

Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing

September 28, 2021

File No. 1-17-0348-41.1
Brampton Office

2317511 Ontario Inc.
282 Lakeshore Rd. E.
Oakville, Ontario L6J 5B2

Attention: Karl Reichert, Project Manager

UPDATED PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 70 OLD MILL ROAD, OAKVILLE, ON

Terraprobe Inc. is pleased to provide 2317511 Ontario Inc. (the “Client”) with a Phase One Environmental Site Assessment Update Letter for the Property located at 70 Old Mill Road, Oakville, Ontario (the “Property”).

1.0 INTRODUCTION

The Property is located at 70 Old Mill Road in Oakville, Ontario. The Property covers an area of approximately 0.16 ha and is currently undergoing earthwork and construction work for the proposed development of a residential building approximately 45 m in height.

The Property was previously considered Industrial Land Use by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) and it will be developed for Residential Land Use.

The Phase One Environmental Site Assessment Update (Phase One ESA Update) is required to support the application for approval of the proposed development plan. The general location of the Property is presented in Figure 1, and the Property information is provided below.

Legal Description	Part Lot 14, Concession 3 SDS, Parts 123 to 127, 20R13750
PIN	24813-0347 (LT)
Municipal Address	70 Old Mill Road, Oakville
Assessment Roll No.	2401 030 06575 0000
Zoning	Residential – R8 SP:578
Property Owner	2317511 Ontario Inc.

2.0 SCOPE OF WORK

The Phase One ESA update consists of:

Greater Toronto

11 Indell Lane
Brampton, Ontario L6T 3Y3
(905) 796-2650 Fax: 796-2250

Hamilton – Niagara

903 Barton Street, Unit 22
Stoney Creek, Ontario L8E 5P5
(905) 643-7560 Fax: 643-7559

Terraprobe Inc.

Central Ontario

220 Bayview Drive, Unit 25
Barrie, Ontario L4N 4Y8
(705) 739-8355 Fax: 739-8369

Northern Ontario

1012 Kelly Lake Rd., Unit 1
Sudbury, Ontario P3E 5P4
(705) 670-0460 Fax: 670-0558

www.terraprobe.ca

- A review of historical background information for the site and surrounding areas is available in the previous environmental reports prepared by Terraprobe.
- A detailed site inspection of the subject property and surrounding properties to determine the current condition of the Property and surrounding area. The inspection was conducted on September 22, 2021.

3.0 REVIEW OF PREVIOUS REPORTS

Previously, the following Phase One and Two Environmental Site Assessments (ESAS) and a Record of Site Condition (RSC) were completed for the Property, as summarized below.

3.1 Phase One ESA Report (May 2012)

Report Title	Phase One Environmental Site Assessment, 70 Old Mill Road, Oakville, Ontario
Report Date	May 31, 2012
File No.	13-12-2048
Prepared By	Terraprobe Inc.
Prepared For	2317511 Ontario Inc.

- The Phase One ESA included a review of historical records for the site and a visual inspection.
- The Property was vacant of buildings or structures at the time of inspection. The previous building at the Property was reported to be historically demolished. The building was formerly industrial in use and occupied by King Paving & Materials Ltd. The King Paving Co. land was a large industrial property that extended to the west of the current Property.
- Surrounding properties were formerly industrial in use but had since been redeveloped with residential high-rise buildings.
- The results of the Phase One ESA indicated that past activities on the King Paving Property included vehicle maintenance, a concrete plant, and one or more fuel storage tanks. In the vicinity of the property, there has been a railway line, automotive servicing activities, and various other industrial activities. A Phase Two ESA was recommended.

3.2 Phase Two ESA Report (June 2012)

Report Title	Phase Two Environmental Site Assessment, 70 Old Mill Road, Oakville, Ontario
Report Date	June 25, 2012
File No.	13-12-2048
Prepared By	Terraprobe Inc.
Prepared For	2317511 Ontario Inc.

- The Phase Two ESA comprised the drilling of six boreholes across the site. In addition, monitoring wells were installed in three of the boreholes upon completion of drilling.
- The soil conditions encountered at the site comprised fill soil of mixed composition (sand and gravel, silt/sand mixtures, and silt/clay till), which extended to a maximum depth of about 1.5 to



5.2 m below ground. Native clayey silt till was found beneath the fill. The ground water levels at the site ranged from 11 to 12 m below ground.

- Soil samples were obtained and submitted for laboratory analysis of polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs), metals and inorganic (M&I) parameters. Ground water samples were obtained and submitted for volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs) and metals & inorganic (M&I) parameters.
- The results of the analysis were compared to the Ministry of Environment, Conservation and Parks (MECP) Table 3 Standards for residential land uses. Soil exceedances for petroleum hydrocarbons were identified in the fill at three boreholes located near the northwest section of the Property. however, no exceedances were found in the ground water samples, with the exception of two exceedances for sodium. The exceedances in the ground water were attributable to road salt application on the adjacent public roadway and parking lots and was determined to be exempt under subsection 48(3) of the Act.

3.3 Phase One ESA Report (September 2018)

Report Title	Phase One Environmental Site Assessment, 70 Old Mill Road, Oakville, Ontario
Report Date	September 12, 2018
File No.	1-17-0348
Prepared By	Terraprobe Inc.
Prepared For	2317511 Ontario Inc.

- The Phase One ESA was completed by Terraprobe in general accordance with O. Reg 153/04 Standards for the Property.
- The Property is currently being redeveloped for residential purposes.
- The Phase One identified the following areas of potential environmental concern (APEC):

APEC 1- Historical use of fill material of unknown quality at the Property

- Location on the Property
 - Entire Phase One Property
- Potential Contaminants of Concern (PCoCs)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)
 - Volatile Organic Compounds (VOCs I)
 - Polycyclic Aromatic Hydrocarbons (PAHs)
 - Metals
 - Hydride Metals
 - Selected ORPs – Boron (HWS), Cyanide, Electrical Conductivity (EC), Hexavalent Chromium, Mercury, pH and Sodium Adsorption Ratio (SAR)
- Media Potentially Impacted
 - Soil

APEC 2 – Former UGSTs located on Property

- Location on the Property



- Entire Phase One Property
- Potential Contaminants of Concern (PCoCs)
 - PHCs
 - VOCs II (BTEX)
- Media Potentially Impacted
 - Soil
 - Ground water

APEC 3 – 68 Old Mill Road (adjacent to the west of Property) was occupied by King Paving and Materials Ltd.

- Location on the Property
 - Entire Phase One Property
- Potential Contaminants of Concern (PCoCs)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)
 - Volatile Organic Compounds (VOCs I)
 - Metals
 - Hydride Metals
 - Selected ORPs – Boron (HWS), Cyanide, Electrical Conductivity (EC), Hexavalent Chromium, Mercury, pH and Sodium Adsorption Ratio (SAR)
- Media Potentially Impacted
 - Soil
 - Ground water

APEC 4 – Railway line located 20 m northwest of Property

- Location on the Property
 - Northwest section of Property
- Potential Contaminants of Concern (PCoCs)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)
 - Volatile Organic Compounds (VOCs I)
 - Metals
- Media Potentially Impacted
 - Soil
 - Ground Water

APEC 5 – Foundry located at 148 Cross Avenue (230 m north of Property)

- Location on the Property
 - Northwest section of Property
- Potential Contaminants of Concern (PCoCs)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)
 - Volatile Organic Compounds (VOCs I)
 - Metals
- Media Potentially Impacted
 - Ground Water

APEC 6 – Commercial autobody shops located at 142 Cross Avenue (200 m north of Property)



- Location on the Property
 - Northwest section of Property
- Potential Contaminants of Concern (PCoCs)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)
 - Volatile Organic Compounds (VOCs I)
- Media Potentially Impacted
 - Ground Water

APEC 7 – UGST located at 530 Lyons Lane (155 m west of Property)

- Location on the Property
 - Northwest section of Property
- Potential Contaminants of Concern (PCoCs)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)
- Media Potentially Impacted
 - Ground Water

APEC 8 – Basket manufacturing company located at 456 Trafalgar Road (180 m northeast of Property)

- Location on the Property
 - East section of Property
- Potential Contaminants of Concern (PCoCs)
 - Volatile Organic Compounds (VOCs I)
- Media Potentially Impacted
 - Ground Water

The Phase One ESA report concluded that a Phase Two ESA would be required to determine the quality of the soil and ground water at the Property and prior to filing for an RSC.

3.4 Phase Two ESA Report (October 2018)

Report Title	Phase Two Environmental Site Assessment, 70 Old Mill Road, Oakville, Ontario
Report Date	October 2, 2018
File No.	1-17-0348
Prepared By	Terraprobe Inc.
Prepared For	2317511 Ontario Inc.

- The applicable soil and groundwater Standards for the Property were determined to be those in Table 2 of the April 15, 2011 Ontario Ministry of Environment and Climate Change (MOECC) “Soil, Ground Water and Sediment Standards for use under part XV.1 of the Environmental Protection Act” for Residential/Parkland/Institutional (RPI) land uses in a non-potable ground water condition for coarse-textured soils.
- Select soil samples from the fill material and native soil were analysed for:
 - Metals and Inorganics (M&I)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds II (BTEX)



- Volatile Organic Compounds I (VOCs)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Ground water from the onsite monitoring wells were sampled for certain contaminants of concern. Ground water samples collected were analysed for:
 - Metals and Inorganics (M&I)
 - Petroleum Hydrocarbons (PHCs)
 - Volatile Organic Compounds I (VOCs)
- Applicable Site Condition Standards were not met in the earth fill material located on the Property for:
 - PHC F1, F2, and F3
 - Benzene, Ethylbenzene, and Xylenes
- No exceedances of the Ministry of the Environment Table 2 RPI Standards were observed in any of the native soil located on the Property for the parameters analysed.
- The fill soil which exceeded the MECP Standards in 2012 was subsequently excavated and removed from the Property in 2018 as a part of the site redevelopment work. A total of about 920 cubic meters of soil was excavated and disposed of as non-hazardous waste by the development contractor.
- Twelve confirmatory samples were obtained from across the base and sidewalls of the new excavation and submitted for analysis of petroleum hydrocarbons. All of the confirmatory samples met the MECP Standards for the parameters tested.
- Applicable Site Condition Standards (Table 2 *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011) for residential/parkland/institutional land use*) were met for the ground water on the Property.

3.5 Record of Site Condition (January 2019)

Report Title	Record of Site Condition (RSC) # 225273, 70 Old Mill Road, Oakville, Ontario
RSC Date	January 9, 2019
File No.	1-17-0348-45
Filed By	Terraprobe Inc.
Prepared For	2317511 Ontario Inc.

- The applicable Site Condition Standards are the Ministry of the Environment, Conservation and Parks (MECP) Table 2 Standards for Residential, Parkland, Institutional Land Use with medium and fine-textured soils (Table 2 RPI).
- A Record of Site Condition (RSC # 225273) was filed and approved by the Ministry of Environment, Conservation and Park (MECP) on January 3, 2019, for the Property based on the Phase One and Phase Two ESAs.



4.0 PHASE ONE ESA UPDATE SITE INSPECTION

For the Phase One ESA update, a visual inspection of the Property and surrounding area was carried out by Terraprobe staff on September 22, 2021. The site inspection included a walking tour of the Property, as well as compiling written and photographic records. There was no snow cover on the Property at the inspection time, and no stressed vegetation or stockpiled fill material was observed. The Property and adjoining properties uses are presented in Figure 1, and Site photographs are provided in Appendix A.

At this time, it is understood that an update to the previously completed work is required to confirm that no changes have happened at the Property that could have affected the environmental conditions since the RSC was filed and approved in the Environmental Site Registry on January 3, 2019.

4.1 Surrounding Properties

The surrounding areas were generally similar to those described in the September 2018 report completed by Terraprobe. The surrounding property uses were:

Direction	Land Uses
North	Public Parking lot and Old Mill Road
East	Old Mill Road and Cornwall Road Intersection
South	Cornwall Road and Residential High-Rise Buildings
West	Railway Track

4.2 Change from the Previous Assessment

The Phase Two ESA completed in October 2018 indicated that the Property was undergoing pre-construction earthwork. The latest inspection completed at the Property in September 2021 indicated that the below grade level constructions were undergoing at the time of the site visit. The following items were observed on Site.

- Imported crushed limestone and gravel used as engineering fill for the ongoing construction work were identified at the northern side along the Old Mill Road.
- Five barrels containing construction material contents were observed at the Property. No staining or damage was observed on or around the barrels.
- Six precast concrete stormwater sumps/pipes were identified at the Property.

No potential evidence of spills, staining, chemical or fuel storage, or other possible environmental concerns were noted during the site visit.



5.0 CONCLUSION

Based on a review of historical information available in previous reports detailing the environmental condition of the Property and a detailed site inspection of the Property and surrounding area, the environmental conditions of the Property at the time of reporting were generally similar to those described in the October 2018 Phase Two ESA report prepared by Terraprobe. No new PCAs or APECs were identified during the Phase One ESA update assessment, and the previously identified PCAs and APECs have been fully addressed in the Phase Two ESA investigation.

Based on the results of the current work, no further investigation is recommended at this time, and the RSC approved for the Property remained valid for the ongoing development.

6.0 CLOSURE

We trust this information is sufficient for your present purposes. Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Yours truly,

Terraprobe Inc.

Lawrence Kwak., P.Geo., QP_{ESA}
Project Manager



Samuel Oyedokun., P.Eng., PMP., QP_{ESA}
Associate

Muna Mirghani., P.Eng
Project Manager

Enclosures:

Figure 1 – Site Location Plan

Appendix A – Site Photographs



LIMITATIONS AND TERMS OF USE

This report was prepared for the exclusive use of 2317511 Ontario Inc. and is intended to provide an assessment of the environmental condition on the property located at 70 Old Mill Road, Oakville, Ontario. The report was prepared for the purpose of identifying potential environmental concerns, including an assessment of the likelihood that the environmental quality of the soil and ground water at the Property may have been adversely affected by past and present practices at the Property, and/or those of the surrounding properties prior to development of the Property. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Terraprobe accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the subsurface investigation conducted by Terraprobe Inc. It is based on conditions at the Property at the time of the site inspection. The subsurface conditions were assessed based on information collected at specific borehole and monitoring well locations. The actual subsurface conditions between the sampling points may vary.

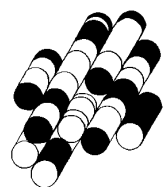
There is no warranty expressed or implied by this report regarding the environmental status of the Property. Professional judgment was exercised in gathering and analyzing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence, and cannot be construed as an absolute guarantee.

In the event that during future work new information regarding the environmental condition of the Property is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Property, Terraprobe should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.



FIGURES

TERRAPROBE INC.






Reference:
 Oakville Maps 2017

Notes:

Legend:

 Phase One Property Boundary

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 70 Old Mill Road, Oakville, Ontario

Figure Title:
 PHASE ONE PROPERTY LOCATION

Designed By: SO File No.: 1-17-0348-41

Drawn By: JB Scale: As Shown

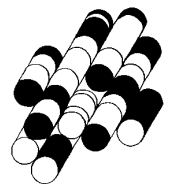
Reviewed By: MB Figure No.: 1

Date: November 2017



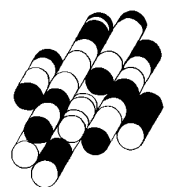
APPENDICES

TERRAPROBE INC.



APPENDIX A

TERRAPROBE INC.





Photograph 1

Location: 70 Old Mill Road (The Property)
Viewing: South
Description: Viewing the below grade level construction at 70 Old Mill Road



Photograph 2

Location: 73 Old Mill Road
Viewing: North
Description: Viewing the Public parking area located at north of 70 Old Mill Road



Photograph 3

Location: Old Mill Road
Viewing: Northwest
Description: Viewing Residential Buildings located Southwest of the Property





Photograph 4

Location: Old Mill Road
Viewing: North
Description: Viewing Rail track fence located northwest of the Property



Photograph 5

Location: 70 Old Mill Road (The Property)
Viewing: Southeast
Description: Viewing Sixteen Mile Creek trail 60m southeast the Property



Photograph 6

Location: 70 Old Mill Road (The Property)
Viewing: Southwest
Description: Viewing the barrels and Concrete sumps in the construction Site

