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Appendix G

Phase 1 Environmental Site Assessment

Appendices available upon request

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THURBER ENGINEERING LTD.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE AREA STREET NETWORK
ENVIRONMENTAL ASSESSMENT STUDY
TORONTO, ONTARIO**

Report to

HDR Corporation

On Behalf of

The City of Toronto

Date: July 13, 2022

File: 32339



EXECUTIVE SUMMARY

Thurber Engineering Ltd. was retained by HDR Corporation to prepare a Phase I Environmental Site Assessment (ESA) in support of the Golden Mile Area Street Network Environmental Assessment Study for The City of Toronto.

The project limits for the Golden Mile Area Street Network consist of a general rectangular area that is bounded to the north by Ashtonbee Road, to the south by Civic Road in the east and up to approximately 400 m to the south of Eglinton Avenue East in the west, and from approximately O'Connor Drive / Victoria Park Avenue in the west to Birchmount Road in the east (hereinafter referred to as the "Site").

It is understood that the purpose of the Class EA is to address the following proposed road construction and reconstruction projects:

- Determining the preferred alignment for the potential reconfiguration and extension of O'Connor Drive to Birchmount Road;
- A new East-West public street from Victoria Park Avenue to Birchmount Road;
- Determining the preferred alignment for the widening and reconfiguration of Craigton Drive;
- Determining the preferred intersection design for Thermos Road and Sinnott Road at Eglinton Avenue East; and,
- Determining the functional coordination of Jonesville Crescent / Craigton Drive / Ashtonbee Road from Eglinton Avenue East to Birchmount Road.

The purpose of the Phase I ESA is to identify evidence of actual and/or potential sources of contamination (PSCs) at the Site and at adjacent properties within the Phase I Study Area which may impact the soil and/or groundwater conditions at the Site and pose implications on the management of materials generated during future construction works. The Phase I Study Area was considered to include surrounding properties within a 250 m buffer from the Site.

The Phase I ESA was completed for due diligence purposes in accordance with the general components of CSA Standard Z768-01 *Phase I Environmental Site Assessment* (April 2003, reaffirmed in 2016).

The Phase I consisted of a desktop review and summary of select available historical records and a reconnaissance of the Site and Phase I Study Area from publicly accessible locations. The collective information was used to assess and evaluate past and present uses, and conditions and activities within the Phase I Study Area to identify PSCs within the Site and the surrounding



properties that may impact soil and groundwater conditions at the Site. A summary of the key findings of the Phase I ESA is provided as follows.

The Site and Phase I Study Area is situated within an urban setting on the east side of Toronto and generally consists of mixed commercial and industrial properties, and to a lesser extent residential, institutional and community uses.

The Site and Phase I Study Area was used for agricultural purposes since at least 1939 when the first records (aerial photos) were available for the Site. The Site appeared to be developed primarily with commercial and industrial properties between 1930 and 1946 when a historical munitions manufacturing facility existed within the southeastern portions of the Site and Phase I Study Area. Significant development in the Phase I Study Area was completed by the 1970s, and to near its present configuration with re-development of certain commercial and industrial facilities by the 2000s.

Based on the review and evaluation of information obtained through the Phase I ESA, 115 PSCs were identified within the Site or on properties within the Phase I Study Area that were proximal to or upgradient of the Site that were considered to have a potential to impact the soil and/or groundwater conditions underlying the Site.

The PSCs were widely distributed across the Site boundaries and included the following: gas stations, car dealerships, vehicle repair / service garages, automotive parts suppliers, vehicle storage / parking, dry cleaning operations, underground and aboveground fuel storage tanks, releases of oils and fuels associated with vehicles and tanks (gasoline, diesel, hydraulic oil, motor oil, coolant/antifreeze), transformers, PCB oil storage and spills, printing and paint shops, an aboveground light rail transit line and associated stations, multiple waste generators, historical lumber suppliers, chemical suppliers, testing laboratories, historical railway spur tracks, and numerous manufacturing facilities. In addition to the identified PSCs, impacts (i.e., electrical conductivity and sodium adsorption ratio) related to the application of salts on the roads and surface parking lots for vehicular and pedestrian safety should be considered for the Site.

The contaminants of potential concern which were identified for the corresponding PSCs included metals and inorganics (M&I), petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, and xylene (BTEX), volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs) [including acid base neutrals, chlorophenols as well as PAHs], and dioxins and furans (D&F).



PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE AREA STREET NETWORK EA STUDY
TORONTO, ONTARIO

A subsurface investigation involving sampling and analysis of soil and groundwater would be required to confirm or refute the potential for contamination on the Site from the identified PSCs. In addition, considering that a significant portion of the Site was initially developed between the 1940s and 1970s, a hazardous and designated substance survey would be required at locations where buildings/infrastructure with original construction need to be decommissioned and demolished to accommodate the selected design route.



PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE AREA STREET NETWORK EA STUDY
TORONTO, ONTARIO

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1 INTRODUCTION.....	1
1.1 Scope of Work	2
2 SITE DESCRIPTION	3
3 EVALUATION OF INFORMATION	3
4 RECORDS REVIEW	4
4.1 Environmental & Geotechnical Reports	4
4.2 Fire Insurance Plans.....	4
4.3 City Directories	5
4.4 EcoLog Environmental Risk Information Services	5
4.5 Aerial Photographs	6
4.6 Topography, Hydrogeology, Geology	8
5 INTERVIEWS.....	9
6 SITE RECONNAISSANCE.....	9
6.1 General.....	9
6.2 Observations On-Site.....	10
6.3 Relevant Observations Within the Phase I Study Area.....	12
7 FINDINGS	14
8 CONCLUSIONS	29
9 CLOSURE.....	31

STATEMENT OF LIMITATIONS AND CONDITIONS

DRAWINGS

Drawing 32339-1 – Site Location Plan
Drawing 32339-2 – Site and Surrounding Land Uses
Drawing 32339-3 – Potential Sources of Contamination (PSCs)

APPENDIX A – Fire Insurance Plans
APPENDIX B – City Directory Report
APPENDIX C – EcoLog ERIS Report
APPENDIX D – Aerial Photographs
APPENDIX E – Topographic Map
APPENDIX F – Site Photographs



1 INTRODUCTION

Thurber Engineering Ltd. (Thurber) was retained by HDR Corporation (HDR) to prepare a Phase I Environmental Site Assessment (ESA) in support of the Golden Mile Area Street Network Environmental Assessment (EA) Study for The City of Toronto (“the City”).

The project limits for the Golden Mile Area Street Network consist of a general rectangular area that is bounded to the north by Ashtonbee Road, to the south by Civic Road in the east and up to approximately 400 m to the south of Eglinton Avenue East in the west, and from approximately O’Conner Drive / Victoria Park Avenue in the west to Birchmount Road in the east (hereinafter referred to as the “Site”).

It is understood that the purpose of the Class EA is to address the following proposed road construction and reconstruction projects:

- Determining the preferred alignment for the potential reconfiguration and extension of O’Connor Drive to Birchmount Road;
- A new east-west public street from Victoria Park Avenue to Birchmount Road;
- Determining the preferred alignment for the widening and reconfiguration of Craigton Drive;
- Determining the preferred intersection design for Thermos Road and Sinnott Road at Eglinton Avenue East; and,
- Determining the functional coordination of Jonesville Crescent / Craigton Drive / Ashtonbee Road from Eglinton Avenue East to Birchmount Road.

The purpose of the Phase I ESA is to identify evidence of actual and/or potential sources of contamination at the Site and at adjacent properties within the Phase I Study Area which may impact soil and/or groundwater conditions at the Site and pose implications on the management of materials generated during future construction works.

The Phase I Study Area was considered to include surrounding properties within a 250 m buffer from the Site. For discussion purposes in the report, the orientations of Victoria Park Avenue, Warden Avenue and Birchmount Road are considered as Project North.

It is a condition of this report that Thurber’s performance of its professional services is subject to the attached Statement of Limitations and Conditions.

This Report uses the International System of Units (SI Units).



1.1 Scope of Work

The Phase I ESA was conducted in accordance with the general components of CSA Standard Z768-01 *Phase I Environmental Site Assessment* (April 2003, reaffirmed in 2016). However, access to the adjoining properties was not provided and people with knowledge of the history of adjacent sites with former or current potential sources of contamination (PSCs) were not available to interview. Therefore, the Phase I ESA included the following tasks:

- A search of the available fire insurance plans (FIPs) for the Site and review the available plans, if any;
- Review of EcoLog Environmental Risk Information Services Ltd. (ERIS) Report for the Phase I Study Area, which included searches of various federal, provincial and private source databases for records of potential environmental concern such as spills, former waste disposal sites, registration of underground/aboveground fuel storage tanks and environmental infractions;
- Obtain and review of city directories for the Site and selected properties in the Phase I Study Area;
- An MECP Well Records Search in the Phase I Study Area;
- Review of relevant aerial photographs from year 1939 to year 2019 at an approximate ten-year interval, where available;
- Review of local topographic and geologic maps for the Phase I Study Area;
- Interviews with the current Site owners were not completed with a rationale provided in Section 5 of the report; and,
- A Reconnaissance of the Site and Phase I Study Area was conducted on May 25, 2022 by Liam Scalena, E.I.T., of Thurber.

Thurber compiled, reviewed, interpreted, and evaluated the data collected from the records review and Site Reconnaissance to identify the locations of potential sources of contamination (PSCs) which may affect the soil and/or groundwater conditions within the Site. This report was prepared that documented the activities, findings and conclusions of the Phase I ESA.

This Phase I ESA did not include a chain-of-title search for any properties, detailed site inspections of each property within the Phase I Study Area, site interviews, or a Freedom of Information (FOI) request to the Ministry of Environment, Conservation and Parks (MECP). These



records are considered impractical for a large-scale study of this magnitude, but should be included as part of due diligence for environmental assessments for properties subject to acquisition, which is beyond the scope of services for this current assignment.

2 SITE DESCRIPTION

The Site is situated within an urban setting to the east of the Don Valley Parkway in the eastern portion of Toronto.

The Site extends approximately 2.5 km in an east to west direction, and up to approximately 0.5 km to 0.8 km in a north to south direction, that comprises an area of approximately 129 hectares. The property uses within the site boundaries predominantly comprise commercial and industrial properties, and to a lesser extent, community uses (i.e., roads), institutional properties, and residential subdivisions that exist near the extremities of the Phase I Study Area.

The approximate project limits of the Site and Phase I Study Area and the surrounding land uses are presented on Drawings 32339-1 and 32339-2.

3 EVALUATION OF INFORMATION

The following factors were considered by Thurber during the records review and Site Reconnaissance to evaluate if an identified PSC may have impacted soil or groundwater conditions within the Site:

- Observations noted during the Site Reconnaissance;
- Property use (i.e. agricultural/other, residential, parkland, institutional, industrial, commercial or community);
- Proximity of the activity to the Site;
- Magnitude and nature of the activity [i.e. volume of spills, anticipated quantities of waste generation, presence of above ground storage tanks (ASTs) or underground storage tanks (USTs), quantities of polychlorinated biphenyls (PCB) storage, housekeeping practices, age of facility / operation, etc.];
- Location (i.e., hydraulically upgradient or downgradient from the Site);
- Contaminant characteristics (i.e., toxicity, mobility in the subsurface, etc.);
- Contaminant migration potential (i.e., soil stratigraphy, depth to groundwater, vapour intrusion, etc.);
- Exposure (i.e., anticipated receptor and distance from PSC, transport pathways, residence time of contaminant in the subsurface, etc.);



- The diffusion and dispersion of the contaminants in groundwater and ponding of contaminants at the interface of low permeable soil; and
- The duration of operations (i.e. since at least circa 2000 when more strict environmental legislation and controls have been recognized).

4 RECORDS REVIEW

4.1 Environmental & Geotechnical Reports

No previous environmental reports were provided to Thurber for review.

4.2 Fire Insurance Plans

A search of the Fire Insurance Plans (FIPs) was conducted by Opta Information Intelligence – Enviroscan (Opta) at the request of Thurber for the Site and the Phase I Study Area. FIP volumes dated 1956 and 1959 were provided by Opta for the central portion of the Site and surrounding properties. The FIPs were reviewed to identify historical commercial and industrial businesses within the Site and Phase I Study Area. A summary of the relevant findings from the FIPs are provided in the following table. A copy of the Opta EnviroScan report which includes the FIP sheets is provided in Appendix A.

Relevant Findings from Available Fire Insurance Plans

FIP No. – Depicted Area	Description	PSC?		Comments
		Y	N	
1956 Volume: Toronto 9 Part 3 Firemap 983-19 South-Western segment of the Site	1891 Eglinton Avenue East – A large industrial type facility owned by Canada Foils Limited was shown to the southeast of the intersection of Pharmacy Avenue and Eglinton Avenue East. The facility manufactured paper and cellophane products. Rooms labeled ink blending, ink & solvent stores, lead pots, machine shop, and oil storage were shown within the main building located on-Site. A transformer and two oil tanks were shown to the south of the building, three 3,000-gallon solvent tanks were shown to the west of the central portion of the building, and one tank of unknown volume or contents was shown to the north of the building adjacent to Eglinton Avenue East. 1897 Eglinton Avenue East – Golden Mile Motors Limited was shown to the south of Eglinton Avenue with a facility labeled as an automotive repair garage.	✓		Industrial facility with multiple oil tanks, solvent tanks, and bulk storage and application of ink and solvents, as well as an automotive repair garage located within the Site.
1956 Volume: Toronto 9 Part 3 Firemap 983-21 South-Central segment of the Site	1901 Eglinton Avenue East – An industrial-type building occupied by Frigidaire Products of Canada Limited was shown to the south of Eglinton Avenue East. The facility manufactured refrigerators and other household appliances. Rooms labelled paints, tank and tube assembly, press shop, and spray machine were noted on the firemap.	✓		Industrial facility with possible bulk storage and application of paints as well as metal product manufacturing located on-Site.
1956 Volume: Toronto 9 Part 3 Firemap 983-22	1921 Eglinton Avenue East – A commercial/industrial-type building occupied by Rootes Motors (Canada) Limited was shown within the Site. The facility was reported as an automotive repair garage. Two oil tanks were shown on the property to the south of the main building.	✓		An automotive repair garage, and oil tanks located on-Site.

FIP No. – Depicted Area	Description	PSC?		
		Y	N	Comments
South-Central segment of the Site				
1956 Volume: Toronto 9 Part 3 Firemap 983-22 South-Central segment of the Site	1901B Eglinton Avenue East – An extension of the industrial-type property occupied by Frigidaire Products of Canada Limited was shown within the Site to the south of Eglinton Avenue East. A 250,000-gallon oil tank was shown on the property. 772 Warden Avenue (Present-day 1921 Eglinton Avenue East) – An industrial-type building occupied by Crothers Manufacturing Limited, which was reported as a tractor manufacturing facility. An oil tank was shown on the Property.	✓		An industrial operation (Frigidaire) with a 250,000-gallon oil tank. A tractor manufacturing facility, and an oil tank located on-Site.
1959 Volume: Toronto 11 Firemap 1148 North-Central segment of the Site	1920 Eglinton Avenue East – An industrial-type building occupied by Volkswagen Canada Limited. The facility was a car manufacturing facility. A fuel oil tank and a gasoline tank were shown on the firemap.	✓		A vehicle manufacturing facility, oil tank, and gasoline tank located on-Site.

4.3 City Directories

City Directories were reviewed to identify historical commercial and industrial businesses on properties within the Phase I Study Area. The directories covered the years of 1955, 1960, 1965, 1971, 1978-79, 1985-86, 1991, 1995, and 2000. Copies of the City Directory reports are presented in Appendix B.

A number of the businesses included in the City Directories appeared to be listed at addresses corresponding to residential dwellings. These listings were not considered as PSC contributors as the listings were likely associated with home offices and the associated operations were not likely completed at the identified residential properties.

In general, the facilities considered as PSCs included a number of gas stations, automotive repair garages, dry cleaners, car dealerships, automotive parts and supply, printers, paper mills, lumber storage, aboveground fuel storage tanks, tool and die, and manufacturers (i.e., weapons, cars, auto parts, excavator equipment, motors, generators and pumps, electronics and appliances, chemicals, metal fabrication, insulated containers, glass and aircraft fuel systems). The relevant listings that were identified within the Study Area are presented in a summary table included in Appendix B.

4.4 EcoLog Environmental Risk Information Services

An EcoLog database report was obtained from ERIS to collect environmental source information for the Site and within the Phase I Study Area. The EcoLog ERIS Report, which is presented in Appendix C, includes information collected from a search of available databases maintained by



federal, provincial institutions and the private sector, including the TSSA.

In general, the findings identified a number of spills of various products (i.e., diesel, gasoline, sewage, solvents, transformer oils, PCBs, antifreeze, gunwash), approximately 10 to 15 PCB storage sites, gas stations, dry cleaners, car dealerships, automotive service garages, private aboveground and underground storage tanks, multiple waste generators, the filing of approximately five Record of Site Conditions, pesticide vendors, metal fabrication, wrecking yards, machine shops, foundry, and manufacturing (metal tanks, clothing/fabric, textile, plastic and rubber hose, plastic polystyrene products).

The significant findings of the EcoLog ERIS report including comments and rationale for the selection of PSCs is provided in the summary table included in Appendix C.

4.5 Aerial Photographs

Aerial photographs were obtained from an Ecolog ERIS search which referenced several databases (National Air Photo Library, Maxar, and Hunting Survey Corporation Limited) and, when available, were reviewed on an approximate 10-year interval from the earliest available year (1939). The reviewed photographs are presented in Appendix D.

The scale of the photographs typically did not permit a detailed study of the Site and surrounding properties; however, the following observations were made with respect to the presence of buildings and structures, and general land use and activities on the Site and surrounding properties within the Phase I Study Area, as presented in the following table:

Observations of Aerial Photographs

Aerial Photograph Observations		
Year	Site	Surrounding Properties
1939	The Site appeared to primarily consist of agricultural land uses and rural roadways with occasional residential and farmhouse type buildings.	The Phase I Study Area appeared to primarily consist of agricultural land uses and rural roadways with occasional residential and farmhouse type buildings.
1946	Commercial/Industrial type properties existed between Warden Avenue and Sinnott Road to the south of Eglinton Avenue East. A review of additional historical records identified the facility as a General Engineering Co. Canada munitions manufacturing facility for World War II. 346 Acres of land within the site and adjacent to the south were used as a weapons manufacturing facility. The facility was operational from 1941 to 1945.	Commercial/Industrial-type buildings existed between Warden Avenue and Sinnott Road from the southern limits of the Site and extended beyond the Phase I Study Area to the south.
1954	Commercial/Industrial-type buildings were built adjacent to the north and south of Eglinton Avenue East. Ashtonbee Road appeared to have been developed near the northern limits of the Site. Residential-type properties appeared at the southwest corner of Eglinton Avenue East and Victoria Park	Residential subdivisions appeared to have been built between Victoria Park Avenue and Pharmacy Avenue adjacent to the south of the Site, as well as to the north of the western portion of the Site. Construction of the western portion of Eglinton Avenue East appeared in progress to the west of the Site. An apparent



PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE AREA STREET NETWORK EA STUDY
TORONTO, ONTARIO

Aerial Photograph Observations		
Year	Site	Surrounding Properties
	Avenue, as well as the southern portions of the Site between Victoria Park Avenue and Pharmacy Avenue. Construction of the western portion of Eglinton Avenue appeared in progress within the Site to the west of Victoria Park Avenue. Apparent high-density residential properties were constructed between Victoria Park Avenue and Pharmacy Road adjacent to the north edge of Eglinton Avenue East. The industrial-type buildings identified between Warden Avenue and Sinnott Road in the 1946 Aerial Photograph appeared to have been re-developed/ reconstructed within the Site. Railway sidings and spur tracks were identified near the industrial buildings to the west of Warden Avenue (south of Eglinton Avenue East), and to the east of Warden Avenue (north of Eglinton Avenue East).	hydro service corridor is visible adjacent to the north of the western portion of the Site. The commercial/industrial type buildings which were identified to the south of the Site in the 1946 Aerial Photograph appeared to have been re-developed/ reconstructed. Additional roadways and buildings appeared to have been constructed.
1960	An industrial/commercial building was built on the northwest corner of Warden Avenue and Eglinton Avenue East. The western segment of the Eglinton Avenue East construction appeared to be completed. Further development of commercial/industrial type buildings were observed to the south of Eglinton Avenue East in the eastern portion of the Site.	Commercial/Industrial properties were built between Warden Avenue and Birchmount Road adjacent to the north of the Site, and extending beyond the Phase I Study Area. Residential subdivisions appeared to be built to the southeast of the Site, and beyond the northwestern limits of the Site, west of Victoria Park Avenue.
1970	Re-development of several commercial/industrial type properties were observed in the central portion of the Site, to the north and south of Eglinton Avenue East, and west of Warden Avenue.	No significant changes to the Phase I Study Area were observed since 1960.
1980	Lebovic Avenue appeared to have been constructed between Pharmacy Avenue and Warden Avenue. Additional re-development / reconstruction of commercial/industrial type buildings were observed in the central portion of the Site.	Further building developments were observed within the Phase I Study Area including the construction of Centennial College to the north of the Site. The remaining new building developments appeared to be commercial / industrial-type buildings to the north and south of the eastern portion of the Site.
1999	The industrial-type property between Pharmacy Avenue and Lebovic Avenue to the south of Eglinton Avenue East appeared to have been demolished. A smaller commercial / industrial-type building appeared on the property. Several commercial / Industrial-type properties were replaced to the north of Eglinton Avenue East between Warden Avenue and Birchmount Road. The previously identified railway siding / spur tracks which appeared to service industrial facilities in the central portion of the Site were not visible since 1980.	Multiple new commercial / industrial-type properties were observed within the Phase I Study Area.
2007	The industrial facilities between Pharmacy Avenue and Lebovic Avenue to the north of Eglinton Avenue appeared to have been demolished. A commercial-type building and asphalt paved surface parking lot appeared on the property. Hakimi Avenue appeared to have been constructed to the north of Eglinton Avenue East since 1999.	Multiple new commercial / industrial-type properties were observed within the Phase I Study Area.
2019	Construction of new commercial-type buildings to the west of Hakimi Avenue were observed since 2007. The roads and buildings appeared consistent with the present-day configuration of the Site.	Redevelopment of some commercial / industrial facilities to the north of Ashtonbee Road and the Site was observed. The roads and buildings appeared to match the present-day configuration of the Phase I Study Area.

A review of the available aerial photographs identified PSCs including potential fill material of unknown environmental quality that are typically associated with the development of the roads within and surrounding the Site; and, potential pesticide/herbicide application associated with the historical agricultural land uses which were located within and around the Site. However, pesticides and herbicides are relatively immobile and typically adhere to soil particles within the topsoil that was likely removed within the Site during past development of the roads and commercial and industrial properties. Therefore, the presence of agricultural-related residues are not anticipated within the Site and therefore, not considered a PSC contributor at the Site. The Site and Phase I Study Area also consisted of many commercial and industrial type properties which are considered potential sources of contamination, including a significant munition facility and rail spurs and sidings.

4.6 Topography, Hydrogeology, Geology

A topographic map was obtained and reviewed from The Atlas of Canada – Toporama, presented by Natural Resources Canada. A copy of the map is presented in Appendix E. Based on the Atlas of Canada – Toporama, and supplemental surface elevations obtained from Google Earth Pro Satellite Imagery:

- The ground surface elevation within the Site generally slopes down to the southwest from approximately 164 m above sea level (asl) in the north / central portion of the Site along Warden Avenue, to approximately 145 masl near the southwestern limits of the Phase I Study Area near O'Connor Drive North.
- The nearest surface water bodies include Taylor-Massey Creek and Tyler Creek. Taylor-Massey Creek intersects the northeast corner of the Site and Phase I Study Area and is oriented in a northwest-southeast direction. The creek generally meanders in a southerly direction towards Lake Ontario within the Phase I Study Area. Tyler Creek intersects the western boundary of the Site, with an inferred flow direction to the west towards the Don River East Branch.
- The Don River East Branch meanders in a general southerly direction towards Lake Ontario, approximately 1.6 km to the west of the Site.
- The regional groundwater is generally expected to flow southerly towards Lake Ontario.

The regional physiography, geology and bedrock characteristics were reviewed from the maps provided by OGS Earth that were collected by the Mines and Minerals Division of the Ministry of Energy, Northern Development and Mines. The maps are available to download from the Ministry's website and to view in Google Earth.



The Site is located within the South Slope Physiographic Region, which is comprised of drumlinized till plain landforms. The surficial geology within the Site comprised stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain. Modern alluvial deposits comprised of clay, silt, sand, gravel with potential organic matter were identified to the east of the Site within the Phase I Study Area.

The underlying bedrock is described as shale, limestone, dolostone, and siltstone of the Georgian Bay Formation. The depth to bedrock was reported between 75 m and 110 m below the ground surface within the Phase I Study Area.

Well records were obtained from the MECP database on the Ontario website and were reviewed in the EcoLog ERIS database Report in Appendix C. A total of 401 well records were identified within the Phase I Study Area, which were primarily reported as monitoring wells or test wells, however three historical water supply wells were also reported to the south of the Site within the Phase I Study Area. It is unknown if the water supply wells remain active. The reviewed well records indicated the well depths ranged from 1.9 m to 36.6 m below grade, with static water levels that ranged from 1.2 m to 9.1 m below grade. No depths to bedrock were reported in the reviewed well records.

5 INTERVIEWS

No persons with detailed knowledge of the current or historical activities at the Site were available to interview by Thurber as part of the Phase I ESA. The Site encompasses an expansive area and the completion of interviews with owners of individual properties was deemed impractical for the preliminary phase of the Class EA.

6 SITE RECONNAISSANCE

6.1 General

A reconnaissance of the Site and Phase I Study Area was conducted on May 25, 2022 by a Thurber representative, Mr. Liam Scalena, E.I.T. The Site visit was conducted after a general review of the historical records and targeted areas of the Site and the surrounding properties that may contain potential sources of contamination (PSCs).

The Site Reconnaissance was conducted through observations of the Site and of surrounding properties from publicly accessible areas and roadways. A detailed inspection of each property within the Site boundaries was not possible at the time of the Site Reconnaissance as Permission-



to-Enter (PTE) was not granted for private properties and was beyond the scope of this assignment.

The reconnaissance was documented with a field checklist, field notes, and photographs, as required. Select photographs (Photos 1 to 32) are included in Appendix F.

At the time of Site visit, the weather was generally clear and sunny with dry ground surfaces. Observations of the underlying soil conditions were prevented in the Phase I Study Area covered by buildings and associated structures, and asphalt (road and parking lots) and concrete (curb and sidewalks) pavement structures.

6.2 Observations On-Site

Interior observations including heating and cooling types, stains, drains, sumps, pits, and mechanical equipment were not completed for a Phase I ESA of this magnitude. A summary of the general observations made on-Site is provided in the following table.

Topic	Description
Property Use and Structures	Properties observed within the Site boundaries generally appeared to consist of commercial and industrial buildings/facilities, and to a lesser extent institutional, community and residential land uses. Commercial properties included multiple retail stores, shopping malls and office buildings (Photos 4 – 7, and 28), as well as car dealerships and automotive garages (Photos 9 – 11, 14, 19, 22, 29, and 32). Industrial-type buildings including manufacturing facilities were observed in various locations on-Site and select facilities are shown in Photo 12 (pharmaceutical lab), Photo 14 (Kawasaki manufacturing facility), and Photo 24 (flexible packaging manufacturing facility). Residential properties generally appeared to be located within the northwest and southwest portions of the Site and an institutional property (CDI College, Photo 8) was observed in the northeast portion of the Site. Community land uses (i.e. roadways) were observed throughout the Site.
Hazardous Materials / Unidentified Substances	None identified, although several tanks were observed on properties within the Site with unknown contents. The locations of the observed tanks are summarized in the tank section below.
Above-ground Storage Tanks (ASTs)	Multiple diesel generators with built in fuel tanks were observed at each of the following properties: -865 Pharmacy Avenue (Bell Canada Property, Photos 2 and 3). -2206 Eglinton Avenue East (CDI College). Four large ASTs were observed on the property at 1891 Eglinton Avenue East (Flexible Packaging Corporation). The contents of the tanks could not be identified but are assumed to contain chemicals/compounds used in the production of plastic materials based on the occupant listing of the facility. An elevated water storage tower was observed at 15 Civic Road (Warden Water Tank). A propane re-fill tank was observed at 1901 Eglinton Avenue East (Canadian Tire).

Topic	Description
Underground Storage Tanks (USTs) or Evidence of USTs	Petro-Canada gas station (1891 Eglinton Avenue East, Photo 1) Former gas stations identified in the records review appeared to have been decommissioned.
Storage Containers (Drums / Totes)	None identified from publicly accessible areas.
Odours	None identified.
Potable Water Supply	Potable water was assumed to be provided by municipal water mains, as indicated by the presence of fire hydrants, utility markings and water valves observed within the Study Area. Three historic water supply well records were provided in the ERIS report but were not observed during the Site Visit.
Special Attention Items	None identified/confirmed, however asbestos may be present in the asphaltic pavement and should be screened during the detailed design field investigation. Multiple pole and pad-mounted transformers were observed within the Site, however it could not be confirmed if they contained PCB oils. No evidence of leaks or stains were noted around the observed transformers and therefore the potential for PCB impacts in relation to the transformers is considered to be low risk. A significant portion of the Site was initially developed between the 1940s and 1970s, and therefore, potential designated and hazardous materials such as asbestos, lead, silica and PCBs etc may be present in existing structures with original construction.
Topographic, geologic and Hydrogeologic Conditions	The ground surface within the Site was generally flat with minor elevation changes noted across the area. However, within the western portion of the Site near O'Connor Drive the ground surface sloped down to the southwest (in a downgradient direction from the Site).
Wells	Several monitoring wells with flush-mount casings were observed at the Petro-Canada gas station and within various surface parking lots across the Site. No water supply wells were observed on-Site.
Sewage / Wastewater	Sewage was assumed to be disposed of through municipal sewage mains, as indicated by the presence of sewer manholes, and utility markings observed within the Site. Several historic ECA approvals for sewage works were provided in the ERIS report.
Pits and Lagoons	None identified.
Stained Materials	Pavement stains that are typical of roadway and parking lot markings were noted on the asphalt paved surfaces on the Site, otherwise significant staining was not observed on the Site.
Stressed Vegetation	None identified.
Fill	Potential fill materials are anticipated to exist beneath roadways, and associated with buildings and surface parking lots which were used for grading during development of the sites (both on-Site and adjacent to the Site). Fill materials are also assumed to be located within utility trenches and rights-of-way for backfilling of pipes and conduits.
Watercourses, Ditches, or Standing Water	Taylor-Massey Creek was identified near the northeastern corner of the Site, oriented in a northwest, southeast direction. The creek appeared to cross beneath the Birchmount Road and Ashtonbee Road intersection through a large concrete box culvert structure.

Topic	Description
Roads, Parking Facilities, and Rights of Way	Multiple roads were located within the Site including the following: <u>East-West Direction:</u> Craigton Drive, Rannock Street, Ashtonbee Road, Eglington Avenue East, O'Connor Drive, Engelhart Crescent, Alvinston Road, and Civic Road <u>North-South Direction:</u> Victoria Park Avenue, Harris Park Drive, Pharmacy Avenue, Lebovic Avenue, Hakimi Avenue, Warden Avenue, Thermos Road, and Birchmount Road. Many commercial, high density residential, industrial and institutional properties were observed to have expansive surface parking lots. The parking lots were generally observed to be asphalt paved. No "on-road" parking was observed on roadways within the Site. The Eglington Cross Town Light Rail Transit (LRT) tracks were observed (2-track corridor) within the centre median of Eglington Avenue (above-ground) in the central portion of the Site. Railway ties were observed to be constructed of concrete and therefore creosote and wood preservatives are not considered contaminants of potential concern for the rail line. Views of the roads, and associated utilities within the Site are shown in Photos 2, 8, 9 - 11, 23, 25 – 28, and 30 – 31. Surface parking facilities at commercial properties are shown in Photos 4 – 7, 12, and 22.

6.3 Relevant Observations Within the Phase I Study Area

Topic	Description
Property Use and structures	<u>North of Site:</u> A Hydro transmission corridor (industrial land use) was observed adjacent to the north of the western portion of the Site, oriented in a northeast-southwest direction. Multiple commercial and industrial-type buildings were observed adjacent to the north of the Site within the Phase I Study Area, including automotive service garages (Photo 16, 21) and facilities with reported tanks (Photo 16). Centennial College (institutional use) was observed to the north of the Site. Industrial facilities and manufacturers within the Phase I Study Area considered as PSCs were primarily located to the north of the Site and included a historical aluminum manufacturing facility (Photo 13), and Armstrong Fluid Technology (Photo 15). <u>East of Site:</u> Properties to the east of the Site generally consisted of residential dwellings (high rise apartments and detached residential homes). <u>West of Site:</u> Properties to the west of the Site generally consisted of residential dwellings (high rise apartments and detached residential homes). <u>South of Site:</u> Multiple commercial and industrial type facilities were located to the south of Civic Road, adjacent to the Site and were considered to be PSCs to the Site. Properties to the south of the western portion of the Site generally consisted of residential dwellings (high rise apartments and detached residential homes). The Toronto Detention Centre (residential land use) was observed to the south of the Site (Photo 20).
Hazardous Materials / Unidentified Substances	None identified during the Site Visit, although several ASTs with unknown contents were identified adjacent to the Site.
Above-ground Storage Tanks (ASTs)	A possible diesel backup generator was observed at 80 Ashtonbee Rd (885 Pharmacy Avenue). Possible ASTs were observed at 191 Ashtonbee Rd (Cosmetica Laboratories-Ashtonbee). The contents of the tanks / containers could not be confirmed from publicly accessible areas.

Topic	Description
Underground Storage Tanks (USTs) or Evidence of USTs	A Mobile gas station was observed at 933 Warden Avenue. Multiple USTs were reported at the facility (Photo 17). Former gas stations identified in the records review appeared to have been decommissioned.
Storage Containers (Drums / Totes)	None identified from publicly accessible areas.
Odours	None identified.
Potable Water Supply	Potable water was assumed to be provided by municipal water mains, as indicated by the presence of fire hydrants, utility markings and water valves observed within the Study Area. An elevated water tank was observed at 15 Civic Road (Photo 18), located adjacent to the south of the Site. Signage for the Ashtonbee Reservoir Park were observed adjacent to the north of the Site, to the east of the Ashtonbee Road and Pharmacy Drive intersection. An associated pumping station was observed at the northeast corner of the Ashtonbee Road and Pharmacy Drive intersection (80 Ashtonbee Rd and 885 Pharmacy Avenue).
Special Attention Items	Multiple pole and pad-mounted transformers were observed within the Phase I Study Area, however it could not be confirmed if they contained PCB oils. No evidence of leaks or stains were noted around the observed transformers and therefore the potential for PCB impacts in relation to the transformers is considered to be low risk. A significant portion of the Phase I Study Area was initially developed between the 1940s and 1970s, and therefore, potential designated and hazardous materials such as asbestos, lead, silica and PCBs etc may be present in existing structures with original construction.
Topographic, geologic and Hydrogeologic Conditions	Within the western portion of the Phase I Study Area the ground surface slopes down to the southwest, especially along O'Connor Drive to the south of the Site. The remainder of the Site and the Phase I Study Area appeared to be relatively flat with no significant slopes or elevation changes noted.
Wells	Several monitoring wells with flush-mount casings were observed at various surface parking lots across the Site. No Water supply wells were observed within the Phase I Study Area.
Pits and Lagoons	None identified.
Stained Materials	No significant staining of the ground surface was observed during the Site Visit. Occasional small oil / surface stains were observed on asphalt pavement surfaces which appeared typical of roadway and parking lot markings from minor vehicle releases.
Stressed Vegetation	None identified.
Fill	Fill materials were likely imported to many properties located adjacent to the Site for the purpose of road construction and/or site grading for building and surface parking lot construction. The environmental quality and source of the fill materials is unknown. A significant fill pile was observed to the north of the central portion of the Site at the Ashtonbee Reservoir Park. A fill embankment of approximately 4 m to 5 m in height was observed adjacent to the north of the Site where underground potable water holding tanks may be present beneath the embankment.
Sewage / Wastewater	Sewage was assumed to be disposed of through municipal sewage mains, as indicated by the presence of sewer manholes, and utility markings observed within the Phase I Study Area. Several historic ECA approvals for sewage works were provided in the ERIS report.
Watercourses, Ditches, or Standing Water	Tyler Creek intersected the western boundary of the Site, with an inferred flow direction to the west towards the Don River East Branch. Tyler Creek was not observed during the Site Visit.

Topic	Description
Roads, Parking Facilities, and Rights of Way	In general, the significant roadways and rights-of-way summarized on-Site extend through the Phase I Study Area where networks of roads also exist with residential subdivisions that extend beyond the Site boundaries.

7 FINDINGS

The Phase I ESA involved a desktop review and summary of available historical records obtained through a review of geologic maps, and an EcoLog ERIS search which included city directories, aerial photographs, fire insurance plans, and federal, provincial and private environmental databases. The Site Reconnaissance included a visual assessment of the Site and of the Phase I Study Area from publicly accessible locations.

The collective information was used to assess and evaluate past and present uses, conditions and activities at the Site and within the Phase I Study Area to identify potential sources of contamination which may impact the soil and/or groundwater conditions within the Site.

Regionally, the ground surface in the Phase I Study Area generally slopes down to the southwest, and the inferred groundwater flow direction is southwesterly towards Lake Ontario. In general, the PSCs that were identified in the hydrogeological and topographical down-gradient locations in relation to the Site are not expected to impact the soil and groundwater quality within the Site since the migration and transport of contaminants in the subsurface surroundings are mainly governed by gravitational flow in the unsaturated zone, and the groundwater flow direction in the saturated zone. In addition, several waste generators, and commercial listings were identified within the Phase I Study Area but were not considered to be PSCs due to the evaluation of the addresses which were associated with office spaces, retail stores, and residential dwellings that were considered as low risk to on-Site soil or groundwater impacts.

The PSCs identified within the Site and Phase I Study Area which were evaluated to have the potential to impact soil and/or groundwater conditions within the Site are presented in the following table and on Drawing 32339-3. The Index Number column in the table is an identifier for the location of the respective PSCs as shown on Drawing 32339-3.

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
1	Entire Site	Application of de-icing salts, possible vehicle releases on existing roads, unknown quality of possibly fill materials below roadways and possibly on developed properties associated with grading during construction.	Site Visit, Aerial Photos	M&I, PHCs, BTEX, PAHs
2	1812 Eglinton Avenue East	Possible lumber storage and historical car wash facility located on-Site.	City Directory	M&I, PHCs, BTEX, PAHs



PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE AREA STREET NETWORK EA STUDY
TORONTO, ONTARIO

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
3	1864 Eglinton Avenue East	Cadet Cleaners, dry-cleaners located on-Site.	City Directory	M&I, PHCs, VOCs
4	1884 Eglinton Avenue East	A possible chemical manufacturer (May & Baker Ltd, chemicals) located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, SVOCs
5	1896 Eglinton Avenue East	A gas station (Petro-Canada) and an automotive repair garage (Petro Canada Service Station Auto Service Centre, and Gulf Diagnostic & Repair Centre) located on-Site. Multiple fuel USTs were reported at the facility. Multiple spills of gasoline and diesel fuels to the ground occurred at the facility.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
6	1900 Eglinton Avenue East	John Inglis Co and General Engineering Co. Canada were reported as manufacturers of weapons and munitions during World War Two. Canadian General Electric Co. Ltd was reported as a manufacturer of electrical components located on-Site. Knob Hill Farms was listed on the National PCB inventory in 1989. Sevendon Holdings was listed on the Ontario PCB inventory in 2004. Knob Hill Farms received a suspended sentence and a fine of \$12, 500 under the Environmental Protection Act for a discharge contaminant (paint) into the natural environment and for the operation of a spray painter without a Certificate of Approval in 2002. Mr. Lube had a retail fuel storage tank at this property.	Aerial Photos, City Directory, ERIS, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs, PCBs
7	1910 Eglinton Avenue East	Multiple listings for automotive repair garages located on-Site including: Gentry Lane Auto, Golden Mile Cycle, Toronto Vans Ltd., Scarborough Suzuki Inc, Coventry Lane Coach Works, and Coventry Lane Jaguar. Scapi Vehicles Inc. was listed as an automotive refinishing facility.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
8	1920 Eglinton Avenue East	Volkswagen Canada Ltd was reported as a vehicle and parts manufacturer at the location (on-Site). A fuel oil tank and a gasoline tank were shown on the firemap. Aerial Photos indicate that historical spur tracks were located on the property.	FIP, Aerial Photos, City Directory	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
9	1940 Eglinton Avenue East	Volkswagen Canada Ltd was reported as a vehicle and parts manufacturer at the location (on-Site). Vorelco Ltd was reported as a vehicle parts manufacturer at the location (on-Site). Eglinton Warden Developments Limited received an EASR approval for a standby power system in 2016. A spill of an unknown quantity of diesel fuel to the ground from an underground storage tank occurred in 1999.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
10	1980 Eglinton Avenue East	Multiple listings for companies involved in pulp and paper milling and manufacturing were reported at the address (on-Site). The listings included: Garden City Paper Mills Co Ltd, Daxion Inc, Monarch Papers Ltd, and C I P Dixon Inc. A listing for a rubber sales company was reported at the location (Rubber Sales Group).	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
11	2296 Eglinton Avenue East (1001 Birchmount Road)	A listing for a gas station (Valenta's Esso Service), a printing and sign manufacturing facility (Minuteman Press), and the Toronto Police Service were reported proximal to the east of the Site.	City Directory	M&I, PHCs, BTEX, VOCs
12	2200 Eglinton Avenue East	Lucas-Rotax was listed as a manufacturer of fuel system components for aircrafts.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Parke-Davis, Pfizer Consumer Group, and Warner Lambert Canada Inc. were reported as pharmaceutical, medicine, and surgical supply manufacturers. Multiple waste generators were reported at the facility including: Warner-Lambert Canada Inc., Pfizer Canada Inc., Organon Teknika Incorporated, Centara Corporation/ Canadian General Insurance Group, Pride Property Management Inc., and Dundee Canada (GP) Inc.. Wastes generated include halogenated solvents, other inorganic acid wastes, alkaline wastes - other metals, inorganic laboratory chemicals, pharmaceuticals, detergents/soaps, pathological wastes, aliphatic solvents, oil skimmings and sludges, waste compressed gases and organic laboratory chemicals from 1986 to 2001. 925728 Ontario Ltd.-Can. General Ins. Co was listed on the National PCB inventory, and Ontario PCB inventory. Askarel was stored for disposal in 1996. The facility was an Ontario PCB Storage Site for drums with high level PCBs (>1000 ppm) in 1995 and 1998. Sanexen International (1988) Inc. was listed on the Ontario Regulation 347 Waste Receivers Summary as a waste receiver from 2006 to 2008. Canadian General Insurance Group 09-233 was registered as a waste generator (ON1094400) of alkaline wastes – other metals, PCBs, oil skimmings and sludges and heavy fuels from 1992 to 2001.		
13	2040 Eglinton Avenue East	Canadian Thermos Products Inc was listed as a manufacturer of insulated containers, vacuum bottles, jugs, plastic, urethane and polystyrene products. Structo was a manufacturer of 3-D printed materials including plastic products. Riocan Real Estate Investment Trust was registered as a waste generator (ON7618829) of PCBs and oil skimmings and sludges from 2007 to 2008.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs
14	2000 Eglinton Avenue East	Multiple listings for car dealerships and associated automotive repair garages located on-Site including: Automobile Renault Canada Ltd, Canadian Motor Industries Golden Mile Ltd, East Toronto Paint & Collision Centre, Lexus Scarborough Toyota, Natco Leasing, Ontario Discount Auto Leasing, Toyota Canada Inc.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
15	1889 Eglinton Avenue East	A possible gas station and automotive garage (McConnel Ray Serv Station) located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
16	1891 Eglinton Avenue East	Alcan Canada Foils Ltd was listed as a manufacturer of aluminum foil, FPC Flexible Packaging Corp was listed as a manufacturer of plastic packaging and wraps, located on-Site. Multiple ASTs were reported at the facility on historical FIPs. Solvents and paints were stored and applied to products in bulk at the facility. FPC Flexible Packaging Corporation received ECA approvals for flexographic printing machines and for multiple self contained ASTs. Aerial Photos indicate that historical spur tracks were located on the property.	FIPs, Aerial Photos, City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
17	1897 Eglinton Avenue East	Multiple listings for automotive repair garages located on-Site including:	FIPs, City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Golden Mile Automobile Leasing Ltd, Golden Mile Cheverolet, Golden Mile Motors, and 1754675 Alberta Ltd. Golden Mile Motors Limited received an industrial Certificate of Approval for a paint spray booth and for a waste oil furnace at an auto body shop. Golden Mile Motors Limited had a retail fuel storage tank.		
18	1901 Eglinton Avenue East	Multiple listings for automotive repair garages located on-Site including: General Motors of Canada, and Canadian Tire. General Motors operated a vehicle manufacturing facility at the location (General Motors of Canada Limited Scarborough Van Plant). Paint spray booths were operated at the facility. Multiple spills were reported at the facility (oils, paints, lead contaminated water). A 250,000 gal oil tank was shown on the property in the FIPs. The site was registered on the PCB inventory. Askarel and Inerteen were stored for disposal in 1993 and 1994. Aerial Photos indicate that historical spur tracks were located on the property.	FIPs, Aerial Photos, City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs
19	1919 Eglinton Avenue East	A possible automotive repair garage (Sanci Bill Truck Sales) was listed at the address located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
20	1921 Eglinton Avenue East	Canadian Lister Blackstone Ltd was listed as an agricultural machine manufacturer, and Rootes Motor Ltd was listed as an automotive repair garage, located on-Site. Two oil tanks were shown on the property to the south of the main building in the historical FIPs. An industrial-type building occupied by Crothers Manufacturing Limited, which was reported as a tractor manufacturing facility. An oil tank was shown on the property (Shown as 772 Warden Avenue on the FIP). Aerial Photos indicate that historical spur tracks were located on the property.	FIPs, Aerial Photos, City Directory	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
21	1941 Eglinton Avenue East	Multiple listings for automotive repair garages located on-Site including: Bristol Truck Rentals, Nissan Canada Inc., Scarborough Nissan Service, and Scarborough Nissan Body Shop. Bristol Rentals (1992) Limited had multiple steel gasoline/diesel single wall underground storage tanks.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
22	1957 Eglinton Avenue East	Multiple listings for automotive repair garages located on-Site including: Rotom Hyundai, Dealer Network Automobile Sales and Leasing, Hung Wai Auto Centre, and Kingscross Motor Sports Inc. Nick's Shell Service was reported at the location which was a possible gas station and automotive service garage. Hung Wai Auto Centre reported a retail fuel storage tank.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
23	1970 Eglinton Avenue East	Rona Home & Garden (Reno Depot Inc) received an Environmental Compliance Approval for a standby diesel generator set in 2006.	ERIS	M&I, PHCs, BTEX, VOCs
24	1971 Eglinton Avenue East	GMG Auto Service Centre was listed as an automotive service garage located on-Site. Beaver Fuels Management Limited Attention: Miriam had two retail fuel storage tanks with capacities of 16,498 L and 5,000 L. GMG Auto Service Centre had one retail fuel storage tank. Penny Gas Bars gas station was reported at the location with multiple fuel USTs and a possible automotive service garage.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
25	1975 Eglinton Avenue East	Donway Ford Sales Ltd was listed as an automotive service garage located on-Site. Donway Ford Sales Ltd. had a private fuel storage tank that expired in 1995.	City Directory, ERIS, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Donway Ford Sales Ltd. received an industrial air Certificate of Approval for a paint spray booth for an auto body shop in 1999.		
26	2001 Eglinton Avenue East	Ministry of Gov. Services was listed on the National PCB Inventory for Askarel (stored for disposal). Ministry of Gov. Services was listed on the Ontario PCB Storage Site inventory for two drums with high level PCBs (>1000 ppm).	ERIS	M&I, PHCs, BTEX, PAHs, PCBs
27	2007 Eglinton Avenue East	Duff's Esso Service was reported at the location which was a possible gas station and automotive service garage.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
28	2201 Eglinton Avenue East	Canada S K F Co Ltd produced seals, lubrication solutions and maintenance, and bearings. Located on-Site. Bank of Nova Scotia received an industrial air Certificate of Approval for a passive landfill gas collection system in 1992. Bank Of Nova Scotia was listed on the National PCB Inventory from 1990 to 1993. Askarel and Pyranol were in use from 1991 to 1993. Bank Of Nova Scotia was registered as a waste generator (ON7724324 and ON3430074) of PCBs, other specified inorganics, acid waste – heavy metals, alkaline wastes – other metals, alkaline solutions - containing other metals and non-metals and light fuels from 2002 to 2018. Metrolinx was registered as a waste generator (ON3551258) of oil skimmings and sludges in 2016. reThink Resources Inc. was registered as a waste generator (ON5694589) of waste oils/sludges (petroleum based) in 2017. Engie Multitech Ltd. was registered as a waste generator (ON8059661) of aliphatic solvents and residues in 2019. Pinchin Ltd. was registered as a waste generator (ON5086616) of inert organic wastes and waste oils and sludges (petroleum based) from 2020 to 2021. MacNamara Fuels reported a 25 L diesel spill to the ground in 2019.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs
29	1 Eglinton Square	The Bay was listed on the National PCB Inventory for Askarel in 1993. Monarch Construction was listed on the National PCB Inventory for Askarel in 1996. Askarel was stored for disposal in 1996. Monarch Construction was listed on the Ontario PCB Storage Site inventory for two drums with low level PCBs (<1000 ppm) and two drums with high level PCBs (>1000 ppm). Primaris Real Estate was registered as a waste generator (ON8653214) of PCBs from 2010 to 2012. KS Eglinton Square Inc. was registered as a waste generator (ON4157697) of PCBs and waste oils and lubricants from 2015 to 2021.	ERIS	M&I, PHCs, BTEX, PAHs, PCBs
30	40 Eglinton Square	Metro Ontario Incorporated reported a 9 L spill of transformer oil from a former oil leak in 2011. Metro Ontario Inc. was registered as a waste generator (ON2929162) of PCBs from 2013 to 2014.	ERIS	M&I, PHCs, BTEX, PAHs, PCBs
31	43 Eglinton Square	Parisien Laundry Dry Cleaning was reported on-Site.	City Directory	M&I, VOCs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
32	55 Eglinton Square	Sketchley Cleaners (possible dry-cleaners) was reported on-Site.	City Directory	M&I, VOCs
33	59 Eglinton Square	A & C Cleaners (possible dry-cleaners) was reported on-Site.	City Directory	M&I, VOCs
34	61 Eglinton Square	Automotive service garage located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
35	100 Eglinton Square	Metrolinx was registered as a waste generator (ON6337910) of light fuels in 2015. Pinchin Ltd. was registered as a waste generator (ON4260046) of inert organic wastes in 2021.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
36	101 Eglinton Square	Sketchley Cleaners (possible dry-cleaners) was reported on-Site.	City Directory	M&I, VOCs
37	20 Ashtonbee Road	Cummins Original Equipment Remanufacturing was listed as an automotive repair garage (heavy machinery / truck motor repair) located on-Site. Volkswagen Canada Inc. had a cancelled industrial air Certificate of Approval for a gas burner in 1987. Cummins Original Equipment Remanufacturing spilled 227 L of alkaline mild cleaner to the ground and catch basin in 2000. Volkswagen Canada Inc. was registered as a waste generator (ON0182202) of alkaline wastes - other metals, paint/pigment/coating residues, halogenated solvents, and oil skimmings and sludges from 1986 to 1996. Cummins Engine Company was registered as a waste generator (ON2328700) of alkaline wastes - other metals, paint/pigment/coating residues, halogenated solvents, and oil skimmings and sludges from 1997 to 2001.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
38	75 Ashtonbee Road	Centennial College Student Associate Inc was reported at the location. Centennial College offers automotive servicing programs adjacent to the north of the Site. Bay doors were observed at the facility during the Site Visit. Centennial College was listed on the National PCB inventory in 1996 and Ontario PCB Storage Site Inventory for drums with high level PCBs (>1000 ppm) from 1995 to 2004. Askarel was stored for disposal in 1996. Centennial College reported a private fuel storage tank of 13,638 L capacity, and a retail fuel station tank of 1,000 L capacity. Six active steel gasoline liquid fuel single wall underground storage tanks with capacities of 4,546 L were installed in 1991. Centennial College was registered as a waste generator (ON0052300) of alkaline wastes – other metals, alkaline wastes – heavy metals, paint, pigments, and coating residues, oil skimmings and sludges, organic laboratory chemicals, inorganic laboratory chemicals, aliphatic solvents, petroleum distillates, light fuels, halogenated solvents, PCBs, aromatic solvents, amines and waste oils and lubricants from 1986 to 2021. Centennial College received ECAs for a standby diesel generator in 2008, and for a paint spray booth in 2014. Safety-Kleen (On-Site) Inc. received an Environmental Compliance Approval for a Waste Disposal Site in 2001 for the use and operation of a PCB Destruction Facility.	City Directory, ERIS, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs, PCBs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Safety-Kleen (On-Site) Inc. received a suspended sentence under the Environmental Protection Act for the failure to comply with a Certificate of Approval by failing to notify the ministry of its intent to transport PCB waste in 2003.		
39	191 Ashtonbee Road	Kaiser Aluminum & Chemical of Canada was listed as a manufacturer of aluminum and metal products. Located adjacent to the north of the Site. Kaiser Aluminum Canada Limited was listed on the National PCB inventory in 1996 and the Ontario PCB Storage Site inventory for drums and bulk liquid with low level PCBs (<1000 ppm) in 1995. Askarel was stored for disposal in 1996. They were listed on the Ontario Regulation 347 Waste Receivers Summary as a PCB storage site from 1990 to 2008. Kaiser Aluminum reported a slow leak of PCB oil to the ground due to corrosion in 1990. Kaiser Aluminum Canada Limited was registered as a waste generator (ON0107400) of alkaline wastes – other metals, aromatic solvents, oil skimmings and sludges and waste oils and lubricants from 1986 to 2001. Weatherstrong Building Prod. Ltd. was registered as a waste generator (ON0876000) of alkaline wastes – other metals and aromatic solvents from 1986 to 1998. Riviera Inc. was a men's clothing manufacturer. Powerline Plus was registered as a waste generator (ON8436364) of oil skimmings and sludges from 2013 to 2016. Cosmetica Laboratories Inc. was registered as a waste generator (ON7144855) of miscellaneous waste organic chemicals from 2018 to 2021.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs
40	199 Ashtonbee Road	Etelco Canada Ltd was reported to produce electrical components. Motive Parts Plus was listed as an automotive parts supply and repair shop. Located adjacent to the north of the Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
41	200 Ashtonbee Road	Pfizer Canada Inc. / Johnson & Johnson Inc. was registered as a waste generator (ON9588601) of other inorganic acid wastes, alkaline wastes - other metals, inorganic laboratory chemicals, halogenated solvents, waste oils and lubricants, pharmaceuticals, detergents/soaps, organic laboratory chemicals, pathological wastes and waste compressed gases from 2005 to 2006. The facility was reported as a pharmaceuticals manufacturing facility.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
42	201 Ashtonbee Road	Midway Metal Products was reported as an architectural and fabricated metal manufacturer.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
43	1040 Birchmount Road	Regart Machinery Ltd, and Glass & Mirror Tech Corp were possible machinery and glass manufacturers, respectively, located to the north and upgradient of the Site. Victory Carpet & Drapery Mfg. Inc. was a curtain and linen manufacturer. GTA Cleaners was registered as a waste generator (ON9207379) of halogenated solvents, petroleum distillates and waste oils/sludges (petroleum based) from 2007 to 2019.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
44	1060 Birchmount Road	A construction company with possible machinery repair garage (Durbano Construction Ltd), Central & Green Welding Ltd (metal manufacturing), Birchmount Collision Ltd (automotive repair garage), Bothwell Accurate (Lesena Steel A Division of Bothwell Accurate Co - a waterproofing, metal roofing, metal tank and fabricated structural product manufacturer).	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
45	1064 Birchmount Road	Birchmount Collision Inc was listed as an automotive repair / refinishing garage located on-Site. Birchmount Collision Limited received an industrial air CA for a paint spray booth for an auto body shop in 1999.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
46	1070 Birchmount Road	Ward Leonard of Canada Ltd was listed as a motor, generator, and pump products manufacturer. Located 200 m north and upgradient of the Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
47	865 Pharmacy Avenue	Bell Canada was registered at the Site. Multiple diesel generators were observed on the property during the Site Visit. ECA approvals for diesel generators were reported at the facility. Bell Canada had two fiberglass commercial fuel oil tanks with capacities of 50,170 L and 2,539 L. Bell Canada was listed on the National PCB Inventory in 1993.	City Directory, ERIS, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs, PCBs
48	885 Pharmacy Avenue	Eglinton Pumping Station (Industrial facility) with a diesel generator, and multiple pumps / pipe networks, located adjacent to the north of the Site. Municipality Of Metro Toronto Eglinton Pumping Station was listed on the National PCB inventory in 1990. Askarel was in use in 1990. PCBs were removed from the site by 2000. Metropolitan Toronto Works Dept. Eglinton P.S. was registered as a waste generator (ON0146229) of oil skimmings and sludges from 1989 to 1998. Corporation of the City of Toronto was registered as a waste generator (ON6535903) of alkaline wastes – heavy metals, waste crankcase oils and lubricants and PCBs from 2003 to 2021. Toronto Water reported a spill of raw unchlorinated sewage of an unknown quantity to a creek in 2020.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs
49	793 Warden Avenue	Industrial Motor Service was listed as an automotive repair garage (and waste generator) located on-Site. Apex Motor Express Ltd. reported a 20 L gunwash spill to the road shoulder in 2020.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
50	795 Warden Avenue	A possible truck / automotive service garage (Mitsubishi Heavy Industries) was listed at the address located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
51	925 Warden Avenue	Wallace & Tiernan Canada was listed as a manufacturer of industrial machinery and equipment, gas chlorination, disinfection & chemical dosing systems for water treatment. The facility was located adjacent to the north of the Site. They were registered as a waste generator (ON1430200) of alkaline wastes – other metals from 1992 to 1998. Rowntree Enterprise Inc. was registered as a waste generator (ON8827718) of halogenated solvents and residues in 2021.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
52	930 Warden Avenue	Centennial College was reported at the location. Centennial College offers automotive servicing programs adjacent to the north of the Site. Bay doors were observed at the facility during the Site Visit. Volkswagen Canada Ltd. was reported as a manufacturer of vehicles and automotive parts at the facility, located adjacent to the north of the Site.	City Directory, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
53	933 Warden Avenue	A gas station and multiple listings for automotive service garages were reported at the address located to the north and upgradient of the Site. Larry's Esso Service, All-way Transportation Services, Hide Auto Centre, Amerco Rentals, Delux Service Centre, Fanti Gas, Tri Star Service Centre. Gasoline and diesel tank listings were reported for Fanti Gas Bar, Masami Group O/A True Value, 6394426 Canada Inc., and Northstar Services Inc. True Value Gas Bar had TSSA historic incident consisting of a liquid petroleum spill of an unknown quantity in 2008.	City Directory, ERIS, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs
54	937 Warden Avenue	Brompton Petroleum Ltd. was reported at the location, and may have been a historic gas station. Located to the north and upgradient of the Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
55	939 Warden Avenue	Wade Norman Co Ltd Paper Mfg. was reported as a paper manufacturer. Clothing manufacturers were also reported at the address, located to the north and upgradient of the Site. Fab Knit Textiles was a fabric mill.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
56	940 Warden Avenue	A weapons manufacturer (John Inglis Co.) a construction company office with potential truck and machinery repair garage (Harnischfeger Corp of Canada Ltd), and a metal manufacturer (Kaiser Aluminum Co), located 140 m north and upgradient of the Site. Work Wear Corp of Canada had a retail fuel storage tank with a capacity of 1,885 L. Work Wear Corporation of Canada reported a solvent spill of an unknown quantity to the ground after a fire in 1989. They were also registered as a waste generator (ON0190903) of PCBs, waste oils and lubricants, light fuels, aromatic solvents, petroleum distillates, paint, pigment and coating residues, organic laboratory chemicals, aliphatic solvents, alkaline solutions – containing other metal and non-metals, waste oils and sludges (petroleum based), oil skimmings and sludges, and detergents/soaps from 1986 to 2021. G&K Services Canada Inc. revoked and/ or replaced their industrial air Environmental Compliance Approval for a commercial laundry facility with volatile organic compounds (VOC) stripping, washing and drying of industrial wipers with a facility production limit of 13,640 kilograms of wipers per day in 2009.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs, D&F
57	8 Bertrand Avenue	Pipeline Commercial was listed as a commercial truck gas station, located to the north and upgradient of the Site.	City Directory	M&I, PHCs, BTEX, VOCs
58	9 Bertrand Avenue	Listings for a metal manufacturer (Verral Metal Fabricators, and Paragon Metal Industries Ltd), a possible chemical storage or manufacturing facility (Sika Chemicals Ltd), and an automotive repair garage (Term's Auto Repairs, Fix Auto), located to the north and upgradient of the Site. Metalex Security Products Inc. was an ornamental and architectural metal products manufacturer and was registered as a waste generator (ON2613200) of aromatic solvents and petroleum distillates from 2000 to 2004. Rematte Inc. was registered as a waste generator (ON3866870) of aromatic solvents from 2004 to 2005.	City Directory, ERIS, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
59	11 Bertrand Avenue	Listings for a metal manufacturer (Leco Tool & Machines Ltd), and automotive repair garages (Marshall Auto Repairs, Beach Auto Body), located to the north and upgradient of the Site. Beach Auto Body Ltd. received an industrial air CA and ECA for an automotive paint spray booth in 2001.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
60	23 Bertrand Avenue	Armstrong S A LTD and Byron Jackson were reported as pump (including oil filled submersible pumps), pump and compressor, fabricated metal, and a power boiler and heat exchange manufacturer. Located to the north and upgradient of the Site. An ECA was approved for two paint spray booths. S. A. Armstrong Limited was listed on the National PCB inventory in 1996. Askarel was stored for disposal in 1996. They were listed on the Ontario PCB Storage Site inventory for ten capacitors with high level PCBs (>1000 ppm) and bulk liquid with low level PCBs from 1998 to 2004. They were listed on the Ontario Regulation 347 Waste Receivers Summary as a PCB storage site from 1988 to 2008. S. A. Armstrong Limited was registered as a waste generator (ON0153603) of acid waste - heavy metals, acid waste - other metals, other specified inorganics, oil skimmings and sludges, photoprocessing wastes, alkaline wastes - other metals, paint/pigment/coating residues, inorganic laboratory chemicals, aromatic solvents, petroleum distillates, waste oils and lubricants, emulsified oils, light fuels, aromatic solvents and organic laboratory chemicals from 1988 to 2021. S. A. Armstrong Limited was listed as active on the Pulp and Paper Canada Directory. Borg-Warner (Out Of Business) Byron Jackson Div. was registered as a waste generator (ON0006002) of unknown wastes from 1992 to 1998.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs
61	51 Bertrand Avenue	Multiple listings for manufacturing operations were reported at the location located to the north and upgradient of the Site. Listings included Horizen Electric & machine Co Ltd, Machine O Matic Ltd, Rochester Aluminium Smelting, Sable Coatings and Furniture Restorations. Trust Japanese Auto Broker was a used automobile parts and supplies retailer.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
62	2 Civic Road	Scarboro Glass & Mirror was listed as a glass manufacturer located adjacent to the Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
63	15 Civic Road	Multiple listings for automotive repair garages located on-Site including: Omega Transmission, Unique Auto Salon, Century Auto Service, Express Auto Care, Pro Tech Transmission, Shield Auto Glass, and Suhail Auto Repair. An elevated water storage tower (the Warden Water Tank) was observed on-Site during the Site Visit.	City Directory, Site Visit	M&I, PHCs, BTEX, VOCs, PAHs
64	17 Civic Road	Multiple listings for automotive repair garages located on-Site including: Silverwoods Garage, A F Auto Repair Centre, Shield Auto Glass, Ace Auto Salon, Century Auto Service Ltd, New Civic Auto Body, 2560349 Ontario Inc, and Happy Auto Inc. [Happy Auto and New Civic Auto received ECAs for paint spray booths]. A possible electric parts manufacturer and contracting company with possible heavy machinery repairs (Parthenon Electric, Weybright Contracting) were also reported at the address located adjacent to the south of the Site.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Civic Investments was registered as a waste generator (ON3699649) of waste oils and sludges (petroleum based) from 2020 to 2021.		
65	19 Civic Road	Kingscross Auto Collision was reported as an automotive garage located adjacent to the Site. They received an ECA for a paint spray booth in 1996. Frann Distributing Ltd. reported two private gasoline liquid fuel single wall underground storage tanks with capacities of 227,000 L. The tanks and piping were later reported as expired. 1265635 Ontario Inc. was registered on the Environmental Activity and Sector Registry as an automotive refinishing facility in 2017.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
66	22 Civic Road	Tibbles Printing Co Ltd was listed adjacent to the Site. Possible bulk storage of inks, dyes and solvents.	City Directory	M&I, VOCs
67	23 Civic Road	Several listings for manufacturing facilities including: Aerosol Packaging of Canada Ltd, Witco Chemical Co Canada Ltd, and Thorosystems Products of Canada Ltd) located adjacent to the Site. A machinery rental facility (Amerco Rentals) with potential repair garage located adjacent to the Site. King Cross Motor Sports reported a detergent spill of an unknown quantity to the road and catch basin in 2014.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
68	25 Civic Road	A & H Tool, Die & Machine Co (a metal fabrication / manufacturing facility) located adjacent to the Site. Bridlewood Heating was registered as a waste generator (ON0731600) of petroleum distillates and waste oils and lubricants from 1986 to 1990.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
69	29 Civic Road	Donway Marine Power, and Donway Ford Sales were reported at the address located adjacent to the Site. Possible automotive and marine repair operations.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
70	23 Craigton Drive	Glengarry Chemicals Ltd was reported as a chemical manufacturer located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
71	1861 O'Conner Drive	Ashley Motors and Roger's Auto Centre were listed as automotive service garages located on-Site. An ECA and CA approval were issued for a paint spray booth at the location.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
72	1871 O'Conner Drive	Multiple listings for automotive repair garages located on-Site including: Ken Seager Motors, Plumbton's Twing Service, and Phoenix Car & Truck Rentals. A possible historical gas station (Badali Esso Service Station) and a possible dry-cleaners (Finese Cleaners & Trailing) located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
73	1879 O'Conner Drive	John's Service Centre was listed as an automotive service garage located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
74	1881 O'Conner Drive	Muirhead's White Rose Service Station was listed as an automotive service garage located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
75	1888 O'Conner Drive	Restivo Bros, service Station and Stephan's BA Service Station were listed as automotive service garages located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs
76	1900 O'Conner Drive	A historical Shell gas station was reported at the address located on-Site. Ron Boyds Shell reported a retail storage tank.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Davis Shell had five steel gasoline liquid fuel single wall underground storage tanks with capacities of 22,700 L. Shell Canada Products Ltd. reported a 5 L gasoline spill to the ground in 1995. Davis Shell reported five expired liquid fuel tanks at a decommissioned site. Shell Canada Products Ltd. reported a contaminated well from a corroded underground tank in 1999. AMEC Earth & Environmental Ltd. filed a Record of Site Condition in 2000. No details regarding the RSC were available for the location (filed in 2000 prior to the initiation of the brownfield registry).		
77	1553 Victoria Park Avenue	A historical Esso gas station was reported at the address located on-Site. Multiple USTs were reported by Esso and 7-Eleven Canada Inc - National Gas Dept at the location (6 gasoline tanks).	City Directory, ERIS	M&I, PHCs, BTEX, VOCs
78	1541 Victoria Park Avenue	Sketchley Cleaners was listed as a dry-cleaners located on-Site	City Directory	M&I, VOCs
79	1531 Victoria Park Avenue	M T Printing Services was listed on-Site. Possible bulk storage of inks, dyes and solvents.	City Directory	M&I, VOCs
80	1527 Victoria Park Avenue	A leak of an unknown quantity was reported from an underground tank in a store basement in 1988.	ERIS	M&I, PHCs, BTEX, VOCs
81	1474 Victoria Park Avenue	A historical Shell gas station and possible service garage was reported at the address located on-Site. Budget Rent A Car had a private fuel storage tank with a capacity of 22,730 L (an expired tank record was also reported). Budget Rent A Car had three active gasoline liquid fuel single wall underground storage tanks with capacities of 22,730 L. Budget Rent A Car was registered as a waste generator (ON0386604) of oil skimmings and sludges from 1992 to 1998. BRL Realty Limited was registered as a waste generator (ON3103464) of light fuels in 2014.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
82	1468 Victoria Park Avenue	Smith & Sons Cleaners was listed as a dry-cleaners located on-Site.	City Directory	M&I, VOCs
83	1456 Victoria Park Avenue	Chemical Equipment Fabricators was listed as a historical chemical manufacturer located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
84	1437 Victoria Park Avenue	Monarch Development Corporation was listed on the Ontario PCB Storage Site inventory in 1999 and 2000. Monarch Development Corporation was listed on the National PCB Inventory for undefined PCBs.	ERIS	M&I, PHCs, BTEX, PAHs, PCBs
85	2206 Eglinton Avenue East	Starbright Dry Cleaners was registered as a waste generator (ON1523800) of halogenated solvents from 1992 to 2001 (located on-Site).	ERIS	M&I, VOCs
86	2222 Eglinton Avenue (1001 Birchmount Road)	Metropolitan Toronto Police Fleet Management reported three private fuel storage tanks with a capacity of 22,730 L each. Metropolitan Toronto Police was registered as a waste generator (ON0204307) of waste oils and lubricants, oil skimmings and sludges and light fuels from 1986 to 1998, and (ON0605920) of paint, pigment and coating residues and other specified inorganics from 1988 to 2011. It is possible that an automotive repair garage operated at the facility. 41 Division received an industrial air Certificate of Approval and an Environmental Compliance Approval for the installation of an emergency diesel generator in 2001.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs



PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE AREA STREET NETWORK EA STUDY
TORONTO, ONTARIO

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
87	1880 O'Connor Drive	The City of Toronto reported a diesel spill of an unknown quantity in 2003. Located on-Site Zebra Three Corporation reported a heating oil spill of an unknown quantity to the ground in 2011. They were fined \$50,000 under the Environmental Protection Act for failing to comply with a Ministry order related to a leak from a heating oil tank in 2012. Contact Point 360 Inc. was registered as a waste generator (ON4972125) of other specified inorganic sludges, slurries or solids in 2021.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
88	1421 Victoria Park Avenue	Bell Canada was reported on the National PCB Inventory in 1991 and the Ontario PCB Inventory in 1995 and 1998 to 2000. Bell Canada stored Askarel at this location. Bell Canada was registered as a waste generator (ON0033940) of PCB's from 1995 to 2001, and of light fuels in 2013 (ON3425456). Bell Canada reported a fiberglass reinforced plastic commercial fuel oil tank with a capacity 5,073 L. Bell Canada (Nexacor Acting Agent For Bell) had four fiberglass double wall commercial underground storage tanks with capacities of 5,073 L. Armbro Transport reported a spill of 200 L of sulfuric acid to a sewer in 1989.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs
89	1420 Victoria Park Avenue	Toronto Community Housing Corporation received an ECA for a standby diesel generator set in 2005 (a diesel tank is associated with the generator) located on-Site.	ERIS	M&I, PHCs, BTEX, VOCs
90	101 Thermos Road	Canadian Kawasaki Motors Inc. was a new and used automobile and light-duty truck wholesaler-distributor. They were registered as a waste generator (ON4343639) of petroleum distillates and waste crankcase oils and lubricants from 2009 to 2021.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
91	Eglinton Avenue East and Lebovic Avenue	Toronto Transit Commission reported a spill of 32 L of coolant to a catch basin in 2009.	ERIS	M&I, VOCs
92	Pharmacy Avenue and Eglinton Avenue East	Crosslinx Transit Solutions General Partnership was registered as a waste generator (ON9048929) of pathological wastes, graphic art wastes, waste compressed gases including cylinders, waste crankcase oils and lubricants, waste oils/ sludges (petroleum based), other specified inorganic sludges, slurries or solids in 2016 to 2021. Ardee Recycling Inc. reported a 60 L naphtha spill to the storm sewer and the ground in 1998. A motor vehicle accident caused a unknown quantity of diesel to spill to the ground.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
93	Warden Avenue and Eglinton Avenue East	Surpass Chemicals reported a 150 L sulfuric acid spill to the roadway in 1993. A transport truck reported a fatty sulfonate spill to the roadway in 1997. Toronto Transit Commission reported a 3 L coolant spill from a bus to a catch basin in 1999. Crosslinx Transit Solutions was registered as a waste generator (ON7081364) of other specified inorganic sludges, slurries or solids and waste crankcase oils and lubricants in 2018.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
94	Victoria Park Avenue and Eglinton Avenue East	Ramport Construction had a retail fuel storage tank with a capacity of 6,000 L.	ERIS	M&I, PHCs, BTEX, VOCs



PHASE I ENVIRONMENTAL SITE ASSESSMENT
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Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
95	Victoria Park Avenue and Craighton Drive	ESSO Petroleum Canada reported fuel product found in an area of excavation in 1991.	ERIS	M&I, PHCs, BTEX, VOCs
96	1460 Victoria Park Avenue	Vitmont Holdings (Vic Park) Inc. filed a Phase 1 and Phase 2 Record of Site Condition in 2021 to change a property from commercial use to residential use. The site was formerly used for agricultural (orchard) and commercial (restaurant) purposes. Table 3 exceedances of multiple metal parameters in soil were reported on Site and remedial action (excavation and removal of soils from site occurred). Table 3 exceedances of PHC F3 and F4 were reported in groundwater samples.	ERIS	M&I, PHCs, BTEX, VOCs
97	Victoria Park Avenue and Southmeade Road	A transport truck spilled an unknown quantity of diesel to a parking lot in 1992.	ERIS	M&I, PHCs, BTEX, VOCs
98	Eglinton Avenue East and Sinnott Road	T & T Overland Express reported a 115 L diesel spill to the road in 1997.	ERIS	M&I, PHCs, BTEX, VOCs
99	Birchmount Road and Eglinton Avenue East	Serif Coating Ltd. reported a 60 L diesel spill to the road from a ruptured saddle tank in 1997.	ERIS	M&I, PHCs, BTEX, VOCs
100	1030 Birchmount Road	Two RSCs were filed for the Property at 1030 Birchmount Road (separated into two parcels). Concentrations of PHCs, VOCs, and PAHs were reported above the applicable site condition standards. A risk assessment was completed and a CPU was issued for the property. There is a risk of encountering contaminated soil and/or groundwater which exceeds the applicable site condition standard near the property.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
101	1021 Birchmount Road	Scarborough Fire reported a spill of 200 L of oil dumped in a sewer in 1995 (located adjacent to the east of the Site). Amlin Contracting Ltd. reported a tar spill of an unknown quantity in 2013.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
102	7 Ashtonbee Road	Enbridge Gas Inc. was registered as a waste generator (ON4897555) of other specified inorganic sludges, slurries or solids from 2018 to 2021. The facility was identified as a compressor station located adjacent to the north and upgradient of the Site.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs
103	160 Thermos Road	Marsan Foods Ltd. was registered as a waste generator (ON1778801) of waste oils and lubricants, organic laboratory chemicals, inorganic laboratory chemicals and other polymeric wastes from 2001 to 2021. Marsan Foods Ltd. reported a 20 L gasoline spill to a parking lot in 2017.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
104	835 Birchmount Road	Toronto Transit Commission reported a 2 L diesel spill to the ground in 1997.	ERIS	M&I, PHCs, BTEX, VOCs
105	55 Civic Road	Ontario Realty Corporation had three fiberglass double wall underground storage tanks with capacities of 20,000 L. Ontario Realty Corporation had one expired and one registered fuel oil tank.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Metro East Detention Center was registered as a waste generator (ON0323534) of acid solutions - containing heavy metals, misc. wastes and inorganic chemicals, pathological wastes, wastes from the use of pigments, coatings and paints, misc. wastes and inorganic chemicals, pharmaceuticals, halogenated pesticides and herbicides from 1995 to 2021. Ministry of Government Services was listed on the National PCB Inventory in 1990. Askarel was stored for disposal in 1996. PCBs were removed from the site in 1990. Ministry of Correctional Services was listed on the Ontario PCB Storage Site inventory for four transformers with high level PCBs (>1000 ppm) from 1998 to 2000. Management Board Secretariat 27-725 Correctional Services was registered as a waste generator (ON0123956) of PCBs from 1993 to 2006.		
106	936 Warden Avenue	"Cars Cars" reported a 2 L oil and antifreeze spill to a driveway located to the north and upgradient of the Site in 2020. Considered low risk to soil or groundwater impacts on the Site.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
107	35 Bertrand Avenue	Informco Inc. was a graphic design manufacturer. Informco Inc. was registered as a waste generator (ON0411301) of paint/pigment/coating residues, aliphatic solvents, petroleum distillates, halogenated solvents, waste oils and lubricants, photoprocessing wastes, graphic art wastes, latex wastes, and other specified inorganics from 1992 to 2021. Nu-Kote Canada Incorporated Office Supply Division was registered as a waste generator (ON0040900) of paint, pigments, coating residues, aromatic solvents, photoprocessing wastes, graphic art wastes and halogenated solvents from 1986 to 1990.	ERIS, City Directory	M&I, PHCs, BTEX, VOCs, SVOCs
108	39 Bertrand Avenue	Toronto Gear Works Limited was a rubber, plastic hose, plastic product and metalworking machinery manufacturer. Toronto Gear Works was registered as a waste generator (ON1058201) of oil skimmings and sludges, petroleum distillates, PCBs, and emulsified oils from 2001 to 2015.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs, PCBs, SVOCs
109	21 Bertrand Avenue	Multiple listings for automotive repair garages located on-Site including: Timme Autobody Shop, Bertrand Auto Repair, Dynasty Auto Collision. Listings for manufacturers included Pyrotech Products Ltd, H & M Marble Fiberglass Limited, and Colortone Cultured Products Inc. (plastic product manufacturer).	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
110	19 Bertrand Avenue	Emmons Industries (a division of Magna International Canada Inc.) was registered as a waste generator (ON0206819) of halogenated solvents and oil skimmings and sludges from 1986 to 1998. Magna was reported as a manufacturer of vehicle parts.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs
111	1960 Eglinton Avenue East	Link-Belt Ltd was reported at the location (on-Site). Link-Belt manufactures cranes, excavators and scrap metal handling machinery. The location may have been an equipment servicing location. Drug Trading Company Ltd. had a private fuel storage tank with a capacity of 27, 258 L.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs, SVOCs

Potential Sources of Contamination				
Index No.	PSC Location	Findings	Source	Contaminants of Concern
		Cosmetica Laboratories Inc. had an expired self serve fuel outlet (27,274 L fibreglass liquid fuel single wall underground storage tank). The tank was reportedly removed in 1996. Cosmetica Laboratories Inc. was registered as a waste generator (ON2323001) of halogenated pesticides, petroleum distillates, alkaline wastes - other metals, photoprocessing wastes, paint/pigment/coating residues, inorganic laboratory chemicals, aliphatic solvents and residues, polymeric resins, waste oils and lubricants, pharmaceuticals, detergents/soaps, organic laboratory chemicals, graphic art wastes, pathological wastes, inert inorganic wastes, organic acids, alkaline solutions - containing other metals and non-metals (not cyanide), miscellaneous wastes and inorganic chemicals and waste compressed gases including cylinders from 1999 to 2021.		
112	2296 Eglinton Avenue East (1001 Birchmount Road)	A listing for a gas station (Valenta's Esso Service), a printing and sign manufacturing facility (Minuteman Press), and the Toronto Police Service were reported proximal to the east of the Site.	City Directory	M&I, PHCs, BTEX, VOCs
113	929 Warden Avenue	Penn Controls Ltd was listed as a manufacturer of refrigeration control systems. Located 90 m north and upgradient of the Site. Johnson Controls Ltd. CP Division was registered as a waste generator (ON0554800) of acid waste – heavy metals and halogenated solvents from 1986 to 1998.	City Directory, ERIS	M&I, PHCs, BTEX, VOCs, PAHs
114	946 Warden Avenue	Specialties Graphic Finishers was a printing manufacturer. They were registered as a waste generator (ON1902401 & ON4325236) of aliphatic solvents, waste oils and lubricants, halogenated solvents and oil skimmings and sludges from 1997 to 2009, and from 2018 to 2021. Specialties Graphic Finishers reported a 135 L hydraulic oil spill to the ground in 2008. Pinchin was registered as a waste generator (ON6900446) of inert organic wastes from 2018 to 2019.	ERIS	M&I, PHCs, BTEX, VOCs, PAHs
115	1543 Victoria Park Avenue	Independent Lumber Dealers was listed on-Site. Possible treatment and/or storage of lumber located on-Site.	City Directory	M&I, PHCs, BTEX, VOCs, SVOCs

Nomenclature:

Metals and inorganics (M&I)

Petroleum hydrocarbons (PHCs)

Benzene, toluene, ethylbenzene, and xylene (BTEX)

Volatile organic compounds (VOCs),

Polycyclic aromatic hydrocarbons (PAHs)

Polychlorinated biphenyls (PCBs)

Semi-volatile organic compounds (SVOCs) [including acid base neutrals, chlorophenols as well as PAHs]

Dioxins and furans (D&F)

8 CONCLUSIONS

The Site and Phase I Study Area generally consists of mixed commercial and industrial properties, and to a lesser extent residential, institutional and community uses.

Based on the review and evaluation of information obtained through the Phase I ESA, 115 PSCs were identified within the Site or on properties within the Phase I Study Area that were proximal



to or upgradient of the Site that were considered to have a potential to impact the soil and/or groundwater conditions underlying the Site.

The PSCs were widely distributed across the Site boundaries and included the following: gas stations, car dealerships, vehicle repair / service garages, automotive parts suppliers, vehicle storage / parking, dry cleaning operations, underground and aboveground fuel storage tanks, releases of oils and fuels associated with vehicles and tanks (gasoline, diesel, hydraulic oil, motor oil, coolant/antifreeze), transformers, PCB oil storage and spills, printing and paint shops, an aboveground light rail transit line and associated stations, multiple waste generators, historical lumber suppliers, chemical suppliers, testing laboratories, historical railway spur tracks, and numerous manufacturing facilities.

In addition to the identified PSCs, impacts (i.e., electrical conductivity and sodium adsorption ratio) related to the application of salts on the roads and surface parking lots for vehicular and pedestrian safety should be considered for the Site.

The contaminants of potential concern which were identified for the corresponding PSCs included metals and inorganics (M&I), petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, and xylene (BTEX), volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs) [including acid base neutrals, chlorophenols as well as PAHs], and dioxins and furans (D&F).

A subsurface investigation involving sampling and analysis of soil and groundwater would be required to confirm or refute the potential for contamination on the Site from the identified PSCs. In addition, considering that a significant portion of the Site was initially developed between the 1940s and 1970s, a hazardous and designated substance survey would be required at locations where buildings/infrastructure with original construction need to be decommissioned and demolished to accommodate the selected design route.



9 CLOSURE

We trust that this report provides the information you require at this time. If you have any questions regarding this report, please contact either of the undersigned at your earliest convenience.

Yours truly,

Thurber Engineering Ltd.

Liam Scalena
Environmental E.I.T.



John Zoldy, P.Eng.
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5. INTERPRETATION OF THE REPORT

- a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and the Report is delivered subject to the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. If special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to Thurber. Thurber has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, Thurber does not accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by Thurber. Thurber is entitled to rely on such representations, information and instructions and is not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.
- c) Design Services: The Report may form part of design and construction documents for information purposes even though it may have been issued prior to final design being completed. Thurber should be retained to review final design, project plans and related documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the Report's recommendations and the final design detailed in the contract documents should be reported to Thurber immediately so that Thurber can address potential conflicts.
- d) Construction Services: During construction Thurber should be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions in order to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Thurber to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

6. RELEASE OF POLLUTANTS OR HAZARDOUS SUBSTANCES

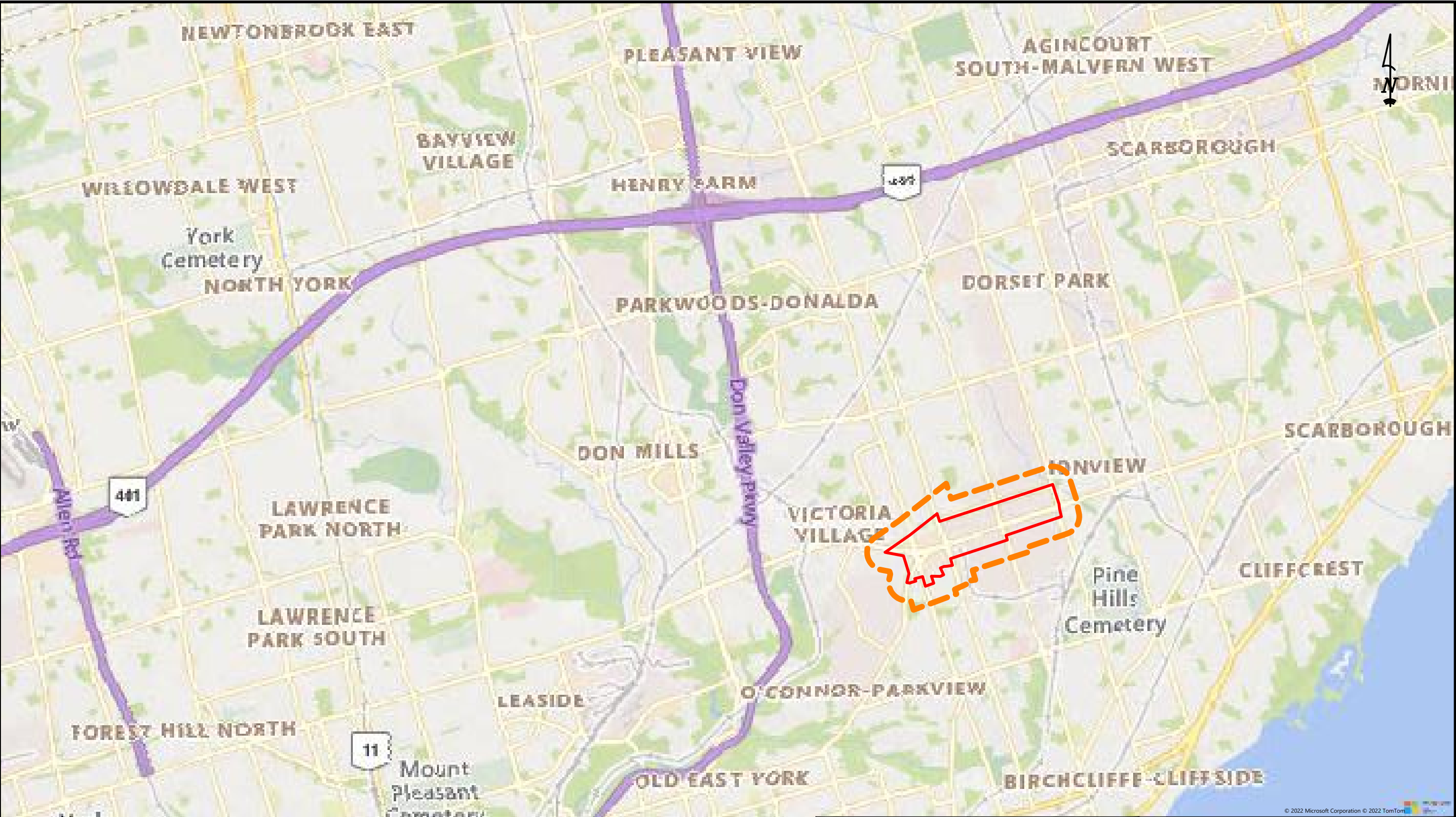
Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause the escape, release or dispersal of those substances. Thurber shall have no liability to the Client under any circumstances, for the escape, release or dispersal of pollutants or hazardous substances, unless such pollutants or hazardous substances have been specifically and accurately identified to Thurber by the Client prior to the commencement of Thurber's professional services.

7. INDEPENDENT JUDGEMENTS OF CLIENT

The information, interpretations and conclusions in the Report are based on Thurber's interpretation of conditions revealed through limited investigation conducted within a defined scope of services. Thurber does not accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.

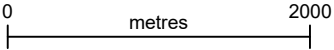


DRAWINGS



LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE STUDY AREA (250m Buffer)



HDR ON BEHALF OF THE CITY OF TORONTO

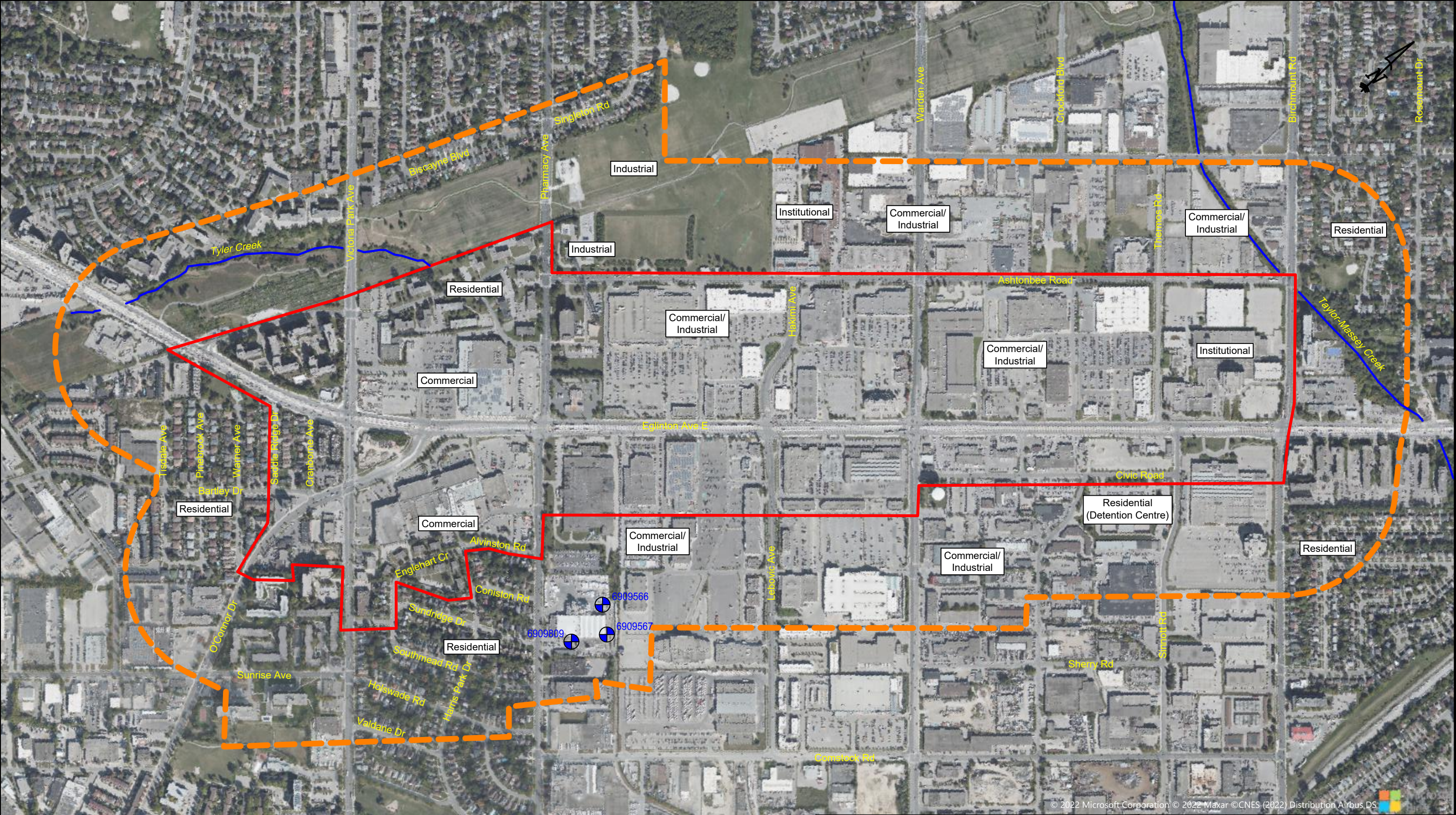
PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE EA
TORONTO, ONTARIO

SITE LOCATION PLAN

JOB# 32339

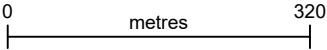
**THURBER ENGINEERING LTD.**

ENGINEER: JZ	DRAWN: MFA	APPROVED: PM
DATE: JULY 2022	SCALE: 1:50,000	DRAWING No. 32339-1



LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE STUDY AREA (250m Buffer)
- WATER SUPPLY WELL LOCATION



HDR ON BEHALF OF THE CITY OF TORONTO

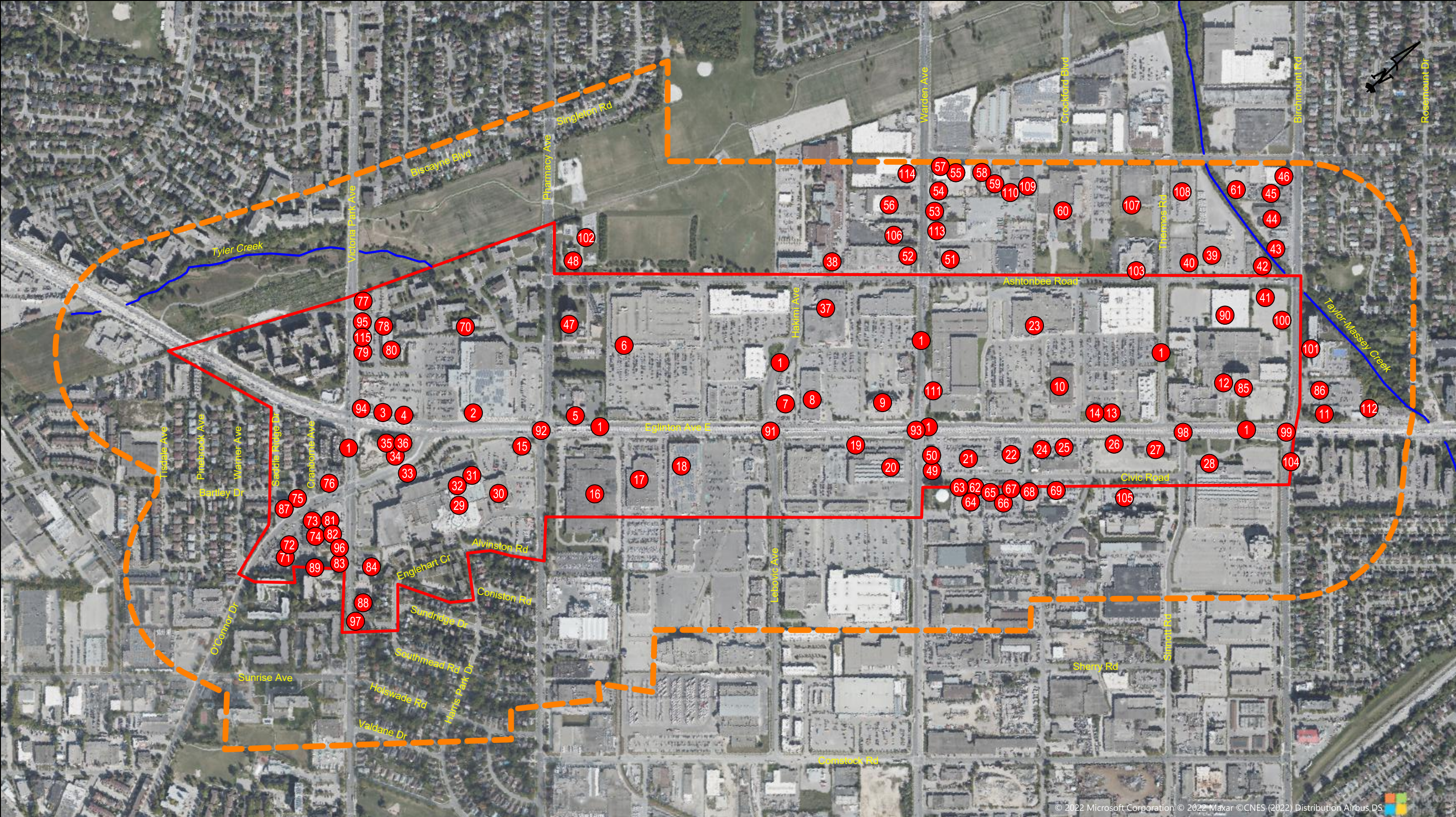
PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE EA
TORONTO, ONTARIO

SITE AND SURROUNDING LAND USES

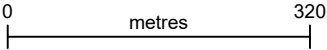
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JZ	MFA	PM
DATE :	SCALE :	DRAWING No.
JULY 2022	1:8000	32339-2



- LEGEND:**
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE STUDY AREA (250m Buffer)
 - POTENTIAL SOURCE OF CONTAMINATION (PSC)



HDR ON BEHALF OF THE CITY OF TORONTO

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GOLDEN MILE EA
TORONTO, ONTARIO

POTENTIAL SOURCES OF CONTAMINATION (PSCs)

JOB# 32339



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