SOIL-MAT ENGINEERS & CONSULTANTS LTD.

www.soil-mat.ca info@soil-mat.ca TF: 800.243.1922

130 Lancing Drive, Hamilton L8W 3A1 T: 905.318.7440 F: 905.318.7455

PROJECT NO.: SM 200098-E July 12, 2022

COLETARA DEVELOPMENT
966 Pantera Drive, Suite 22
Mississauga, Ontario
L4W 2S1

Attention: Mr. Michael Krasic, MREI, BBA
Senior Director of Development

SUPPLEMENTAL ENVIRONMENTAL CONSIDERATIONS
PROPOSED MID-RISE RESIDENTIAL BUILDINGS
1010 DOWNSVIEW DRIVE AND 355 PLAINS ROAD EAST
BURLINGTON, ONTARIO

Dear Mr. Krasic,

Further to our recent discussions and email correspondence, Soil-Mat Engineers & Consultants Ltd. is pleased to provide the following supplemental environmental considerations with respect to the above noted properties. These comments are intended to address recent comments received from the City, and are further to our Environmental Considerations report [April 8, 2022] and referenced prior reports.

> 1. Phase One Environmental Site Assessment (Phase One ESA) a. The submission included two outdated Phase One ESAs and a letter from a consultant that indicates new Phase One ESAs should be completed. Current Phase One ESAs are required for each site, signed and stamped by a qualified professional and with a Letter of Reliance.

The results of the prior Phase One ESA are summarized in our prior report. The recommended next steps are noted in the specific context of supporting the eventual RSC filing for the property. By Regulation 153/04 the Phase One ESA document is to be within 18 months of the date of RSC filing. However, that does not mean that the Phase One ESA reports from 2015 are invalid, and it is not required for the documents to be updated to support due diligence for planning or zoning. As summarized, the Phase One ESA reports provide a sound basis to proceed with planning and zoning. Once the project is at a stage that the RSC submission is appropriate, the Phase One ESA reports would be updated at that time.

2. Phase Two Environmental Site Assessment (Phase Two ESA) a. The submission included an outdated Phase Two ESA and a letter from a consultant that indicates new Phase Two ESA sampling may be needed. Dependent on the recommendations of new Phase One ESAs, current Phase Two ESAs are required for each site, signed and stamped by a qualified professional and with a Letter of Reliance.

Similar to above, the specific context for the recommended next steps involving new or additional Phase Two ESA work is to support the eventual RSC filing for the property. It is not essential for this work to be conducted at this stage, but rather appropriate for it to be planned for in the process, once at a stage that the RSC submission is necessary.

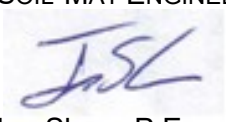
With respect to the property at 1010 Downsview, the 2015 Phase One ESA did not identify any items of concern that warranted specific Phase Two ESA investigation at that time. Background analytical testing conducted as part of our geotechnical investigation did not identify any concern, with the noted exception of EC and/or SAR which are aesthetic parameters associate with the effects of de-icing salt and addressed within a specific exemption in the Regulation.

With respect to the property at 355 Plains Road East, the 2015 Phase One ESA identified the presence of dry cleaner as a potential environmental concern. Phase Two ESA work at that time did not reveal any evidence potential impacts to soil or groundwater associated with the dry cleaner. Testing did reveal shallow soil impact for EC and/or SAR, again noted as aesthetic parameters associate with the effects of de-icing salt and addressed within a specific exemption in the Regulation. On this basis there is limited environmental concern for the site. However, the dry cleaner has continued to be present on the site and while there would be limited concern for actual impact based on the prior Phase Two testing, the Regulation will require current testing to support the RSC filing. This work is properly done closer to the time of the RSC filing.

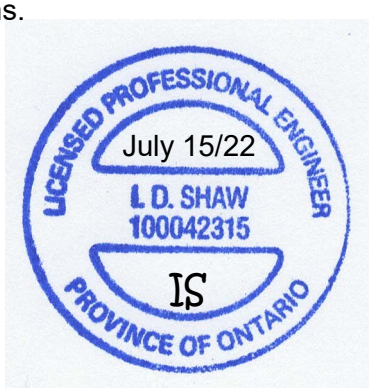
Given the above, the current Phase One and Two ESA reports are considered valid and provide a sound basis for proceeding with due diligence to support planning and zoning. Understanding that they would need to be updated to support the eventual RSC filing, however that is best done closer to the actual time of the filings.

We trust that these brief comments are helpful at this time. Of course, do not hesitate to contact the undersigned should there be any questions.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Ian Shaw, P.Eng., QP_{ESA}
Senior Engineer



Distribution: Coletara Development [1, by email]