	4141 Kingston Rd, approximately 40m East of Kingston Road	An autobody shop noted during the site visit
PCA 46 Item -10: Commercial autobody shops	4185 Kingston Rd, approximately 30m East of Kingston Road	An autobody shop noted during the site visit
PCA 47 Item -10: Commercial autobody shops	4187 Kingston Rd, approximately 50 m Southeast of Kingston Rd	An autobody shop noted during the site visit
PCA 48 Item -8: Chemical Manufacturing, Processing and Bulk Storage	4191 Kingston Rd, approximately 40m Southeast of Kingston Rd	A chemical storage was noted during the site visit
PCA 49 Item -10: Commercial autobody shops	4229 Kingston Rd, approximately 30m East of Kingston Road	An autobody shop noted during the site visit
PCA 50 Item -10: Commercial autobody shops	4233 Kingston Rd, approximately 20m East of Kingston Rd	An autobody shop noted during the site visit
PCA 51 Item -10: Commercial autobody shops	4294 Kingston Rd, approximately 30m West of Kingston Road	An autobody shop noted during the site visit
PCA 52 Item -28: Gasoline and associated products storage in fixed tanks.	4334 Kingston Rd, approximately 60m West of Kingston Road	A gas station noted during the site visit
PCA 53 Item -10: Commercial autobody shops	4334 Kingston Rd, approximately 60m West of Kingston Road	An autobody shop noted during the site visit
PCA 54 Item -28: Gasoline and associated products storage in fixed tanks.	4187 Kingston Rd, approximately 50 m Southeast of Kingston Rd	A gas station noted during the site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.

LEGEND:

- THE SITE
- 250 m BOUNDARY (THE STUDY AREA)
- PCA 30

POTENTIALLY CONTAMINATING ACTIVITY (PCA)

HDR CORPORATION

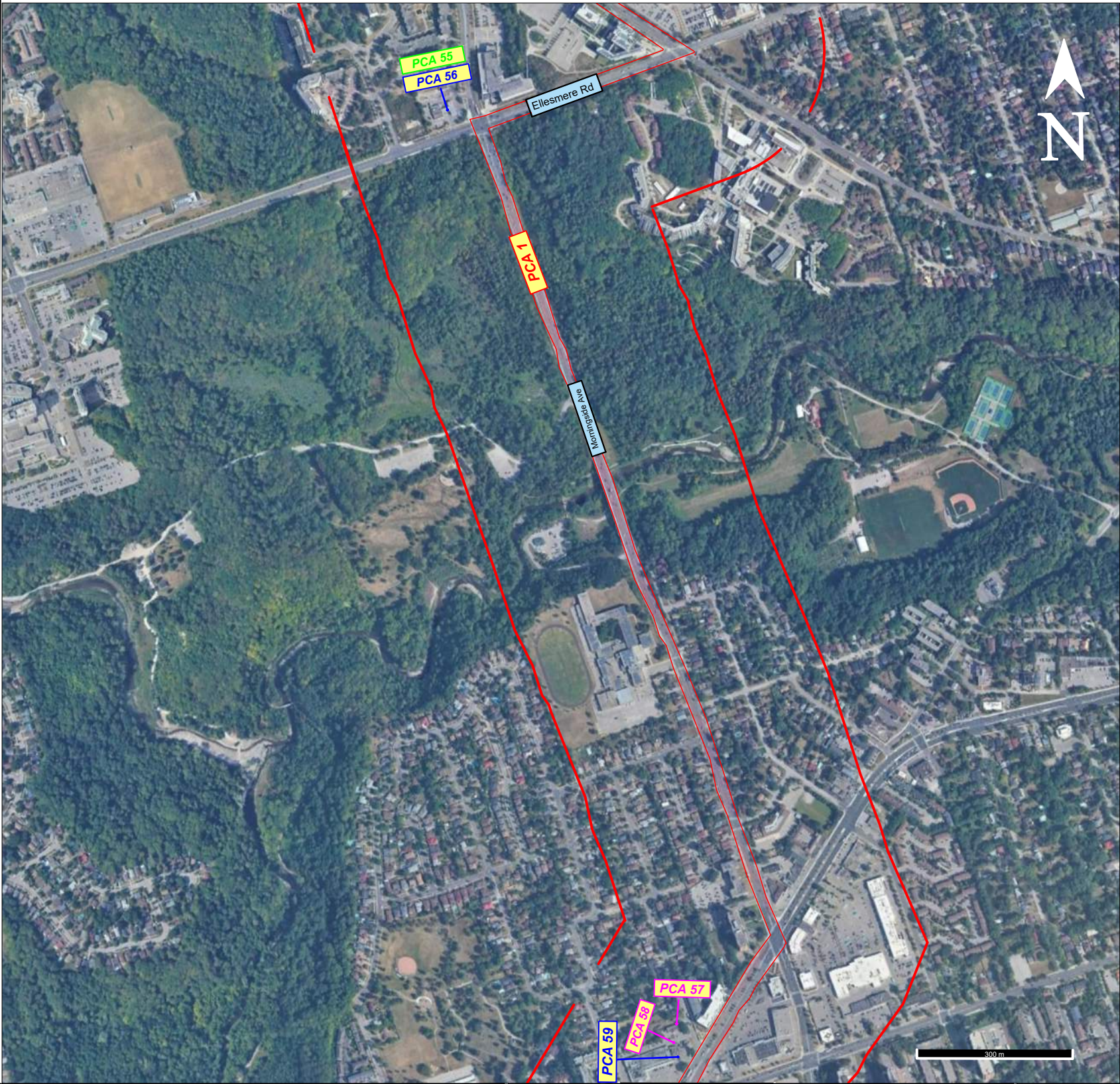
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Proposed Eglinton East LRT Project, Scarborough, Ontario

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
ON THE SITE AND WITHIN THE STUDY AREA



DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	DWG. NO.
CHECKED	S.T	SEPTEMBER 2023	AS SHOWN	23TX013	1 F
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 55 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	3100 Ellesmere Road, approximately 30m west of Morningside Avenue	A car wash centre noted during site visit
PCA 56 Item -28: Gasoline and associated products storage in fixed tanks.	3100 Ellesmere Road, approximately 30m west of Morningside Avenue	A gas station noted during the site visit
PCA 57 Item -10: Commercial autobody shops	4 Falaise Rd, approximately 65m Northwest of Kingston Road	An autobody shop noted during the site visit
PCA 58 Item -10: Commercial autobody shops	4418 Kingston Rd, approximately 50m Northwest of Kingston Road	An autobody shop noted during the site visit
PCA 59 Item -28: Gasoline and associated products storage in fixed tanks.	4418 Kingston Rd, approximately 50m Northwest of Kingston Road	A gas station noted during the site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

REFERENCE:
THIS FIGURE WAS PREPARED FROM GOOGLE EARTH IMAGERY DATED 2021.


- LEGEND:
- THE SITE
 - 250 m BOUNDARY (THE STUDY AREA)
 - POTENTIALLY CONTAMINATING ACTIVITY (PCA)

HDR CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

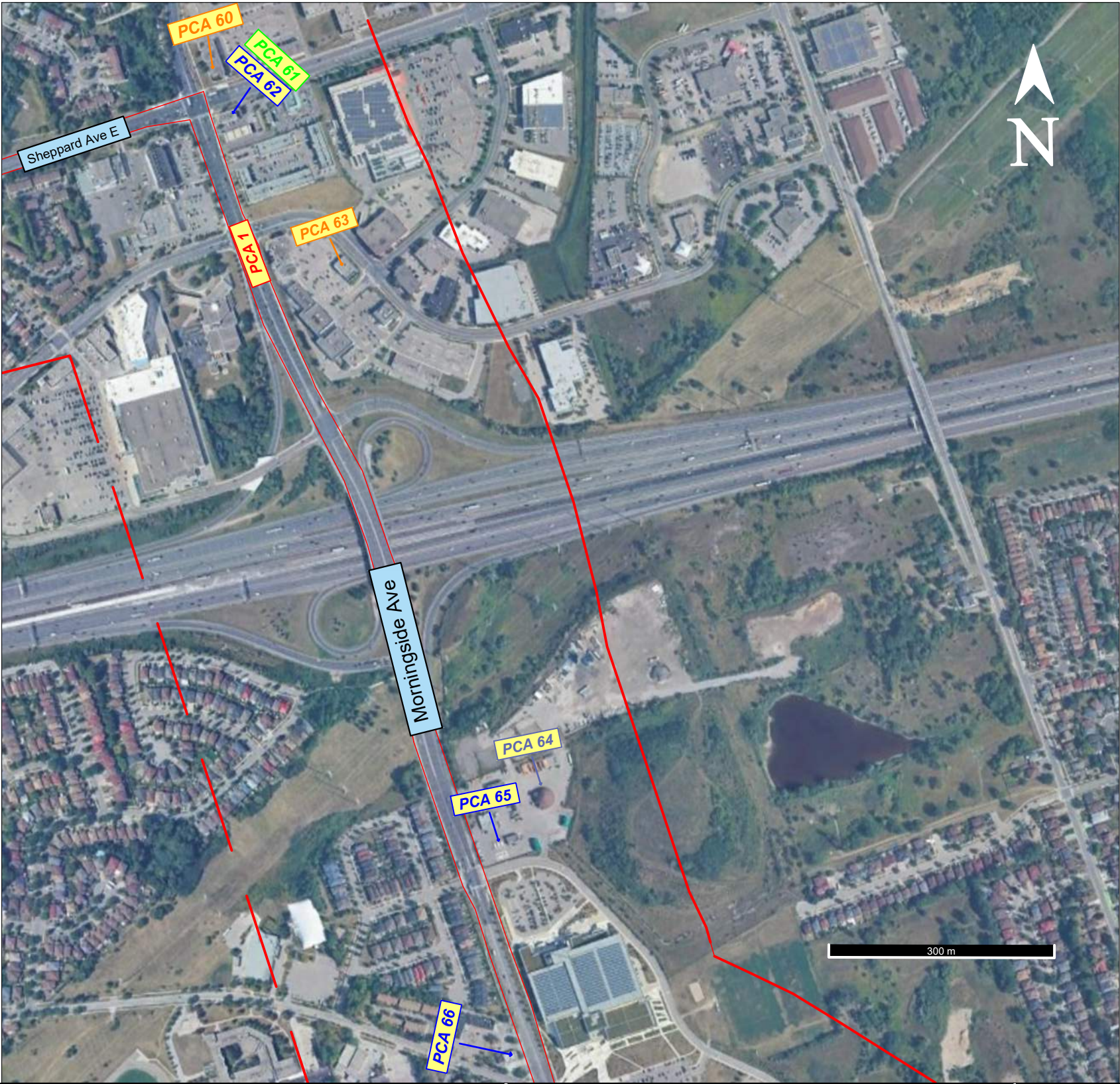
Proposed Eglinton East LRT Project, Scarborough, Ontario

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
ON THE SITE AND WITHIN THE STUDY AREA

Peto MacCallum Ltd.

CONSULTING ENGINEERS

DRAWN	A.S./K.T.	DATE	SCALE	PML REF.	DWG. NO.
CHECKED	S.T	SEPTEMBER 2023	AS SHOWN	23TX013	1-G
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 60 Item -39: Paints Manufacturing Processing and Bulk Storage	1267 Morningside Ave, approximately 70m North of Sheppard Ave E	A paint store noted during the site visit
PCA 61 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	1149 Morningside Ave, approximately 90m East of Morningside Ave	A car wash centre noted during site visit
PCA 62 Item -28: Gasoline and associated products storage in fixed tanks.	1149 Morningside Ave, approximately 30m East of Morningside Ave	A gas station noted during the site visit
PCA 63 Item -39: Paints Manufacturing Processing and Bulk Storage	851 Milner Ave, approximately 100m East of Morningside Avenue	A paint store noted during the site visit
PCA 64 Item -48: Salt Manufacturing, Processing and Bulk Storage	891 Morningside Ave, approximately 30m east of Morningside Ave	A salt storage was noted during the site visit
PCA 65 Item -28: Gasoline and associated products storage in fixed tanks	891 Morningside Ave, approximately 30m east of Morningside Ave	Gas storage tanks noted during the site visit
PCA 66 Item -28: Gasoline and associated products storage in fixed tanks	800 Morningside Ave, approximately 20m West of Morningside Ave	A gas station noted during the site visit

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ON THE SITE AND WITHIN THE STUDY AREA

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CONSULTING ENGINEERS

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CHECKED	S.T	SEPTEMBER 2023	AS SHOWN	23TX013	1-H
APPROVED	M.A.				



Potentially Contaminating Activities (PCAs):

POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION	PCA DESCRIPTION
IN/ON/UNDER THE STUDY AREA		
PCA 1 Item-30: Importation of fill material of unknown quality	The Site	Fill materials associated with historical development/use of the Site
PCA 67 Item -10: Commercial autobody shops	5070 Sheppard Ave E, approximately 60m North of Sheppard Ave E	An autobody shop noted during the site visit
PCA 68 Item -10: Commercial autobody shops	5080 Sheppard Ave E, approximately 30m North of Sheppard Ave E	An autobody shop noted during the site visit
PCA 69 Item -50: Soap and Detergent Manufacturing, Processing and Bulk Storage	5110 Sheppard Ave E, approximately 50m North of Sheppard Ave E	A car wash centre noted during site visit
PCA 70 Item -28: Gasoline and associated products storage in fixed tanks.	5110 Sheppard Ave E, approximately 30m North of Sheppard Ave E	A gas station noted during the site visit
PCA 71 Item -37: Operation of Dry-Cleaning Equipment	5089 Sheppard Ave E, approximately 100m south of Sheppard Ave E	A dry cleaning centre noted during the site visit
PCA 72 Item -28: Gasoline and associated products storage in fixed tanks	1641 Markham Road, approximately 50m South of Sheppard Ave E	A gas station noted during the site visit
PCA 73 Item -28: Gasoline and associated products storage in fixed tanks	5818 Sheppard Ave E, approximately 30m North of Sheppard Ave E	A gas station noted during the site visit

NOTE: The PCA numbers are in accordance with Table 2, Schedule D, Ontario Regulation 153/04 (amended).

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