Phase One Environmental Site Assessment

2087-2103 Prospect Street, Burlington, Ontario

Prepared for

Welwyn Interests Inc.

Project: 6077-18

ALTECH Environmental Consulting Ltd.

12 Banigan Drive
Toronto, ON, Canada, M4H 1E9
Phone: (416) 467-5555
Fax: (416) 467-9824
Toll Free: 1-800-323-4937
www.altech-group.com

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TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.1 Phase One Property Information 3

3.0 SCOPE OF THE INVESTIGATION 4

3.1 Methodology 4

4.0 RECORDS REVIEW 6

4.1 General 6
4.1.1 Phase One Study Area Determination 6
4.1.2 First Developed Use Determination 6
4.1.3 Fire Insurance Plans 7
4.1.4 Chain of Title 7
4.1.5 Environmental Reports 8
4.3 Physical Setting Sources 12
4.3.1 Aerial Photographs and Topographical Maps 12
4.3.2 Topography, Hydrology, Geology 12
4.3.3 Fill Materials 12
4.3.4 Water Bodies and Areas of Natural Significance 13
4.3.5 Well Records 13
4.4 Site Operating Records 13

5.0 INTERVIEWS 15

6.1 General Requirements 17
6.2 Specific Observations at the Subject Site 17
6.2.1 Enhanced Investigation Property 18
6.3 Written Description of Investigation 19

7.0 REVIEW AND EVALUATION OF INFORMATION 21

7.1 Current and Past Uses 21
7.2 Potentially Contaminating Activity 21
7.3 Areas of Potential Environmental Concern 22
7.4 Phase One Conceptual Site Model 22

8.0 CONCLUSIONS 24

8.1 Whether Phase Two ESA Required Before RSC Submitted 24
8.2 RSC Based on Phase One ESA Alone 24
8.3 Signatures 25
8.4 Limitations 26

TABLE OF CONTENTS

APPENDIX A	MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE (MOECC) INFORMATION REQUEST
APPENDIX B	FIGURES
APPENDIX C	SITE PHOTOGRAPHS

1.0 EXECUTIVE SUMMARY

ALTECH Environmental Consulting Ltd. (Altech) was retained to complete a Phase One Environmental Site Assessment (ESA). Details are provided as follows:

Client:

- Welwyn Interests Inc.

Location:

- Civic Address: 2087-2103 Prospect Street, Burlington, Ontario.
- Legal description: Lot 84, Registered Plan 99, City of Burlington, Regional Municipality of Halton

Date of On Site Assessment:

- January 26, 2018

The purpose of the assessment is to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property.

This report is a Phase One ESA for the site currently known as 2087-2103 Prospect Street, Burlington, Ontario. For the purpose of this report, the terms 'Phase One Property', 'subject site' 'site' and 'subject property' refer to the lands with the above legal description.

The subject property is irregularly shaped and has an area of approximately 9,500 square metres. The Phase One Property was first developed in 1934, for agricultural use with orchards, and re-developed in the late 1960s/early 1970s with the current residential development. The intended future use of the Phase One Property is residential.

The Phase One Property is currently occupied by three residential buildings. An eight-storey apartment block, with sixty five units and a basement is located on the southeastern portion of the site. Two, two-storey, townhouse blocks with four units each, are also present on the northwestern portion of the site.

There are two potentially contaminating activities (PCAs), from the list of 59 activities proscribed as such by the Ministry of Environment and Climate Change (MOECC) in Reg.153/04 as amended, which were historically identified on the Phase One Property, including:

- (28) Gasoline and Associated Products Storage in Fixed Tanks.
- (40) Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.

No further PCAs were identified on the Phase One Property or Phase One Study Area.

Based on the findings of this Phase One ESA, it is the opinion of the Qualified Person (QP) that there are Areas of Potential Environmental Concern (APECs) on the Phase One Property.

Two APECs were identified on the Phase One Property as a result of Potentially Contaminating Activities (PCAs) taking place historically on the subject site, as per the Phase One ESA:

- The Phase One Property was historically occupied by agricultural land with orchards. The PCA associated with this use is the large-scale application of pesticides, as a result there is a potential for pesticide residues to remain in topsoil and shallow soils at the Phase One Property. This leads to APEC1 on the exterior areas of the Phase One Property. Contaminants of concern (COCs) related to this APEC include organochlorine pesticides (OCPs) and metals.
- An underground storage tank, storing petroleum, was historically present on the central northern edge of the Phase One Property. Any spills or releases of petroleum from the UST, or migrating contamination related to the tank, may have potentially impacted the subsurface of the Phase One Property. This leads to APEC2 on the central northern edge of the Phase One Property. COCs related to this APEC include petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, xylenes (BTEX) and lead.

It is the opinion of the QP that a Phase Two ESA is required, before an Record of Site Condition (RSC) can be filed for the Phase One Property.

2.0 INTRODUCTION

2.1 Phase One Property Information

ALTECH Environmental Consulting Ltd. (Altech) has been retained by Welwyn Interests Inc. (the Client) to conduct a Phase One Environmental Site Assessment at 2087-2103 Prospect Street, Burlington, Ontario (the Phase One Property). The subject site is currently owned and operated by Welwyn Interests Inc., with the land held under the name of Prospect Suites Ltd.

The subject site is located on the northwest side of Prospect Street, to the southeast of Maplewood Drive in Burlington, Ontario. The subject site is roughly rectangular in shape with an area of approximately 9,500 square metres.

The subject site is occupied by three residential buildings, including:

a) an eight-storey apartment block with a basement and single-storey underground parking garage, containing sixty five apartment units, located on the southeastern portion of the site;
b) two, two-storey townhouse blocks with basements and four apartment units each, present on the northwestern portion of the site.

The apartment block and townhouse units are brick buildings with flat roofs. All of the buildings were constructed in the late 1960s.

A paved parking lot is present on the centre portion of the subject site, to the northwest of the eight-storey apartment block and a grassed garden area is present on the northwestern portion of the subject site.

The purpose of this assessment is to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The Phase One ESA follows the format set out by the MOECC within O.Reg. 153/04, and amending regulations (Reg. 511/09, Reg. 245/10, Reg. 179/11).

3.0 SCOPE OF THE INVESTIGATION

The purpose of a Phase One ESA is to identify the immediate and most recognizable environmental concerns at the subject site, and areas where further investigation may be required. It does not include any intrusive investigation. The assessment described in this report included the following general scope of work:

- A study of the site's prior-use history including available title search information, fire insurance maps, MOECC Ontario Regulation 347 database, MOECC Waste Disposal Site Inventory (1991), City Directories as available, and aerial photographs;
- A thorough visual inspection of the subject property including an examination of the interior and exterior of any buildings; any chemical and waste storage areas; and visible underground utility connections and use;
- Interviews with site representatives and occupants, as applicable;
- A review of neighbouring activities;
- Preparation of a written report describing the assessment findings and recommendations for further investigation where required.

3.1 Methodology

The investigation has been performed in accordance with prevailing practices used in the environmental assessment industry, and generally accepted standards for environmental investigations. The methodology and format for this Phase One ESA is consistent with Ontario Regulation 153/04, as amended, and the Canadian Standards Association standard Z768-01. The methodology included the following:

Historical and Governmental Records Review:

- Title search;
- Fire insurance report search;
- City directories search;
- Aerial photography;
- Storage tank registration, Fuel Safety Division, TSSA;
- MOECC records for environmental concerns, orders, spills, charges and/or prosecutions, Records of Site Condition, NRPI emitters, and well records;
- MOECC generator registration database & Hazardous Waste Information Network (HWIN);
- MOECC PCB storage, coal gasification and waste disposal site inventories;

- Topographic Mapping and physiography of region of the Site; and,
- Reports and previous assessments made available to Altech.

Site Inspection:

The general grounds of the property were inspected for evidence of potential environmental liabilities. Soils and surface materials were inspected for obvious signs of spills or deliberate disposal of environmentally sensitive materials.

Interviews:

During the Phase One ESA, Mr. Andrew Haid, representative of Welwyn Interest Inc., was interviewed about the site use, future plans and general features and information.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

The Phase One Study Area for this report includes the Phase One Property and the following properties on neighbouring streets within 250 metres of the Phase One Property:

- Both sides of Prospect Street, from south of Robinson Street, to north of Pearson Street;
- Both sides of Ghent Avenue, from north of Grovetree Lane, to north of Pearson Street;
- West side of Deyncourt Drive;
- West side of Courtland Place;
- Both sides of Grovetree Lane;
- Both sides of Maplewood Drive;
- Both sides of Argon Court;
- Both sides of Robinson Street;
- Both sides of Edinburgh Drive;
- Both sides of Fairview Street, from north of Brant Street to south of Argon Court;
- Both sides of Pearson Street;
- Both sides of Lilnan Court.

The purpose and intent of this report is to investigate, document and report any environmental concerns associated with the operations and activities on the Phase One Property by the current owner and/or previous owners. However, this report also discusses potential environmental concerns from adverse effects (i.e. contamination) to the Phase One Property from the operations at any of the other properties in the Phase One Study Area (listed above).

4.1.2 First Developed Use Determination

The Phase One Property was first developed in 1934, for agricultural use with orchards, and re-developed in the late 1960s/early 1970s with the current residential apartment and townhouse development. This was interpreted from City Directories, Fire Insurance Plans and Aerial Photographs, as described below.

City Directory Search

Altech searched city directories available at the Toronto Reference Library from the years 1965, 1971, 1981, 1991, 1998, 2003, 2008 and 2013 to determine historical occupants of the subject site and all adjacent properties. The following is a summary of the information obtained from these directories:

Directory Date	Address	Occupant
1965	Not listed	Not listed
1971	2087- 2093 & 2097-2103 Prospect Street	Not listed
	2095 Prospect Street	Apartments
1981, 1991, 1998, 2003, 2008, 2013	2087- 2093 & 2097-2103 Prospect Street	Residential
	2095 Prospect Street	Prospect Park Apartments

- The subject site is listed as residential in the 1971, 1981, 1991, 1998, 2003, 2008 and 2013 city directories.

The majority of the properties within the Phase One Study Area are listed as residential, with some occasional community (i.e. churches and schools) properties. No PCAs were identified on the Phase One Property or within the Phase One Study Area from review of the city directories.

4.1.3 Fire Insurance Plans

Fire Insurance Plans (FIPs) for Burlington, dated 1924 and 1971, available at the Toronto Reference Library, were reviewed. The following is a summary of the information obtained from the FIPs, for the Phase One Property and Phase One Study Area:

Date	Site Observations	Surrounding Area Observations
1924	The subject site was not shown on the FIP, indicating it was likely not developed at this time.	The surrounding area was not shown on the FIP, indicating it was likely not developed at this time.
1971	The 1971 FIP shows the southeastern portion of the subject site, which is occupied by the current apartment block configuration. The apartment block had two elevators on the central portion of the building, and underground parking was shown immediately to the northwest of the building. A boiler room was located on the roof of the site building.	The surrounding area was developed with residential and community properties. An underground storage tank (UST) is present approximately 260 metres to the southwest of the site, associated with an auto service.

4.1.4 Chain of Title

Altech reviewed a chain of title obtained for the subject site. The legal description of the property is as follows:

- Lot 84, Registered Plan 99, City of Burlington, Regional Municipality of Halton;
- Pin No: 07076-0100 (LT).

History of ownership for the subject site is summarized in Table 1:

TABLE 1: Registered Owners (Title Search)

Deed No.	Owner	Date	
		From	To
-----	William Stevenson & Barbara Stevenson	------	November 14, 1912
8889	John Campbell	November 14, 1912	September 15, 1916
4600	Solomon Frank	September 15, 1916	September 22, 1919
5143	Frances Evelyn West	September 22, 1919	August 12, 1931
8691	Myrtle McCleary	August 12, 1931	December 6, 1948
19604	Martin Lustig & Lena Lustig	December 6, 1948	May 4, 1956
50097	Thomas Robinson & Edward Alexander Robinson	May 4, 1956	August 8, 1956
54318	E & T Robinson Homes Ltd.	August 8, 1956	March 30, 1967
220763	John Arnold & Peter Arnold	March 30, 1967	July 31, 1968
252308	John Arnold & Son Limited	July 31, 1968	May 1, 1970
292170	Michael Bojeczko	May 1, 1970	October 21, 1994
830229	Michael & Helen Bojeczko	October 21, 1994	June 29, 1999
H796714	Michael Bojeczko - Estate	June 29, 1999	November 4, 1999
H820015	Helen Bojeczko	November 4, 1999	January 20, 2011
HR903344	Prospect Suites Ltd.	January 20, 2011	------

4.1.5 Environmental Reports

Altech has reviewed the following environmental reports:

- *Phase I Environmental Site Assessment, Residential Property, 2087-2103 Prospect Street, Burlington, Ontario.* Prepared for Mr. Mark Jablonski. Prepared by AMEC Earth & Environmental, Dated December 3, 2010;

The Phase I ESA (AMEC, 2010) identified that a former 2,273 litre UST was historically present on the subject site. It was reported that the UST was installed in 1989 and removed in 2003. Orchards were likely present on the subject site, prior to the residential development.

The Phase I ESA also identified, that based on the age of the site building, that asbestos containing building materials (ACBMs), lead-based paint, and PCBs, may be present.

A Phase II ESA and designated substances survey (DSS) including asbestos were recommended. The presence of a historical orchards on the subject site, is considered a potentially contaminating activity.

- *Soil and Ground Water Assessment, 2087-2103 Prospect Street, Burlington, Ontario.* Prepared for Mr. Mark Jablonski. Prepared by AMEC Earth & Environmental, Dated December 15, 2010;

The soil and groundwater assessment was undertaken to assess areas of potential environmental concern as identified in the Phase I ESA, including a former UST and the potential use of pesticides on a historical orchard on the subject site.

Two boreholes with one monitoring well were advanced in the vicinity of the former UST, and surface soil samples were obtained from the area suspected to be the historical orchard area. The soil stratigraphy was reported as asphalt or grass overlying silty sand over silt till. The groundwater table was encountered at 1.8 mbgs.

Results from the soil and groundwater were within the MOECC Table 3 Standards, for all the parameters analysed.

The presence of a historical UST, containing petroleum, at the subject site is considered a potentially contaminating activity.

- *Phase I Environmental Site Assessment, 2087-2103 Prospect Street, Burlington, Ontario.* Prepared for Welwyn Interests Inc. Prepared by Altech Environmental Consulting Ltd., Dated November 25, 2015;

Based on the information obtained during this assessment, Altech has not identified any environmental concerns due to current or past uses or features on the subject site or neighboring sites.

Altech recommended that a) the oil spillage and staining to the floor below the circulation pump in the boiler room of the apartment block be cleaned and that the pump be equipped with spill containment. It would be advisable to regularly inspect the pump for oil leaks and use an adsorbent if leakage is observed. It would also be advisable to ascertain the cause of the leak and replace the faulty components or equipment, if required, to prevent future oil leaks; b) an asbestos survey is undertaken, to identify all ACBM within the building and document their condition; c) fuel containers associated with landscaping equipment, to be stored within a specified section of the maintenance shed, and to avoid storing containers to the exterior of the shed or directly on the ground surface; d) the monitoring well (BH1), installed by AMEC in December 2010, to be decommissioned as per O.Reg. 903, if the well is not being used or maintained for future use.

4.2 Environmental Source Information

The following is a list and summary of information obtained from all reasonably accessible sources:

National Pollutant Release Information (Environment Canada)

The online searchable database for NPRI records was searched. No listings were found for the Phase One Property or within the Phase One Study Area.

PCB Information (MOECC)

No MOECC PCB storage site information was found for the subject property or within the Phase One Study Area.

Provincial Environmental Records (MOECC)

No active or closed MOECC Waste Disposal Sites were found within 1,000 metres of the subject property, within the MOECC Waste Disposal Site Inventory (June 1991).

Officials at the MOECC were contacted to obtain information about the site and neighbouring properties. The letter and form requesting the information is presented in Appendix A. Due to the 2-6 week waiting period, the information was not available at the time of writing and will be assessed and forwarded to the client, to be included as part of this report, when received. The findings of the FOI response may change the conclusions of this report.

A search of MOECC online records was conducted to determine if any properties within the Phase One Study Area currently or formerly have an Environmental Compliance Approval (ECA) formerly known as Certificate of Approval (C of A). No listings were found for the subject property. The following listing was identified within the Phase One Study Area:

Address	**Business Name**	**ECA Details**	**Approximate distance from subject site**
2072, 2073, 2084, 2088, 2092, 2096, 2100 Ghent Avenue	Branthaven Origins Inc.	The establishments of sanitary and stormwater works including an oil/grit separator, for a townhouse development.	120 metres southeast

Coal Gasification Plants (MOECC)

No MOECC coal gasification plant site information was found on the subject property or within the Phase One Study Area.

Waste Management Records (MOECC and HWIN)

The database of Registered Waste Generators and the Hazardous Waste Information Network (HWIN) was searched for records for businesses operating at the subject site and in the surrounding area (i.e. within 250 metres).

No listing was found in the Registered Waste Generators or HWIN database for the subject site or within the Phase One Study Area.

Storage Tanks (TSSA)

The Fuels Safety Division of the Technical Standards and Safety Authority (TSSA) was requested for any information regarding fuel tanks at the following addresses:

- 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101 and 2103 Prospect Street in Burlington.

The TSSA response was not available at the time of writing and will be assessed and forwarded to the client, to be included as part of this report, when received. The findings of the TSSA response may change the conclusions of this report.

The TSSA previously reported (Altech, 2015) that fuel tanks were present at the following addresses:

- One expired underground tank recorded at 2097 Prospect Street.

The TSSA were contacted in the previous Phase I ESA (AMEC, 2010), and it was reported that there was one active UST at the subject site. The subject site was recorded as a private fuel outlet with four 2,273 litre fuel USTs within the Fuel Storage Tank database and one 2,273 litre fuel tank was recorded on the subject site in the Retail Fuel Storage Tank database. Review of documents and site interviews by AMEC, indicated that just one former UST was present on the subject site and that the Fuel Storage Tank database was erroneous.

The previous Phase I ESA (AMEC, 2010) included an affidavit by Ms. Helen Bojeczko, dated November 16, 2010. It declared that only one underground storage tank was present at 2097 Prospect Street; installed in 1989 and removed in 2003 by Preferred Mechanical under the supervision of the property manager.

Notices and Instruments (EBR)

The MOECC Brownfield Environmental Site Registry was searched for any sites in the area that have had Records of Site Condition (RSC) posted for them. No listings were found for the subject site or within the Phase One Study Area.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs and Topographical Maps

Altech reviewed publicly available aerial photographs and topographical maps of the subject site and surrounding area, dated 1919, 1927, 1934, 1959, 1978, 1978, 1988 and 2010:

- **1919, 1927**
  The subject site and surrounding area were undeveloped open fields.
- **1934**
  The subject site and surrounding area were undeveloped land, Prospect Street appears to be under construction.
- **1959**
  The northwestern corner of the subject site is occupied by a number of rectangular buildings, possibly farm buildings.
- **1978, 1988, 2010**
  The subject site and surrounding land are occupied by the current developments. The subject site was occupied by a multi-storey apartment building on the southeastern end of the subject site and two townhouses with landscaping on the northwestern end of the subject site. Residential development was present in the surrounding area, with a park to the north of the subject site.

4.3.2 Topography, Hydrology, Geology

A topographic map of the Phase One Study Area was reviewed. The study area is located in a fully developed residential neighbourhood. The site and surrounding area generally slopes down to the southeast. The surface elevation of the northern portion of the Phase One Property is approximately 94 metres above mean sea level (masl), from 94.3 masl on the northwestern corner of the subject site, dropping to approximately 93.77 masl on the lowest point on the property, at the southeastern corner of the site.

The hydrology of the Phase One Property and Phase One Study Area is generally dominated by surface water runoff generally flowing toward the south/southeast. Catch basins are present on the asphalt surfaced areas of the subject site.

The general physiography of the site was determined from MNR, OGS, Special Volume 2, *The Physiography of Southern Ontario, Third Edition*, 1984, Chapman and Putnam, and is described as the Sand Plains physiographic region.

4.3.3 Fill Materials

There was no indication of recent fill materials on the site from visual observations during the site inspection.

4.3.4 Water Bodies and Areas of Natural Significance

There are no bodies of water on the Phase One Property. Within the Phase One Study Area, one surface water body, a northwest-southeast trending, southeasterly flowing, watercourse (Rambo Creek) is present approximately 150 metres east of the subject site.

Areas of Natural Significance identified by the Ministry of Natural Resources and areas identified by local Conservation Authorities were searched on all available maps of the Phase One Study Area. The subject site is located within an area of a highly vulnerable aquifer. No areas of concern were identified.

4.3.5 Well Records

The MOECC website was searched for Well Records in the Phase One Study Area. There were no well records located on the Phase One Property, a groundwater monitoring well was installed at the subject in 2010 as part of a soil and groundwater assessment (see Section 4.1.5).

Eleven well records were found within the Phase One Study Area; ten of the well records were identified as monitoring well or test hole use, installed between 2012 and 2015. One of the well records is listed as a domestic water well, installed in 1958.

Given the date of installation, it is highly unlikely that the domestic water well continues to be used as a potable water source, given that municipal water services sourced from Lake Ontario are available in the area.

Based on a review of the well records, the general soil stratigraphy in the area consists of sand to depths of between 0.9 to 2.1 metres below ground surface (mbgs), overlying clay with sand and gravel lenses to depths of between 1.8 and 8.8 mbgs. Red shale bedrock was encountered at depths of between 1.8 to 3.0 mbgs to in excess of 16.5 mbgs.

No indication was given of potential soil or groundwater contamination.

4.4 Site Operating Records

The Phase One Property has been used for residential purposes since development, and is currently zoned for Residential use. The Phase One Property itself has never been used for industrial purpose, nor any of the specified commercial uses. Therefore, the Phase One Property is not considered by the Qualified Person (QP) to be an *enhanced investigation property*.

The following records for the Phase One Property were reviewed, or are discussed here:

Material Safety Data Sheets (MSDS)

No chemicals are presently used or stored on the Phase One Property. Therefore, MSDS sheets were not reviewed during the interview process or the onsite reconnaissance.

Inventories of Chemicals, Chemical Usage, and Chemical Storage Areas

No chemicals are presently stored or handled at the Phase One Property.

Waste Management Records

There are no hazardous or non-hazardous wastes presently produced at the Phase One Property. Non-hazardous wastes previously produced at this address include regular residential garbage and recyclables.

Records of Spills and Discharges of Contaminants

There are no records nor was there evidence of spills or discharges noted during the site inspection.

Emergency Response and Contingency Plans

No emergency response plan was available at the time of the site visit.

Environmental Audit Reports

There are no formal environmental audit reports available for the Phase One Property.

Site Plan of Facility with Areas of Production

Altech has prepared site plans labelled Figure 2: Phase One Study Area and Figure 3: Phase One Property (based on survey plan) from all information and drawings available and provided. Please see Appendix B, attached, for all of the Phase One ESA figures.

5.0 INTERVIEWS

Interviewers:	Allison McCarthy, B.Sc. and Claire Capes, B.Sc., Altech Environmental Consulting Ltd.
Date of interviews:	January 31, 2018
Location of interviews:	Building and grounds of 2087-2103 Prospect Street and emails
Interviewee:	Mr. Andrew Haid of Welwyn Interests Inc., with knowledge of the property for approximately seven years. Mr. Haid was interviewed and guided the walking tour of the building and lands.

The following is a summary of all interview topics discussed and information obtained, followed by a discussion indicating any discrepancies of information in comparison to information obtained from other sources.

Site History

The interviewee (Mr. Haid) reported that the site was purchased by Welwyn Interests Inc. in 2011. The Phase One Property has always been used for residential use, since development.

There have not been any spills, environmental incidents or releases of chemicals either at the Phase One Property or within the Phase One Study Area to the knowledge of the interviewee.

Site Operations

The Phase One Property had always been occupied by residential use and has always had the address of 2087-2103 Prospect Street.

The building does not have an Environmental Compliance Approval (ECA), (formerly Certificate of Approval [C of A]) for air emissions. The interviewee was not aware of any specific permitting having been obtained or required for the residence.

Wastewater and Stormwater Control

There are no wastewater sources on the Phase One Property.

It was reported that there has never been any sampling, investigations or violations of sewer use bylaw by the City of Toronto.

Chemical Storage, Handling and Use

No chemicals are presently stored or handled at the Phase One Property.

Waste Management

There are no hazardous or non-hazardous wastes presently produced at the Phase One Property. Non-hazardous wastes previously produced at this address include regular residential garbage and recyclables.

Designated Substances: PCBs, Urea Formaldehyde Foam Insulation, Ozone Depleting Substances (ODSs), Lead, Mercury, Mould, Asbestos Containing Building Materials (ACBMs)

Given the age of the building, it is possible that ACBMs, Lead and Mercury are present within the structures. Suspected non-friable ACBMs included textured ceiling coatings, vinyl floor tiles and ceiling tiles within the subject site buildings.

Fluorescent lighting was present throughout the apartment block and within the townhouses. Reportedly the light ballasts had been replaced throughout all of the buildings within the past six years. In the event of the removal of any remaining old light ballasts, it is required that any ballasts containing PCBs be handled appropriately and disposed of at an appropriate facility.

Pad-mounted transformers were observed to the southwest of the townhouses and on the southwest exterior wall of the apartment block. It is possible that these features may contain PCBs, as the use of PCBs in oil filled transformers was not discontinued until the early 1980s. There was no staining of the ground surface in the vicinity of the pad-mounted transformers. The transformers are therefore not considered an environmental concern for the subject site.

No evidence of UFFI, ODS or Mould was observed in the building.

Overall Assessment of Interview Information

All of the information obtained from the interviews, and presented herein, is consistent with all other information sources investigated as part of this Phase One ESA. The assessor and author of this report have noted no other contradictory or conflicting information.

The assessor and author of this report has not found reason to question or discredit any of the information obtained from the interviews.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

Date and time of onsite investigations: January 25, 2018;

Length of time of investigation: Approximately 2.0 hour onsite

Inspector: Allison McCarthy, B.Sc.

Please see Appendix C for photographs from the visit to the subject site.

6.2 Specific Observations at the Subject Site

General Description of the Site, Structures, Tanks and Water Sources

The Phase One Property is occupied by three residential buildings. An eight-storey apartment block, with sixty five units and a basement, is located on the southeastern portion of the site. An underground parking garage is present directly to the northwest of the apartment block. Two, two-storey, townhouse blocks with four units each, are also present on the northwestern portion of the site.

The apartment block and townhouse units were brick with flat roofs, both were constructed in the late 1960s. Both had interior walls of drywall, flooring included parquet, vinyl and ceramic floor tiles and carpet within the apartments and communal areas and concrete floors within the basement areas.

A paved parking lot is present on the centre portion of the subject site, to the northwest of the eight-storey apartment block. A single-storey underground parking garage is present immediately to the rear of the apartment block.

The lands surrounding the subject site are occupied by residential development, a park (Optimist Park) is present to the north of the subject site.

There is no evidence of staining; chemical or oil storage on the Phase One Property.

There are no operating underground or aboveground storage tanks observed within the boundaries of the Phase One Property.

A geomagnetic scan was conducted on the exterior areas of the subject site, to identify magnetic anomalies (possibly associated with USTs or buried metallic fill). A magnetic anomaly was identified on the northern edge of the subject site.

Services and Utilities

The site is serviced by municipal water and sewer, local electrical, natural gas, and communications service.

Building Information, Heating, Cooling, and Floor Condition

The apartment block is heated by four natural gas fired boilers and the townhouses are heated by natural gas fired furnaces. Natural-gas fired hot water tanks are also present within the furnace rooms of the townhouses. All of the buildings were reportedly heated by natural gas from construction.

The condition of the floors within the site buildings is good to excellent.

Wells, Sewage Works, Ground Cover, Railways

There were no water supply wells or oil and gas wells identified on the Phase One Property. One groundwater monitoring well (AMEC, 2010) is present on the subject site.

There were no floor drains or drainage trenches observed or reported in the building.
Surface runoff travels down gradient to the south/southeast, across the landscaped areas of the site.

Sanitary wastewater from the building was discharged to the local municipal sewer system.
Stormwater on the roof of the building collects through internal roof drains, and catch basins are present on the asphalt surfaced areas, both discharge to the municipal sewer system.

The ground cover on the Phase One Property includes the landscaped garden area to the northwest of the townhouses, the asphalt surfaced parking lot and the site buildings.

There are no current or former railway lines or spurs at the Phase One Property or within the neighbourhood.

Observations from the Exterior of the Building

At the time of the site reconnaissance, there were no impediments to examining the ground cover at the site and no stained soil or vegetation, or stressed vegetation was observed during the site tour. There was no evidence observed of any fill material or debris having been recently placed or graded at the site. There was no observation made of, or evidence noted of, any unidentified substances at the subject site.

6.2.1 Enhanced Investigation Property

The Phase One Property has been used for residential purposes since development, and is currently zoned for Residential use. The Phase One Property itself has never been used for industrial purpose, nor any of the specified commercial uses. Therefore, the Phase One Property is not considered by the QP to be an *enhanced investigation property*.

Relevant records review is discussed in Section 4.0 above.

6.3 Written Description of Investigation

Specific Observations at the Phase One Property

The detailed observations made at the Phase One Property during the site reconnaissance are described in the preceding sections.

Investigations of the Phase One Study Area, Other than the Phase One Property

Generally, the Phase One Study Area is occupied by residential property use. The properties identified within the Phase One Study Area are described and assessed as follows:

Prospect Street
- Occupied by residential, community and parkland use, no PCAs have been identified along Prospect Street.

Ghent Avenue
- Occupied by residential use, no PCAs have been identified along White Avenue.

Deyncourt Drive
- Occupied by residential use, no PCAs have been identified along Deyncourt Drive.

Courtland Place
- Occupied by residential use, no PCAs have been identified along Courtland Place.

Grovetree Lane
- Occupied by residential use, no PCAs have been identified along Grovetree Lane.

Maplewood Drive
- Occupied by residential use, no PCAs have been identified along Maplewood Drive.

Argon Court
- Occupied by residential use, no PCAs have been identified along Argon Court.

Robinson Street
- Occupied by residential use, no PCAs have been identified along Robinson Street.

Edinburgh Drive
- Occupied by residential use, no PCAs have been identified along Edinburgh Drive.

Fairview Street
- Occupied by commercial (retail) and residential use, at 2065-2101 Fairview Street, no PCAs have been identified along Fairview Street.

Pearson Street
- Occupied by residential use, no PCAs have been identified along Pearson Street.

Lilnan Court

- Occupied by residential use, no PCAs have been identified along Lilnan Court.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

There have been two uses of the subject site determined during this Phase One ESA – agricultural land and residential. The following table describes these:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plan, etc.
1912-1934	Individual Owners	Virgin forested tract	Agricultural or other	Topographic maps from 1919 and 1927 shows that the phase one property was occupied by open land.
1934-1970	Individual Owners	Agricultural land	Agricultural or other	A topographic map from 1934 shows that Prospect Street is under construction. Aerial photography from 1959 shows that the phase one property was occupied by agricultural land with associated farm buildings. The surrounding area was occupied by residential and agricultural uses.
1970-present	Individual Owners	Residential	Residential	The chain of title indicates that the site was developed by the current residential development in 1970. A FIP from 1971 and aerial photography from 1978 shows that the phase one property was occupied by the current residential development. The surrounding area was occupied by residential use.

7.2 Potentially Contaminating Activity

The Table labelled '*Potentially Contaminating Activities'* known as Table 2 in Reg. 179/11 (amendment to Reg.153/04) was reviewed to determine if any of the activities listed have taken place at the Phase One Property or within the Phase One Study Area, either currently or in the past (formerly).

The following PCAs were identified on the Phase One Property:

- (28) Gasoline and Associated Products Storage in Fixed Tanks.
- (40) Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.

No further PCAs were identified on the Phase One Property or Phase One Study Area, based on a review of the FIPs (Section 3.1.3), street directory search (Section 3.2.2), aerial photographs (Section 3.3.1) and on the site reconnaissance (Section 5). These sources are outlined in Table 6.3.1.

These PCAs have been investigated in previous ESAs, however data gaps have been identified and in the opinion of the Qualified Person, these PCAs represent Areas of Environmental Concern (APECs) on the Phase One Property.

7.3 Areas of Potential Environmental Concern

APECs based on the identified PCAs were identified on the Phase One Property:

Areas of potential environmental concern	Location of area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially Impacted (Ground water, soil and/or sediment)
APEC 1	Exterior areas of the Phase One Property	40 - Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	On-site	OCPs, metals	Soil, Groundwater
APEC 2	Central northern edge of Phase One Property, in the vicinity of the former UST	28 - Gasoline and Associated Products Storage in Fixed Tanks	On-site	Petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene. xylenes (BTEX), Lead	Soil, Groundwater

7.4 Phase One Conceptual Site Model

The subject property is irregularly shaped and has an area of approximately 9,500 square metres. The Phase One Property was first developed in 1934, for agricultural use with orchards, and re-developed in the late 1960s/early 1970s with the current residential development. The intended future use of the Phase One Property is residential.

The Phase One Property is currently occupied by three residential buildings. An eight-storey apartment block, with sixty five units and a basement is located on the southeastern portion of the site. Two, two-storey, townhouse blocks with four units each, are also present on the northwestern portion of the site.

The Phase One Study Area generally slopes down to the southeast. There are no bodies of water on the Phase One Property. Within the Phase One Study Area, one surface water body, a northwest-southeast trending, southeasterly flowing, watercourse (Rambo Creek) is present approximately 150 metres east of the subject site.

Based on surface topography, local ground water flow is expected to be southeasterly towards Rambo Creek and Lake Ontario.

There is currently no manufacturing of any commercial products taking place at the Phase One Property; the Phase One Property is occupied by a residential development. The Phase One

Property has not been used as a bulk fuel-dispensing outlet, or the operation of dry cleaning equipment.

Two PCAs were identified on the Phase One Property, no PCAs were identified within the Phase One Study Area. No PCAs currently take place on the Phase One Property.

Based on the findings of this Phase One ESA, it is the opinion of the QP that there are APECs on the Phase One Property.

Two APECs were identified on the Phase One Property as a result of Potentially Contaminating Activities (PCAs) taking place historically on the subject site, as per the Phase One ESA:

- The Phase One Property was historically occupied by agricultural land with orchards. The PCA associated with this use is the large-scale application of pesticides, as a result there is a potential for pesticide residues to remain in topsoil and shallow soils at the Phase One Property. This leads to APEC1 on the exterior areas of the Phase One Property. Contaminants of concern (COCs) related to this APEC include organochlorine pesticides (OCPs) and metals.
- An underground storage tank, storing petroleum, was historically present on the central northern edge of the Phase One Property. Any spills or releases of petroleum from the UST, or migrating contamination related to the tank, may have potentially impacted the subsurface of the Phase One Property. This leads to APEC2 on the central northern edge of the Phase One Property. COCs related to this APEC include PHCs, BTEX and lead.

It is the opinion of the QP that a Phase Two ESA is required before an RSC can be filed for the Phase One Property.

Altech has prepared three (3) drawings for the Conceptual Site Model of this Phase One ESA: Figure 1 – Site Location Map, Figure 2 – Phase One Study Area, Figure 3 – Phase One Property. Information summarized in these figures includes:

1) The boundaries of the Phase One Study Area, subject site, and RSC property are clearly illustrated;
2) The subject site is not within, or adjacent to, an area of natural significance or water body as defined in O.Reg. 153/04, as amended;
3) There is one water well on the subject site.

The road names and property uses are illustrated in Figure 2.

8.0 CONCLUSIONS

Based on the findings of this Phase One ESA, it is the opinion of the QP that there are two APECs on the Phase One Property:

Two APECs were identified on the Phase One Property as a result of Potentially Contaminating Activities (PCAs) taking place historically on the subject site, as per the Phase One ESA:

- The Phase One Property was historically occupied by agricultural land with orchards. The PCA associated with this use is the large-scale application of pesticides, as a result there is a potential for pesticide residues to remain in topsoil and shallow soils at the Phase One Property. This leads to APEC1 on the exterior areas of the Phase One Property. COCs related to this APEC include organochlorine pesticides (OCPs) and metals.
- An underground storage tank, storing petroleum, was historically present on the central northern edge of the Phase One Property. Any spills or releases of petroleum from the UST, or migrating contamination related to the tank, may have potentially impacted the subsurface of the Phase One Property. This leads to APEC2 on the central northern edge of the Phase One Property. COCs related to this APEC include PHCs, BTEX and lead.

8.1 Whether Phase Two ESA Required Before RSC Submitted

Based on the assessment outlined herein, a Phase Two ESA is required at this time for the RSC property (i.e. Phase One Property).

8.2 RSC Based on Phase One ESA Alone

It is the opinion of the QP that a Phase Two ESA is required before an RSC can be filed for the Phase One Property.

8.3 Signatures

Records acquisition and review, report writing and recent interview, was completed by:



Claire Capes, B.Sc.
Senior Project Scientist
Site Investigation and Remediation Services

Report writing and project supervision was completed by:



Chad Stewart, P.Eng., QP-ESA
Manager
Site Investigation and Remediation Services

8.4 Limitations

ALTECH Environmental Consulting Ltd. (Altech) has completed a Phase One Environmental Site Assessment (ESA) for the subject site and has made the opinions, findings, conclusions and recommendations presented herein. This report has been prepared consistent with the Ontario Regulation Reg. 153/04 and amendments and the generally accepted industry standard of practice for a report of this type. No other warranty, expressed or implied, is made.

This report is based on information collected by Altech from various reasonably ascertainable and practically reviewable sources that were available at the time of the assessment. All information described in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made by Altech as to the accuracy thereof.

An environmental site assessment or investigation has inherent limitations in characterizing the conditions of a site based on the information obtained. The content of this report represents our unbiased professional judgement of relevant findings, opinions, conclusions and recommendations based on the information presented. The information presented is only accurate at the time of collection and Altech reserves the right to alter or revise the findings, opinions, conclusions and recommendations, based on any changes in site conditions or new information, anecdotal or otherwise, obtained by Altech after the date of this report. The statements in this report should, in no way, be interpreted as a warranty that the subject site as a whole or neighbouring sites are free from exceedances of any regulated Standard, Guideline, Objective or limit in any environmental media since (unless otherwise described) sampling and chemical analysis of environmental media were not completed as part of this assessment.

ALTECH Environmental Consulting Ltd., its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations and conclusions.

This report was prepared for, and is owned by, the Client exclusively as named in this report. No statements made in this report can be interpreted as legal advice. Altech accepts no duty of care to, or responsibility for damages suffered by, any third party, whatsoever, and any use a third party makes of this report, or any reliance to, or decisions based on it, are the responsibility of such third parties.

Altech Standard Terms of Agreement Rev. 07/2012 and limitations thereof apply.

APPENDIX A

January 26, 2018

Freedom of Information and Record Information Management
Ministry of Environment and Climate Change
40 St. Clair Avenue West
12th Floor
Toronto, Ontario
M4V 1M2

RE: 2087-2103 Prospect Street, Burlington, ON
Altech Reference No. 6077-18

Dear Sir/Madam:

Please find attached one (1) completed Form 0026 submitted by Altech Environmental Consulting Ltd. on behalf of our client, *Welwyn Interests Inc.*

A cheque, made payable to *Minister of Finance (FOI)*, is enclosed with this request as payment of the $35.00 application fee requirement.

If you have any questions regarding this request, please do not hesitate to contact the undersigned.

Yours very truly,

Altech Environmental Consulting Ltd.

Allison McCarthy, B.Sc., BES
Junior Environmental Consultant
Site Investigation and Remediation Services

Ontario

Ministry of Environment and Energy

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester **Allison McCarthy** Altech Environmental Consulting Ltd. 12 Banigan Drive, Toronto, Ontario, M4H 1E9 **Email Address: amccarthy@altech-group.com**			FOI Request No.	Date Request Received
			Fee Paid ☐ ACCT ☐ CHQ ☐ VISA/MC ☐ CASH	
Telephone/Fax Nos. Tel. 416-467-5555 Fax 416-467-9824	Your Project/Reference No. 6077-18	Signature/Print /Name of Requester Allison McCarthy	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions)**
2087-2103 Prospect Street, Burlington, ON

Present Property Owner(s) and Date(s) of Ownership
Welwyn Interests Inc. (2016-present)

Previous Property Owner(s) and Date(s) of Ownership:
William Stevenson & Barbara Stevenson (1912), John Campbell (1912-1916), Soloman Frank (1916-1919), Frances Evelyn West (1919-1931), Myrtle McCleary (1931-1948), Martin Lustig & Lena Lustig (1948-1956), Thomas Robinson & Edward Alexander Robinson (1956), E & T Robinson Homes Ltd. (1956-1967), John Arnold & Peter Arnold (1967-1968), John Arnold & Son Limited (1968-1970), Michael Bojeczko (1970-1994), Michael & Helen Bojeczko (1994-1999), Michael Bojeczko – Estate (1999), Helen Bojeczko (1999-2011), Prospect Suites (2011-2016)

Present/Previous Tenant(s),(if applicable)

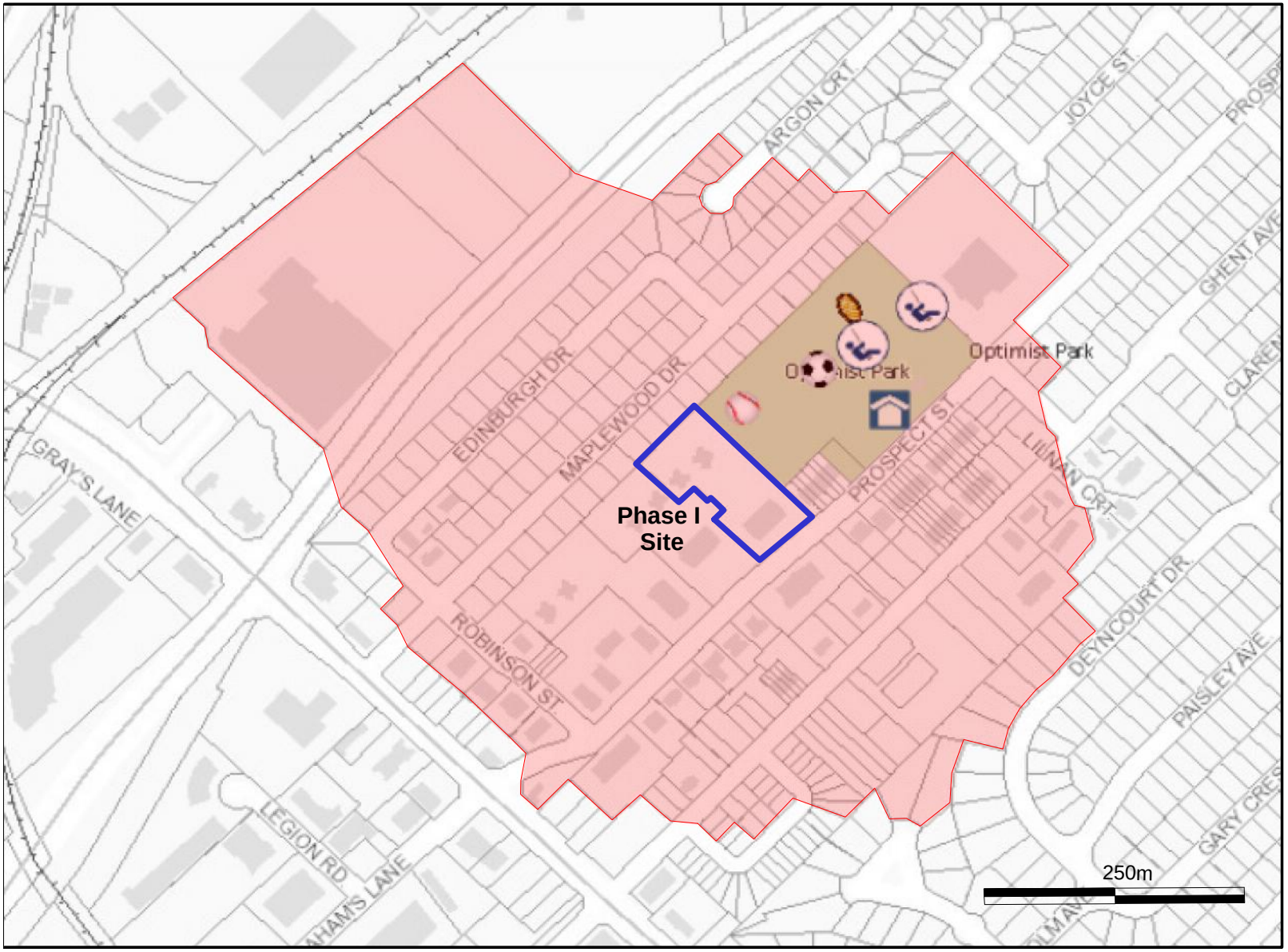
Search Parameters *Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.*	**Specify Year(s) Requested**
Environmental concerns (General correspondence, occurrence reports, abatement)	all years
Orders	1970 - present
Spills	1970 - present
Investigations/prosecutions ➤ Owner **AND** tenant information must be provided	1970 - present
Waste Generator number/classes	1995 - present

Certificates of Approval ➤ Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, reports, etc.

	SD	**Specify Year(s) Requested**
air – *emissions*		-
water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)*		-
sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations*		-
waste water - *industrial discharges*		-
waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites*		-
waste systems - *PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste*		-
pesticides - *licenses*		-

APPENDIX B



LEGEND

- Phase One Property
- Phase One Study Area

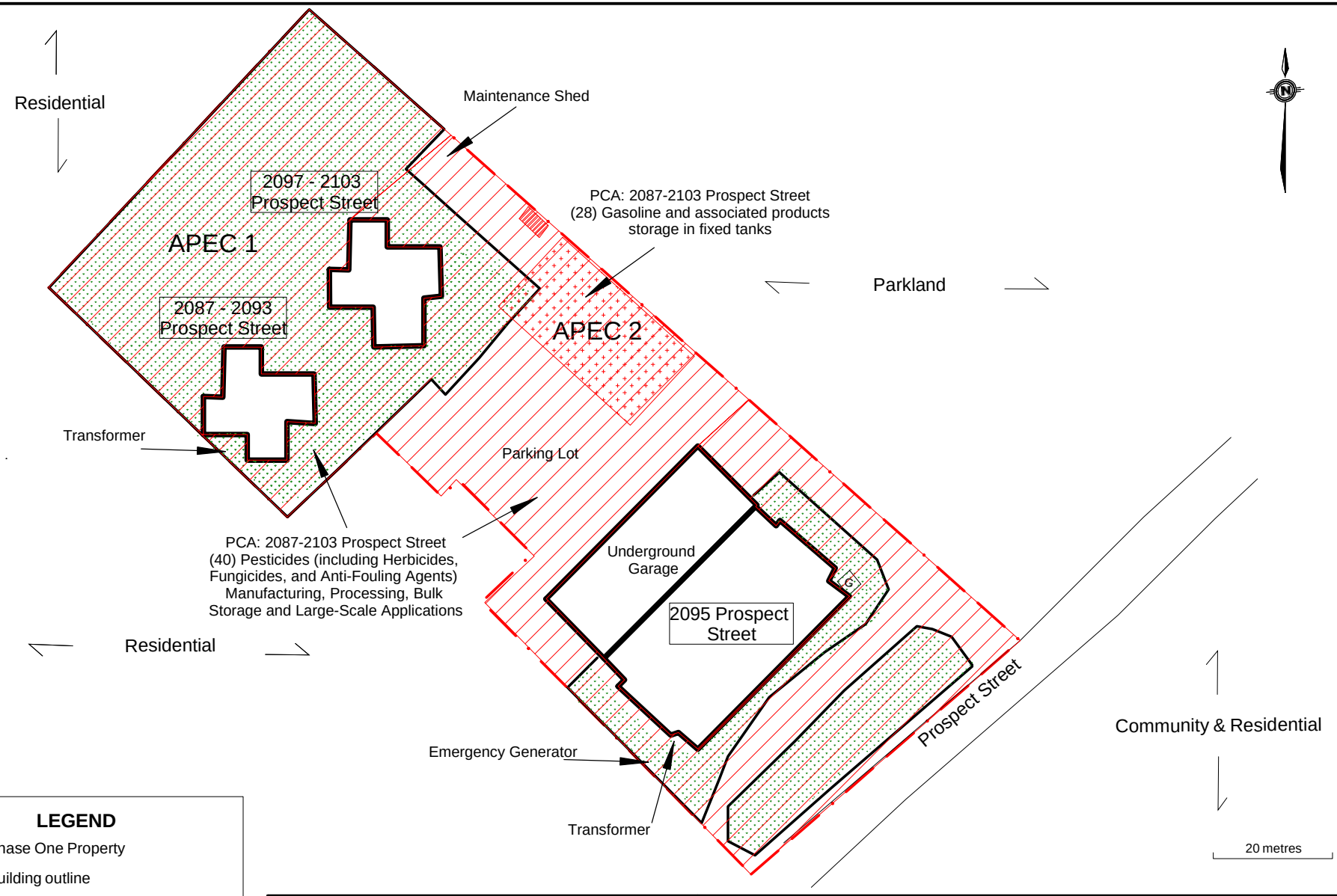
REV	DATE	REVISION DESCRIPTION	DRW	CHK
00	2018/01/26	Original	AM	CLC

ALTECH Environmental Consulting Ltd.

PROJECT; CLIENT
Phase One ESA; Welwyn Interests Inc.

TITLE
Site Location Map
2087 to 2103 Prospect Street, Burlington, ON

DRAWN BY	DATE	PROJECT NO.	FIGURE NO.
AM	2018/01/26	6077-18	1
CHECKED BY	DATE	SCALE	REV
CLC	2018/02/02	as shown	00



LEGEND

- Phase One Property
- Building outline
- G — Natural gas meter
- Landscaped/vegetated areas
- Magnetic anomaly
- APEC 1
- APEC 2

REV	DATE	REVISION DESCRIPTION	DRW	CHK
01	2018/01/26	Phase One ESA	AM	CLC
00	2015/11/20	Original	CLC	CRS

ALTECH Environmental Consulting Ltd.

PROJECT; CLIENT
Phase One ESA; Welwyn Interests Inc.

TITLE
Site Sketch
2087 to 2103 Prospect Street, Burlington, ON

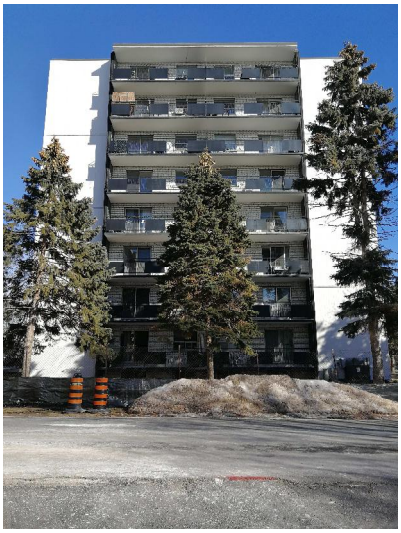
DRAWN BY	DATE	PROJECT NO.	FIGURE NO
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CHECKED BY	DATE	SCALE	REV
CLC	2018/02/02	as shown	01

APPENDIX C

Appendix C: Site Photographs



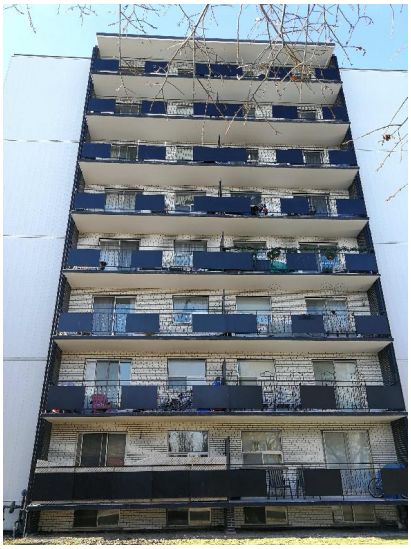
Photograph 1
Subject site apartment building looking north from Prospect Street.



Photograph 2
Subject site apartment building looking west.



Photograph 3
Subject site apartment building and roof of underground parking lot, looking south from parking lot.

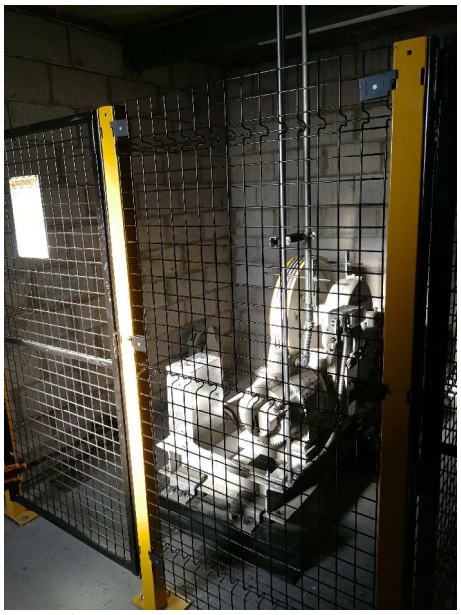


Photograph 4
Subject site apartment building, looking east.

Appendix C: Site Photographs



Photograph 5
Apartment building rooftop boiler room, showing the four natural gas boiler units.



Photograph 6
Rooftop elevator, car A (1 of 2 cars), installed in late 2017.

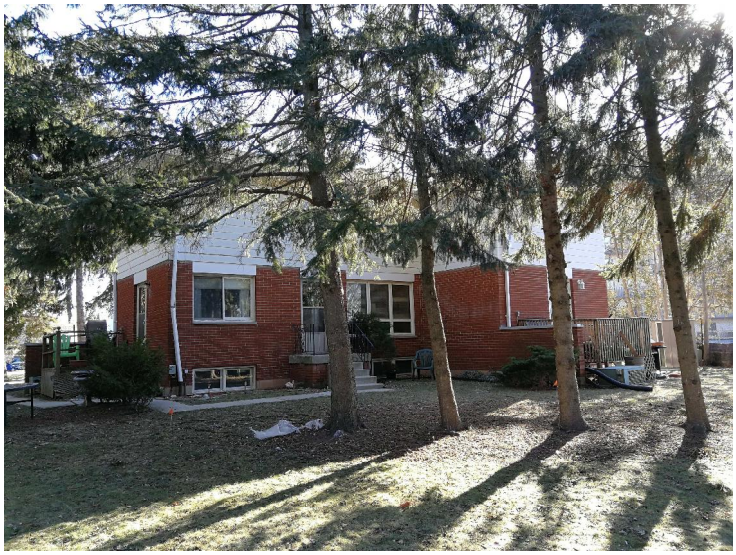


Photograph 7
Storage of standard low volume cleaning and maintenance supplies, in basement of apartment building.

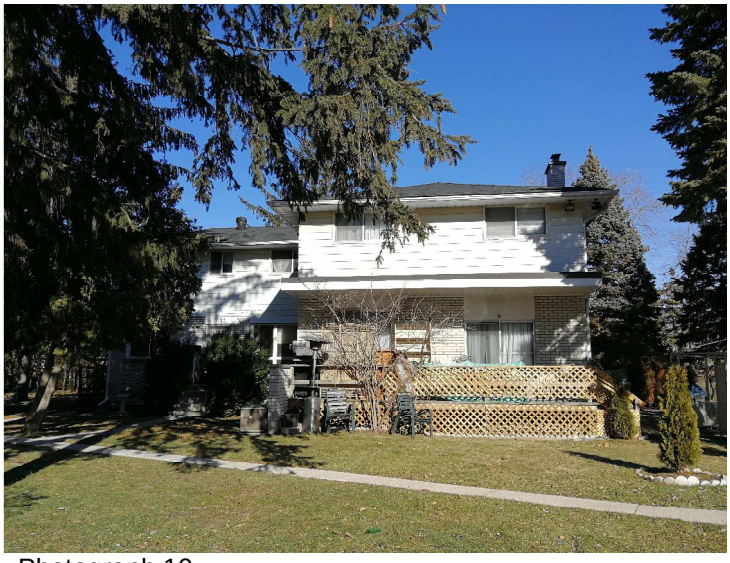
Appendix C: Site Photographs



Photograph 8
Eastern townhouse units, looking south from tenant greenspace.



Photograph 9
Western townhouse units, looking south from tenant walkway.



Photograph 10
Eastern townhouse units, looking west from tenant walkway.



Photograph 11
Western townhouse units, looking east from tenant walkway.

Appendix C: Site Photographs



Photograph 12
Location of former UST and magnetic anomaly on northeastern corner of subject site, looking northwest.



Photograph 13
Contents of storage shed in north-eastern corner of subject site.



Photograph 14
Observation monitoring well on eastern edge of subject site, installed by AMEC in 2010.