



August 22, 2019

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Re: Remedial Plan at 2093, 2097, 2101 Old Lakeshore Road and 2096, 2100 Lakeshore Road, Burlington, Ontario

Fisher Environmental Ltd. (Fisher) has conducted a Phase Two Environmental Site Assessment (ESA), which included a Contaminants Delineation investigation, at the property municipally addressed as 2093, 2097, 2101 Old Lakeshore Road and 2096, 2100 Lakeshore Road, Burlington, Ontario, herein collectively referred to as the "Site".

1. Field Investigation

The field investigation portion of the Phase Two ESA was performed from October 31, 2017 to November 24, 2017 and from February 1, 2019 to March 28, 2019. Additional boreholes for the purpose of contaminants delineation in soil were drilled from April 29, 2019 to April 30, 2019. In total, thirty four (34) boreholes were advanced at the Site, seventeen (17) of which were completed as groundwater monitoring wells.

2. Analytical Program

Based on the analytical results, several exceedances of the applicable Ministry of the Environment, Conservation and Parks (MECP) Table 3 Site Condition Standards (SCS) for Residential property use were identified in the soil samples. The exceedances in soil are summarized below:

BH202 (0.00-0.60 m bgs)

Cadmium: 4.9 ppm vs 1.2 ppm
Lead: 744 ppm vs 120 ppm
Zinc: 4,341 ppm vs 340 ppm
EC: 1.83 mS/cm vs 0.7 mS/cm

BH203 (0.00-0.60 m bgs)

Cadmium: 1.4 ppm vs 1.2 ppm
Zinc: 549 ppm vs 340 ppm
EC: 0.83 mS/cm vs 0.7 mS/cm

BH204 (0.00-0.60 m bgs)

Lead: 222 ppm vs 120 ppm

Zinc: 392 ppm vs 340 ppm

BH205 (0.00-0.60 m bgs)

Lead: 210 ppm vs 120 ppm

BH206 (0.00-0.60 m bgs)

Lead: 248 ppm vs 120 ppm

Zinc: 430 ppm vs 340 ppm

BH207 (0.00-0.60 m bgs)

Lead: 162 ppm vs 120 ppm

EC: 1.6 mS/cm vs 0.7 mS/cm

SAR: 8.1 vs 5

BH209 (0.00-0.60 m bgs)

EC: 3.2 mS/cm vs 0.7 mS/cm

BH210 (0.00-0.60 m bgs)

Fluoranthene: 1.4 ppm vs 0.69 ppm

Benzo[a]pyrene: 0.54 ppm vs 0.3 ppm

MW211 (0.00-0.60 m bgs)

EC: 2.3 mS/cm vs 0.7 mS/cm

SAR: 10 vs 5

MW212 (0.00-0.60 m bgs)

Lead: 211 ppm vs 120 ppm

MW213 (0.00-0.60 m bgs)

Fluoranthene: 2.1 ppm vs 0.69 ppm

Benzo[a]pyrene: 0.48 ppm vs 0.3 ppm

MW214 (0.00-0.60 m bgs)

Lead: 331 ppm vs 120 ppm

Zinc: 367 ppm vs 340 ppm

MW217 (0.00-0.60 m bgs)

Lead: 203 ppm vs 120 ppm

BH222 (0.00-0.60 m bgs)

EC: 0.8 mS/cm vs 0.7 mS/cm



BH223 (0.00-0.60 m bgs)

EC: 1.1 mS/cm vs 0.7 mS/cm

and

BH223 (0.00-0.60 m bgs) Duplicate

EC: 1 mS/cm vs 0.7 mS/cm

In accordance with Ontario Regulation 153/04, as amended, Section 48, the average of the analytical results from BH224 and BH225, which are within a 1 m radius from MW217, for Lead at the same sampling depth as the identified exceedance, was below the applicable MECP SCS thus it is considered that MW217 has met the applicable MECP SCS for all analyzed parameters.

Based on the analytical results, all of the submitted groundwater samples were below the applicable MECP Table 3 Site Condition Standards (SCS) for the parameters tested.

3. Contaminants Distribution in Soil and Site Remediation

The identified soil exceedances pertained to several Metals and Polycyclic Aromatic Hydrocarbon (PAHs) parameters, and to Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) soil characteristics, which were encountered from surface to 0.60 m below ground surface (bgs). The exceedances in soil were at depths within which heterogeneous fill materials were identified during the borehole drilling, and were limited to the southwest, central, and northeastern portions of the Site.

The estimated area of impacted soil is approximately 1,180 m² up to a depth of maximum 1.0 m below grade, resulting in approximately 2,360 tonnes of soil to be removed. All impacted soil to be removed from the Site is exterior of all current on-site buildings. The contaminated soil within the heterogeneous fill materials is proposed to be excavated and disposed off-site to a MECP licensed waste management facility. Subsequent to the soil removal, confirmatory soil samples are proposed to be collected for laboratory analysis of the Contaminants of Concern (COCs) from within the excavated area, which include the walls and floors of the excavation. In accordance with Ontario Regulation 153/04 as amended, the minimal number of soil samples based on the estimated remedial area is thirteen (13), five (5) of which must be from the floors of the excavation and eight (8) of which must be from the walls of the excavation. Should a soil sample indicate non-compliance with the applicable MECP Table 3 SCS, further excavation and soil removal shall be conducted and additional confirmatory soil samples shall be submitted to the laboratory for analysis.

Once all confirmatory soil samples are within the applicable MECP Table 3 SCS, confirmatory soil sampling of imported fill to be brought to the Site is proposed. In accordance with Ontario Regulation 153/04, as amended, one (1) soil sample shall be analyzed for each 160 m³ for the



first 5,000 m³ and one (1) soil samples for each additional 300 m³ thereafter. Once all confirmatory soil samples for the soil to be brought to the Site for backfilling purposes indicate compliance with the applicable MECP Table 3 SCS, backfilling of the excavated areas shall commence. Alternatively, the excavated area may be backfilled with clean gravel or crushed limestone.

An engineering Remediation report will be compiled and attached to the Phase Two ESA report prior to filing a Record of Site Condition with the MECP.

We trust you find the above in order. Should you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink is written over a circular professional engineer stamp. The stamp contains the text "LICENSED PROFESSIONAL ENGINEER" at the top, "D. A. FISHER" in the center, and "PROVINCE OF ONTARIO" at the bottom.

Dave Fisher, B.A.Sc., C. Chem., P. Eng.,
President

Attachment: Site Plan with Area of Impacted Soil



LAKESHORE ROAD

BH204 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Lead	222 ppm	120 ppm
Zinc	392 ppm	340 ppm

MW214 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Lead	331 ppm	120 ppm
Zinc	367 ppm	340 ppm

BH202 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Cadmium	4.9 ppm	1.2 ppm
Lead	744 ppm	120 ppm
Zinc	4,341 ppm	340 ppm
EC	1.83 mS/cm	0.7 mS/cm

BH203 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Cadmium	1.4 ppm	1.2 ppm
Zinc	549 ppm	340 ppm
EC	0.83 mS/cm	0.7 mS/cm

BH206 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Lead	248 ppm	120 ppm
Zinc	430 ppm	340 ppm

BH207 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Lead	162 ppm	120 ppm
EC	1.6 mS/cm	0.7 mS/cm
SAR	8.1	5

BH209 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
EC	3.2 mS/cm	0.7 mS/cm

BH222 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
EC	0.8 mS/cm	0.7 mS/cm

BH223 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
EC	1.1 mS/cm	0.7 mS/cm

BH223 Duplicate (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
EC	1 mS/cm	0.7 mS/cm

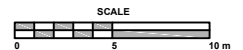
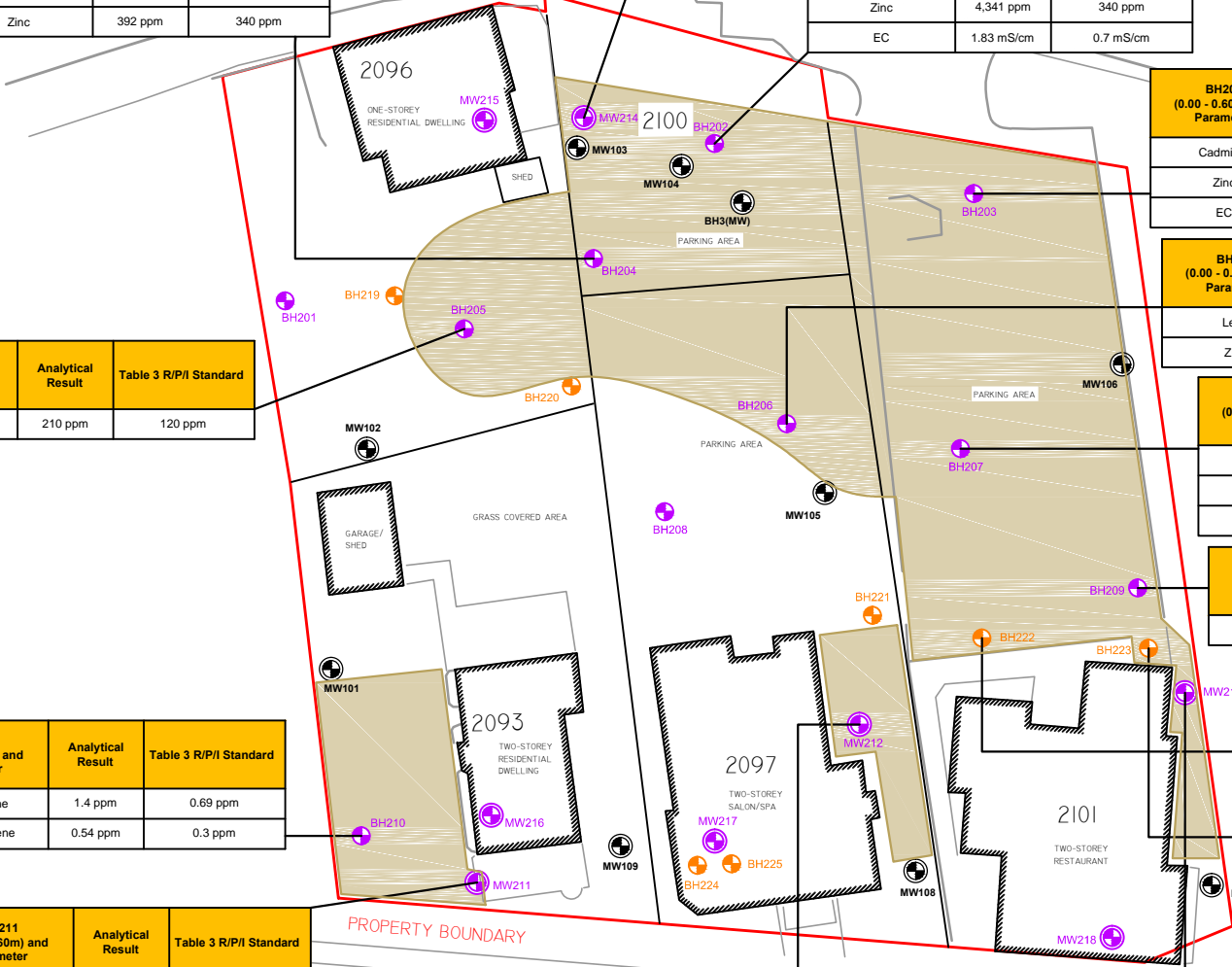
BH212 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Lead	211 ppm	120 ppm

BH213 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Fluoranthene	2.1 ppm	0.69 ppm
Benzo[a]pyrene	0.48 ppm	0.3 ppm

BH205 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Lead	210 ppm	120 ppm

BH210 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
Fluoranthene	1.4 ppm	0.69 ppm
Benzo[a]pyrene	0.54 ppm	0.3 ppm

BH211 (0.00 - 0.60m) and Parameter	Analytical Result	Table 3 R/P/I Standard
EC	2.3 mS/cm	0.7 mS/cm
SAR	10	5



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LEGEND

- Monitoring well / borehole 2017
- Monitoring well / borehole 2019
- Delineation borehole 2019
- Anticipated lateral extent of identified exceedances

PROJECT NAME AND ADDRESS

2093, 2097, 2101 Old Lakeshore Rd & 2096,
2100 Lakeshore Rd, Burlington, Ontario

PROJECT NO.

DATE
AUGUST 2019

SCALE
AS SHOWN

FIGURE A:
Site Plan of the Site with lateral extents of all identified exceedances.