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April 30, 2021
File: 21086

Adi Developments (Masonry) Inc.
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Attention: Ms. Lexi O'Neill, Land Development Intern

Re: Update Phase One Environmental Site Assessment
1120 Cooke Boulevard (formerly 101 Masonry Court), Burlington, Ontario

1.0 BACKGROUND

Landtek Limited (Landtek) is pleased to submit this Update Phase 1 Environmental Site Assessment (ESA) report for the property located at 1120 Cooke Boulevard (formerly 101 Masonry Court – southwest corner) in Burlington, Ontario (the Site). The work was initiated following authorization to proceed from Mr. Shane Cooney of the Adi Developments (Masonry) Inc. (the Client) in April 2021.

Landtek is pleased to review and update the following report provided by the Client:

- Phase One Environmental Site Assessment, 101 Masonry Court, City of Burlington, Ontario, prepared for the Adi Development Group, prepared by Landtek Limited, File: 14190, dated June 14, 2016" (Landtek 2016)

- Phase Two Environmental Site Assessment, 101 Masonry Court, City of Burlington, Ontario, prepared for the Adi Development Group, prepared by Landtek Limited, File: 14190, dated June 14, 2016" (Landtek 2016)

- Record of Site Condition – No. 222207 filed for 101 Masonry Court, Burlington, Ontario

Landtek conducted a Site Visit on April 17, 2021 to confirm the conditions of the Site. 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.

2.0 UPDATE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

The Update Phase 1 ESA site visit was conducted on April 17, 2021 for 1120 Cooke Boulevard (former 101 Masonry Court – southwest corner), Burlington, Ontario (the Site), in accordance with O.Reg. 153/04. The investigation included a review of current and historical information for the Site and adjoining properties.

The Site is identified as 1120 Cooke Boulevard, formerly southwest portion of 101 Masonry Court, located in City of Burlington, Ontario. The Site is a currently undeveloped and has been used as temporary show office for Station West residential development and as a construction staging area for the adjacent Station West residential development.

3.0 PREVIOUS REPORTS

3.1 Phase One ESA (2016)

The following report was completed by Landtek for Hi-Rise Group of Companies:

- Phase One Environmental Site Assessment, 101 Masonry Court, City of Burlington, Ontario, prepared for the Adi Development Group, prepared by Landtek Limited, File: 14190, dated June 14, 2016" (Landtek 2016)

The following summary outlines the findings of the Phase One ESA:

- No structures were identified on the Site (1120 Cooke) at the time of the site inspection. A barn or house structure was historically located north of the Site circa 1986 and 1992.

- The Site and property to the east were historically industrial use for cement block and brick manufacturing from approximately 1956 to 2002.

- The former plant operation east of the Site was was covered with gravel and crushed bricks. A large stockpile (approximately 7,000 m^3) of crushed concrete, gravel, and bricks is located on the northeast of the Site.

- No indication of USTs or ASTs were observed on the Site and there were no observed vent pipes, filler pipes, or ground depressions that could be associated with the presence of USTs.

3.2 Phase Two ESA (2016)

A Phase Two Environmental Site Assessment was required to investigate the Areas of Potential Environmental Concern on the Site prior to the submission of a Record of Site Condition.

Based on the results of the subsurface investigation conducted at the Site, the following findings are presented:

1. The Phase Two ESA on consisted of the advancement of two bore of which one was converted into a monitoring well. A total of fifteen boreholes, thirteen of which were completed as monitoring wells, and the excavation of forty-one test pits were located on the existing Station West development to the east of the Site.

2. The general stratigraphy of the Site consisted of variable sand, gravel and silt fill overlying sand, silty sand, silt and till.

3. Based on the relative groundwater elevations, the groundwater below the Site was assessed to flow in a north/northwest direction. Regional groundwater flow is expected to generally flow to the south towards and Lake Ontario.

4. No soil or groundwater exceedance were identified for volatile organic compounds, petroleum hydrocarbons, polycyclic aromatic hydrocarbons and metals and inorganic for the Site.

The Phase Two ESA has been completed in accordance with Regulation 153/04 (as amended) and was used to support the filing of a Record of Site Condition (RSC) No. 222207.

3.3 Record of Site Condition No 222207

Record of Site Condition Property is identified as 101 Masonry Court in Burlington, Ontario. The RSC property was area of about 5.1 hectares (which included the Site – 1120 Cooke Boulevard, located on the southwest corner). The Site is located on the north side of Masonry Court and is bound by vacant land and GO Transit railway lines to the north, vacant industrial land to the east, and Waterdown Road to the west.

A total of 20,865 tonnes (13,040 m3) of soil impacted with various metals, inorganic parameters, Polycyclic aromatic hydrocarbons (PAH) and petroleum hydrocarbons (PHC) parameters was excavated and transported off the RSC Property to an MOE licenced landfill. No contaminated material was identified on the current Site -1120 Cook Boulevard.

The soil was imported to the RSC Property for the express purpose of restoring the Site back to approximately the original grade. A total of 17,187 m3 silty clay was also imported to the Phase Two Property and placed as engineered fill within the proposed residential redevelopment. No fill has been placed on the Site -1120 Cooke Boulevard.

The remedial activities were completed in accordance with Regulation 153/04 (as amended) and was used to support the filing of a Record of Site Condition (RSC) No. 222207 for the proposed residential/parkland/institutional (RPI) land use.

4.0 SUMMARY

The information reviewed and Landtek's site visit conducted on April 17, 2021, the investigation concluded current operations on Site was a construction staging area and temporary show office.

Record of Site Condition No. 222207 has been filed for the Site for RPI land use.

5.0 LIMITATIONS

This was prepared for the sole use of the Client and the City of Burlington 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

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