



November 16, 2023
File: 18464

Mr. Dan Edwards
ASC (Oakville) Facility Limited Partnership
175 Bloor Street East, Suite 601, South Tower
Toronto, Ontario
M4W 3R8

Re: Update Phase One Environmental Site Assessment
3000 Hospital Gate, Oakville, Ontario, L6M 4H6 (the Site)

1.0 INTRODUCTION

Landtek Limited (Landtek) is pleased to submit this Update Phase One Environmental Site Assessment (ESA) report for the property located at 3000 Hospital Gate, in Oakville, Ontario (the Site). The work was initiated following authorization to proceed from Mr. Dan Edwards on behalf of ASC (Oakville) Facility Limited Partnership (the Client) in November of 2023.

Based on information provided to Landtek, the Client is rezoning this property to convert 33 care units into 33 seniors apartments, this is an interior change to add full kitchens to 33 existing care suites.

2.0 BACKGROUND

The Phase One Property is generally rectangular in shape and comprises an area of approximately 1.05 hectares (2.6 acres) and is situated on the western corner of the intersection of Dundas Street West and Hospital Gate in Oakville, Ontario.

It is currently under redevelopment into an institutional property (i.e., a senior's retirement residence), with one (1) multi-tenant building under construction. The exterior of the building was constructed and are currently in the process of working to complete the interior and achieve occupancy.

3.0 PREVIOUS REPORTS SUMMARY

"Phase One Environmental Site Assessment, 3000 Hospital Gate, Oakville, Ontario, L6M 4H6", prepared for Ruth Victor & Associates, prepared by Landtek Limited, File: 18464, dated April 1, 2019 (**2019 Phase One ESA**).

A Phase One ESA was completed on the Site by Landtek in 2018. The Phase One ESA was completed in general accordance with the requirements of Ontario Regulation 153/04 (O. Reg. 153/04) (as amended).

Summary of Site Findings

Based on information sources reviewed, the Site land-use was historically vacant and/or agricultural, upon which time the Site was developed with one (1) residential building, one (1) garage and one (1) shed (circa late 1950s).

There was no evidence of chemical manufacturing/storage, and/or underground storage tanks (USTs) on the Site. There was no observed evidence of fill pipes, breather pipes or ground depressions that may indicate the presence of any UST's.

A former fuel oil above ground storage tank (AST) was located in the basement of the Site building. The presence of a former fuel oil AST is considered a PCA which may have contributed to an APEC on the Site.

Conclusions

Based on the results of the Phase One ESA, the following one (1) PCA was identified which may have led to an APEC at the Site:

- One (1) former fuel oil above ground storage (AST) tank was observed in the basement of the residential dwelling on-Site.

Based on the results of the Phase One ESA, a shallow soil assessment was recommended to be completed on the Site to verify the conditions of the soils in the vicinity of the AST.

"Chemical Test Results, Incoming Fill from SE Corner of Derry Road and Regional Road 25, Milton, Ontario (Source Site) To All Seniors Care Facility, 3000 Hospital Gate, Oakville, Ontario (Receiving Site), prepared for ReSolve Project Management Ltd., prepared by EXP, Reference: BRM-00603989-B0, dated December 21, 2021.

It should be noted reports referenced within this memo were **not** provided to Landtek for review.

According to EXP the Source Site was reported to have formerly been developed for commercial purposes as auto garage and car dealership (defined as an enhanced investigation property under O. Reg. 153/04). The following is a summary provided by EXP of reports referenced and **not** reviewed by Landtek:

- The Source Site was decommissioned in 2018 and included removal and disposal of impacted soils under the supervision of SIRATI.
- Upon completion of remediation and confirmatory testing, SIRATI visited the Site in 2019 for drilling five (5) additional boreholes including four (4) monitoring wells were installed. The soil testing program included five (5) soil samples for Metals and Inorganics, two (2) soil samples for Polycyclic Aromatic Hydrocarbons (PAHs), six (6) soil samples for Volatile organic compounds (VOCs), and Petroleum Hydrocarbons (PHCs), and two (2) samples for Polychlorinated Biphenyls (PCBs).
- All soil samples were identified as meeting the selected MECP's Table 2 Standards for Residential/Parkland/ Institutional property use for fine to medium grained soil classification.
- As part of SIRATI's 2021 soil sampling and testing program:
 - Eight (8) test pits and seven (7) boreholes were advanced by SIRATI in July 2021. Test pits TP-01 to TP-08 were advanced to a maximum depth of 2.0 m below grade while the boreholes were extended to a maximum depth of 7.0 m below grade. A total of 50 soil samples, including three duplicates, were tested for Metals and

- Inorganics, VOCs, PHCs, PAHs and PCBs.
- The letter report concluded that their review of the chemical results of the average concentration of all tested soil samples met the MECP Table 2 RPI Standards.
- However, EXP concluded that concentration of Lead at depths of 6.0 -7.0 m in borehole BH-07 and concentration of PCBs at depth of 4.0 -5.0 m below grade in BH-05 would be a concern. EXP **did not** recommend averaging the concentration of those exceeded parameters with the respective duplicate samples.

Subsequent to the above, EXP sampled soils from the Source Site in November of 2021:

- Three (3) test pits, designated as TP1, TP2 and TP3, were excavated from the base of the excavations (discussed above). One sample from each test pit from a depth of approximately 0.6 m below the base of excavation was collected.
- The samples comprised native reddish brown sandy silt till with some clay and trace gravel.
- Three (3) soil samples were obtained for Metals, PHCs, and/or Benzene, Toluene, Ethylbenzene, and Xylenes (collectively referred to as BTEX). One (1) soil sample was submitted for PCBs.
- EXP concluded that the excess soil from the tested portion of the Source Site from at least 9 m below original grade would be suitable for reuse at the receiving Site.
- EXP recommended the soil importation be monitored by EXP to confirm that the excavated material shipped to the Receiving Site are generated from the tested portion of the Source Site.

Landtek could not verify the quality of fill material imported onto Site during redevelopment as Landtek was not in care and control of the Site. Documentation provided for importation of fill does not meet requirements of O. Reg. 153/04 and/or O. Reg. 406/19.

4.0 2023 UPDATE PHASE 1 ESA: Site Visit

Landtek conducted a Site Visit on November 8, 2023 to confirm the conditions of the Site were similar to when the Phase 1 ESA was completed in 2018. The purpose of this update was to assess whether the environmental site assessment activities contained in the above report has sufficiently characterized the likelihood, types and location of potential environmental impacts that may be found at the Site. Photographs of typical site conditions are attached.

The Site consisted of one (1) multi-tenant building under construction. The exterior of the building was constructed and they are currently working to complete the interior and achieve occupancy.

Landtek observed units typical of the 33 seniors apartments.

5.0 2023 UPDATE PHASE 1 ESA: Interview

An interview was conducted via email with Mr. Nick Stubljar of Percon Construction Inc., the Project Manager and the Site representative for the Site, on November 13, 2023. Mr. Stubljar has been associated with the Site since 2020 and has been part of the Site since the redevelopment which includes the construction of the current multi-tenant building. The following is a summary of the information obtained:

- No environmental concerns were known regarding the Site;
- No Aboveground Storage Tanks (ASTs) are located on Site;



- No Underground Storage Tanks (USTs) were observed on the Site by Landtek;
- No spills were reported;
- Hydraulic elevator present/installed. Not a concern based on the age of installation;
- Fill material has been imported onto the property. According to Mr. Kevin Leung of EXP “*There were multiple occasions that EXP was requested to review chemical analysis results for importing fill purposes*”. With the exception of the report discussed in **Section 3**, no further documentation was provided to Landtek for review.
- No updated environmental investigations have been completed on the Site; and,
- No groundwater (potable) wells are installed on the Site.

It should be noted that Landtek could not verify the quality of fill material imported onto Site during redevelopment as Landtek was not in care and control of the Site. Documentation provided for importation of fill does not meet requirements of O. Reg. 153/04 and/or O. Reg. 406/19.

No additional concerns were identified from the updated interview responses.

6.0 SUMMARY

It should be noted that Landtek could not verify the quality of fill material imported onto Site during redevelopment as Landtek was not in care and control of the Site. Documentation provided for importation of fill does not meet requirements of O. Reg. 153/04 and/or O. Reg. 406/19.

Based on Landtek’s updated Site visit and the interview responses, no additional significant concerns are anticipated.

7.0 LIMITATIONS

This was prepared for the sole use of the Client is intended to provide an evaluation of the current environmental conditions at the Site. Any use that a third party makes of this report, or decisions made based on it, are the responsibility of the third party. Landtek Limited accepts no responsibility for damages of any type suffered by the third party as a result of actions or decisions made based on this report.

Landtek assumes that information provided by others is factual and accurate, and accepts no responsibility for any deficiency, misstatement, of inaccuracy in this report from information provided by others.

If you have any questions concerning this report or if we can be of any further assistance to you please do not hesitate to contact our office.

Yours truly,

LANDTEK LIMITED



Nicole Harper, H. B.Sc.



Paul J. Blunt, P. Eng.
Senior Environmental Engineer

Attachments:

Photo Log

Email: Titled: ASC Oakville - 3000 Hospital Gate - landtek review, Dated November 11, 2023

Photo Log



Photograph 1


Site Building, facing south.



Photograph 2

Eastern portion of the Site, facing south.



		LANDTEK LIMITED
Project No.	18464	Date: November 2023
Phase 1 ESA 3000 Hospital Gate, Oakville, Ontario		
Title:	Photolog	

Photograph 3


Western portion of the Site, facing south.



Photograph 4

Southwestern corner of the Site, retaining wall, facing north.



		LANDTEK LIMITED
Project No.	18464	Date: November 2023
Phase 1 ESA 3000 Hospital Gate, Oakville, Ontario		
Title:	Photolog	

Email Correspondence

From: [Kevin Leung](#)
To: [Chase, Brad](#); [Nick Stubljär](#); [Nicole Harper](#); [Kirk Coggon](#)
Cc: [Paul Blunt](#); [Dan Edwards](#); [Len Radomski](#); [Victor Jaunzarins](#); [Smiljka Vidas](#)
Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review
Date: Monday, November 13, 2023 2:01:28 PM
Attachments: [image023.png](#)
[image024.png](#)
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[image042.png](#)
[image043.png](#)
[Letter Report -Source Site Sampling from Derry Road and RR25, Milton.pdf](#)

Hi Brad,

There were multiple occasions that EXP was requested to review chemical analysis results for importing fill purposes.

EXP did visit a source site, Derry Road and Regional Road 25, Milton) and collected samples to confirm the chemical quality of the soil in late 2021.

This was documented in our report dated December 21, 2023 (attached).

Thank you.

Kevin Leung, M.Sc., P.Eng.

EXP | Senior Geotechnical Engineer / Project Manager

t : +1.905.793.9800, 62309 | m : +1.416.315.8156 | e : kevin.leung@exp.com

exp.com | [legal disclaimer](#)

keep it green, read from the screen

From: Chase, Brad <brad.chase@arcadis.com>

Sent: Monday, November 13, 2023 10:50 AM

To: Nick Stubljär <nick@perconconstruction.com>; Nicole Harper <nicole@landtek.ca>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>; Kevin Leung <kevin.leung@exp.com>

Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>

Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review



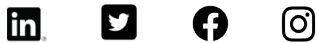
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kevin,

Can you provide confirmation that the off-site soil that was imported to the ASCO Oakville site at 3000 Hospital Gate:

- Was there sampling completed for the fill material brought on-Site.
- Any analytical data provided.

Brad Chase OAA AAA MRAIC
Associate Principal
Arcadis Architects (Canada) Inc.
55 St. Clair Ave. West | Toronto | M4V 2Y7 | CAN
T +1 416 596-1930 ext. 61647
M +1 905 330-4288
www.arcadis.com



From: Nick Stubljär <nick@perconconstruction.com>
Sent: Monday, November 13, 2023 10:33 AM
To: Nicole Harper <nicole@landtek.ca>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>; Chase, Brad <brad.chase@arcadis.com>; Nick Stubljär <nick@perconconstruction.com>
Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>
Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review

Brad:

Can you have EXP forward the info Nicole needs

Regards,
Nick Stubljär
Project Manager



t. 416.744.9967 x. 230
c. 416.518.1988
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a. 20 Airview Road, Toronto, ON M9W 4P2



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From: Nicole Harper <nicole@landtek.ca>
Sent: Monday, November 13, 2023 8:54 AM
To: Nick Stubljar <nick@perconconstruction.com>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>; Chase, Brad <brad.chase@arcadis.com>
Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>
Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review

This e-mail comes from a sender outside of Percon

Perfect. Glad to hear this!!!!

To satisfy the regulation we are working under (and keep Halton Region happy), could you have them send a quick email over to us confirming that.

Thanks



Nicole Harper, H.B.Sc.
Environmental Scientist

LANDTEK LIMITED
4B-205 Nebo Road, Hamilton, Ontario L8W 2E1
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T. 905.383.3733 | C. 905.745.0853

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From: Nick Stubljar <nick@perconconstruction.com>
Sent: Monday, November 13, 2023 8:41 AM
To: Nicole Harper <nicole@landtek.ca>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>; Chase, Brad <brad.chase@arcadis.com>; Nick Stubljar <nick@perconconstruction.com>
Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>
Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review

Nicole:

There was sampling and testing done.

This was all performed by EXP services, they can provide copies of this info if required

Regards,

Nick Stubljar
Project Manager



t. 416.744.9967 x. 230
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From: Nicole Harper <nicole@landtek.ca>
Sent: Monday, November 13, 2023 8:40 AM
To: Nick Stubljar <nick@perconconstruction.com>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>; Chase, Brad <brad.chase@arcadis.com>
Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>
Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review

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Hi Nick

Thanks for the information.

Was there sampling completed for the fill material brought on-Site? Any analytical data provided??

No worries on providing information on off-Site (if that is what north of the fence is referring to) the water tank information.

Thanks again



Nicole Harper, H.B.Sc.
Environmental Scientist

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From: Nick Stubljär <nick@perconconstruction.com>

Sent: Monday, November 13, 2023 8:35 AM

To: Nicole Harper <nicole@landtek.ca>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>; Chase, Brad <brad.chase@arcadis.com>; Nick Stubljär <nick@perconconstruction.com>

Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>

Subject: RE: ASC Oakville - 3000 Hospital Gate - landtek review

Nicole:

1 - It appears the grade of the Site was altered. *Was there fill material imported onto the Site?* If so, please provide documentation that the fill material imported was sampled and meets the acceptable Site Condition Standard.

- fill material was brought to the site, for the reason alone just to fill the site, not alter the grades
- grades north of the fence line were adjusted, the architect can provide the instruction

2 - Any spills occurred during redevelopment of the Site?

- no spills occurred

3 - Any permanent underground storage tanks (USTs) or aboveground storage tanks (ASTs) on Site?

- there are no above ground storage tanks
- there are below ground tanks, not meant to store water, but to slowly dissipate water before entering the adjacent pond. The architect can provide details of this

Regards,

Nick Stubljär

Project Manager



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From: Nicole Harper <nicole@landtek.ca>
Sent: Monday, November 13, 2023 8:28 AM
To: Nick Stubljar <nick@perconconstruction.com>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>
Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>
Subject: RE: ASC Oakville - 3000 Hospital Gate

This e-mail comes from a sender outside of Percon

Good Morning

Further to my Site visit last week.

Could you please confirm the following:

1. It appears the grade of the Site was altered. *Was there fill material imported onto the Site?* If so, please provide documentation that the fill material imported was sampled and meets the acceptable Site Condition Standard.
2. Any spills occurred during redevelopment of the Site?
3. Any permanent underground storage tanks (USTs) or aboveground storage tanks (ASTs) on Site?

Thanks and have a great day,



Nicole Harper, H.B.Sc.
Environmental Scientist

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From: Nicole Harper
Sent: Wednesday, November 8, 2023 10:07 AM
To: Nick Stubljar <nick@perconconstruction.com>; Kirk Coggon <Kirk.Coggon@perconconstruction.com>
Cc: Paul Blunt <paul@landtek.ca>; Dan Edwards <Dan.Edwards@resolvegroup.ca>; Len Radomski <len@rvassociates.ca>; Victor Jaunzarins <victor.jaunzarins@perconconstruction.com>; Smiljka Vidas <Smiljka.Vidas@perconconstruction.com>
Subject: RE: ASC Oakville - 3000 Hospital Gate

Good Morning

Just a reminder we are scheduled for 11 today.

See you shortly
Have a great day



Nicole Harper, H.B.Sc.
Environmental Scientist

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4B-205 Nebo Road, Hamilton, Ontario L8W 2E1