



**GOLDER**

**REPORT**

# Phase One Environmental Site Assessment

*East Harbour Lands, Toronto, Ontario*

Submitted to:

**Cadillac Fairview Corporation Limited**

20 Queen Street West  
Toronto, Ontario  
M5H 3R4

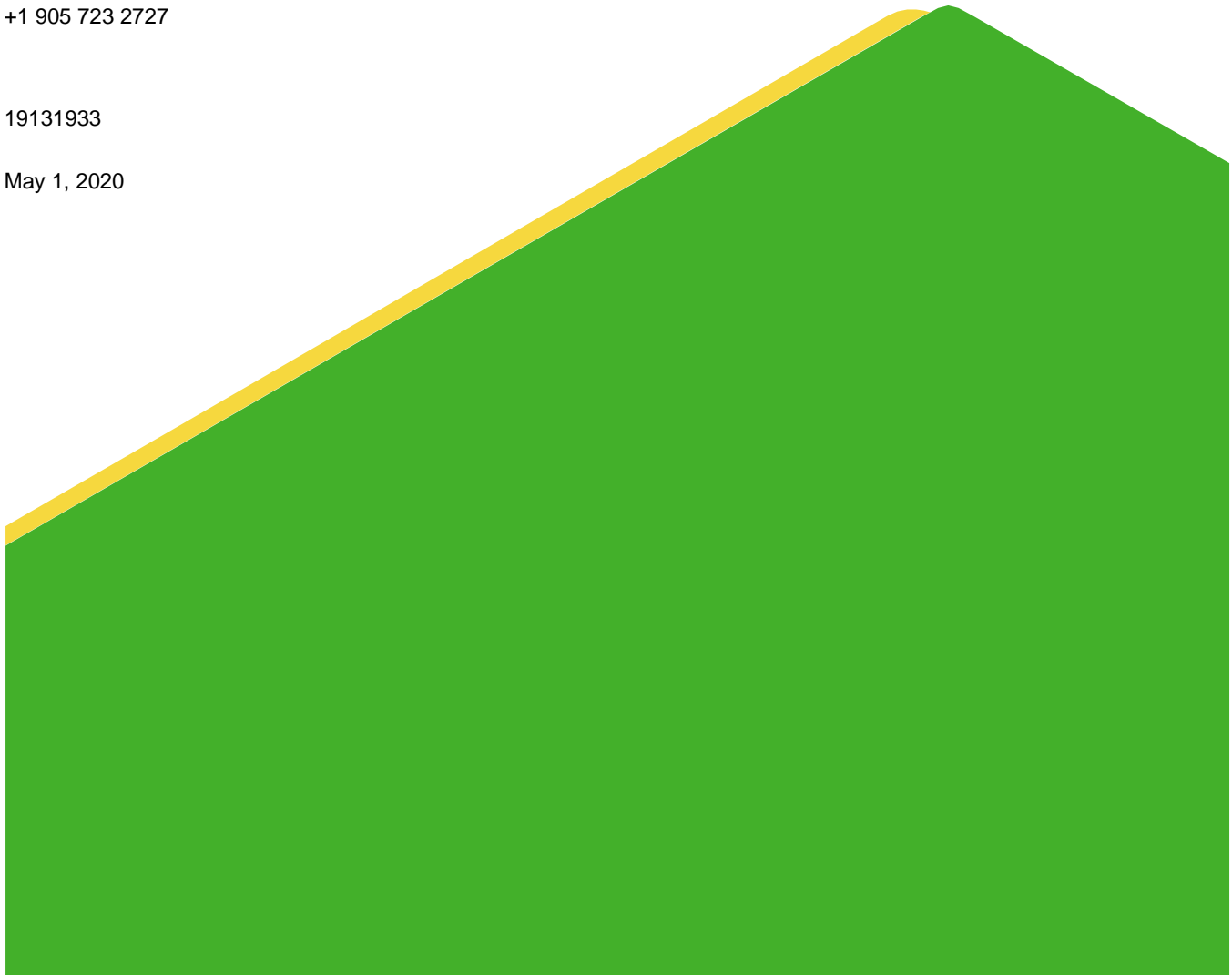
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## 1.0 EXECUTIVE SUMMARY

Golder Associates Ltd. (“Golder”) was retained by Cadillac Fairview Corporation Limited (“Cadillac Fairview”) to carry out a Phase One Environmental Site Assessment (“ESA”) of the property located at 21 Don Roadway, 30 Booth Avenue and 375 and 385 Eastern Avenue, in Toronto, Ontario (herein after referred to as the “Site” or “Phase One Property”). The Phase One Property is also referred to as the East Harbour Lands.

At the time of the site reconnaissance, conducted on November 18 and 19, 2019, the Phase One Property consisted of a 38 acre (15.4 hectare) parcel of land developed for commercial/industrial purposes. Several vacant structures (formerly industrial) are present on the Phase One Property as well as one industrial building (TTC warehouse) and one commercial building (Cinespace film studios). It is understood that the Phase One Property is to be redeveloped for a combination of commercial and parkland uses. The Phase One Property is owned by EHL (21 Don Roadway) Holdings Inc., EHL (30 Booth Avenue) Holdings Inc., EHL (375 Eastern Avenue) Holdings Inc. and EHL (385 Eastern Avenue) Holdings Inc.

The Phase One ESA was completed in accordance with O.Reg. 153/04 and included a review of available current and historical information, a Site visit, an interview, evaluation of readily available information, and reporting, subject to the limitations outlined in Section 10.0 of this report. The Phase One Property is considered an enhanced investigation property as defined by O.Reg. 153/04, based on the industrial use of the Site. The report’s certification date is January 27, 2020.

Based on the information obtained and reviewed as part of this Phase One ESA, 191 potentially contaminating activities (“PCA”) and 94 areas of potential environmental concern (“APEC”) were identified. Accordingly, a Phase Two ESA is required for the submission of a Record of Site Condition (“RSC”).

## 2.0 INTRODUCTION

### 2.1 Phase One Property Information

Golder Associates Ltd. (“Golder”) was retained by Cadillac Fairview to carry out a Phase One ESA of the following property:

Item	Detail
Municipal Addresses	21 Don Roadway, 30 Booth Avenue and 375 and 385 Eastern Avenue
Property Identification Numbers	21077-0023, 21077-0144, 21077-0169, 21077-0170, 21077-0171, 21077-0172, 21077-0173, 21077-0188, 21077-0283, 21077-0333, 21077-0389
Legal Description	Part of Lots 14 and 15, Broken Front Concession, York and Part of Water Lot in Front of Lots 13, 14 and 15, Broken Front Concession, York, and Part of Lot 1, Registered Plan 568A, and Lots 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354 and 355 and Parts of Lots 243, 244, 245, 345, 346, 356, 357, 358, 359, 360, 361, 362, 363 and 364 and Parts of Front Street East, Strange Street and Palace Street, Registered Plan 105, City of Toronto.

The location of the Phase One Property is shown on Figure 1. A plan showing the layout of the Phase One Property is provided on Figure 2. A plan of survey for the Phase One Property is provided in Appendix A.

The contact information for the Phase One Property owner is:

Site Owner/Client	Address	Contact Information
Client: The Cadillac Fairview Corporation Limited Owner: EHL (21 Don Roadway) Holdings Inc., EHL (30 Booth Avenue) Holdings Inc., EHL (375 Eastern Avenue) Holdings Inc. and EHL (385 Eastern Avenue) Holdings Inc.	20 Queen Street West Toronto, Ontario M5H 3R4	Mr. David McKibbon Phone: 416-598-8688 Email: david.mckibbon@cadillacfairview.com

### 3.0 SCOPE OF INVESTIGATION

A Phase One ESA is a preliminary qualitative assessment of the environmental condition of a property, based on a review of current activities and historical information for the Phase One Property and a review of relevant and readily available environmental information for the surrounding properties located within 250 metres (“m”) of the boundary of the Phase One Property (collectively referred to as the “Phase One Study Area”). The boundary of the Phase One Study Area is presented on Figure 2.

According to Ontario Regulation (“O.Reg.”) 153/04 *Records of Site Condition*, the objectives of a Phase One ESA are to:

- 1) Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Site;
- 2) Determine the need for a Phase Two Environment Site Assessment (“ESA”);
- 3) Provide a basis for carrying out a Phase Two ESA;
- 4) Provide adequate preliminary information about environmental conditions in the land or water on, in or under the Site for the conduct of a risk assessment following completion of a Phase Two ESA; and,
- 5) Identify and report on evidence of actual and/or potential contamination on the Site from current and historical activities at the Site or from adjacent properties.

### 4.0 RECORDS REVIEW

#### 4.1 General

##### 4.1.1 Phase One Study Area Determination

For the purpose of this Phase One ESA, the Phase One Study Area is the area within 250 m of the boundary of the Site. Based on Golder’s review of the historical and current information compiled as part of this Phase One ESA for the area surrounding the Site and observations of neighbouring properties made during the site visit, it was concluded that an assessment of information pertaining to properties within 250 m of the boundary of the Phase One Property was sufficient to achieve the objectives of the Phase One ESA.

##### 4.1.2 First Developed Used Determination

The date of first developed use of the Phase One Property was determined based on review of the chain of title information, insurance records, previous reports, aerial photographs, city directories, EcoLog ERIS Report and information provided by the Site representative. The Phase One Property was developed in stages and was previously several separate parcels. The first recorded development on the Site was in 1884 on the northwest portion of the Site consisting of cattle sheds.

Accordingly, the first developed use of the Phase One Property is 1884.

### 4.1.3 Insurance Records

Golder asked Opta Information Intelligence (“Opta”) to provide any fire insurance plans (“FIPs”), property underwriters’ reports (“PURs”) and property underwriters’ plans (“PUPs”) related to the Site and surrounding properties. In addition, FIPs, PURs and PUPs were provided in the appendix of a previous Phase One ESA completed for the Site in 2017. Between these two sources, as well as records available on the City of Toronto archives online database, Golder reviewed the following insurance records.

Year / Record	Site	Surrounding Properties
1884, 1890, 1894, 1899 & 1903 FIPs	The northwest portion of the Site was developed with several structures, occupied by John Smith Gooderham and Worts Cattle Sheds. The southern portion of the Site was not covered on these FIPs. The remainder of the Site was broken into smaller undeveloped lots.	<p><b>North:</b> Eastern Avenue, railway tracks and commercial and residential type properties. In 1903, an industrial property occupied by Sunlight Soap Works was present 50 m north.</p> <p><b>East:</b> Undeveloped land followed by streets and small lots.</p> <p><b>South:</b> Not covered on these FIPs.</p> <p><b>West:</b> Don River followed by developed properties, primarily unlabelled and inferred to be comprised of commercial and residential buildings. In addition, two industrial properties were present. The Morse Soap Company and Wm. Davies &amp; Co. Toronto Pork Packing Establishment (both 100 m west). In 1903 a building labelled “city crematory” was present 140 m west.</p>
1913 FIP	Generally as per the previous FIPs; however, the occupant of the Site is not shown. In addition, the southern portion of the Site is shown on the 1913 FIP as undeveloped.	<p><b>North:</b> Eastern Avenue, railway tracks and commercial and residential type properties. In addition, an industrial property occupied by Sunlight Soap Works is present 50 m north. Consumers Gas Co. property was present immediately northeast of the Site.</p> <p><b>East:</b> Booth Avenue followed by undeveloped land and an industrial property occupied by Imperial Varnish &amp; Color Co. Ltd. 100 m east.</p> <p><b>South:</b> A road followed by Ashbridges Bay.</p> <p><b>West:</b> Don River followed by some industrial land use, which included: a “corporation yard” and tannery 120 m west; John Taylor &amp; Co. 100 m west; and, Wm. Davies Co. Ltd. remains present 100 m west. The crematorium is no longer present. A property labelled as Canadian Northern Ontario Railway was also present 180 m west.</p>
1924 FIP	The Site was primarily undeveloped with the exception of three unlabelled buildings on the northeast portion of the area of 30 Booth Avenue. The remainder of the Site was undeveloped.	<p>Changes since 1913 include:</p> <ul style="list-style-type: none"> <li>• The industrial properties north of the Site (Sunlight Soap Works and Consumers Gas Co.) both appear to have been expanded with additional structures constructed; and,</li> <li>• The area south of the Site has been created by infilling of the lake and included the Toronto Harbour Industrial District (100 m south), which was noted to include “steel tanks of various dimensions”. In addition, Imperial Oil limited with three large aboveground storage tanks was present 100 m south.</li> </ul>

Year / Record	Site	Surrounding Properties
1931 FIP (revised 1935)	<p>The western portion of the Site was occupied by British American Oil Co Limited primarily as a tank farm. This included 38 ASTs ranging in size from 100 to 44,175 "Bbls" (barrels), converted to 16,000 L to 7,023,300 L. Several support structures were present, which included pump house, locker room, blow down sumps, control house, dubbs still, cross still, compressor house, and garage. A coke conveyer was also present in the southwest portion of the Site. A rail spur was present on the southwest portion of the Site, and rail spurs were present along the northwest portion of the Site. The northeast and eastern portions of the Site were part of the property located immediately northeast of the Site which was occupied by Consumers Gas Company 'Station B'. On-Site structures included part of a 5,000,000 ft<sup>3</sup> capacity gas holder (AST) and a 350,000 ft<sup>3</sup> capacity gas holder (AST), both located in the northeast portion of the Site (current TTC exterior areas). In addition, a 156,000 gallon reinforced concrete underground tar tank and concrete underground filters were also located in this area. Exterior storage of coal was present on the eastern portion of the Site. In the southeast portion of the Site there were railway spurs running north-south, a steel AST (contents not described), as well as three structures along Booth Avenue labelled for storage. The area in the far southeast area of the Site (southern portion of 30 Booth Avenue) was not shown on the 1935 FIP.</p>	<p><b>North:</b> Eastern Avenue and railway tracks, residential, commercial and industrial land use. Consumers Gas Company 'Station B' was present immediately northeast of the Site. This included four underground tanks for tar and ammonia (labelled as Liquor Tank, Tar Tank, Tar Drain Tank, Liquor Drain Tank). The property included interior and exterior coal storage, and the buildings included retort house, condenser house, chemical laboratory, valve house, generator house, coke shed, boiler house, coal gas purifying house, gas purifying house, paint storage, storage, meter room and offices. Rail spurs were also present on this property. An auto service station with two USTs (size and contents not described) was present 20 m north of the Site (present day 398 Eastern Avenue). This property also included Dibble Coal Co. which included a UST (size and contents not described) and interior and exterior coal storage. Sunlight Soap Works Lever Bros. Limited was present 50 m north of the Site (present day 1-11 Sunlight Park Road). This included several ASTs containing oil, hydrogen and oxygen. Building areas included a hydrogen plant, toilet paper manufacturing, printing department, storage, lye room, machine shop, powder department, glycerine department, grease house, boiler house, refining building and garage. The property also included railway spurs. Wayne Co. Limited, an industrial building, was present 60 m northwest (present day 356 Eastern Avenue). The details of this operation cannot be distinguished on the 1935 FIP. Central Rubber Co. was present 150 m north (present day 400 Eastern Avenue). The details of this operation cannot be distinguished on the 1935 FIP. A gasoline service station with two 12,000 L USTs (contents not described) was present approximately 80 m northwest of the Site (at present day 351 Eastern Avenue). This property was also labelled as S. Jardine Varnish &amp; Oil Co. Limited. Frankel Bros. Limited (scrap iron) was present 100 m northwest of the Site, and a coal yard was present 140 m northwest of the Site. A gasoline service station with one UST (size and contents not described) was present 180 m northeast (present day 410 Eastern Avenue). Campbells Grease and Oil Co. (grease storage) was present 185 m northeast (present day 2-4 Empire Avenue).</p> <p><b>East:</b> Booth Avenue followed by residential and industrial land uses. Munday Cork Insulation Limited was present 20 m east (present day 15-33 Booth Avenue), which operated as a cork insulation factory.</p>

Year / Record	Site	Surrounding Properties
		<p>Automatic Paper Box Co. Limited was present 55 m east (present day 10-32 Logan Avenue) and included lithographing and box making.</p> <p>D.M. Dignam Coal Yard was present 80 m northeast (present day 55 Booth Avenue) and included exterior coal storage.</p> <p>Imperial Varnish &amp; Color Co. Ltd. was present 100 m east (45 &amp; 55 Logan Avenue and 10, 18 &amp; 20 Morse Street), this included several buildings and exterior storage tanks. The details of this operation cannot be distinguished on the 1935 FIP.</p> <p>An exterior coal storage yard was present 165 m east (at present day 36 Morse Street).</p> <p>Rail spurs were also present at the properties east of the Site.</p> <p><b>South:</b> Railway tracks and Keating Avenue (now Lakeshore Boulevard East), followed by industrial land use.</p> <p>Imperial Oil Limited was present 100 m south of the Site (present day 601-673 Lakeshore Boulevard East and 185 &amp; 190 Villiers Street). This property included nine ASTs containing oil (1,500,000 to 3,000,000 gallons).</p> <p>The Barrett Co. was present 100 m south (present day 685 Lakeshore Boulevard East and 115 Saulter Street South). Operations included distilling of crude coal tar and saturating roofing felt. There were 14 ASTs present (8,389 to 417,861 gallons).</p> <p>The Johnson Lumber Co. was present 100 m south (present day 120 Bouchette Street), which included exterior and interior lumber storage.</p> <p>Alexander Murrey &amp; Co. Ltd. and The Dominion Tar &amp; Chemical Co. Ltd. were present 135 m southeast (present day 801 Lakeshore Boulevard East). This facility included several ASTs (the exact details could not be distinguished). Rail spurs were also present at the properties south of the Site.</p> <p><b>West:</b> Don River followed by some industrial land use, which included William Davies Co. Limited (100 m west), W. Harris &amp; Co. Limited Glue Factory (80 m west), and British American Oil Co. Limited (150 m west) which included several ASTs (25,500 to 30,200 gallons).</p>
<p>1931 FIP (revised 1951)</p>	<p>On-Site changes since the 1935 FIP include the following: The western portion of the Site has been redeveloped. The buildings and tanks previously noted on this portion of the Site have been removed. The western portion of the Site is now occupied by Lever Bros. Ltd. and was</p>	<p>Noteworthy changes to the surrounding properties since the 1935 revision include the following: <b>North:</b> The previously noted auto service station 20 m north of the Site (present day 398 Eastern Avenue) does not show any USTs to be present in 1951. Expansions to the main building and additional storage ASTs are present at the Sunlight Soap Works Lever Bros.</p>



Year / Record	Site	Surrounding Properties
	<p>associated with the Sunlight Soap Works Lever Bros. Limited facility north of the Site. The Site included the following buildings:</p> <ul style="list-style-type: none"> <li>• The Gatehouse, in similar configuration to the present day structure;</li> <li>• The Finishing Building (Building #36), which included a loading dock and tower building;</li> <li>• The Glycerine/Liquids Building (Building #38);</li> <li>• The Boiler House (Building #35);</li> <li>• Electrical Sub Station (Building #35A), adjacent to the Boiler House;</li> <li>• Ash Hoist (Building #35B); and,</li> <li>• A Cooling Tower.</li> </ul> <p>This area of the Site also included a 100,000 gallon water tank, a fuel oil UST (size not reported) north of Building #38. Oleum and waste acid ASTs present south of Building #38. Two 26,000 gallon alkane ASTs within a containment area east of Building #36.</p> <p>A rail spur across the south central portion of the Site and running north between Buildings 36 and 38.</p> <p>A new gas holder AST (10,000,000 ft<sup>3</sup>) was noted to be under construction in the northeast portion of the Site (for use by Consumers Gas).</p> <p>A tank farm containing steel propane ASTs was constructed on the southeast portion of the Site.</p> <p>The three structures previously noted along Booth Avenue on the southeast portion of the Site are no longer present.</p> <p>The southeast portion of the Site is noted to also include two 750,000 gallon crude oil ASTs, and below grade concrete cooling tanks.</p>	<p>Limited property (50 m north of the Site, present day 1-11 Sunlight Park Road).</p> <p>The property located 60 m northwest (present day 356 Eastern Avenue) was occupied by Diamond State Fibre Co. of Canada Limited in 1951. This included offices, shipping, tool room, machine shop, saw room and warehouse.</p> <p>Central Rubber Co. formerly noted 150 m north (present day 400 Eastern Avenue), includes the following activities (which could not be distinguished previously): rubber storage, patch making, rubber press, rubber tire storage, and vulcanizing. Exterior storage of old tires was also noted. The service station with two USTs formerly noted 80 m northwest of the Site (at present day 353 Eastern Avenue) is no longer present. This property now is indicated as being used for soap manufacturing.</p> <p>Bishop Sons &amp; Co. (sheet metal &amp; welding) was present 100 m northeast (eastern portion of present day 400 Eastern Avenue).</p> <p>Stoker and Oil Burner Factory was present 100 m north (present day 9 Dibble Street).</p> <p>Frankel Bros. Limited now included lumber storage and roofing supplies at 17-19 Broadview Avenue (165 m northwest).</p> <p>Ontario Salvage Co. (scrap metal yard) was present 150 m northwest of the Site.</p> <p>The Atlas Chemical Co. (chemical manufacturing) was present 155 m northeast (present day 38 McGee Street).</p> <p>Dominion Silk Screen Advertising was present 150 m northeast (present day 5-7 McGee Street).</p> <p>Jas. C. Smith Coal &amp; Coke Co. was present 180 m north (present day 67 Saulter Street). This included lumber and coal storage.</p> <p><b>East:</b> Stephen &amp; Dean Bedding Co. (mattress factory) was present 70 m northeast (present day 47 Booth Avenue). D.M. Dignam Coal Yard formerly noted 80 m northeast (present day 55 Booth Avenue) was no longer present.</p> <p>Imperial Varnish &amp; Color Co. Ltd. formerly noted 100 m east (45 &amp; 55 Logan Avenue and 10, 18 &amp; 20 Morse Street), remains present and activities (not previously distinguishable) are noted to include: welding, pigment storage, varnish building, mixing, varnish tanks, machine shop, cooling, printing and advertising, offices, shipping, milling, color storage, various ASTs (size and contents not reported), a UST (size and contents not reported), dry color storage, rolling mill, oil ASTs (size not reported), barrel washing, paint storage, testing room, and various interior tank rooms.</p>

Year / Record	Site	Surrounding Properties
		<p>Imperial Varnish &amp; Color Co. Ltd. has been expanded further east of the Site, and includes lacquer mixing, shipping, warehouse, grinding and exterior steel ASTs (size and contents not reported).</p> <p>J.C. Craig &amp; Son (machine shop) was present at 54 Logan Avenue (100 m northeast).</p> <p>The property previously noted to include an exterior coal storage yard 165 m east (at present day 36 Morse Street), was occupied as Stanton Fuels &amp; Cartage in 1951.</p> <p><b>South:</b> Keating Avenue is now Lakeshore Boulevard East. The property 100 m south (present day 120 Bouchette Street) was occupied by G.H. Godsall Equipment Ltd. (contractor's yard) and Graham Bros. Co. Ltd. (ice house). The G.H. Godsall Equipment facility includes a contractor's yard and an "old oil" tank.</p> <p><b>West:</b> The industrial facilities west of the Site have been expanded. The property previously noted to be occupied by William Davies Co. Limited (100 m west) is now occupied by Canada Packers Ltd. (inferred to still be a pork packaging plant).</p>
1973 FIP	The Site was not covered on the 1973 FIP.	<p>The only off-Site areas covered on the 1973 FIP were areas to the east and south of the Site. Noteworthy changes to the surrounding properties since the 1951 FIP were as follows:</p> <p><b>East:</b> An auto wrecker's yard was present 60 m northeast (present day 43 Booth Avenue). The property located 20 m east (present day 15-33 Booth Avenue) was occupied by Precision Automotive Co. Ltd. and consisted of offices, storage, automotive parts manufacturing, volatile storage, paint/dipping area, and a UST (size and contents not described). The property located 55 m east (present day 10-32 Logan Avenue) was occupied by Fielder Paper Box Co. Ltd. and consisted of shipping/receiving, box manufacturing, offices, warehouse and woodworking. The property located 110 m east (45 &amp; 55 Logan Avenue and 10, 18 &amp; 20 Morse Street) is occupied by Geoffrey Merrick Ltd. as a warehouse of cigarettes and sundries. A UST, associated with a courier company, was present 185 m east (present day 20 Morse Street). A service garage with a UST was present 165 m east (present day 36 Morse Street). Two scrap metal yards were present 210 m east (present day 11 and 25 Morse Street). Ewing &amp; Gregers Ltd., located at 75-77 Logan Avenue (175 m northeast) included wood working, lumber storage and solvent storage.</p>



Year / Record	Site	Surrounding Properties
		<p><b>South:</b> Frederick G. Gardiner Expressway (elevated highway) was present south of the Site. An auto service station with UST was present 100 m south (present day 673 Lakeshore Boulevard East). A steel facility (exact details cannot be distinguished) was present at 699 Lakeshore Boulevard (100 m south).</p>
1976 PUR	<p>The 1976 PUR was completed for 385 Eastern Avenue (northwest portion of the Site). This portion of the Site was occupied by Richvale Ready-Mix Limited and operated as a concrete batching plant and included the sorting and screening of sand and gravel. Once sorted, sand, gravel, cement and water (with Pazzolith Additive) were discharged to weigh scale hoppers.</p> <p>It was reported that a fuel oil tank was located outdoors, equipped with fill and vent pipes. The exact location is not reported, however the fuel tank is discussed in relation to the boiler room, and is inferred to have been located in the vicinity of the building housing the boiler room.</p>	Not covered on the 1976 PUR.
1976 PUP	<p>The 1976 PUP was completed for 385 Eastern Avenue (northwest portion of the Site). This portion of the Site was occupied by Richvale Ready-Mix Limited.</p> <p>The area was developed with two buildings, a scale underpass, hopper &amp; storage bins, two cement silos, a metal conveyor and a concrete hopper with steel grid. Sand and gravel stockpiles were noted in the exterior areas. The buildings included a garage and a boiler/control room building.</p> <p>The previously noted UST is not shown on the PUP however is inferred to have been in the vicinity of the boiler/control room building.</p>	An embankment and railway tracks are noted immediately northwest of this portion of the Site. No other surrounding areas are shown.
1983 PUP	The 1983 PUP covers the southeast portion of the Site (20 and 30 Booth Avenue). This area was developed with one building occupied by Booth	Not covered on the 1983 PUP.

Year / Record	Site	Surrounding Properties
	Avenue Hospital Laundry. Areas within the building included offices, drying & pressing, washing & sorting, electrical room and maintenance room. A mezzanine was present in the central portion of the building.	
1990 PUR	The 1990 PUR was completed for 30 Booth Avenue (southeast portion of the Site), which was occupied by Booth Avenue Hospital Laundry. Heating for the building was provided by the Lever Brothers Plant (21 Don Roadway). Hazardous materials at the property included one 205 L drum of varsol and 22,709 L tank of 12% sodium hypochlorite solution. The process at the Site included washing laundry in hot water and detergent. Hypochlorite bleach was used (500 gallons per month). The laundry was then dried and pressed.	Not covered on the 1990 PUR.

#### 4.1.4 Chain of Title

Chain of title information for the Phase One Property was obtained from Domson's Title Search. Previous owners of the Phase One Property have included:

21 Don Roadway (western portion) – PIN 21077-0333	
Year	Name of Owner
Prior to May 6, 1796	Crown
May 6, 1796 to July 15, 1819	John Scadding
July 15, 1819 to June 14, 1840	William Smith
June 14, 1840 to April 17, 1867	John Smith
April 17, 1867 to July 13, 1904	The Grand Trunk Railway Co. (Chain 1) Fredrick Burgess (Chain 2)
July 13, 1904 to September 15, 1904	George Gooderham
September 15, 1904 to August 4, 1924	Gooderham & Worts Limited
August 4, 1924 to November 26, 1930	Toronto Iron Works Limited

<b>21 Don Roadway (western portion) – PIN 21077-0333</b>	
<b>Year</b>	<b>Name of Owner</b>
November 26, 1930 to January 29, 1996	Canadian National Realities Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to November 7, 2001	1189395 Ontario Inc.
November 7, 2001 to January 20, 2012	U L Canada Inc.
January 20, 2012 to September 25, 2019	First Gulf Don Valley Limited
September 25, 2019 to Present	EHL (21 Don Roadway) Holdings Inc.

<b>21 Don Roadway (eastern portion) – PIN 21077-0023</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to November 7, 1969	The Consumers' Gas Co., Ltd
November 7, 1969 to January 15, 1973	Consumers Realty Limited
January 15, 1973 to August 1, 1974	M.G.A. Properties Limited
August 1, 1974 to August 15, 1975	Home Smith Properties Limited
August 15, 1975 to December 17, 1979	The Corporation of the City of Toronto
December 17, 1979 to November 14, 2001	Lever Brothers Limited
November 14, 2001 to July 6, 2010	U L Canada Inc. (name change)
July 6, 2010 to January 20, 2012	Unilever Canada Inc. (name change)

<b>21 Don Roadway (eastern portion) – PIN 21077-0023</b>	
<b>Year</b>	<b>Name of Owner</b>
January 20, 2012 to November 9, 2015	First Gulf Don Valley Limited
January 20, 2012 to September 25, 2019	TM Mobil Inc. (Lease)
September 25, 2019 to Present	EHL (21 Don Roadway) Holding Inc.

<b>30 Booth Avenue – PIN 21077-0283</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
Prior to January 14, 1891	Crown- (Water Lots)
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to April 12, 1847	Joseph Smith
April 12, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to November 29, 1965	The Consumers' Gas Company
November 29, 1965 to June 15, 2000	Booth Avenue Hospital Laundry Inc.
June 15, 2000 to February 26, 2016	1079744 Ontario Ltd.
February 26, 2016 to September 25, 2019	Don Valley Booth Limited
September 25, 2019 to Present	EHL (30 Booth Avenue) Holdings Inc.

<b>375 Eastern Avenue – PIN 21077-0188</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to June 14, 1840	William Smith
June 14, 1840 to April 30, 1901	John Smith
April 30, 1901 to July 13, 1904	Fredrick Burgess (Part lots 245,105,14) George Gooderham (Lot 15)
July 13, 1904 to September 15, 1904	The Consumers' Gas Co., Ltd
September 15, 1904 to April 8, 1924	Gooderham & Worts Limited
April 8, 1924 to April 11, 1928	Toronto Iron Works Limited
April 11, 1928 to November 26, 1930	Toronto Terminal Railway Co.
November 26, 1930 to May 8, 1931	Canadian National Realities Limited
May 8, 1931 to December 8, 2003	CN Transaction Inc. (name change)
December 8, 2003 to December 17, 2003	Canadian National Railway Company
December 17, 2003 to September 15, 2017	Eastern Self Storage Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern IV Limited
September 25, 2019 to Present	EHL (375 Eastern Avenue) Holdings Inc.

<b>375 Eastern Avenue – PIN 21077-0389</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to May 6, 1796	Crown
May 6, 1796 to July 15, 1819	John Scadding
July 15, 1819 to June 14, 1840	William Smith
June 14, 1840 to April 17, 1867	John Smith
April 17, 1867 to April 30, 1901	The Grand Trunk Railway Co. (Chain 1)
April 30, 1901 to July 13, 1904	Fredrick Burgess (Chain 2)
July 13, 1904 to April 8, 1924	George Gooderham

<b>375 Eastern Avenue – PIN 21077-0389</b>	
<b>Year</b>	<b>Name of Owner</b>
April 8, 1924 to November 26, 1930	Toronto Iron Works Limited
November 26, 1930 to January 29, 1996	Canadian National Realties Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to November 7, 2001	1189395 Ontario Inc.
November 7, 2001 to January 10, 2003	U L Canada Inc.
January 10, 2003 to September 15, 2017	1553482 Ontario Inc.
September 15, 2017 to September 25, 2019	Don Valley Eastern IV Limited
September 25, 2019 to Present	EHL (375 Eastern Avenue) Holdings Inc.

<b>385 Eastern Avenue – PIN 21077-0144</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to June 11, 1928	The Consumers' Gas Company
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.
May 8, 1931 to January 29, 1996	Canadian National Realties Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to October 20, 2006	1189395 Ontario Inc.

<b>385 Eastern Avenue – PIN 21077-0144</b>	
<b>Year</b>	<b>Name of Owner</b>
October 20, 2006 to September 15, 2017	1712310 Ontario Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.

<b>385 Eastern Avenue – PIN 21077-0169</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to June 11, 1928	The Consumers' Gas Co., Ltd.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.
May 8, 1931 to January 29, 1996	Canadian National Realities Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to January 10, 2003	1189395 Ontario Inc.
January 10, 2003 to October 20, 2006	1553482 Ontario Limited
October 20, 2006 to September 15, 2017	1712310 Ontario Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.

385 Eastern Avenue – PIN 21077-0170	
Year	Name of Owner
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to June 11, 1928	The Consumers' Gas Co., Ltd.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.
May 8, 1931 to January 29, 1996	Canadian National Realities Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to January 10, 2003	1189395 Ontario Inc.
January 10, 2003 to October 20, 2006	1553482 Ontario Limited
October 20, 2006 to September 15, 2017	1712310 Ontario Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.

385 Eastern Avenue – PIN 21077-0171	
Year	Name of Owner
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith



<b>385 Eastern Avenue – PIN 21077-0171</b>	
<b>Year</b>	<b>Name of Owner</b>
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to June 11, 1928	The Consumers' Gas Co., Ltd.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.
May 8, 1931 to January 29, 1996	Canadian National Realities Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to January 10, 2003	1189395 Ontario Inc.
January 10, 2003 to October 20, 2006	1553482 Ontario Limited
October 20, 2006 to September 15, 2017	1712310 Ontario Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.

<b>385 Eastern Avenue – PIN 21077-0172</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie

<b>385 Eastern Avenue – PIN 21077-0172</b>	
<b>Year</b>	<b>Name of Owner</b>
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to June 11, 1928	The Consumers' Gas Co., Ltd.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.
May 8, 1931 to January 29, 1996	Canadian National Realities Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to January 10, 2003	1189395 Ontario Inc.
January 10, 2003 to October 20, 2006	1553482 Ontario Limited
October 20, 2006 to September 15, 2017	1712310 Ontario Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.

<b>385 Eastern Avenue – PIN 21077-0173</b>	
<b>Year</b>	<b>Name of Owner</b>
Prior to June 22, 1796	Crown
June 22, 1796 to September 30, 1807	John Cox
September 30, 1807 to October 15, 1815	Gerhard Kuck
October 15, 1815 to March 29, 1847	William Smith
March 29, 1847 to December 4, 1847	Joseph Smith
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton
September 26, 1865 to October 15, 1872	Clarke Gamble
October 15, 1872 to March 13, 1884	George Leslie
March 13, 1884 to July 29, 1885	Edmund Blong
July 29, 1885 to July 13, 1904	George Gooderham
July 13, 1904 to June 11, 1928	The Consumers' Gas Co., Ltd.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.

385 Eastern Avenue – PIN 21077-0173	
Year	Name of Owner
May 8, 1931 to January 29, 1996	Canadian National Realities Ltd.
January 29, 1996 to January 15, 1997	CN Transactions Inc.
January 15, 1997 to January 10, 2003	1189395 Ontario Inc.
January 10, 2003 to October 20, 2006	1553482 Ontario Limited
October 20, 2006 to September 15, 2017	1712310 Ontario Limited
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.

#### 4.1.5 City Directories

A review of historical city directories was provided to Golder by EcoLog ERIS for the Phase One Property and surrounding properties (within 250 m) along Booth Avenue, Don Roadway, Eastern Avenue, Bouchette Street, Broadview Avenue, Commissioners Street, Empire Avenue, June Callwood Way, Lake Shore Boulevard East, Lewis Street, Logan Avenue, McGee Street, Morse Street, Saulters Street, Sunlight Park Road and Villers Street, between 1868/69 and 1999. Relevant findings from the city directory listings are presented below.

##### *Phase One Property*

- The only municipal address currently associated with the Site that was listed in the city directories reviewed, included 30 Booth Avenue, which was listed as Booth Avenue Hospital Laundry Inc. between 1972 and 1991. There were no other listings for the municipal addresses associated with the Site.

##### *Surrounding Area*

###### *North*

- Consumers Gas Co. Station B Plant at 415 Eastern Avenue (immediately northeast) between 1941 and 1978/79;
- Toronto Varnish Works at 400 Eastern Avenue (150 m north) in 1890; DA Mackenzie & Co. in 1895; The James Robertson Co. in 1900; Victor Varnish Co. Ltd. in 1907; WM Harland & Son between 1914 and 1925; Central Rubber Co. between 1934 and 1955; Regent Battery Co. Ltd. between 1960 and 1972; Parkway Iron & Metal Co. Ltd. in 1972; Saville Metal Co. in 1978/79; Eastern Avenue Metals in 1985/86; multi-tenant commercial building between 1991 and 1999;
- Jacques Davy & Co. at 299-355 Eastern Avenue (50 m north) in 1919; Lever Bros. between 1925 and 1934; Toronto Tallow Refinery between 1945 and 1960;
- Sovereign Varnishes & Oils Ltd. and Sovereign Soap & Chemicals Co. at 355-359 Eastern Avenue (65 m north) in 1914;

- Donalda Manufacturing Co. and Bovel Manufacturing Co. at 361-365 Eastern Avenue (40 m north) in 1925; Applebee Auto Wreckers between 1965 and 1999; Calahan Auto Wreckers in 1991;
- Dibble Coal Co. Ltd. at 398 Eastern Avenue (20 m north) between 1929 and 1945; Dibble's Garage and Service Station in 1934; Dibble Motors in 1941; Dibble RG Ltd. (coal) between 1950 and 1965; Artenal Motors Auto Garage in 1965; City Gas Bar in 1995; Fuels Inc. in 1999;
- Maydwell Manufacturing Co. Ltd. at 65-67 Saulter Street (180 m north) between 1914 and 1999; Dominion Brass Products Ltd. between 1960 and 1999;
- Hoyt Metal Co. at 356-362 Eastern Avenue (60 m north) between 1914 and 1925; Smith Charles Albert Ltd. (chemicals) between 1960 and 1965;
- Ontario Salvage Co. at 354 Eastern Avenue (60 m north) between 1950 and 1960; Eastern Salvage between 1965 and 1972; Langer's Salvage & Textile in 1972;
- Stephen & Dean Bedding Co. at 47 Booth Avenue (70 m northeast) between 1950 and 1955;
- Imperial Oil Co. Service Station at 352 Eastern Avenue (85 m north) in 1934; Imeson, Harold service station between 1941 and 1965;
- British American Service Station at 351 Eastern Avenue (90 m north) in 1945; Eddie's Service Station in 1960;
- Fairbanks Soap Co. Ltd. at 353 Eastern Avenue (75 m north) between 1945 and 1978/79;
- Vantour's Service Station at 341 Eastern Avenue (100 m north) between 1950 and 1955; Eddie's Service Station in 1965; Roadway Alignment Ltd. in 1978/79;
- Atlas Chemical Co. at 38-42 McGee Street (155 m northeast) between 1941 and 1960;
- Atlas Chemical Co. at 75-79 Logan Avenue (175 m northeast) between 1934 and 1945;
- Service station at 410 Eastern Avenue (180 m northeast) in 1929; Owen's Tire Repair & Service between 1934 and 1945; Funn's Garage in 1965; Joe's Flash Service Station in 1972; Astro Transmission Rebuilders and Sherbourne & Earl Auto Service in 1995 and 1999;
- Franklin Oil Co. at 402-406 Eastern Avenue (part of present day 400 Eastern Avenue, 150 m north) in 1941;
- Campbells Grease Co. at 414 Eastern Avenue (185 m northeast) between 1934 and 1945; Campbell's Lubricating Specialties Ltd. between 1950 and 1978/79;
- Lever Detergent Ltd., Lever House, and Lever Brothers Inc. Soap Manufacturers at 1 Sunlight Park Road (50 m north) between 1972 and 1991; Unilever Employees Credit Union Ltd. in 1995 and 1999; Chesebrough-Pond's Canada, Lever Ponds Head office in 1999;
- Nymoc Products Co. (chemicals) at 24 McGee Street (130 m northeast) between 1972 and 1999;
- City of Toronto Eastern Maintenance Depot at 433 Eastern Avenue (associated with 50 Booth Avenue, immediately northeast) in 1985/86; City of Toronto Department of Public Works in 1991;
- Corporation of the City of Toronto at 50 Booth Avenue (immediately northeast) between 1985/86 and 1991;

- Eastern Auto Repair Centre at 346 Eastern Avenue (105 m north) in 1995; Wai Auto Service in 1999; and
- Eastern Auto Paint & Collision Centre at 344 Eastern Avenue (125 m north) in 1995 and 1999.

### East

- JH Farr & Co. at 2-24 Morse Street (170 m east) between 1890 and 1895; Imperial Varnish in 1900; Imperial Varnish Colour Co. between 1907 and 1955; Imperial Flo-Glaze Paints Ltd. in 1960; Morse Paint Manufacturing Ltd. in 1965;
- Clensolene Refining Co. at 85 Booth Avenue (180 m northeast) in 1914; Coke and Coke Screenings Yard between 1934 and 1945;
- Cox Varnish Co. at 87 Booth Avenue (180 m northeast) in 1907;
- Automatic Paper Box Co. Ltd. at 20-40 Logan Avenue (55 m east) between 1934 and 1960; Precision Automotive Co. Ltd. in 1978/79;
- Stanton Fuels & Cartage at 34-36 Morse Street (165 m east) between 1941 and 1972; Smith Fuels in 1960; Purolator Couriers Garage in 1978/79;
- Precision Automotive Co. Ltd. at 35 Booth Avenue (35 m northeast) between 1965 and 1978/79;
- Brinks Canada Ltd. at 45-55 Logan Avenue (110 m east) between 1972 and 1985/86; Brink's Armoured Car Service in 1995 and 1999;
- Booth Auto Wreckers at 43/45 Booth Avenue (65 m northeast) between 1972 and 1995; and
- Purolator Courier Ltd. at 11 Morse Street (215 m east) between 1978/79 and 1991.

### South

- Toronto Towing & Salvage Co. Ltd. at 170 Villiers Street (180 m southwest) between 1955 and 1960;
- Dominion Tar & Chemicals Ltd. at 801 Lakeshore Boulevard East (135 m southeast) between 1960 and 1965; Domtar Chemicals Ltd. in 1972; Mayfair Lakeshore Racquet Club in 1991;
- Graham Bros Ice & Coal Co. Ltd. at 719 Lakeshore Boulevard East (100 m south) between 1960 and 1965;
- Manville Steel Services at 699 Lakeshore Boulevard East (100 m south) in 1972;
- Barrett Co. Ltd. and Allied Chemical Canada Ltd. at 675 Lakeshore Boulevard East (100 m south) between 1960 and 1965;
- Sun Oil Co. Ltd. at 300 Commissioners Street (185 m south) between 1960 and 1991;
- Baker's Esso Service Station at 673 Lakeshore Boulevard East (100 m south) in 1965; Mann's Esso Service Station in 1972;
- Metro Toronto Department of Works Incinerator at 400 Commissioners Street (230 m south) between 1972 and 1985/86; vacant in 1991; Crinc Canada Ltd. in 1995;
- Greyhound Lines of Canada Ltd. at 685 Lakeshore Boulevard East (100 m south) between 1991 and 1995; and

- Sidon Motors at 120 Bouchette Street (100 m south) in 1995.

### West

- Frankel Bros. yard at 8 Lewis Street (105 m northwest) between 1941 and 1950;
- Frankel Bros. Salvage Co. Ltd. at 17-27 Broadview Avenue (165 m northwest) between 1929 and 1960; Ontario Salvage Ltd. in 1965;
- Frankel Bros Ltd. at 18-50 Broadview Avenue (200 m northwest) between 1934 and 1960;
- Simcoe Auto Service at 2 Broadview Avenue (190 m northwest) in 1945;
- Bovel Manufacturing Co. at 40 Lewis Street (145 m northwest) between 1929 and 1934;
- British Canadian Fuels at 1 Broadview Avenue (165 m west) in 1941;
- Ontario Salvage Ltd. at 21 Broadview Avenue (190 m northwest) between 1978/79 and 1995; and
- Broadview Auto Body at 4 Broadview Avenue (205 m west) in 1999.

### 4.1.6 Environmental Reports

The following environmental reports (ordered from oldest to most recent) related to the Site were provided to Golder. Golder consulted these reports to develop an understanding of the environmental conditions at the Site and surrounding properties.

- “Phase II Environmental Site Assessment, Booth Centennial Healthcare, Linen Services Ltd., 30 Booth Avenue, Toronto, Ontario”, project number 971-8281, prepared by Golder for Miller Thomson, Barristers & Solicitors, dated October 1997 (“1997 Phase II ESA”);
- “Indoor Air Quality Assessment, 21 Don Valley Parkway, Toronto, Ontario”, project number 65166.002, prepared by Pinchin Environmental Ltd. (“Pinchin”) for McMillan LLP, dated July 8, 2011 (“2011 IAQ Report”);
- “Phase II Environmental Site Assessment, 21 Don Valley Road, Toronto, Ontario”, project number 65166.001, prepared by Pinchin for McMillan LLP, dated July 25, 2011 (“2011 Phase II ESA”);
- “Phase II Environmental Site Assessment, 30 Booth Street, Toronto, Ontario”, project number 109864, prepared by Pinchin for Don Valley Booth Limited, dated December 17, 2015 (“2015 Phase II ESA”);
- “Due Diligence Risk Assessment of 21 Don Roadway, Toronto, Ontario”, project number 20-22295, prepared by Intrinsic Environmental Sciences Inc. for First Gulf Don Valley Limited, dated July 2016 (“2016 Intrinsic Report”);
- “Phase One Environmental Site Assessment, 21 Don Roadway & 30 Booth Avenue, Toronto, Ontario”, project number 200923, prepared by Pinchin for First Gulf Don Valley Limited, dated April 7, 2017 (“2017 Phase One ESA”);
- “Screening Level Risk Assessment, East Harbour Development, Soap Building Lands, Toronto, Ontario”, project number 200923.007, prepared by Pinchin for First Gulf Don Valley Limited, dated December 18, 2018 (“2018 SLRA Report”);

- “Phase II Environmental Site Assessment, 21 Don Roadway, 30 Booth Avenue and 375 & 385 Eastern Avenue, Toronto, Ontario”, project number 200923.002, prepared by Pinchin for First Gulf Don Valley Limited, dated July 15, 2019 (“2019 Phase II ESA”);
- “Ex Situ Smoldering (STARx) Treatability Study Report to Treat Impacted Soils from the Property Located at 21 Don Valley Parkway, in Toronto, Ontario”, prepared by Savron Smoldering Solutions for First Gulf, dated July 15, 2019 (“2019 Ex-Site Smouldering Report”);
- “Geotechnical Investigation and Engineering Report, Phase I” project number 1-17-0952-08-Ph.1-Geo, prepared by Terraprobe Inc. for First Gulf Corporation, dated April 18, 2019 (2019 Geotechnical Investigation Phase I);
- “Geotechnical Investigation and Engineering Report, Phase 2” project number 1-17-0952-08-Ph.2-Geo, prepared by Terraprobe Inc. for First Gulf Corporation, dated April 18, 2019 (2019 Geotechnical Investigation Phase 2). and,  
 “Hydrogeological Review Summary and Report, East Harbour- Phase B & C, 21 Don Valley Parkway North, Toronto, Ontario” project number 1-17-0952-46-BC, prepared by Terraprobe Inc. for First Gulf Don Valley Ltd., dated December 20, 2018 (2018 Hydrogeological Review).

While technical peer reviews of the reports were not completed, noteworthy findings from these reports are summarized in the following sections.

## 1997 Phase II ESA

- Golder was retained by Miller Thomson, Barristers & Solicitors to conduct a Phase II ESA for the property located at 30 Booth Avenue (southeast portion of the Phase One Property);
- At the time of the 1997 Phase II ESA, the property was used as a linen service for hospitals and a portion of the building was rented by Medispose, which received and sterilized medical waste;
- The 1997 Phase II ESA was carried out to investigate issues identified from a review of previous investigations by others and a walk through completed by Golder;
- Golder identified the following issues of potential environmental concern:
  - Historical ownership of the property by Consumer’s Gas Co. and use of the property as a coal gasification plant;
  - The location of the property in an industrial area; and,
  - The presence of several small piles of suspected fill on the southwest corner of the property;
- The Phase II ESA consisted of drilling 16 boreholes across the property ranging in depth from approximately 0.9 to 8.2 metres below ground surface (“mbgs”) between September 17 and 22, 1997 and installing three monitoring wells on the northwest corner of the property (BH1), the northeast corner of the property (BH16), and the southern portion of the property (BH10). Monitoring well depths ranged from 4.1 to 4.5 mbgs;
- The stratigraphy of the property consisted of native soils of soft to firm clayey silt, clayey silt till, and silty clay till overlain by 0.5 to 6.1 m of black silty sand fill materials containing coal fragments and slag. The black fill layer was overlain by up to 1.2 m of brown sandy silt and clayey silt topsoil. A layer of dark brown, fibrous

peat was present at some locations, with thicknesses of 0.4 to greater than 3.0 m, and at depths ranging from 2.7 to 8.2 mbgs;

- Groundwater levels were reported between 1.43 m and 2.50 m below grade, indicating a groundwater flow to the south to southeast on this portion of the Phase One Property;
- Soil samples were collected from every borehole (except BH13) and submitted for analysis of polycyclic aromatic hydrocarbons (“PAHs”), benzene, toluene, ethylbenzene, and xylene (“BTEX”), total petroleum hydrocarbons (“TPH”), and metals;
- Groundwater samples were collected from all three monitoring wells and submitted for analysis of PAHs, BTEX, TPH, and metals;
- Evidence of coal tar impact, including odours, traces of coal tar, and sheen were observed in soil samples at BH1 through BH10. Coal tar impact was found in a peat layer as deep as 7.2 m in BH2;
- Analytical results indicated widespread exceedances of PAHs, BTEX, and TPHs, in soils across the property, and one exceedance of beryllium at BH10; and,
- Analytical results indicated exceedances of PAHs in groundwater on the western and southern portions of the Site. No exceedances of BTEX, TPH or metals were identified.

## 2011 IAQ Report

- Pinchin Environmental Ltd. (“Pinchin”) was retained by McMillan LLP to complete an indoor air quality analysis at several buildings located at 21 Don Roadway;
- A total of six air samples (including three duplicates) were collected and analysed;
- The sampling locations were:
  - Interior of the Finishing House (primary and duplicate sample);
  - Interior of the Warehouse (primary and duplicate sample); and
  - An ambient air sample collected from the northeast side of the property (primary and duplicate sample);
- Air samples were collected over a 24-hour sampling period between June 16 and 17, 2011;
- The air samples were analyzed for BTEX, petroleum hydrocarbon (“PHC”) fractions 1 and 2 (“F1 and F2”);
- Analytical results indicated that benzene concentrations inside the Finishing House were above the standards in place at that time for indoor air quality. All other parameters were detected but reportedly below the criteria; and,
- Pinchin recommended increased ventilation and further air sampling within the Finishing House.

## 2011 Phase II ESA

- Pinchin was retained by McMillan LLP to carry out a Phase II ESA for the property located at 21 Don Roadway (western portion of the Phase One Property);
- The 2011 Phase II ESA was completed to assess potential issues of environmental concern in relation to the potential acquisition and re-development of the property;



- At the time of the 2011 Phase II ESA, the property was occupied by Lever Brothers Ltd., a manufacturer of soaps and detergents, however manufacturing activities had reportedly ceased in April 2009;
- The property consisted of eight buildings related to the former soap manufacturing use and included a finishing building, liquids storage building, chemithon/sulphonation building, boiler house, warehouse, carpenter shop, health centre, and guard house;
- As part of the 2011 Phase II ESA, Pinchin reviewed a 2010 semi-annual environmental management and monitoring report prepared by O'Connor Associates Environmental Inc. for the property which indicated that:
  - dense non-aqueous phase liquid ("DNAPL") was present in monitoring wells BH16, BH18, and BH32;
  - Concentrations of PAHs in groundwater above the standards in place at that time at monitoring wells BH24, BH25, and BH31; and
  - A measurable thickness (<1 mm) of light non-aqueous phase liquid ("LNAPL") was reportedly detected at the property previously;
- As part of the 2011 Phase II ESA, 19 boreholes, each of which were equipped with monitoring wells, were drilled across the property (BH/MW101 through BH/MW119);
- The stratigraphy at the property consisted of surficial fill materials underlain by buried coal and native silty clay to a maximum depth of 4.6 mbgs. The thickness of buried coal ranged from 0.9 to 2.1 m;
- Groundwater levels were reported between 0.00 m and 2.43 m below grade. Groundwater flow was noted to be to the south towards Lake Ontario, with inferred groundwater flow direction near the west Site boundary to the Don River (west of the Site);
- Hydrocarbon sheen was reportedly observed in buried coal at BH/MW101, BH/MW102, BH/MW114, and BH/MW117 to BH/M119. Additionally, red viscous hydrocarbon liquid was observed within macropores of silty clay deposits on the eastern portion of the property at BH/MW108, BH/MW111, BH/MW118, and BH/MW119;
- Soil samples were collected from each of the 19 boreholes drilled between June 15-17, 2011 and June 22-23, 2011;
- Groundwater samples were collected from 43 previously installed wells and from the 19 newly installed wells;
- DNAPL was observed at BH16 and BH18 on the northeast portion of the Site, as well as in 13 other wells across the Site. It was indicated that DNAPL was likely also present at MW108, MW118, and MW119;
- Concentrations of BTEX, PHCs, and PAHs in multiple soil and groundwater samples exceeded the applicable 2011 MOE Table 3 Full Depth Site Condition Standards for an industrial/commercial/community property, coarse textured soils ("the Table 3 Standards");
- Concentrations of lead in soil also exceeded the Table 3 Standards at BH/MW110;
- Concentrations of trichloroethylene ("TCE") in groundwater also exceeded the Table 3 Standards at MW112;

- Concentrations of sodium in groundwater also exceeded the Table 3 Standards at BH9, BH35, MW110, and MW112;
- Subsurface impacts of BTEX, PHCs, and PAHs were attributed to the former use of the property as a coal gasification plant; and,
- It was recommended that a Remedial Technology Evaluation be completed for the property.

## 2015 Phase II ESA

- Pinchin was retained by Don Valley Booth Limited to carry out a Phase II ESA at 30 Booth Avenue (southeast portion of the Phase One Property);
- The 2015 Phase II ESA was required as part of due diligence requirements in relation to the potential acquisition and financing of the property. It was also indicated that the property may be re-developed with adjacent properties as part of a larger development;
- The 2015 Phase II ESA was completed between November 12 and 26, 2015 and consisted of advancing 13 exterior boreholes, and two interior boreholes, all of which were completed as monitoring wells;
- Boreholes were advanced to a maximum depth of 11.43 mbgs;
- Stratigraphy consisted of sand and gravel fill to a maximum depth of 3.66 mbgs. Native subsurface material underlying the fill was observed to generally consist of clayey silt, sandy silt and silt that extended to the maximum borehole depth of 11.43 mbgs;
- Groundwater levels were reported between 1.42 and 2.49 m below grade; the direction of groundwater flow was not reported;
- Evidence of non-aqueous phase liquid (“NAPL”) was observed during groundwater monitoring and sampling, with the exception of MW09;
- Soil and groundwater samples were submitted for analysis of volatile organic compounds (“VOCs”), PHCs, PAHs, and/or metals. The analytical results were compared to the Table 3 Full Depth Generic Site Condition Standards for an industrial / commercial / community property use, medium/fine textured soils;
- Analytical results indicated that soil concentrations of PHCs, VOCs, PAHs, and metals exceeded the standards at all borehole locations with the exception of BH09;
- Analytical results indicated that groundwater concentrations of PHCs, VOCs, and PAHs exceeded the standards at all monitoring well locations with the exception of MW09. No metal exceedances were identified in groundwater; and,
- Soil and groundwater impacts were attributed to historical operations at the property and it was indicated that a Remedial Technology Evaluation should be completed in conjunction with the remedial strategy developed for the adjacent properties.

## 2016 Intrinsic DDRA

- Intrinsic Environmental Sciences Inc. (“Intrinsic”) was retained by First Gulf Don Valley Limited (“First Gulf”) to complete a due diligence risk assessment (“DDRA”) for the property located at 21 Don Roadway (western portion of the Phase One Property);

- At the time of the DDRA, the property was to be re-developed with commercial, institutional, and parkland spaces;
- The due diligence risk assessment was carried out to assess potential risks to human and ecological receptors from contaminants in soil and groundwater that were identified in previous investigations for the property;
- Potential risks to human receptors from contaminants in soil and groundwater via the direct contact (ingestion and dermal contact) and inhalation pathways were identified;
- A combination of risk management measures (“RMMs”) including barriers to soils on the property, the use of personalized protective equipment (for construction workers), and vapour mitigation was recommended along with remedial excavation to mitigate these identified risks;
- Potential risks to ecological receptors were identified from contaminants in soil. It was concluded that excavation and the installation of barriers to soils on the property would sufficiently address these potential risks;
- Potential risks to off-site aquatic receptors were identified from contaminants in groundwater. Targeted remediation for areas containing free-phase product was recommended. It was noted that it may be beneficial to install reactive barriers along the downgradient property boundaries if concentrations of COCs don’t improve. Additionally, it was noted that consideration should be given to the installation of reactive barriers along the upgradient property boundary to the northeast to treat impacted groundwater migrating on to the property from off-site sources; and
- Future redevelopment includes plans for a flood protection berm between the property and the Don River. This would act to prevent potential contamination from surface run-off of soils.

## 2017 Phase One ESA

- Pinchin was retained by First Gulf Don Valley Limited to complete a Phase One ESA for the majority of the current Phase One Property (excluding the northwest boundary);
- At the time of the 2017 Phase One ESA, the property consisted of an out-of-use soap/detergent factory (21 Don Roadway) and a warehouse building used for television and movie production (30 Booth Avenue);
- The first developed use of the property was prior to 1884 when it was developed with several cattle sheds and small buildings. The property was also inferred to be used for agricultural purposes until 1913. From 1913 to 2017, the property was used for industrial and commercial purposes and the past uses of the property include:
  - 21 Don Roadway - a petroleum storage and distribution facility (1913 to 1947), soap and detergent manufacturing (1947 to 2009), warehouse and storage facility (2009 to 2017); and
  - 30 Booth Avenue - a coal gasification operation (from 1913 to 1967), hospital laundry (from 1967 to 2009), movie production (2009 to 2017);
- The property was surrounded by commercial, industrial, residential and parkland properties;
- The depth to groundwater was inferred to be 0.00 mbgs to 2.43 mbgs;

- Soil stratigraphy was observed to consist of sand, silty sand, clay and clayey silt. Bedrock was expected to consist of shale, limestone, dolostone, and siltstone at a depth of approximately 11 mbgs;
- A total of 275 potentially contaminating activities (“PCAs”) were identified within the Phase One Study Area, and consisted of 87 PCAs on the property and 188 PCAs off the property;
- The general topography of the property was flat with a gentle slope to the south. Regional groundwater flow is inferred to be south towards Lake Ontario. Local groundwater flow on the west side of the property was expected to be west towards the Don River;
  - Of the 188 PCAs not located on the property, 175 were not considered to result in areas of potential environmental concern (“APECs”) due to their distance and/or location (hydraulically trans-gradient or down-gradient);
  - The remaining 13 PCAs off the property and the 87 PCAs on the property resulted in 100 APECs; and,
- Based on the findings of the 2017 Phase One ESA, Pinchin recommended that a Phase Two ESA be completed.

## 2018 SLRA

- Pinchin was retained by First Gulf to conduct a Screening Level Risk Assessment (“SLRA”) for the northwest portion of 21 Don Roadway;
- The SLRA was conducted for the main manufacturing building (building No. 36), the spray tower building (building No. 43), the slurry plan building (building No. 36T) (conjoined and collectively called the “Soap Building”) and a 10 metre buffer land surrounding the Soap Building;
- An indoor air quality assessment was also completed;
- At the time, the Soap Building was to be re-developed along with other private and public lands resulting in a 60-acre brownfield re-development. The Soap Building specifically was to be retrofitted as an office building;
- The SLRA was conducted for due diligence purposes to assess potential risks to on-site human receptors occupying or visiting the property;
- Previous and on-going environmental investigations identified PHCs, VOCs, PAHs, semi-volatile organic compounds (“SVOCs”), organochlorine pesticides (“OCPs”), polychlorinated biphenyls (“PCBs”), metals and/or inorganics in soil and/or groundwater exceeding the standards;
- Free-phase product has also been observed during drilling and/or groundwater sampling;
- On November 22, 2018, six indoor air samples were collected for PHCs, VOCs, and 1&2-methylnaphthalene analysis;
- Analytical air results indicated that all parameters were below the applicable health based indoor air criteria;
- Human health risks were identified for exposure of Outdoor Workers via direct contact with soil and for exposure of Subsurface Workers via direct contact with soil, groundwater, and free-phase product within a trench, as well as via inhalation of trench air;

- Risk management measures (“RMMs”) were recommended to mitigate the identified risks and included a soil cap, sub-slab depressurization system, and a health and safety plan;
- An outdoor air assessment was also recommended to support the conclusions of the SLRA; and
- It was noted that while indoor air results indicated that soil vapour intrusion was not occurring within the Soap Building, the HVAC system was not operational at the time and may alter vapour intrusion rates. Furthermore, the proposed renovations for the Soap Building may also alter vapour intrusion rates.

## 2019 Phase II ESA

- Pinchin was retained by First Gulf to complete a Phase II ESA at the current Phase One ESA Property;
- The 2019 Phase II ESA was completed to support the re-development of the Site;
- At the time of the 2019 Phase II ESA, 21 Don Roadway was comprised of several buildings which made up the former soap/detergent manufacturing facility, 30 Booth Avenue was developed with a warehouse building used for television and movie production, and 375 and 385 Eastern Avenue constituted a narrow parcel of undeveloped land located along the railway lines northwest of the Site. 375 and 385 Eastern Avenue were used to park new vehicles;
- The July 2019 Phase II ESA activities were completed between September 19, 2018 and January 5, 2019 and involved the advancement of 70 boreholes, 59 of which were completed as monitoring wells, as well as the sampling of eleven pre-existing wells;
- Soil stratigraphy encountered at the Site consisted of fill materials of sand and gravel, silty sand, sand, clayey silt, organic material, and/or waste debris including but not limited to coal, brick, concrete or glass to depths ranging from approximately 0.3 to 9.14 mbgs. Native soil consisted of clayey silt with some sand or sandy clayey silt and was encountered beneath the fill up to a depth of 11.9 mbgs;
- Ground water levels ranged between 0.7 to 2.4 mbgs. Regional groundwater flow was expected to be to the south. Localized groundwater flow on the west portion of the Site was expected to be to the west;
- Soil samples were submitted for analysis of VOCs, PHCs, PAHs, base/neutrals and acids extractables (“ABNs”), metals, inorganics, electrical conductivity (“EC”), sodium adsorption ratio (“SAR”), methyl mercury, OCPs, PCBs, oil and grease, ammonia, sulphide, sulphate, and phosphorous;
- Groundwater samples were submitted for analysis of PHCs, VOCs, PAHs, ABNs, metals, inorganics, methyl mercury, OCPs, PCBs, oil and grease, ammonia, the sum of nitrite and nitrate, sulphide, sulphate and phosphorous, glycols and fatty acids, and resins;
- LNAPL free product was reportedly observed on one or more occasions in monitoring wells MW114, MW205, MW211, MW223, MW227 AND MW237;
- DNAPL free product was reportedly observed on more than one occasion in monitoring wells MW114, MW203, MW204, MW205 AND MW214. The presence of DNAPL was inferred where oil staining, droplets, or soaking was observed in soil samples collected at depth in native soils;
- Analytical results were compared to the Table 3 Standards for residential/parkland/institutional land use, coarse-textured soils;

- Soil analytical results indicated exceedances of PHCs, VOCs, PAHs, ABNs, metals, inorganics, EC, SAR, methyl mercury, OCPs, and PCBs at multiple borehole locations across the Site;
- Groundwater analytical results indicated exceedances of PHCs, VOCs, PAHs, ABNs, metals, and inorganics at multiple monitoring wells across the Site; and,
- It was indicated that further investigations are required to delineate contaminants vertically and horizontally.

### 2019 Ex-Site Smouldering Report

- Savron Smouldering Solutions completed a treatability study for the application of ex situ smouldering (STARx) to treat petroleum hydrocarbon impacted soils from the property located at 21 Don Roadway;
- Two soils samples were submitted for the treatability testing. The two soil samples included “MW211 soil” from southeast of the Warehouse Building and “MW237 soil” from east of the Finishing Building;
- Following the treatability testing, pre-test and post-test analytical results were compared to the Table 3 Standards;
- Analytical results indicated that self-sustaining smouldering combustion was observed for both MW211 soil and the co-treated soils (50:50 mixture of MW211 and MW237 soils);
- It was concluded that STARx could be successfully applied at the Site to address organic contaminants in soil. Smouldering treatment resulted in concentration reductions of all measured hydrocarbons, PAHs, VOCs and SVOCs below the Table 3 Standards; however, it is noted that the process resulted in elevated pH, conductivity and some metals parameters above the Table 3 Standards;
- Self-sustaining smouldering was not observed in MW237 soils, but it was concluded that the STARx could successfully be applied to soils of similar material at a larger scale, or the soils could be used in a co-treatment process as demonstrated with the 50:50 mix; and,
- It was recommended that a pilot test be conducted to collect additional data for a scale design, costing, and operation of a STARx system.

### 2019 Geotechnical Investigation Phase I and 2

- In April of 2019, Terraprobe Inc. conducted a geotechnical investigation on northwest and north-central portions of the site (Phase I and 2 area);
- Terraprobe supervised the advancement of twenty-six exploratory boreholes and the installation of thirteen supplementary monitoring wells. Four main stratigraphic units were encountered in the boreholes: a layer of fill underlain by zones of lake sediments and native clayey silt, underlain by a glacial till deposit, overlying bedrock of the Georgian Bay Formation;
- The depth to groundwater across the site ranged from 0.9 to 5.5 mbgs; and,
- In nine boreholes fully weathered to partially weathered bedrock was observed to range from 0.3 to 1.6 m thick and the transition to sound/unweathered bedrock was encountered at depths of 11.0 to 13.0 mbgs. Terraprobe did not note the presence of indications (stains or phase separated product) of environmental impact in the boreholes or bedrock cores and no stains or phase separated product were visible in the bedrock core photographs included in the report.

## 2018 Hydrogeological Review

- Terraprobe was retained by First Gulf Don Valley Ltd. to conduct a hydrogeological review for the proposed redevelopment of East Harbour- Phase B and C located at 21 Don Roadway in Toronto;
- The scope of work included advancement of 27 boreholes to depths ranging from 9.8 m to 14.5 m, concurrent with the geotechnical investigations referenced above;
- The stratigraphy encountered at the Site consisted of earth fill, organic deposits, clayey silt, clayey silt glacial till and shale and limestone bedrock of the Georgian Bay Formation;
- Groundwater and surface drainage flow was reported to be towards the south; and
- The estimated hydraulic conductivity (calculated using slug test data) of the Georgian Bay Formation shale and limestone bedrock was  $3.95 \times 10^{-7}$  m/s and the, clayey silt and clayey silt glacial till was  $8.54 \times 10^{-9}$  m/s.

## 4.2 Environmental Source Information

As part of the 2017 Phase One ESA completed for the Site, Pinchin contracted EcoLog Environmental Risk Information Services Ltd. ("ERIS") to conduct a search of environmental sources, including federal, provincial and private sector databases, for information on the Phase One Property and Phase One Study Area. Golder completed a review of this EcoLog ERIS report which was provided as an appendix to the 2017 Phase One ESA.

### Phase One Property

The EcoLog ERIS report contained the following noteworthy listings for the Phase One Property:

#### 21 Don Valley Roadway

- The property was listed with several approvals for industrial air emissions between 1987 and 2004;
- The Site was listed in the National Pollutant Release Inventory database between 1993 and 2008 for the release of one or more of the following substances to the air: nitrogen oxides, nitrous oxide, diethylene glycol butyl ether, carbon dioxide, hydrotreated heavy naphtha, sulphur dioxide, methane, 134a hydrofluorocarbon, volatile organic compounds, nitrilotriacetic acid (and its salts), particulate matter, formaldehyde, zinc and sulphuric acid;
- The following releases were reported at the Site:
  - A release of 100 L of sump water to asphalt, dirt and catch basin in 1997 due to a pipe/hose leak;
  - An unknown volume of sump water to the asphalt and catch basin in 1997 due to equipment failure;
  - An unknown volume of fabric softener from an underground pipe leak in 2005;
  - A release of 2,000 L of propylene glycol to the sanitary sewer in 2005 due to a fire/explosion;
  - A release of 300 L of sulfonic acid to the ground in 2007 due to a pipe/hose leak;
  - A release of an unreported quantity of sulfonic acid in 2008 due to tampering with a railcar;
  - A release of an unreported volume of process effluent to the sanitary sewer in 2008 due to a process upset;



- A release of 20,000 L of oily water in 2015 due to equipment failure (this release is further discussed in Section 4.2.1);
- Lever (later Korex Don Valley ULC) was listed under hazardous waste generator number ON0171007 and ON2489202 between 2000 and 2009 for the generation of one or more of the following: acid waste – heavy metals, alkaline wastes – heavy metals, alkaline wastes – other metals, alkaline phosphates, brines, chlor-alkali wastes, paint/pigment/coating residues, other specified inorganics, inorganic laboratory chemicals, aliphatic solvents, halogenated solvents, halogenated pesticides, PCBs, oil skimmings & sludges, waste oils & lubricants, pharmaceuticals, detergents/soaps, graphic art wastes, pathological wastes, organic laboratory chemical, organic acids, waste compressed gases;
- S. Funtig & Associates Inc. was listed under hazardous waste generator number ON8766561 in 2010 for the generation of detergents/soaps, other inorganic acid wastes, alkaline wastes – other metals, light fuels, aliphatic solvents, organic acids, other specified inorganics, oil skimmings & sludges;
- Unilever Canada Inc. was listed under hazardous waste generator number ON4600725 between 2006 and 2012 for the generation of one or more of the following: heavy fuels, organic laboratory chemicals, organic acids, paint/pigment/coating residues, waste oils & lubricants, aliphatic solvents, light fuels, waste compressed gases, heavy fuels, alkaline wastes – other metals, other specified inorganics, inorganic laboratory chemicals, oil skimmings & sludges, detergents/soaps, other inorganic acid wastes;
- First Gulf Don Valley Limited was listed under hazardous waste generator number ON2913737 between 2013 and 2015 for the generation of one or more of the following: paints/pigments/coating residues, detergents/soaps;
- Jellystone Films Inc. was listed under hazardous waste generator number ON3701724 in 2015 for the generation of waste oils & lubricants, light fuels and aliphatic solvents. Based on the operations of this company (film studio), the generation of these hazardous wastes are not anticipated to represent a PCA for the Phase One Property; and
- Enbridge Gas Distribution Inc. was listed under hazardous waste generator number ON7077830 in 2015 for the generation of oil skimmings & sludges.

### 30 Booth Avenue

- The property was listed with several approvals for industrial air emissions between 1988 and 1996;
- Medispose Inc. was listed under hazardous waste generator number ON2098100 between 1995 and 2001 for the generation of pharmaceuticals and pathological wastes. Medispose Inc. was also listed as a waste transfer station (processing) in 1996 for pharmaceuticals and pathological wastes. In addition, Medispose Inc. was listed with approvals for air emissions in 1996 for microwave treatment for biomedical wastes;
- Mid-Tech Environmental Limited was listed as a waste transfer station (processing) between 1996 and 1998 and 2006 and 2008 for one or more of: emulsified oils, pharmaceuticals and pathological wastes;
- Lakeshore Laundry & Linen Concept Ltd. was listed under hazardous waste generator number ON2383100 between 1998 and 2001 for the generation of waste oils & lubricants;
- Booth Avenue Hospital Laundry Inc. was listed under hazardous waste generator number ON1493200 between 1992 and 2001 for the generation of waste oils & lubricants;



- SP Canadian Film Productions Inc. was listed under hazardous waste generator number ON3300909 in 2009 for the generation of paint/pigment/coating residues. Based on the operations of this company (film studio), the generation of these hazardous wastes is not anticipated to represent a PCA for the Phase One Property;
- Ainsworth Incorporated was listed under hazardous waste generator number ON4673547 in 2009 and 2011 for the generation of aliphatic solvents; and
- GEP Productions Inc. was listed under hazardous waste generator number ON3026170 between 2010 and 2013 for the generation of one or more of the following: paint/pigment/coating residues, waste compressed gases, petroleum distillates. Based on the operations of this company (film studio), the generation of these hazardous wastes are not anticipated to represent a PCA for the Phase One Property.

### **Other Site Records**

- Lafarge Canada was listed at 397 Eastern Avenue, inferred to be present day 385 Eastern Avenue (northwest portion of the Site), and was listed under hazardous waste generator ON0213919 between 1989 and 1994 (no waste classes were listed);
- Twelve boreholes were reportedly advanced at the Site between 1946 and 1965 for geotechnical/geological investigation purposes, to depths ranging from 9.2 to 15.3 m below grade. Stratigraphy was generally described as fill, clay, silt and gravel overlying shale and limestone. Depth to bedrock was reported between 9.7 and 11.2 m below grade; depth to water was reported at 0.7 m below grade at one location; and,
- Seventeen monitoring wells were reportedly advanced on the Site between 2009 and 2015 to depths ranging from 4.6 to 16.5 m below grade. Generally, stratigraphy was described as fill, sand, silt and clay overlying shale. Depth to bedrock was reported at one location at 11 m below grade; depth to groundwater was not reported.

### **Surrounding Properties**

The EcoLog ERIS report included the following noteworthy listings (i.e. listing contributing to a PCA) for the surrounding properties:

#### **North**

- Toronto Station B Gas Works, previously located immediately northeast of the Site, was listed as a coal gasification plant in operation between 1909 and 1954. It was reported that the gas plant property had been occupied by Consumers Gas Co., Lever Brothers Ltd., Old Country Coal Lot Inc., The Corporation of the City of Toronto, Booth Avenue Hospital Laundry Inc., Canadian National Railways Ltd., George Weston Ltd., and Loblaws Ltd. The plant had previously produced gas by both coal carbonization and carbureted water gas process. It was noted that historically most of the ammonia liquor and tar was sold as a by-product and did not remain on the property but was removed via pipeline or train tanker. The gas plant property has been undergoing redevelopment since 1962. The City of Toronto constructed a works yard on the gas plant property in 1976 and identified large volumes of waste materials at several locations. In addition, in 1977 it was reported that between 340 and 450 m<sup>3</sup> of oil-tar substance was discovered in a 23 m deep tank. In 1979, liquid bituminous waste (at least 34 m<sup>3</sup> of waste material) was discovered in a large sump near the western boundary of the works yard. It was reported that at least seven tar or ammonia liquor USTs were located on this property. It was considered possible that additional waste contained in buried tanks and environmental impact may remain in place;

- City of Toronto Department of Parks & Recreation, located at 50 Booth Avenue (immediately northeast), was listed under hazardous waste generator numbers ON0173805 and ON0173843 between 1986 and 2016 for the generation of one or more of the following: oil skimmings & sludges, halogenated pesticides, organic laboratory chemicals, inorganic laboratory chemicals, non-halogenated pesticides, waste oils & lubricants, petroleum distillates, phenolic wastes, light fuels, aromatic solvents, paint/pigment/coating residues, alkaline wastes – heavy metals, aliphatic solvents;
- Two gasoline tanks were formerly present at 378 Eastern Avenue (present day 398 Eastern Avenue, 20 m north), installed in 1927 and 1930;
- Two gasoline tanks were formerly present at 398 Eastern Avenue (20 m north), installed in 1928 and 1932;
- City Gas Bar, also at 398 Eastern Avenue, was listed in the TSSA Expired Facilities database with expired liquid fuel tanks and associated piping. It was noted that items which have been listed in the expired facilities database have been removed;
- Applebee Auto Wreckers, located at 361 Eastern Avenue (40 m north), was listed as an automobile wrecking and recycling facility;
- The property at 299 Eastern Avenue (50 m north), was listed with various tanks, including two gasoline tanks installed in 1930; one chemical storage tank installed in 1932; two chemical storage tanks installed in 1933; one soap oil tank installed in 1934; one vegetable oil tank installed in 1934; four gasoline tanks installed in 1935; four oil storage tanks installed in 1935;
- The former Sunlight Soap factory (50 m north), reported various releases including: 2,350 L of fuming sulfuric acid in 1976 (80% recovered); animal fat in 1983; 6.2 tonnes of sulfuric acid in 1985 (100% recovered); unreported quantity of PCBs in 1983 (80% recovered); 4 tonnes of surfactant in 1987; 0.45 tonnes of nitrilotriacetic acid in 1987 (100% recovered); 214 L of surfactant in 1983; 455 L of glycerol in 1984 (80% recovered); and, 0.4 tonnes of sodium ethyl sulfate in 1987 (50% recovered);
- BMW Canada, located at 11 Sunlight Park Road (50 m north), was listed under hazardous waste generator number ON7547361 in 2016 for the generation of waste oils & lubricants;
- Two Hands Realty Inc., located at 9 Sunlight Park Road (50 m north), was listed in the National PCB database for 1,779 L of askarel PCBs in use in a transformer (1989 and 1997);
- Swedish Motors, located at 356 Eastern Avenue (60 m north), was listed as an automobile wrecking & recycling facility;
- Wild Walls Inc., located at 353 Eastern Avenue (80 m north), was listed under hazardous waste generator number ON1052400 between 1988 and 1998 for the generation of paint/pigment/coating residues;
- Diamond State Fibre Co., located at 350 Eastern Avenue (85 m north), was listed with a fuel oil tank installed in 1931;
- Yabu Pushelberg, located at 415 Eastern Avenue (95 m north), was listed under hazardous waste generator number ON8597770 in 2009 for the generation of light fuels and oil skimmings & sludges;
- Petro Partners, located at 7 Dibble Street (90 m north), was listed under hazardous waste generator number ON9885759 between 2002 and 2004 for the generation of light fuels and oil skimmings & sludges;

- Betmar Truck Services Ltd., also located at 7 Dibble Street, was listed with a private fuel tank in 1993; no further details were provided;
  - Petro Partners, also located at 9 Dibble Street (100 m north), was listed with a 500 L fiberglass fuel oil tank in 1996;
  - R.G. Dibble Company Limited, also located at 9 Dibble Street, was listed under hazardous waste generator number ON9203161 between 1986 and 2005 for the generation of one or more of: light fuels, heavy fuels;
  - An unknown source of diesel fuel released to the ground was reported between 19 and 23 Lewis Street (120 m north) in 2010;
  - City of Toronto, at 433 Eastern Avenue (associated with 50 Booth Avenue, immediately northeast), was listed with the following six tanks: three 18,466 L, single-walled, steel, gasoline-containing USTs installed in 1979; one 18,466 L single-walled, steel, diesel-containing UST installed in 1979; one 45,000 L double-walled, fiberglass, gasoline-containing UST installed in 1997; and, one 50,000 L double-walled, fiberglass, diesel-containing UST installed in 1997;
  - City of Toronto was also listed under hazardous waste generator numbers ON9053900 and ON0173895 between 1992 and 2016 for the generation of one or more of the following: acid waste – heavy metals, other specified inorganics, petroleum distillates, light fuels, oil skimmings & sludges, paint/pigment/coating residues, waste oils & lubricants, organic laboratory chemicals, waste compressed gases;
  - Toronto Public Works, also located at 433 Eastern Avenue, was listed under hazardous waste generator number ON0173800 between 1986 and 2001 for the generation of one or more of the following: other specified inorganics, inorganic laboratory chemicals, aromatic solvents petroleum distillates, light fuels, halogenated solvents, paint/pigment/coating residues, PCBs, waste oils & lubricants, organic laboratory chemicals, waste compressed gases;
  - Toronto Public Works was also listed in the National PCB database for the storage of PCBs for disposal in 1995, 1996, 1998, 1999, 2000 and 2003;
  - The property at 433 Eastern Avenue also reported releases of diesel fuel to the ground in 1989 (20 L) and 2005 (15 L), as well as an unknown source of diesel released to the ground in 2010;
  - Nymoc Products Co., located at 24 McGee Street (130 m north), was listed in the chemical registry database; no further details were provided;
  - The property at 74 Logan Avenue (150 m northeast), was listed with a gasoline tank in 1927;
- Peter Detering, located at 410 Eastern Avenue (180 m north), was listed with approval for industrial air emissions related to the installation of a combination spray booth and oven machine;
- Carstar Toronto Eastern Avenue Inc., located at 344 Eastern Avenue (125 m north), was listed with approval for an automotive refinishing facility in 2014;
  - Dominion Storage & Warehouse Co., located at 20 Sunlight Park Road (180 m north), was listed with six gasoline tanks installed in 1928 (it was not specified if these tanks were located above or below grade);

- Mini Toronto, also located at 20 Sunlight Park Road, was listed in 2016 under hazardous waste generator number ON6747824 for the generation of waste oils & lubricants;
- Ontario Salvage Limited, located at 21 Broadview Avenue (190 m northwest), was listed under hazardous waste generator number ON0563600 between 1986 and 2001 for the generation of acid waste – heavy metals;
- SLR Consulting (Canada) Ltd., also located at 21 Broadview Avenue, was listed under hazardous waste generator number ON8409347 between 2007 and 2008 for the generation of oil skimmings & sludges;
- The property located at 50 Morse Street (200 m northeast) was listed with a release of 100 L of furnace oil from a tank in 1993; and,
- The property at 102 Logan Avenue (200 m northeast) reported diesel fuel in a storm sewer from an unknown source in 1993.

### East

- Consumers' Gas Company Ltd. (later Enbridge Gas Distribution Inc.), located at 405 Eastern Avenue (immediately east of the northern portion of the Site), was listed under hazardous waste generator number ON0060803 between 1986 and 2016 for the generation of one or more of the following: waste oils & lubricants, paint/pigment/coating residues, acid waste – heavy metals, polymeric resins, alkaline wastes – heavy metals, organic laboratory chemicals, PCBs, inorganic laboratory chemicals, oil skimmings & sludges, aliphatic solvents, heavy fuels, other laboratory chemicals, other specified inorganics, inorganic laboratory chemicals, aromatic solvents, waste compressed gases;
- V.F.C. located at 25 Booth Avenue (20 m east), was listed under hazardous waste generator number ON6250855 in 2007 and 2008 for the generation of paint/pigment/coating residues, organic laboratory chemicals, waste compressed gases;
- Toronto Art Lamp, located at 26 Logan Avenue (55 m east), was listed under hazardous waste generator number ON2635000 between 2001 and 2005 for the generation of aliphatic solvents;
- Purolator Courier Limited, located at 45 Logan Avenue (110 m east), was listed under hazardous waste generator number ON0223829 between 1989 and 2005 for the generation of one or more of the following: petroleum distillates, oil skimmings & sludges, waste oils & lubricants, inorganic laboratory chemicals, inert inorganic wastes, aliphatic solvents, pharmaceuticals, organic laboratory chemicals, pathological wastes, waste compressed gases;
- Brinks Canada Ltd., located at 55 Logan Avenue (110 m east), was listed in the TSSA Expired Facilities database with expired liquid fuel tanks and associated piping. Brinks Canada Ltd. was also listed with a private tank with a capacity of 45,460 L; it was not indicated if the tanks were above or below ground and what the tank was used to store;
- Brinks Canada Ltd. was also listed under hazardous waste generator number ON0039200 between 1986 and 2006 for the generation of one or more of the following: acid waste – heavy metals, light fuels, aliphatic solvents, detergents/soaps, other specified inorganics, petroleum distillates, oil skimmings & sludges and waste oils & lubricants;

- 3052690 Nova Scotia Limited, also listed at 55 Logan Avenue, was listed under hazardous waste generator number ON3498923 in 2006 for the generation of inert inorganic wastes;
- Special Missions Group II Limited, also listed at 55 Logan Avenue, was listed under hazardous waste generator number ON3580603 between 2013 and 2016 for the generation of petroleum distillates;
- Imperial Varnish & Colour Co. Ltd., located at 2-8 Morse Street (170 m east), was listed with one gasoline tank installed in 1921, one gasoline tank installed in 1924, and two gasoline tanks installed in 1926;
- Imperial Varnish and Colour Co. Ltd. was also listed as an oil tar distillation/paint manufacturing facility. It was reported that the property had been occupied prior to 1900 by J.H. Farr Varnish Works, and by Imperial Varnish and Colour Co. Ltd. between 1900 and 1960. It was noted that the property stopped using oil tar as a raw material at some point between 1935 and 1951. The property was currently occupied by Purolator, who operated a processing station and parking yard;
- The property at 44 Morse Street (180 m northeast) was listed with a release of 60 L of mineral oil from a transformer in 2007;
- Purolator Inc., located at 20 Morse Street (185 m east), was listed in the TSSA Expired facilities database with expired liquid fuel tanks and associated piping;
- Purolator Inc. was also listed at 11 Morse Street (215 m east), with expired liquid fuel tanks; two 22,730 L gasoline-containing, single-walled USTs installed in 1975 and expired in 2012;
- Purolator Inc. was also listed under hazardous waste generator numbers ON0223801 and ON0223827 between 1986 and 2016 for the generation of one or more of the following: petroleum distillates, waste oils & lubricants, light fuels, waste compressed gases, paint/pigment/coating residues, aliphatic solvents, oil skimmings & sludges, inorganic laboratory chemicals, organic laboratory chemicals, inert inorganic wastes, pathological wastes, pharmaceuticals, halogenated pesticides, non-halogenated pesticides;
- Morse Street Dump (also Ashbridges & Morse Dump), located at the foot of Morse Street (210 m east), was listed with a dump in the 1880s and 1890s;
- Imperial Oil, located at 805 Lakeshore Boulevard East (215 m east), was listed under hazardous waste generator number ON1855327 in 2005 for the generation of light fuels and oil skimmings & sludges;
- Buchman Lumber, also located at 805 Lakeshore Boulevard East, was listed with a 1,000 L retail tank (contents not described); and,
- The property at 21-31 Morse Street (215 m east) was listed with an RSC with a certification date of March 3, 2011. The property was remaining as residential and applicable standards used included the full depth site condition standards, with non-potable groundwater, medium/fine texture soil, for residential / parkland / institutional property use. There was no Certificate of Property Use filed in association with this RSC.

### South

- Trans-Northern Pipelines Inc., located at 9 Don Roadway (immediately south of the western portion of the Site), was listed under hazardous waste generator number ON5929310 in 2016 for the generation of light fuels and oil skimmings & sludges;

- City of Toronto, located at 6 Booth Avenue (immediately south of the eastern portion of the Site), was listed under hazardous waste generator number ON4980588 in 2016 for the generation of other specified inorganics;
- The area at the foot of Booth Avenue (75 m southeast) was listed as the “Foot of Booth Dump”. This record indicated that in 1894/95 Toronto City Council had agreed to begin filling Ashbridge’s Bay for factory sites, using street cleanings and ashes. It was reported that there was some indication that the foot of Booth Avenue was a major area of dumping activity at that time;
- The area of the former Foot of Booth Dump was later referred to as the McCleary Park Dump (present day McCleary Park, 75 m southeast) in the late 1940s. It was reported that photographs were available which showed a truck spraying large quantities of dichlorodiphenyltrichloroethane (“DDT”) onto the dump in 1948. Dump fires were also reported during the late 1940s;
- The following releases to the railway tracks formerly located immediately south of the Site included:
  - An unreported quantity of hydrogen peroxide from a tank car in 1991 due to a weld/seam failure;
  - 35 kg of sodium sulphate to the ground from a rail car in 1992 due to an equipment failure;
- At the southeast corner of Don Roadway and Lakeshore Boulevard East (85 m south of the western portion of the Site), a combination of diesel and water was reportedly pumped from a sewer in 2012;
- Barrett Co. Ltd., at 701 Lakeshore Boulevard East (formerly 100 m south), was listed with the installation of underground tar feed pipe in 1920, a fuel oil tank and two gasoline tanks installed in 1921, and a fuel oil tank and two gasoline tanks installed in 1936;
- Barrett Co., also previously located at 675 Lakeshore Boulevard East (formerly 100 m south), was listed as a former coal tar distillation plant and roofing felt plant, in operation between 1921 and 1965. Tar storage, distillation and felt saturation were reportedly undertaken on this property. It was reported that during the construction of a bus garage at this location (1981/82) buried fuel tanks were encountered. Creosote and tar were also encountered. Large quantities of oily contaminated fill were removed from the property, and creosote was reportedly seeping into excavations. In addition, it was reported that tar wastes were likely buried at the property;
- Dylex Corporation, at 637 Lakeshore Boulevard East (formerly 100 m south), was listed in the National PCB database with askarel type PCBs in-use in the basement in 1991;
- Imperial Oil Co. Ltd., located at 625 Lakeshore Boulevard East (100 m south), was listed with three gasoline tanks installed in 1926;
- British American Oil Co. Ltd., located at 601 Lakeshore Boulevard East (100 m south), was listed with two gasoline tanks installed in 1924;
- Greyhound Lines of Canada Ltd., located at 685 Lakeshore Boulevard East (100 m south), was with two 45,460 L, single-walled, steel, diesel-containing USTs, installed in 1982;
- The property at 685 Lakeshore Boulevard East was also listed with a release of an unreported quantity of diesel fuel in 2011; it was reported that diesel fuel was found at the storage tank;



- Greyhound also reported releases of 40 L of stove oil to the ground in 1991 from an AST, 10 L of motor oil to the ground in 1992, and 20 L of engine oil to the parking lot in 2011;
- Greyhound was also listed under hazardous waste generator number ON0091300 between 1986 and 2016 for the generation of one or more of the following: acid waste – heavy metals, aliphatic solvents, petroleum distillates, light fuels, oil skimmings & sludges, waste oils & lubricants;
- Chai Kosher Poultry, located at 115 Saulter Street South (200 m south), was listed under hazardous waste generator number ON7483847 in 2005 for the generation of oil skimmings & sludges;
- Hydro One Networks Inc., located on the north side of Villers Street (180 m south of the Site), was listed under hazardous waste generator number ON6407060 in 2005 and 2006 for the generation of other specified inorganics and oil skimmings & sludges;
- Esso Petroleum Canada, located at 185 Villiers Street (200 m south), was listed under hazardous waste generator number ON0000798 between 1990 and 1998 for the generation of light fuels;
- Fielding E & Son, located at 169 Villiers Street (220 m south), was listed with a gasoline tank installed in 1930;
- Commissioners Street Incinerator, located at 400 Commissioners Street (230 m south), was listed in 1969. It was reported that the property produced nine truck loads of fly ash daily at that time. In 1970 it was reported that the plant was to be updated, and could burn 900-1,000 tons daily; and,
- DeLuxe Cab Co., located at 165 Villiers Street (240 m south), was listed with a gasoline tank installed in 1925.

### West

- The City of Toronto, located at 586 Lakeshore Boulevard East (90 m southwest), was listed under hazardous waste generator numbers ON8162407 and ON1631620 between 1993 and 2004 for the generation of PCBs;
- The City of Toronto was also listed in the Provincial and National PCB databases for the storage of askarel PCBs (including ballasts, transformers and soil with PCBs) for disposal in 1995, 1998, 1999, 2000 and 2003;
- Metro Toronto Transportation, also located at 586 Lakeshore Boulevard East, was listed under hazardous waste generator number ON1631620 between 1992 and 1998 for the generation of PCBs;
- Toronto Housing Department, also located at 586 Lakeshore Boulevard East, was listed in the Provincial and National PCB databases for the storage of askarel PCBs (including ballasts, transformers and soil with PCBs) for disposal in 1995 and 1996;
- South Central Inc., also located at 586 Lakeshore Boulevard East, was listed with approval for waste management systems in 2005;
- South Central Inc. was also listed under hazardous waste generator number ON9349784 between 2004 and 2016 for the generation of waste oils & lubricants and paint/pigment/coating residues;
- Corporation of the City of Toronto, located at 572 Lakeshore Boulevard East (140 m southwest), was listed under hazardous waste generator number ON1631633 between 1995 and 2004 for the generation of one or

more of the following: aromatic solvents, paint/pigment/coatings residues, aliphatic solvents, petroleum distillates, light fuels, oil skimmings & sludges, waste oils & lubricants, emulsified oils;

- Canada Packers Inc., Chemicals Division-Chemithon, located at 525 Front Street (175 m west), was listed under hazardous waste generator number ON0044215 between 1986 and 1998 for the generation of one or more of the following: aromatic solvents, halogenated solvents, detergents/soaps, other inorganic acid wastes, inorganic laboratory chemicals, aliphatic solvents, light fuels, waste oils & lubricants, organic laboratory chemicals;
- Canada Packers Inc. was also listed with a release of an unreported quantity of fuel oil from an underground tank leak in 1989;
- A release of an unknown quantity of diesel fuel to the roadway in 1990 on the southbound Don Valley Parkway Ramp to Lakeshore Boulevard East (at least 20 m west);
- It was reported that a mixture of diesel/water was pumped from a sewer located at the southeast corner of Don Roadway and Lakeshore Road East (100 m south) in 2009; and
- Old Don Reclamation, located at the foot of Front Street in the old Don Channel (180 m northwest), was listed as a dump. It was reported that ashes, mud, refuse and scrapings were deposited at this location in the 1880s.

### General Surroundings

- Over 60 groundwater monitoring wells were reported within 250 m of the Phase One Property, several of which were reportedly abandoned. In addition, a test hole and two industrial water wells were reportedly installed in 1952 and 1963. The groundwater monitoring wells were advanced between 2004 and 2015 to depths ranging from 3.71 to 33.5 m below grade. General stratigraphy was described as fill, clay, sand, silt and gravel overlying shale. Bedrock was reported between 11.6 and 32 m below grade; depth to water was reported between 0.6 and 5 m below grade.

#### 4.2.1 Regulatory Requests

A Freedom of Information (“FOI”) request was submitted to the Ministry of the Environment, Conservation, and Parks (“MECP”) for information on historical spills, orders, investigations or prosecutions, waste generation and Certificates of Approval with respect to the Site. A response from the MECP, dated January 30, 2020, included the following noteworthy information:

- An incident report from 2015 provides detail on a release at 21 Don Roadway. The following was reported:
  - A watermain break was reported on October 31, 2015. It was reported that Toronto Water had hired OJCR Construction to dig down and investigate and it was discovered that there was a break in the watermain;
  - It was reported that the water had been shut off and all the water was contained to a pit;
  - The water was reported to have an oily sheen. OJCR Construction hired Clean Harbours, who in turn hired Tesla Environmental Services Inc. to pump out the pit;



- The total release was estimated at 20,000 L of oily water. An emergency generator number (ONS0301) was issued for the off-Site disposal of the oily water, under waste class 251L (oil skimmings & sludges); and,
- Clean up was complete on November 3, 2015, and repairs were made to the watermain. The incident report indicated that no follow up was required and that the file should be closed.

In addition, the Technical Standards & Safety Authority (“TSSA”), Fuels Safety Division maintains records related to registered fuel storage tanks and other petroleum-related infrastructure. Golder was informed by TSSA on November 13, 2019 that there were no records on file pertaining to the Site.

A copy of these responses are provided in Appendix B.

## 4.3 Physical Setting Sources

### 4.3.1 Aerial Imagery

Aerial imagery for the Phase One Property and the surrounding area was reviewed by Golder. Information obtained from the review of the aerial imagery is summarized in the following table.

Year	Phase One Property	Surrounding Area
1947	<p>The western portion of the Site is developed with several large ASTs and supporting structures (similar to the historical FIPs). In addition, the northwest portion of the Site appears to be comprised of disturbed soils and/or fill.</p> <p>The northeastern portion of the Site includes part of a large AST, inferred to be the gas holder noted on the 1935 FIP (see Section 4.1.3).</p> <p>The central portion of the Site is undeveloped and some disturbed soil is present.</p> <p>The southeast portion of the Site is developed with two ASTs and some structures along Booth Avenue, inferred to be the crude oil ASTs noted on the 1935 and 1951 FIPs (see Section 4.1.3).</p> <p>Rail spurs appear to be present in the northwest and southeast portions of the Site.</p>	<p><b>North:</b> An industrial property (Consumers Gas) with several structures immediately northeast of the Site, railway tracks and Eastern Avenue followed by commercial and residential type structures, and some industrial properties to the northwest. An industrial facility (Sunlight Soap) is 50 m northwest of the Site, which had several exterior ASTs.</p> <p><b>East:</b> Booth Avenue followed by several industrial properties and residential dwellings.</p> <p><b>South:</b> Railway tracks followed by Lakeshore Boulevard, several industrial properties (with large ASTs) and some undeveloped land with disturbed soils.</p> <p><b>West:</b> Undeveloped land with disturbed soils and the Don River, followed by industrial properties (some with large ASTs). The Don River is directed to the southwest and several ships/docks are present southwest of the Site.</p>
1950	<p>The western portion of the Site appears to be under development for industrial purposes. The former ASTs noted on this portion of the Site have been removed and structures associated with the former soap manufacturing facility have been constructed (Building Nos. 35, 36 and 38, as well as other smaller structures, see Figure 2A). A water tower has also been constructed. Disturbed soils are present on the western portion of the Site.</p>	<p>Generally as per the 1947 aerial photograph.</p>

Year	Phase One Property	Surrounding Area
	<p>The northeastern portion of the Site has part of a large AST and a second larger AST under construction (similar to the historical FIPs).</p> <p>Some disturbed soils and what appears to be mounded soil is present on the central portion of the Site (south of the new large AST).</p> <p>Two ASTs remain present on the southeast portion of the Site. Several smaller horizontal ASTs have been constructed west of these ASTs, inferred to be the steel propane ASTs noted in the 1951 FIP (see Section 4.1.3). What appears to be a containment area or structure is visible east of the ASTs (cooling tanks noted in the 1951 FIP). The structures previously noted along Booth Avenue are no longer present.</p>	
1956	<p>Construction activities on the western portion of the Site appear to have ceased. The buildings observable on the Site at this time include Building No. 35, 36, 38, 40 and 46. Two water towers are present north and northeast of Building No. 38. Two sets of rail spurs are present entering the south-central portion of the Site and running north towards Building No. 35. Parking areas are present along the western boundary of the Site.</p> <p>The central portion of the Site includes two large ASTs, disturbed/mounded soils, and what appears to be ponded water.</p> <p>The southeast portion of the Site is similar to 1950.</p>	<p>Changes since 1950 include:</p> <ul style="list-style-type: none"> <li>• A road has been constructed immediately west of the Site;</li> <li>• Construction of a new industrial facility immediately east of the northern portion of the Site (present day 405 Eastern Avenue); and,</li> <li>• Additional industrial development south of the Site (south of Lakeshore Boulevard East).</li> </ul>
1959	<p>Changes at the Site since 1956 include:</p> <ul style="list-style-type: none"> <li>• An additional structure (Building No. 41) has been constructed). A rail spur appears to be present entering the south-central portion of the Site and running to the southeast corner of Building No. 41;</li> <li>• Additional features are present on the exterior of the western portion of the Site, including containment areas and ASTs;</li> <li>• The previously noted cooling tanks in the southeast portion of the Site are no longer present;</li> <li>• Additional parking has been constructed along the western boundary of the Site; and,</li> <li>• One of the previously noted railway spurs is no longer present.</li> </ul>	Generally as per the 1956 aerial photograph.

Year	Phase One Property	Surrounding Area
1965	<p>Changes at the Site since 1959 include:</p> <ul style="list-style-type: none"> <li>• Activities and a structure appear to be present in the north portion of the Site (385 Eastern Avenue);</li> <li>• Additional ASTs appear to have been installed on the western portion of the Site;</li> <li>• Additional parking has been constructed on the southwest portion of the Site; and,</li> <li>• The two ASTs previously noted on the southeast portion of the Site have been removed.</li> </ul>	<p>Changes since 1959 include:</p> <ul style="list-style-type: none"> <li>• Some of the structures at the property immediately northeast (Consumers Gas) have been demolished;</li> <li>• The Don Valley Parkway has been constructed west of the Site;</li> <li>• Areas of Eastern Avenue located northwest of the Site have been rerouted further north, and properties in these areas have been demolished;</li> <li>• An elevated roadway is under construction south of the Site;</li> <li>• An inferred gasoline service station has been constructed 100 m south (present day 673 Lakeshore Boulevard East); and,</li> <li>• Some industrial properties west of the Site are no longer present due to the construction of the Don Valley Parkway and the rerouting of Eastern Avenue.</li> </ul>
1968	<p>Changes at the Site since 1965 include:</p> <ul style="list-style-type: none"> <li>• The southeast portion of the Site has been developed with an industrial building, smaller than the present-day structure (30 Booth Avenue);</li> <li>• Disturbed soils and/or fill is present west of the building at 30 Booth Avenue.</li> </ul>	<p>Changes since 1965 include:</p> <ul style="list-style-type: none"> <li>• Exterior storage appears to be present at the property immediately north of 30 Booth Avenue;</li> <li>• Industrial facilities located 110 to 215 m east of the Site have been demolished;</li> <li>• The elevated roadway south of the Site has been completed; and,</li> <li>• Some industrial facilities south of the Site have been demolished.</li> </ul>
1970	<p>Changes at the Site since 1968 include:</p> <ul style="list-style-type: none"> <li>• The large ASTs located on the northern portion of the Site have been removed. Some ponded water appears to be present in these areas, indicating there may have been some below grade areas excavated with the removal of these tanks; and,</li> <li>• An addition to the west side of the building at 30 Booth Avenue has been constructed.</li> </ul>	<p>Changes since 1968 include:</p> <ul style="list-style-type: none"> <li>• Exterior storage noted north of 30 Booth Avenue is no longer present;</li> <li>• An industrial building has been constructed 110 m east (45 Logan Avenue and 10 &amp; 18 Morse Street); and,</li> <li>• A commercial/industrial building has been demolished 20 m north of the Site (present day 398 Eastern Avenue).</li> </ul>
1981	<p>Changes at the Site since 1970 include:</p> <ul style="list-style-type: none"> <li>• An addition to the eastern side of Building No. 41 has been constructed;</li> <li>• One of the previously noted water tanks is no longer present;</li> </ul>	<p>Changes since 1970 include:</p> <ul style="list-style-type: none"> <li>• Development of new structures on the property located immediately northeast of the Site;</li> </ul>

Year	Phase One Property	Surrounding Area
	<ul style="list-style-type: none"> <li>• Building No. 42 has been constructed;</li> <li>• Exterior storage appears to be present in the northeast portion of the Site;</li> <li>• The areas of the former ASTs on the northern portion of the Site which previously contained ponded water appear to be filled in.</li> </ul>	<ul style="list-style-type: none"> <li>• New industrial buildings have been constructed 215 m east (present day 11 Morse Street);</li> <li>• Facilities noted 100 m south of the Site have been demolished, including industrial buildings, ASTs and the inferred service station at 673 Lakeshore Boulevard East; and,</li> <li>• Industrial facilities, including ASTs, located west of the Don River have been demolished.</li> </ul>
1992	<p>Changes at the Site since 1981 include:</p> <ul style="list-style-type: none"> <li>• Additions to the west side of the building at 30 Booth Avenue have been constructed; and,</li> <li>• Trailer parking is noted on the central portion of the Site.</li> </ul>	<p>Changes since 1981 include:</p> <ul style="list-style-type: none"> <li>• Exterior storage is present immediately north of 30 Booth Avenue;</li> <li>• It appears that ASTs previously present 50 m northwest of the Site (Sunlight Soap) have been removed;</li> <li>• An inferred gasoline service station appears to be present 20 m north of the Site (present day 398 Eastern Avenue);</li> <li>• Redevelopment of the property 150 m north (present day 400 Eastern Avenue);</li> <li>• Large ASTs formerly present 135 m southeast (present day 801 Lakeshore Boulevard East) are no longer present;</li> <li>• New industrial facilities have been constructed 100 m south; and,</li> <li>• Some industrial buildings located west of the Don River (175 to 225 m northwest of the Site) are no longer present.</li> </ul>
2002	<p>Changes at the Site since 1992 include:</p> <ul style="list-style-type: none"> <li>• The previously noted activities on the north portion of the Site (385 Eastern Avenue) are no longer present. The area appears to be comprised of driveways and disturbed soils; and,</li> <li>• The rail spur formerly noted entering the south central portion of the Site and leading to the southeast corner of Building No. 41 is no longer present.</li> </ul>	<p>Changes since 1992 include:</p> <ul style="list-style-type: none"> <li>• It appears that portions of the industrial facility 50 m northwest (present day 1-11 Sunlight Park Road) have been demolished. The eastern portion of this property is comprised of disturbed soils;</li> <li>• Additional demolition of industrial facilities west of the Site;</li> <li>• Industrial facilities 240 m southwest of the Site have been demolished; and,</li> <li>• An industrial facility with two ASTs located 185 m south has been demolished.</li> </ul>
2012	<p>Changes at the Site since 2002 include:</p> <ul style="list-style-type: none"> <li>• The western portion of the Site (former soap factory) appears to no longer be in use, and</li> </ul>	<p>Changes since 2002 include:</p> <ul style="list-style-type: none"> <li>• The property 50 m northwest (present day 1-11 Sunlight Park Road) has been redeveloped</li> </ul>

Year	Phase One Property	Surrounding Area
	<p>several exterior ASTs appear to have been removed;</p> <ul style="list-style-type: none"> <li>• The rail spurs formerly noted entering the south central portion of the Site and leading toward Building No. 35 are either no longer active and/or have been removed;</li> <li>• Vehicle parking is present along the northwest boundary of the Site (375 Eastern Avenue);</li> <li>• Fill material may be present in the area of 385 Eastern Avenue;</li> <li>• Construction activities appear to be present on the northeast portion of the Site. Based on discussions with the Site representative it is noted that this represents a film set that had been constructed on this portion of the Site, developed to represent a city scene.</li> </ul>	<p>(potentially using parts of the historic building) with the present-day automotive dealership building with extensive exterior vehicle parking;</p> <ul style="list-style-type: none"> <li>• A commercial building has been developed 190 m northwest (present day 10-20 Sunlight Park Road);</li> <li>• The previously inferred gasoline service station 20 m north (398 Eastern Avenue) is no longer present);</li> <li>• Parkland and vegetated areas have been established west of the Don River;</li> <li>• It appears that railway tracks located immediately south of the Site have been removed; and,</li> <li>• Former industrial areas south and southwest of the Site appear to be vegetated.</li> </ul>
2018	<p>Changes at the Site since 2012 include:</p> <ul style="list-style-type: none"> <li>• Some trailer parking and exterior storage is noted on the central portion of the Site;</li> <li>• Some trailer parking is noted south of the building at 30 Booth Avenue;</li> <li>• A structure located west of Building No. 36 (former medical building) is no longer present;</li> <li>• Fill materials are potentially present in the northern portion of the Site, just to the southeast of the former activities on 385 Eastern Avenue; and,</li> <li>• The previously noted activities on the northeast portion of the Site (film set) are no longer present and the area is used for exterior storage.</li> </ul>	Generally as per the 2012 Google Earth image.

Based on the aerial photographs, the Phase One Property was initially developed for industrial use prior to at least 1947. This included the presence of several large ASTs and supporting structures on the western portion of the Site, and ASTs and structures related to the former coal gasification plant on the north and southeast portions of the Site. The western portion of the Site was later redeveloped with an industrial facility (soap factory) at some point between 1947 and 1950. The eastern portion of the Site was redeveloped with an industrial building (30 Booth Avenue) at some point between 1965 and 1968. Other various development activities have occurred on the Site historically; in the north portion of the Site (385 Eastern Avenue), rail spurs, and, disturbed soils/fill historically present on the Site. The surrounding properties have historically included residential, commercial and industrial type buildings since at least 1947, and has been partially redeveloped over the years.

### 4.3.2 Topography, Hydrology and Geology

The following records were reviewed to identify topographic, geologic and hydrogeologic conditions at the Site. A topographic map (Ontario Base Map) showing the Site area and the location of any water bodies is provided in Appendix C. Additional information on Site features, as observed at the time of the Site visit, is provided in Section 6.

Topic	Condition	Comment/Source
<b>Topography of Site and Surrounding Area</b>	The topography of the Site and surrounding areas is generally flat, with the exception of the northwest portion of the Site which was at higher elevation leading toward off-Site railway tracks and embankment.	Site and surrounding area observations
<b>Overburden Soils</b>	<p>Combination of modern alluvial deposits of clay, silt, sand and gravel and coarse-textured glaciolacustrine deposits of sand, gravel, minor silt and clay.</p> <p>Based on previous investigations completed at the Site by others, subsurface conditions were generally comprised of fill materials (containing coal, slag, brick, concrete and glass), overlying clayey silt, silty clay and peat.</p>	Ontario Geological Survey 2010. Surficial Geology of Southern Ontario. Miscellaneous Release – Data 128-REV. 1:50,000. 1997 Phase II ESA, 2011 Phase II ESA, 2015 Phase II ESA, 2019 Phase II ESA
<b>Type of Bedrock</b>	<p>Shale, limestone, dolostone and siltstone.</p> <p>Based on the borehole and well record details at the Site provided in the EcoLog ERIS database, bedrock at the Site and surrounding area was described as shale and limestone.</p>	Ontario Geological Survey 2011. Bedrock Geology of Ontario. Miscellaneous Release – Data 126-Revision 1. 1:250,000. EcoLog ERIS
<b>Depth to Bedrock</b>	Based on the borehole and well record details at the Site, provided in the EcoLog ERIS database, depth to bedrock was reported between 9.7 m and 32 m below grade.	EcoLog ERIS Report
<b>Inferred Near Surface Groundwater Flow</b>	<p>Regional groundwater flow in the underlying aquifers is typically to the south toward Lake Ontario, located 775 m south of the Site. Local groundwater on the western portion of the Site may also be to the west towards the Don River, located 35 m west of the Site.</p> <p>Buried utilities and other underground structures can affect local (shallow) groundwater flow conditions. Inferred groundwater flow directions are subject to confirmation with field measurements.</p>	Previous reports and Ontario Base Map provided to Golder by EcoLog ERIS
<b>Site Grade Relative to the Adjoining Properties</b>	The Site appears to follow the topography of the area and is at grade with respect to properties located adjacent to the Site, with the exception of an increase in elevation to the northwest leading to railway tracks located on an elevated embankment.	Site observations

Topic	Condition	Comment/Source
<b>Depth to Groundwater</b>	Based on the previous subsurface investigations completed at the Site, groundwater levels were reported between 0.00 m (ground surface) and 2.50 m below grade.	1997 Phase II ESA, 2011 Phase II ESA, 2015 Phase II ESA, 2019 Phase II ESA

### 4.3.3 Fill Materials

Topic	Condition	Comment/Source
<b>Fill Materials</b>	Based on previous investigations completed at the Site by others, fill is present in the subsurface at the Phase One property. Fill materials have been noted to contain coal, slag, brick, concrete and glass. Fill material was reported to depths up to 6.1 m below grade. In addition, based on a review of the historical aerial photographs, fill materials were identified on the northwest and central portions of the Site.	1997 Phase II ESA, 2011 Phase II ESA, 2015 Phase II ESA, 2019 Phase II ESA, aerial photographs

### 4.3.4 Water Bodies and Areas of Natural Significance

Topic	Condition	Comment/Source
<b>Nearest Open Water Body</b>	The Don River is located 35 m west of the Site and Lake Ontario is present 775 m south of the Site.	Ontario Base Map provided to Golder by EcoLog ERIS
<b>Areas of Natural Significance (“ANSI”)</b>	None identified within the Phase One Study Area.	Ministry of Natural Resources and Forestry on-line database, Natural Heritage Areas. City of Toronto Official Plan Map 12A (Environmentally Significant Areas) and 12B (Provincially Significant Wetlands and Areas of Natural and Scientific Interest). Areas of Natural & Scientific Interest Map provided to Golder by EcoLog ERIS.



### 4.3.5 Well Records

Topic	Condition	Comment/Source
<b>Water Wells on Site (location, stratigraphy of the overburden, from ground surface to bedrock, depth to bedrock, depth to water table, drilling date, use)</b>	Several monitoring wells are present across the Phase One Property. EcoLog reported that there were 17 recorded monitoring wells advanced on the Site between 2009 and 2015 to depths ranging from 4.6 to 16.5 m below grade. Generally, stratigraphy was described as fill, sand, silt and clay overlying shale. Depth to bedrock was reported at one location at 11 m below grade; depth to groundwater was not reported.	EcoLog ERIS Report and Site observations
<b>Water Wells on the Neighbouring Properties (location, stratigraphy of the overburden, from ground surface to bedrock, depth to bedrock, depth to water table, drilling rate, use)</b>	EcoLog ERIS reported over 60 groundwater monitoring wells within 250 m of the Phase One Property, several of which were reportedly abandoned. In addition, a test hole and two industrial water wells were reportedly installed in the vicinity in 1952 and 1963. The groundwater monitoring wells were advanced between 2004 and 2015 to depths ranging from 3.71 m to 33.5 m below grade. General stratigraphy was described as fill, clay, sand, silt and gravel overlying shale. Bedrock was reported between 11.6 m and 32 m below grade; depth to groundwater was reported between 0.6 and 5 m below grade.	EcoLog ERIS Report

### 4.4 Site Operating Records

At the time of the Site visit, the Phase One Property was developed with several structures, partially used for industrial purposes. No Site operating records were provided to Golder for review.

Topic	Title of the information or document	Information Relevant to the Phase One ESA
<b>Regulatory Permits and Records</b>	Certificates of Approval (Air)	As noted in the review of the EcoLog ERIS report, the Site was registered with several approvals for air emissions between 1987 and 2004. Golder reviewed the approvals on the MECP website and noted that the approvals pertained primarily to the following: natural gas-fired make-up air units; dust collector; two dosing stations; and, soap noodle storage tank. There were several approval documents indicating the change in ownership from Lever Ponds to Korex Don Valley ULC.
<b>Safety Data Sheets (“SDS”)</b>	Available at the Site.	Minimal quantities of general cleaning chemicals, paints, and oils stored within Building 36, Building 41 and 30 Booth Avenue.



Topic	Title of the information or document	Information Relevant to the Phase One ESA
<b>Underground utility drawings</b>	Private Utility Locate Reports, provided by On-Site Locates, dated November 21, 2019 and December 17, 2019.	<p>Drawings indicating the location of below grade water, electrical and gas lines. On the western portion of the Site water lines are present north of Buildings 36 and 38, and west and south of Building 36, connecting to the main line under Don Roadway. Electrical lines are present west of Building 36, and a high voltage electricity line is also present running along the western boundary of the. Water lines are also present around the perimeter of Building 41.</p> <p>Natural gas lines are present north of Buildings 36 and 38 running to the northern portion of the Site. The gas line also runs south through the central portion of the Site (east of Building 41) and exits through the southwest portion of the Site. It is noted that an Enbridge gas main runs in a north-south orientation through an easement in the central portion of the Site. On the eastern portion of the Site electrical lines are present north, east and south of the building at 30 Booth Avenue.</p> <p>Other utility drawings provided by Terra indicate that sanitary and storm sewer lines on the eastern portion of the Site are present west, south and east of the building at 30 Booth Avenue and connect to the municipal sewers under Booth Avenue at the southeast corner of the Site. In addition, a gas line is present entering the eastern portion of the Site (from Booth Avenue) running to the northeast portion of the building at 30 Booth Avenue.</p>
<b>Inventory of ASTs and USTs</b>	None	None
<b>Environmental monitoring data, including data created in response to an order or request of the Ministry</b>	None	None
<b>Waste management records, including current and historical waste storage location and waste receiver information maintained by the Ministry</b>	None	<p>First Gulf Don Valley Limited (at 21 Don Roadway) is currently registered under hazardous waste generator number ON2913737 for the generation of detergents/soaps and paint/pigment/coating residues. However, the Site representative reported that there is no ongoing pickup of hazardous wastes at the Site at this time.</p>

Topic	Title of the information or document	Information Relevant to the Phase One ESA
<b>Process, production and maintenance documents related to APECs</b>	None	None
<b>Records of spills and records of discharges of contaminants, including records of spills and records of discharges of contaminants of which notice is required to be given to the Ministry under the Act and records of such spills and discharges required to be kept pursuant to O.Reg. 675/98</b>	Not available	The EcoLog ERIS indicated that several releases have occurred on the Site (see Section 4.2).
<b>Emergency response and contingency plans, including spill prevention and contingency plans prepared pursuant to section 91.1 of the Act, and O.Reg. 224/07</b>	None	None
<b>Environmental audit reports</b>	None	None
<b>A Site plan of the facility</b>	None	None

## 5.0 INTERVIEWS

Mr. Dave Durette, Facilities Manager with Cadillac Fairview, and Ms. Chrisoula Mirkopoulos, Finance Manager with Cinespace (hereinafter referred to as the “Site Representatives”), responded to a detailed environmental questionnaire on November 18 and 19, 2019. Pursuant to the requirements O.Reg. 153/04, the Site

Representatives were interviewed as the “current owner” and/or the “current occupant” with knowledge of current Site operations.

Relevant information obtained during the interview and Site visit is provided in the Section 6.0.

## 6.0 SITE RECONNAISSANCE

### 6.1 General Requirements

Ms. Jennifer Stenson (Environmental Scientist) of Golder visited the Phase One Property on November 18<sup>th</sup> and 19<sup>th</sup>, 2019. Ms. Stenson has a B.Sc. (Geography) from the University of Western Ontario and has 11 years of consulting experience. The Site visit consisted of a walk-around of the developed areas of the Phase One Property along with a cursory inspection of surrounding properties from the Phase One Property and publicly accessible areas. The weather conditions were cloudy with rain and the temperature was approximately 4°C. The Phase One Property was developed and partially used for commercial and industrial use at the time of the Site visit.

The layout of the property including buildings and features referenced in the following sections are shown on Figure 2A. Photographs of relevant features noted during the Site visit are provided in Appendix D.

### 6.2 Specific Observations at Phase One Property

The specific observations made during the Site visit are presented in the following sections.

Topic	Observation	Source
<b>Structures</b>		
<b>Number and Age of Buildings on the Site</b>	The western portion of the Site (21 Don Roadway) was developed with 12 permanent structures constructed between 1947/48 and 1985. Temporary structures consisted of an office trailer and Quonset hut in the leased TTC area (See Figure 2A). The eastern portion of the Site (30 Booth Avenue) was developed with one building (constructed between 1967/68 and 1984) and two storage sheds.	Site observations and 2017 Phase One ESA
<b>General Descriptions of Each Building</b>	Several buildings were present at the Site: <ul style="list-style-type: none"> <li>• Building 46 (Guard House) – in use as an office and former weigh scale;</li> <li>• Building 42 (Chemithon/Sulphonation Plant) – not in use, vacant;</li> <li>• Old Equipment Shack – not in use, no access;</li> <li>• Building 36 (Finishing Building) – office area partially in use, remainder of the building used intermittently for events and filming;</li> <li>• Building 35 (Rail Spur Canopy and Liquids Buildings) – not in use, vacant;</li> <li>• Building 39 (Pump House) – not in use, vacant;</li> <li>• Building 38 (Boiler house) – not in use, vacant;</li> <li>• Two sheds – not in use, no access;</li> <li>• Building 40 (Carpenter Shop) – not in use, vacant;</li> </ul>	Site observations

Topic	Observation	Source
	<ul style="list-style-type: none"> <li>Building 41 (Warehouse Building) – occupied by TTC for office and warehouse purposes;</li> </ul> 30 Booth Avenue – occupied by Cinespace for offices, staff areas and film studios.	
<b>Building Areas</b>	The following total building areas were reported: <ul style="list-style-type: none"> <li>Building 36 (Finishing Building) – 254,090 ft<sup>2</sup></li> <li>Building 38 (Boiler house) – 20,760 ft<sup>2</sup></li> <li>Building 42 (Chemithon/Sulphonation Plant) – 8,640 ft<sup>2</sup></li> <li>Building 41 (Warehouse Building) – 212,720 ft<sup>2</sup></li> <li>30 Booth Avenue – Approx. 125,000 – 150,000 ft<sup>2</sup></li> </ul> No other building areas were reported.	Site Representatives
<b>Number of Floors (include all levels, whether above or below ground)</b>	<ul style="list-style-type: none"> <li>Building 46 (Guard House) – single-storey</li> <li>Building 42 (Chemithon/Sulphonation Plant) – single-storey</li> <li>Old Equipment Shack – single-storey</li> <li>Building 36 (Finishing Building) – up to six floors with 8 and 9 storeys in the tower area in the northwest portion of the building</li> <li>Building 35 (Rail Spur Canopy and Liquids Buildings) – single-storey</li> <li>Building 39 (Pump House) – single-storey</li> <li>Building 38 (Boiler house) – two storeys plus metal mezzanine areas</li> <li>Two sheds – single-storey</li> <li>Building 40 (Carpenter Shop) – single-storey</li> <li>Building 41 (Warehouse Building) – single-storey plus mezzanine</li> </ul> 30 Booth Avenue – up to three storeys in the office areas	Site observations and Site representatives
<b>Number, Age, and Depth of Levels Below Ground Level</b>	The only below grade area reported to be present at the Site was a fire/service tunnel located below the west and south sides of Building 36 (Finishing Building).	Site observations and Site Representatives
<b>Number and Details of all Aboveground Storage Tanks (“ASTs”)</b>	No ASTs were observed or reported on the Phase One Property.	Site observations and Site Representatives
<b>Number and Details of all Underground Storage Tanks (“USTs”)</b>	No USTs were observed or reported on the Phase One Property.	Site observations and Site Representatives
<b>Underground Utilities</b>		

Topic	Observation	Source
<b>Potable and Non-Potable Water Sources</b>	Potable water is provided to the Site by the City of Toronto.	Site Representatives
<b>Utility Lines Present (i.e. Electrical, Natural Gas, other)</b>	Below grade utilities are present at the Site (see Section 4.4).	Site Representatives
<b>Sanitary/Process Wastewater Receptor</b>	Sanitary wastewater generated at the Site is directed to the municipal sanitary sewer system. No process wastewater is generated on-Site.	Site Representatives
<b>Sanitary Sewer Connection</b>	Sanitary sewer connections are present under Booth Avenue and Don Roadway (see Section 4.4).	Utility drawings
<b>Septic Systems</b>	None identified.	Site observations, Site representatives
<b>Storm Water Flow</b>	Infiltration and overland flow to catch basins located across the Site.	Site observations
<b>Storm Sewer Connection</b>	Storm sewer connections are present under Booth Avenue and Don Roadway (see Section 4.4).	Utility drawings
<b>Interior Structures</b>		
<b>Entry and Exit Points for Site Buildings</b>	Various entry and exit points were present for the Site buildings, this included the following: <ul style="list-style-type: none"> <li>• Loading bay areas on the west side of the Finishing Building (Building 36);</li> <li>• Rail loading area on the east side of the Finishing Building (Building 36);</li> <li>• Loading bay doors on the west, east and north sides of the Warehouse Building (Building 41);</li> <li>• Loading bay on the east side of the Chemithon/Sulphonation Plant (Building 42);</li> </ul> Loading bay doors on the south, east and west sides of the building at 30 Booth Avenue.	Site observations
<b>Existing and Former Heating System(s) (include fuel type / source)</b>	The structures on the western portion of the Site currently limited heating. Heating for Building 36 (Finishing Building) was provided by portable natural gas heaters. Heating for Building 41 (Warehouse Building) was provided by natural gas-fired rooftop units. Historically buildings on the western portion of the site were heated by three natural gas-fired boilers located in the Boiler House (which were previously fired using fuel oil prior to the 1990s). The building at 30 Booth Avenue was heated by a combination of roof-mounted heating, ventilation and air conditioning (“HVAC”) units, radiant tube heaters and natural gas-fired blowers.	Site observations, Site representatives, 2017 Phase One ESA

Topic	Observation	Source
<b>Existing and Former Cooling System(s) (include fuel type / source)</b>	Cooling for Building 41 (Warehouse Building) was provided by one HVAC unit. Cooling for 30 Booth Avenue was provided by roof-top HVAC units. Cooling was not provided to the other buildings.	Site observations, Site representatives
<b>Drains, Pits, and Sumps (include current use, if any, and former use)</b>	<p>The following out-of-use systems were present at the Site:</p> <ul style="list-style-type: none"> <li>• Concrete trenches and pits present within Buildings 36, 35 and 42. It was reported that these pits were equipped with pumps for transferring releases to ASTs (installed in the late 1980s);</li> <li>• A concrete spill containment pit was present southeast of Building 35 and was reported to have been used to collect wash water generated from equipment and floor washing activities within Building 36;</li> <li>• A concrete pit present east of Building 42 was reported to have been used to collect wash water generated from equipment and floor washing activities within Building 42;</li> <li>• An interceptor pit was located along the west side of Building 40 and was reported to have been connected to the municipal storm sewer;</li> <li>• A three-chambered oil/water separator with associated in-ground trench floor drains and a sump pit were present along the west central wall of Building 41. It was reported that this area was formerly used as a lift truck washing station.</li> </ul> <p>It was reported that two storm sump pits were present in the southwest portion of the building at 30 Booth Avenue.</p>	Site observations, Site representatives, 2017 Phase One ESA
<b>Unidentified Substances (Interior)</b>	None identified.	Site observations
<b>Floor Stains or Corrosion Located near a Potential Discharge Location</b>	Significant staining was not observed at the time of the Site visit. Areas of water intrusion, releases of soap/detergent, and minor staining was observed within the Site buildings on the western portion of the Site.	Site observations
<b>Miscellaneous Exterior</b>		
<b>Location of any Current and Former Wells</b>	No water supply wells were observed or reported to be present at the Site. Several groundwater monitoring wells are present across the Phase One Property.	Site observations and Site representatives
<b>Ground Cover (i.e. grass, gravel, soil, or pavement, etc.)</b>	The majority of the Phase One Property was asphalt-paved. Gravel-covered parking/storage areas were present in the central portion of the Site (TTC leased areas and north of Building 41). In addition, perimeter landscaping and some vegetated areas were present.	Site observations

Topic	Observation	Source
<b>Current or Former Railway Lines or Spurs</b>	Portions of a former railway spur were present entering the south-central portion of the Site and running north towards the Rail Spur Canopy. In addition, former railway spurs were present in the northwest portion of the Site.	Site observations
<b>Presence of Stained Soil, Vegetation, or Pavement</b>	None observed.	Site observations
<b>Presence of Stressed Vegetation</b>	None observed.	Site observations
<b>Areas Where Fill and/or Debris Materials Appear to Have Been Placed</b>	None observed or reported at the time of the Site visit.	Site observations, Site representative
<b>Potentially Contaminating Activity</b>	See Section 7.2.	Site observations, Site representative
<b>Unidentified Substances (Exterior)</b>	None identified.	Site observations

### 6.2.1 Enhanced Investigation Property

The Site is considered to be an enhanced investigation property based on the industrial use of the Site. As such, the investigation was conducted in a manner consistent with the requirements for enhanced investigation properties as described in subsection 13(3) of O.Reg. 153/04. Relevant information is reported in the following table:

Topic	Observation	Source
<b>Operations at the property, including processing or manufacturing</b>	At the time of the Site visit, the Site was used for commercial and industrial purposes. This included offices and film studios (commercial use) at 30 Booth Avenue. At 21 Don Roadway, the area was primarily vacant, however Building 41 and exterior areas on the central portion of the Site were leased by TTC for warehousing, exterior storage and track work (industrial use).	Site observations and interview
<b>Hazardous materials used or stored at the Phase One Property</b>	Small quantities (retail sized containers) of paints, oils and varsol were present within Building 36 and Building 41.	Site observations and interview

Topic	Observation	Source
<b>Products manufactured at the Phase One Property</b>	None observed or reported.	Site observations and interview
<b>By-products and wastes at the Phase One Property</b>	Non-hazardous wastes generated at the Site are stored in dumpsters prior to off-Site removal by UPak on an as-needed basis. It is noted that First Gulf Don Valley Limited (at 21 Don Roadway) is currently registered under hazardous waste generator number ON2913737 for the generation of detergents/soaps and paint/pigment/coating residues. The Site representative reported that there is no ongoing pickup of hazardous wastes at the Site at this time.	Site observations and interview
<b>Raw materials handling and storage locations at the Phase One Property</b>	None observed or reported.	Site observations and interview
<b>Location and contents of drums, totes and bins at the Phase One Property</b>	None observed or reported.	Site observations and interview
<b>The location, installation date, source of incoming liquid and effluent discharge location for all oil-water separators</b>	A three-chambered oil/water separator with associated in-ground trenches and sump pit were present along the west central wall of Building 41. It was reported that this area was formerly used as a lift truck washing station. It was reported that the separator discharges to a sump pit, which reportedly connects to the sanitary sewer.	Site observations and interview
<b>All vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage, and waste storage areas</b>	None observed or reported.	Site observations and interview
<b>Details of all spills including the dates, locations, materials involved, and volumes of material spilled</b>	None observed or reported.	Site observations and interview



Topic	Observation	Source
<p><b>Details of liquid discharge points such as water and French drains, including their locations</b></p>	<p>The following out-of-use systems were present at the Site:</p> <ul style="list-style-type: none"> <li>• Concrete trenches and pits present within Buildings 36, 35 and 42. It was reported that these pits were equipped with pumps for transferring spills to ASTs (installed in the late 1980s);</li> <li>• A concrete spill containment pit was present southeast of Building 35 and was reported to have been used to collect wash water generated from equipment and floor washing activities in Building 36;</li> <li>• A concrete pit present east of Building 42 was reported to have been used to collect wash water generated from equipment and floor washing activities within Building 42;</li> <li>• An interceptor pit was located along the west side of Building 40 and was reported to have been connected to the municipal storm sewer;</li> <li>• A three-chambered oil/water separator with associated in-ground trenches and sump pit were present along the west central wall of Building 41. It was reported that this area was formerly used as a lift truck washing station.</li> </ul> <p>It was reported that two storm sump pits were present in the southwest portion of the building at 30 Booth Avenue.</p>	<p>Site observations and interview</p>
<p><b>Details of all hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks</b></p>	<p>An out-of-use hydraulic elevator was present within Building 41. The room containing the hydraulic reservoir was not accessible at the time of the Site visit.</p> <p>A second hydraulic elevator was present within the building at 30 Booth Avenue. There were no issues reported in association with this hydraulic equipment.</p>	<p>Site observations and interview</p>

### 6.3 Surrounding Land Use

During the Site visit, a visual reconnaissance of the outdoor operations in the Phase One Study Area was carried out from the Site and publicly accessible areas.

The surrounding properties include commercial, industrial, residential and parkland land uses, as illustrated on Figure 2b.

**North (up-gradient):** Immediately northeast of the Site was a property occupied by the City of Toronto Department of Parks & Recreation at 50 Booth Avenue. This property had three aboveground storage tanks

(located 50 m north of 30 Booth Avenue). Also, immediately north and east of the Site was Enbridge Gas at 405 Eastern Avenue. Further north were commercial and residential land uses. Immediately north of the west portion of the Site were railway tracks followed by commercial and residential land uses, including several automotive dealerships with service centres.

**East (cross-gradient):** Booth Avenue followed by commercial, residential, parkland and industrial land use. This included Purolator at 11 Morse Street (215 m east).

**West (cross gradient):** Don Roadway, the Don Valley Parkway and the Don River followed by industrial land use and parkland use, including the GO Transit Don Yard at 470 Lakeshore Boulevard East (100 m west).

**South (downgradient):** Railway tracks and an area currently under construction (Coxwell Bypass Tunnel) followed by Lakeshore Boulevard East, vacant land and industrial land uses: Greyhound Bus Service at 685 Lakeshore Boulevard East (100 m south) and Commissioners Street Transfer Station at 400 Commissioners Street (230 m south).

## 6.4 Written Description of Investigation

At the time of the Site reconnaissance, conducted on November 18 and 19, 2019, the Site consisted of a 38 acre (15.4 hectare) parcel of land developed for commercial/industrial purposes. Several vacant structures (formerly industrial) are present on the Phase One Property as well as one industrial building (TTC warehouse) and one commercial building (film studios). The surrounding properties within the Phase One Study Area included commercial, industrial, residential and parkland land uses.

The findings from Site interviews and Site reconnaissance are provided in Sections 7.2 and 7.3 and indicate that there are Potentially Contaminating Activities (“PCAs”) both on-Site and off-Site.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Current and Past Uses of the Site

The following summarizes the current and past uses of the Phase One Property:

21 Don Roadway (western portion) – PIN 21077-0333				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to May 6, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
May 6, 1796 to July 15, 1819	John Scadding	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 15, 1819 to June 14, 1840	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.

21 Don Roadway (western portion) – PIN 21077-0333				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
June 14, 1840 to April 17, 1867	John Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
April 17, 1867 to July 13, 1904	The Grand Trunk Railway Co. (Chain 1) Fredrick Burgess (Chain 2)	Developed with several structures occupied for the stabling of cattle.	Agricultural or other use	Based on the review of the insurance records from 1884 to 1903, this portion of the Site was developed with several structures, occupied by John Smith Gooderham and Worts Cattle Sheds.
July 13, 1904 to September 15, 1904	George Gooderham	Developed with several structures occupied for the stabling of cattle.	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 15, 1904 to August 4, 1924	Gooderham & Worts Limited	Developed with several structures occupied for the stabling of cattle; later undeveloped.	Agricultural or other use	Based on the review of the insurance records from 1913, this portion of the Site was developed with several structures (similar to previous records). The 1924 FIP shows this portion of the Site to be undeveloped.
August 4, 1924 to November 26, 1930	Toronto Iron Works Limited	Presumed to be undeveloped.	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
November 26, 1930 to January 29, 1996	Canadian National Realties Ltd.	Developed for industrial use as a tank farm and later as a soap factory.	Industrial use	Based on the review of the 1935 FIP and 1947 aerial photograph, this portion of the Site was occupied as a tank farm with several support structures. A rail spur was present on the southwest portion of the Site. Based on the review of the 1951 FIP and aerial photographs from this time period, this portion of the Site was redeveloped and occupied by Lever Bros. Ltd. (associated with the Sunlight Soap Works Lever Bros. Limited). A fuel oil UST was noted on the FIP, as well as ASTs. A rail spur entered the south-central portion of the Site and extended north through the Site.

21 Don Roadway (western portion) – PIN 21077-0333				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
				Disturbed soil (inferred fill) was also observed on the western portion of the Site in the 1950 aerial photograph.
January 29, 1996 to January 15, 1997	CN Transactions Inc.	Developed for industrial use as a soap factory.	Industrial use	According to the EcoLog ERIS, there were several approvals for air emissions approved during this time period.
January 15, 1997 to November 7, 2001	1189395 Ontario Inc.	Developed for industrial use as a soap factory.	Industrial use	According to the EcoLog ERIS, there were several approvals for air emissions approved during this time period.
November 7, 2001 to January 20, 2012	U L Canada Inc.	Developed for industrial use as a soap factory; operations ceased in 2009.	Industrial use	Based on the review of the 2012 aerial photograph, this portion of the Site was no longer in use, and several exterior ASTs had been removed. According to the Site representative the soap factory ceased operation in 2009. EcoLog ERIS reported several chemical releases during this time period, and the Site was also listed for the generation of various hazardous wastes. A 2011 Phase II ESA completed on this portion of the Site identified the presence fill materials and soil and groundwater contamination.
January 20, 2012 to September 25, 2019	First Gulf Don Valley Limited	Primarily vacant, with one warehouse building in use.	Industrial use	Based on the review of the 2012 and 2018 aerial photographs, the majority of this portion of the Site was no longer in use, and several exterior ASTs had been removed. According to the Site representative, the soap factory ceased operation in 2009. The warehouse building has been occupied by TTC for warehousing purposes. A 2017 Phase One ESA completed on this portion of the Site identified several on-Site and off-Site PCAs. A 2019 Phase Two ESA confirmed the presence of fill material and soil and groundwater contamination.
September 25, 2019 to Present	EHL (21 Don Roadway) Holdings Inc.	Primarily vacant, with one warehouse building in use.	Industrial use	At the time of the Site visit in November 2019, this portion of the Site was primarily vacant, with one building occupied by TTC as a warehouse. A mobile brine truck was observed and an out-of-use hydraulic

21 Don Roadway (western portion) – PIN 21077-0333				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
				elevator was noted within the warehouse building.

21 Don Roadway (eastern portion) – PIN 21077-0023				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to June 22, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 22, 1796 to September 30, 1807	John Cox	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 30, 1807 to October 15, 1815	Gerhard Kuck	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1815 to March 29, 1847	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
March 29, 1847 to December 4, 1847	Joseph Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 26, 1865 to October 15, 1872	Clarke Gamble	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1872 to March 13, 1884	George Leslie	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.

21 Don Roadway (eastern portion) – PIN 21077-0023				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
March 13, 1884 to July 29, 1885	Edmund Blong	Undeveloped	Agricultural or other use	Based on the review of the insurance map from 1884, this portion of the Site was undeveloped.
July 29, 1885 to July 13, 1904	George Gooderham	Undeveloped	Agricultural or other use	Based on the review of the insurance maps from 1890 to 1903, this portion of the Site was undeveloped.
July 13, 1904 to November 7, 1969	The Consumers' Gas Co., Ltd	Initially undeveloped, then developed for industrial use by 1935.	Industrial use	Based on the review of the 1913 and 1924 FIPs, this portion of the Site was undeveloped. Based on the review of the 1935 and 1951 FIPs, this portion of the Site was occupied by Consumers Gas Company 'Station B' with gas holder ASTs, a 156,000 gallon reinforced concrete underground tar tank and concrete underground filters. The ASTs are also visible on the aerial photographs from 1947 to 1968. The aerial photographs from 1947 to 1968 show the presence of disturbed soil (inferred fill) on the southern portion of this area of the Site. Ponded water was also visible on this portion of the Site, later filled in.
November 7, 1969 to January 15, 1973	Consumers Realty Limited	Former structures removed.	Industrial use	Based on a review of the 1970 aerial photograph, the large ASTs have been removed and ponded water was observed.
January 15, 1973 to August 1, 1974	M.G.A. Properties Limited	Former structures removed.	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
August 1, 1974 to August 15, 1975	Home Smith Properties Limited	Former structures removed.	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
August 15, 1975 to December 17, 1979	The Corporation of the City of Toronto	Former structures removed.	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
December 17, 1979 to	Lever Brothers Limited	Parking/storage areas	Industrial use	The areas where the large ASTs were formerly noted to be present, were observed to be backfilled in the 1981

21 Don Roadway (eastern portion) – PIN 21077-0023				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
November 14, 2001				aerial photograph. This portion of the Site was re-purposed for storage/parking areas.
November 14, 2001 to July 6, 2010	U L Canada Inc. (name changed)	Parking/storage areas	Industrial use	Based on the review of the 2002 aerial photograph, this portion of the Site was used for storage/parking areas.
July 6, 2010 to January 20, 2012	Unilever Canada Inc. (name changed)	Parking/storage areas	Industrial use	Based on the review of the 2012 aerial photograph, this portion of the Site was used for storage/parking areas.
January 20, 2012 to November 9, 2015	First Gulf Don Valley Limited	Parking/storage areas	Industrial use	Based on the review of the 2012 aerial photograph, this portion of the Site was used for storage/parking areas.
January 20, 2012 to September 25, 2019	TM Mobil Inc. (Lease)	Parking/storage areas	Industrial use	Based on the review of the 2018 aerial photograph, this portion of the Site was used for storage/parking areas. A 2017 Phase One ESA completed on this portion of the Site identified several on-Site and off-Site PCAs. A 2019 Phase Two ESA confirmed the presence of fill material and soil and groundwater contamination.
September 25, 2019 to Present	EHL (21 Don Roadway) Holding Inc.	Parking/storage areas	Industrial use	At the time of the Site visit, this portion of the Site was used for storage/parking areas. In addition, an office trailer and Quonset hut were present for use by TTC (tenant).

30 Booth Avenue – PIN 21077-0283				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to June 22, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
Prior to January 14, 1891	Crown- (Water Lots)	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 22, 1796 to	John Cox	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.



30 Booth Avenue – PIN 21077-0283				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
September 30, 1807				
September 30, 1807 to October 15, 1815	Gerhard Kuck	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1815 to March 29, 1847	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
March 29, 1847 to April 12, 1847	Joseph Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
April 12, 1847 to September 26, 1865	Hon. Henry John Boulton	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 26, 1865 to October 15, 1872	Clarke Gamble	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1872 to March 13, 1884	George Leslie	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
March 13, 1884 to July 29, 1885	Edmund Blong	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 29, 1885 to July 13, 1904	George Gooderham	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 13, 1904 to November 29, 1965	The Consumers' Gas Company	Developed for use by Consumers Gas	Industrial use	Based on the review of the 1913 FIP this portion of the Site was undeveloped. Three structures were present in 1924 for use by Consumers Gas. In addition, exterior storage of coal, and a steel AST were present on this portion of the Site in the 1935 FIP. Railway tracks were also visible in the 1935 FIP and 1947 aerial photograph.



30 Booth Avenue – PIN 21077-0283				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
				Two crude oil ASTs were present in the 1947 and 1950 aerial photographs and the 1951 FIP. The ASTs were later removed by 1965.
November 29, 1965 to June 15, 2000	Booth Avenue Hospital Laundry Inc.	Redeveloped and included a laundry building	Industrial use	Based on the review of the aerial photographs from this time, this portion of the Site was redeveloped with an industrial building. Based on the review of the 1983 PUP and 1990 PUR, this portion of the Site was developed for use by Booth Avenue Hospital Laundry. There was no indication that any dry cleaning was performed on the Site. However, chemical storage (varsol and sodium hypochlorite) was present. EcoLog ERIS identified several approvals for air emissions between 1988 and 1996, and the generation of various wastes between 1992 and 2001. A 1997 Phase II ESA was completed on this portion of the Site, which identified fill material and soil and groundwater contamination.
June 15, 2000 to February 26, 2016	1079744 Ontario Ltd.	Used as a waste transfer station of biomedical wastes and later for commercial use as film studios.	Commercial use	This portion of the Site was re-purposed for commercial use as film studios. EcoLog ERIS identified the generation of aliphatic solvents between 2009 and 2011. This area of the Site was also used as a waste transfer station for the treatment and processing of biomedical wastes. A 2015 Phase II ESA was completed on this portion of the Site, which identified fill material and soil and groundwater contamination.
February 26, 2016 to September 25, 2019	Don Valley Booth Limited	Commercial use as film studios.	Commercial use	A 2017 Phase One ESA completed on this portion of the Site identified several on-Site and off-Site PCAs. A 2019 Phase Two ESA confirmed the presence of fill material and soil and groundwater contamination.
September 25, 2019 to Present	EHL (30 Booth Avenue) Holdings Inc.	Commercial use as film studios.	Commercial use	At the time of the Site visit, this portion of the Site was used as a commercial film studio. A hydraulic elevator was present, and bulk storage of road salt was present.

375 Eastern Avenue – PIN 21077-0188				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to June 22, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 22, 1796 to September 30, 1807	John Cox	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 30, 1807 to October 15, 1815	Gerhard Kuck	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1815 to June 14, 1840	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 14, 1840 to April 30, 1901	John Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
April 30, 1901 to July 13, 1904	Fredrick Burgess (Part lots 245,105,14) George Gooderham (Lot 15)	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 13, 1904 to September 15, 1904	The Consumers' Gas Co., Ltd	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 15, 1904 to April 8, 1924	Gooderham & Worts Limited	Undeveloped	Agricultural or other use	Based on the review of the 1913 and 1924 FIPs, this portion of the Site was undeveloped.
April 8, 1924 to April 11, 1928	Toronto Iron Works Limited	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
April 11, 1928 to November 26, 1930	Toronto Terminal Railway Co.	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
November 26, 1930 to May 8, 1931	Canadian National Realties Limited	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.

375 Eastern Avenue – PIN 21077-0188				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
May 8, 1931 to December 8, 2003	CN Transaction Inc. (name change)	Partially developed with railway spurs.	Industrial use	Based on the review of the 1935 and 1951 FIP, this portion of the Site had railway spurs. Based on the review of the aerial photographs from 1947 to 1959, this portion of the Site had disturbed soil and/or fill and railway tracks.
December 8, 2003 to December 17, 2003	Canadian National Railway Company	Partially developed with railway spurs.	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
December 17, 2003 to September 15, 2017	Eastern Self Storage Limited	Used for vehicle parking.	Commercial use	Based on a review of the 2012 aerial photograph, this portion of the Site is used for vehicle parking.
September 15, 2017 to September 25, 2019	Don Valley Eastern IV Limited	Used for vehicle parking.	Commercial use	Based on a review of the 2018 aerial photograph, this portion of the Site is used for vehicle parking.
September 25, 2019 to Present	EHL (375 Eastern Avenue) Holdings Inc.	Used for vehicle parking.	Commercial use	At the time of the Site visit, this portion of the Site was used for vehicle parking and included unused railway tracks.

375 Eastern Avenue – PIN 21077-0389				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to May 6, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
May 6, 1796 to July 15, 1819	John Scadding	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 15, 1819 to June 14, 1840	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 14, 1840 to April 17, 1867	John Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.

375 Eastern Avenue – PIN 21077-0389				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
April 17, 1867 to April 30, 1901	The Grand Trunk Railway Co. (Chain 1)	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
April 30, 1901 to July 13, 1904	Fredrick Burgess (Chain 2)	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 13, 1904 to April 8, 1924	George Gooderham	Undeveloped	Agricultural or other use	Based on the review of the 1913 and 1924 FIPs, this portion of the Site was undeveloped.
April 8, 1924 to November 26, 1930	Toronto Iron Works Limited	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
November 26, 1930 to January 29, 1996	Canadian National Realties Ltd.	Partially developed with railway spurs	Industrial use	Based on the review of the 1935 and 1951 FIP, this portion of the Site had railway spurs. Based on the review of the aerial photographs from 1947 to 1959, this portion of the Site had disturbed soil and/or fill and railway tracks.
January 29, 1996 to January 15, 1997	CN Transactions Inc.	Partially developed with railway spurs.	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
January 15, 1997 to November 7, 2001	1189395 Ontario Inc.	Partially developed with railway spurs.	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
November 7, 2001 to January 10, 2003	U L Canada Inc.	Partially developed with railway spurs.	Industrial use	Based on a review of the 2002 aerial photograph, this portion of the Site was not in use.
January 10, 2003 to September 15, 2017	1553482 Ontario Inc.	Used for vehicle parking.	Commercial use	Based on a review of the 2012 aerial photograph, this portion of the Site is used for vehicle parking.
September 15, 2017 to September 25, 2019	Don Valley Eastern IV Limited	Used for vehicle parking.	Commercial use	Based on a review of the 2018 aerial photograph, this portion of the Site is used for vehicle parking.

375 Eastern Avenue – PIN 21077-0389				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
September 25, 2019 to Present	EHL (375 Eastern Avenue) Holdings Inc.	Used for vehicle parking.	Commercial use	At the time of the Site visit, this portion of the Site was used for vehicle parking and had unused railway tracks.

385 Eastern Avenue – PIN 21077-0144				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to June 22, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 22, 1796 to September 30, 1807	John Cox	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 30, 1807 to October 15, 1815	Gerhard Kuck	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1815 to March 29, 1847	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
March 29, 1847 to December 4, 1847	Joseph Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 26, 1865 to October 15, 1872	Clarke Gamble	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1872 to March 13, 1884	George Leslie	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.

385 Eastern Avenue – PIN 21077-0144				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
March 13, 1884 to July 29, 1885	Edmund Blong	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 29, 1885 to July 13, 1904	George Gooderham	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 13, 1904 to June 11, 1928	The Consumers' Gas Company	Undeveloped	Agricultural or other use	Based on the review of the 1913 and 1924 FIPs, this portion of the Site was undeveloped.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
May 8, 1931 to January 29, 1996	Canadian National Realties Ltd.	Later developed as a concrete batching plant	Industrial use	Based on the review of the 1935 and 1951 FIP, this portion of the Site had railway spurs. Based on the review of the aerial photographs from 1947 to 1959, this portion of the Site had disturbed soil and/or fill and railway tracks. Based on the review of the aerial photographs from 1965 to 1992, buildings and activities appear to be present on this portion of the Site. Based on a review of the 1976 PUR/PUP, this portion of the Site was occupied by Richvale Ready-Mix Limited as concrete batching plant. The concrete batching plant included a fuel oil tank.
January 29, 1996 to January 15, 1997	CN Transactions Inc.	Developed as a concrete batching plant	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
January 15, 1997 to October 20, 2006	1189395 Ontario Inc.	Undeveloped	Industrial use	Based on the review of the 2002 aerial photograph, the former concrete plant was no longer present. The area appeared to be comprised of driveways and disturbed soil.
October 20, 2006 to September 15, 2017	1712310 Ontario Limited	Undeveloped	Industrial use	Based on the review of the 2012 aerial photograph, fill material appeared to be present on this portion of the Site.

<b>385 Eastern Avenue – PIN 21077-0144</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.</b>
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited	Undeveloped	Industrial use	Based on the review of the 2018 aerial photograph, fill material appeared to be present on this portion of the Site.
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.	Construction lay down area	Industrial use	At the time of the Site visit this portion of the Site was in use as a construction lay down area.

<b>385 Eastern Avenue – PIN 21077-0169, 21077-0170, 21077-0171, 21077-0172 and 21077-0173</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.</b>
Prior to June 22, 1796	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
June 22, 1796 to September 30, 1807	John Cox	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 30, 1807 to October 15, 1815	Gerhard Kuck	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 15, 1815 to March 29, 1847	William Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
March 29, 1847 to December 4, 1847	Joseph Smith	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
December 4, 1847 to September 26, 1865	Hon. Henry John Boulton	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
September 26, 1865 to October 15, 1872	Clarke Gamble	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.

385 Eastern Avenue – PIN 21077-0169, 21077-0170, 21077-0171, 21077-0172 and 21077-0173				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
October 15, 1872 to March 13, 1884	George Leslie	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
March 13, 1884 to July 29, 1885	Edmund Blong	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 29, 1885 to July 13, 1904	George Gooderham	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
July 13, 1904 to June 11, 1928	The Consumers' Gas Co., Ltd.	Undeveloped	Agricultural or other use	Based on the review of the 1913 and 1924 FIPs, this portion of the Site was undeveloped.
June 11, 1928 to May 8, 1931	Toronto Terminals Railway Co.	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
May 8, 1931 to January 29, 1996	Canadian National Realities Ltd.	Later developed as a concrete batching plant	Industrial use	Based on the review of the 1935 and 1951 FIP, this portion of the Site had railway spurs. Based on the review of the aerial photographs from 1947 to 1959, this portion of the Site had disturbed soil and/or fill and railway tracks. Based on the review of the aerial photographs from 1965 to 1992, buildings and activities appear to be present on this portion of the Site. Based on a review of the 1976 PUR/PUP, this portion of the Site was occupied by Richvale Ready-Mix Limited as concrete batching plant. The concrete batching plant included a fuel oil tank.
January 29, 1996 to January 15, 1997	CN Transactions Inc.	Developed as a concrete batching plant	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
January 15, 1997 to January 10, 2003	1189395 Ontario Inc.	Undeveloped	Industrial use	Based on the review of the 2002 aerial photograph, the former concrete plant activities are no longer present. The area appeared to be comprised of driveways and disturbed soil.



385 Eastern Avenue – PIN 21077-0169, 21077-0170, 21077-0171, 21077-0172 and 21077-0173				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
January 10, 2003 to October 20, 2006	1553482 Ontario Limited	Undeveloped	Industrial use	Other than the chain of title information, there were no records reviewed for this time period for this portion of the Site.
October 20, 2006 to September 15, 2017	1712310 Ontario Limited	Undeveloped	Industrial use	Based on the review of the 2012 aerial photograph, fill material appeared to be present on this portion of the Site.
September 15, 2017 to September 25, 2019	Don Valley Eastern V Limited	Undeveloped	Industrial use	Based on the review of the 2018 aerial photograph, fill material appeared to be present on this portion of the Site.
September 25, 2019 to Present	EHL (385 Eastern Avenue) Holdings Inc.	Construction lay down area	Industrial use	At the time of the Site visit this portion of the Site was in use as a construction lay down area.

Historically, the Phase One Property was initially developed with cattle sheds on the western portion of the Site between at least 1884 and 1903. The eastern and northern portion of the Site was developed by Consumers Gas for a coal gasification plant in 1903. Infrastructure associated with the coal gasification plant consisted of gas holders, tar tanks, crude oil storage and coal stockpiles. The western portion of the Site was later redeveloped by 1935 as a tank farm, occupied by British American Oil Co. Limited for the storage and distribution of petroleum products. The western portion of the Site was redeveloped again in the late 1940s and operated as a soap factory (Lever Bros. Ltd. and was associated with the Sunlight Soap Works Lever Bros.) until 2009. The eastern portion of the Site was redeveloped with an industrial building in 1967 originally operated as a laundry facility (Booth Avenue Hospital Laundry Inc.). The building was later re-purposed for commercial purposes as a film studio. The northwest portion of the Site (385 Eastern Avenue) had previously been developed with a concrete batching plant (Richvale Ready-Mix Limited) between the 1960s and 1990s. Rail spurs, fill material and contaminated soil and groundwater, have been identified at the Site.

## 7.2 Potentially Contaminating Activity

A PCA on the Phase One Property or in the Phase One Study Area may require the identification of an area of potential environmental concern (“APEC”) and trigger the need for a Phase Two ESA to support the filing of a Record of Site Condition. The locations of the identified PCAs are shown on Figure 3, Figure 3A through Figure 3E (on-Site) and Figure 4A through Figure 4D (off-Site).

### 7.2.1 Phase One Property PCAs

PCAs identified on the Phase One Property are summarized in the following table:

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
1, Figure 3A	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i> – The western portion of the Site (21 Don Roadway) was historically occupied by British American Oil Co. Limited and operated as a tank farm. The tank farm had 38 ASTs ranging in size from 100 to 44,175 “Bbls” (barrels) (16,000 L to 7,023,300 L)	1935 FIP, previous reports, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
2, Figure 3A, 3B, 3C, 3D	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> – The western portion of the Site was historically occupied by Lever Bros. Ltd. The facility had several buildings for the manufacturing of soaps and detergents, and generated of various hazardous wastes.	1951 FIP, previous reports, aerial photographs, EcoLog, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
3, Figure 3A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – A fuel oil UST (size unknown) was historically present north of Building 38 (Liquids Building); the status of this UST is unknown.	1951 FIP, previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
4, Figure 3A, 3B, 3C, 3D	<i>#46 Rail Yards, Tracks and Spurs</i> – Several rail spurs were historically present on the Site; partial spurs remain in place leading from the south-central portion of the Site to the Rail Shed Building and on the northwest portion of the Site.	1935 and 1951 FIPs, previous reports, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
5, Figure 3A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – It was reported that a UST (contents and size unknown) was historically present east of Building 38 (Liquids Building); the status of this UST is unknown.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
6, Figure 3A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – It was reported that three fuel oil USTs (size unknown) were historically present in the north section of Building 36 (Finishing Building); the status of these USTs is unknown.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
7, Figure 3A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – It was reported that a 10,700 gallon fuel oil tank was located northeast of Building 36 (Finishing Building). It is unknown if this tank was present above or below grade.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
8, Figure 3A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – An oil UST (size unknown) was historically present at the northwest corner of Building 36 (Finishing Building). It was reported that the UST was replaced with two ASTs in 1982/84 at the same location. The status of the former UST is unknown.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
9, Figure 3A	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i> – Two ASTs (size unknown) containing oleum and waste acid were formerly present south of Building 38 (Liquids Building).	Previous reports, 1951 FIP, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
10, Figure 3A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – Two 26,000 gallon alkane-containing ASTs (hydrocarbon product) were formerly present east of Building 36 (Finishing Building). It is noted that the Alkane Tanks were equipped with secondary containment.	Previous reports, 1951 FIP, interview, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
11, Figure 3A	<i>Other</i> – Up to an additional seven ASTs were historically present east of Building 36 (Finishing Building). The contents of these tanks is unknown.	Previous reports, interview, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
12, Figure 3A	<i>Other</i> – Six ASTs (contents unknown) were historically present north of Building 38 (Liquids Building).	Previous reports, interview, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
13, Figure 3A	<i>Other</i> – Two vertical ASTs (contents unknown) were historically present north of Building 42 (Finishing Building). It is noted that the ASTs were equipped with secondary containment.	Previous reports, interview, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
14, Figure 3A	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – An AST containing aqua ammonia was formerly present east of Building 38 (Liquids Building).	Previous reports, interview	The PCA is located on the Phase One Property and must be identified as an APEC.
15, Figure 3A	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> – An empty AST, formerly containing sodium ether sulphate (detergent/surfactant), was present east of Building 38 (Liquids Building).	Previous reports, interview	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
16, Figure 3A	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – Two heat transfer fluid overflow ASTs were present south of Building 36 (Finishing Building). At the time of the Site visit one of the ASTs was labelled “Dowtherm”.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
17, Figure 3A	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> – An AST present on the ground floor of Building 36 (Finishing Building), reportedly containing detergent sludge and water.	Previous reports, interview	The PCA is located on the Phase One Property and must be identified as an APEC.
18, Figure 3A, 3B	<i>Other</i> – Previously identified soil exceedances. Based on previous subsurface investigations completed at the Site, exceedances of BTEX/PHCs and/or PAHs were reported in soil at 21 Don Roadway.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
19, Figure 3A	<i>Other</i> – Previously identified soil exceedances. Based on previous subsurface investigations completed at the Site, an exceedance of a pesticide concentration was reported in a surface soil sample collected west of Building 36 (Finishing Building).	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
20, Figure 3A	<i>Other</i> – Previously identified soil exceedances. Based on previous subsurface investigations completed at the Site, an exceedance of boron was reported in a soil sample collected from near the northwest portion of Building 36 (Finishing Building).	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
21, Figure 3A, 3B, 3C, 3D	<i>Other</i> – Previously identified groundwater exceedances. Based on previous subsurface investigations completed at the Site, exceedances of BTEX, PHCs and PAHs in groundwater were identified at 21 Don Roadway.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
22, Figure 3A	<i>Other</i> – Previously identified groundwater exceedances. Based on previous subsurface investigations completed at the Site, an exceedance of TCE in groundwater was identified at 21 Don Roadway at previously installed monitoring well MW112.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
23, Figure 3A, 3B, 3C, 3D	<i>Other</i> – Historical phase separated petroleum product was reported in the on-Site manholes and sewer system piping in the early 1990s at 21 Don Roadway.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
24, Figure 3A, 3B, 3C, 3D	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – Previous environmental reports have indicated the occurrence of several chemical spills, including PCB oil, sulphur and effluent water. These are reported to have occurred in several areas throughout 21 Don Roadway.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
25, Figure 3A, 3B, 3C, 3D	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – A release of an unreported volume of process effluent to the sanitary sewer in 2008.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
26, Figure 3A, 3B, 3C, 3D	<i>#4 Antifreeze and De-Icing Manufacturing and Bulk Storage</i> – A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
27, Figure 3A, 3B, 3C, 3D	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – A release of 20,000 L of oily water in 2015.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
28, Figure 3A, 3B, 3C, 3D	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i> – A release of 300 L of sulphonic acid to the ground in 2007.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
29, Figure 3A, 3B, 3C, 3D	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i> – A release of an unreported quantity of sulphonic acid in 2008	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
30, Figure 3A, 3B, 3C, 3D	<i>Other</i> – The generation of various hazardous wastes in 2010 by S. Funtig & Associates Inc. at 21 Don Roadway. The nature of this business is unknown.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
31, Figure 3A, 3B, 3C, 3D	<i>Other</i> – The generation of oil skimmings & sludges in 2015 by Enbridge Gas Distribution Inc. at 21 Don Roadway.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
32, Figure 3A	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – It was reported that chemical storage within and in the vicinity of Building 36 (Finishing Building) and Building	Previous report	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	42 (Chemithon/Sulphonation Building) included propylene glycol, petroleum naphtha, benzene and alkylbenzene historically.		
33, Figure 3A, 3B, 3C, 3D	<i>#43 Plastics (including Fibreglass) Manufacturing and Processing</i> – 21 Don Roadway reportedly received hydrogen gas for the manufacturing of plastic containers using extrusion blow moulding processes and hydrogen gas.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
34, Figure 3A	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – The presence of spill control measures consisting of concrete trenches and associated concrete pits located on the exterior of 21 Don Roadway and within Building 36 (Finishing Building), Building 38 (Liquids Building) and Building 42 (Chemithon/Sulphonation Building).	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
35, Figure 3A	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – The presence of a concrete in-ground pit (Pit #1), located southeast of Building 38 (Liquids Building). This was reportedly utilized to collect any wash water generated from equipment and floor washing activities within Building 36 (Finishing Building).	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
36, Figure 3A	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – Spill containment areas and collection pits were present north of Building 36 (Finishing Building), in the vicinity of the former ATSS.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
37, Figure 3A	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – Spill containment areas and collection pits were present below the railway spurs located in the rail shed area.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.



Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
38, Figure 3A	<i>Other</i> – Previously identified groundwater exceedances. Based on previous subsurface investigations completed at the Site, exceedances of sodium in groundwater were identified at 21 Don Roadway.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
39, Figure 3B	<i>Other</i> – Two vertical ASTs (contents unknown) and one aqua ammonia AST, were historically present east of Building 42 (Chemithon/Sulphonation Building). It is noted that the ASTs were equipped with secondary containment.	Previous reports, interview, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
40, Figure 3B	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – Five vertical and one horizontal AST (sulphur, Rexonic, N4, sulphuric acid, ammonia) were historically present south of Building 42 (Chemithon/Sulphonation Building). It is noted that the ASTs were equipped with secondary containment.	Previous reports, interview, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
41, Figure 3B, 3D	<i>Other</i> – Ponds were noted on the southwest and southcentral portions of the Site in historical aerial photographs. It is unknown what the purpose of these ponds were, but it is assumed they may have been associated with the former industrial use.	Previous reports, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
42, Figure 3B	<i>Other</i> – Previously identified LNAPL in groundwater. Based on previous subsurface investigations completed at the Site, LNAPL free product has been measured in monitoring wells in the southwest portion of the Site since the early 1990s. In addition, LNAPL free product was reported in the vicinity of on-Site alkylate ASTs located immediately east of Building 36 (Finishing Building). Three recovery wells and a pump/treat system were installed in this area in 1995. Residual LNAPL resembling alkylate was reported in the area after the operation of the pump/treat system ceased in 2002.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
43, Figure 3B	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> – During previous subsurface investigations completed at the Site, visual evidence of	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	soap/detergent in groundwater were reported in several monitoring wells downgradient from the historical soap/detergent manufacturing buildings.		
44, Figure 3B	<i>Other</i> – Previously identified soil exceedances. Based on previous subsurface investigations completed at the Site, exceedances of lead were reported in soil at 21 Don Roadway.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
45, Figure 3B	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – The presence of a concrete in-ground pit (Pit #2), located east of Building 42 (Chemithon/Sulphonation Building). This was used to collect wash water generated from equipment and floor washing activities within Building 42 (Chemithon/Sulphonation Building).	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
46, Figure 3C, 3D, 3E	<i>#9 Coal Gasification</i> – The northeast and east portions of the Site were historically occupied by Consumers Gas Company. This included three large ASTs used as “gas holders”, as well as some support structures.	1935 and 1951 FIPs, previous reports, aerial photographs, EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
47, Figure 3C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – a diesel-containing belly AST (associated with an emergency back-up generator) was present north of Building 41 (Warehouse Building). This area was not accessible at the time of the 2019 Phase One Site visit.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
48, Figure 3C	<i>#55 Transformer Manufacturing, Processing and Use</i> – An electrical sub-station was formerly present in the southwest corner of Building 35 (Boiler House).	Previous reports, 1951 FIP	The PCA is located on the Phase One Property and must be identified as an APEC.
49, Figure 3C	<i>#9 Coal Gasification</i> – A 156,000 gallon, reinforced concrete UST containing tar was historically present in the northeast portion of the Site. The status of the former UST is unknown.	1935 and 1951 FIPs	The PCA is located on the Phase One Property and must be identified as an APEC.



Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
50, Figure 3C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – Two heating oil ASTs (size not reported) were formerly present north Building 35 (Boiler House). Associated staining was also reported at this location previously.	Previous reports, aerials	The PCA is located on the Phase One Property and must be identified as an APEC.
51, Figure 3C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – A waste oil AST was located south of Building 35 (Boiler House).	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
52, Figure 3C, 3D	<i>Other</i> – Previously identified DNAPL in groundwater. Based on previous subsurface investigations completed at the Site, DNAPL thickness has been measured throughout the eastern portion of 21 Don Roadway since the early 1990s. Previous investigations identified the presence of red, viscous hydrocarbon liquid within the silty clay deposits in boreholes on the east portion of 21 Don Roadway. In addition, hydrocarbon sheen in the groundwater was also reported.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
53, Figure 3C	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – A waste liquids temporary holding building was previously located east of Building 35 (Boiler House).	Previous report	The PCA is located on the Phase One Property and must be identified as an APEC.
54, Figure 3C	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems</i> – TTC storage yard used for the storage or equipment and materials (e.g. railway ties, etc.) and used to maintain transportation systems at a yard located on the central portion of the Site.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
55, Figure 3C	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems</i> – Railway ties were present on the ground north of Building 35 (Boiler House).	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
56, Figure 3C	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – The presence of a chemical storage shed located north of Building 40 (Carpenter Shop). The metal chemical storage shed was self contained and was equipped with a spill containment base.	Previous report, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
57, Figure 3C	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – The presence of an interceptor pit located along the west side of Building 40 (Carpenter Shop).	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
58, Figure 3C	<i>Other</i> – The historical presence of coal stored at ground surface north of Building 35 (Boiler House)	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
59, Figure 3C	<i>#12 Concrete, Cement and Lime Manufacturing</i> – Former concrete manufacturing plant on the north portion of the Site. This included the presence of Lafarge Canada who were listed as a hazardous waste generator between 1989 and 1994 (waste classes were not listed).	Aerial photographs, insurance records, EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
60, Figure 3C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – A fuel oil UST was formerly present in the vicinity of the former concrete manufacturing plant on the north portion of the Site.	Insurance records	The PCA is located on the Phase One Property and must be identified as an APEC.
61, Figure 3D	<i>#30 Importation of Fill Material of Unknown Quality</i> – Previous subsurface investigations completed at the Site identified the presence of surficial fill materials and buried coal underlain by native silty clay. Buried coal was observed to generally be present from approximately 0.9 to 2.1 m below grade. Hydrocarbon sheen was also reportedly previously. Disturbed soil (inferred fill) was observed on historical aerial photographs on the north portion of the Site, and fill material was observed at surface in the northern portion of the Site.	Previous reports, Site visit, EcoLog ERIS, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
62, Figure 3D	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – An out-of-use oil/water separator was reported to be present in the west central portion of Building 41 (Warehouse Building), reportedly associated with trenches and a sump pit in the former forklift maintenance area.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
63, Figure 3D	<i>Other</i> – The presence of a hydraulically-operated elevator within the western portion of the warehouse building (Building 41).	Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
64, Figure 3E	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i> – Two crude oil 750,000 gallon ASTs were historically present on the southeast portion of the Site.	Previous reports, 1935 and 1951 FIPs, aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
65, Figure 3E	<i>Other</i> – Previously identified soil exceedances. Based on previous subsurface investigations completed at the Site, PAH and PHC soil impacts were identified at 30 Booth Avenue. In addition, exceedances of VOCs and metals were also noted, and numerous borehole locations identified coal tar product several metres in thickness on this portion of the Site.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
66, Figure 3E	<i>Other</i> – Previously identified groundwater exceedances of PAHs and PHCs at 30 Booth Avenue. Based on previous subsurface investigations completed at the Site, exceedances of VOCs and metals were also noted, and numerous borehole locations identified coal tar product several metres in thickness on this portion of the Site.	Previous reports	The PCA is located on the Phase One Property and must be identified as an APEC.
67, Figure 3E	<i>Other</i> – The generation of waste oils & lubricants between 1992 and 2001 by Booth Avenue Hospital Laundry Inc. and between 1998 and 2001 by Lakeshore Laundry & Linen Concept Ltd. (there were no halogenated solvents listed for either company). It is noted that 30 Booth Avenue historically operated as an industrial laundry	1983 PUP, EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.

Reference Number, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	facility. There is no evidence that dry cleaning was performed on the Site in association with this operation.		
68, Figure 3E	<i>Other</i> – The generation of aliphatic solvents in 2009 and 2011 by Ainsworth Incorporated at 30 Booth Avenue. The nature of this business is unknown.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
69, Figure 3E	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – The building at 30 Booth Avenue previously included a waste transfer station for the treatment and processing of biomedical wastes.	EcoLog ERIS	The PCA is located on the Phase One Property and must be identified as an APEC.
70, Figure 3E	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – It was reported that a 22,709 L tank of 12% sodium hypochlorite solution and a 205 L drum of varsol were previously present at 30 Booth Avenue.	1990 Property underwriter report	The PCA is located on the Phase One Property and must be identified as an APEC.
71, Figure 3E	<i>#48 Salt Manufacturing, Processing and Bulk Storage</i> – Bulk storage of road salts were observed in the southwest portion of 30 Booth Avenue.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.
72, Figure 3E	<i>Other</i> – The presence of a hydraulically-operated elevator within the eastern portion of the building at 30 Booth Avenue.	Previous reports, Site visit	The PCA is located on the Phase One Property and must be identified as an APEC.

## 7.2.2 Phase One Study Area PCAs

PCAs identified within the Phase One Study Area, excluding the Phase One Property, are summarized in the following table and shown on Figures 4A to 4D:

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
73, Figure 4A	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> – The former Sunlight Soap Works (later Lever Bros.) factory was present 50 m north of the Site. Operations included the manufacturing of soaps, detergents and personal hygiene products. The former Sunlight Soap factory	1903, 1913, 1924, 1935, and 1951 FIPs, aerial photographs, previous reports,	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	also included a hydrogen plant as well as hydrogen and oxygen gas ASTs.	EcoLog ERIS, interview	
74, Figure 4A	<i>#46 Rail Yards, Tracks and Spurs</i> – Railway tracks are present immediately northwest of the Site.	FIPs, aerial photographs, previous reports, Site visit	Based on the close proximity of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
75, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The former Sunlight Soap Works factory, located 50 m north of the Site, was historically equipped with several ASTs. This reportedly included gasoline tanks and oil storage tank.	1951 FIP, aerial photographs, previous reports, EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
76, Figure 4A	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – The former Sunlight Soap Works factory, located 50 m north of the Site, was historically equipped with several ASTs. This reportedly included chemical storage tanks, soap oil tanks and vegetable oil tanks. Several releases were reported at this facility, including releases of acids, animal fats, PCBs, surfactants, glycerol and sodium ethyl sulfate.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
77, Figure 4A	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i> – The former presence of acid ASTs at the former Sunlight Soap factory (50 m north). A release from this AST was reported in 1976; it was reported that 80% of the release was recovered.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
78, Figure 4A	<i>Other</i> – The reported release of an unknown quantity of PCBs at the former Sunlight Soap factory (50 m north) in 1983. It was reported that 80% of the release was recovered.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
79, Figure 4A	<i>#10 Commercial Autobody Shops</i> – The property located at 344 Eastern Avenue (125 m north) was occupied as an automotive refinishing facility.	City directories, EcoLog ERIS	Given the distance between this location and the Phase One Property, this PCA is not anticipated to represent an

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
			APEC for the Phase One Property.
80, Figure 4A	<i>Other</i> – Various industrial facilities were listed 40-65 m north of the Site (present day 341-365 Eastern Avenue), including Sovereign Varnishes & Oils Ltd. and Sovereign Soap & Chemicals Co., Donalda Manufacturing Co., Bovel Manufacturing Co., S. Jardine Varnish & Oil Co. Limited, Jardine Saml Co., Fairbanks Soap Co. Ltd., and Toronto Tallow Refinery.	City directories, FIPs	Based on the up-gradient location of this PCA to the Site (40-65 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
81, Figure 4A	<i>#34 Metal Fabrication</i> – Various industrial facilities were listed at 356-362 Eastern Avenue (60 m north), including Hoyt Metal Co., Smith Charles Albert Ltd., Wayne Co. Ltd., Diamond State Fibre Co. of Canada Limited, and Pump and Tank Manufacturers.	City directories, FIPs	Based on the up-gradient location of this PCA to the Site (60 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
82, Figure 4A	<i>#10 Commercial Autobody Shops</i> – The property located at 346 Eastern Avenue (105 m north) was occupied as an automotive repair facility.	City directories	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
83, Figure 4A	<i>#10 Commercial Autobody Shops</i> – The property located at 361-365 Eastern Avenue (75 m north) was occupied as an automotive repair facility.	City directories, EcoLog ERIS	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
84, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The presence of a former gasoline service station at 341-351 Eastern Avenue (100 m north), which included USTs.	1935 FIP, city directories	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
85, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The presence of a former gasoline service station (with autobody) at 2-4 Broadview Avenue (190 m northwest).	City directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
86, Figure 4A	<i>#10 Commercial Autobody Shops</i> – The property located at 11 Sunlight Park Road	EcoLog ERIS	Based on its cross-gradient location, this PCA is not



Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	(50 m northwest) included an automotive service facility (BMW Toronto). This property was also listed for the generation of waste oils & lubricants in 2016.		anticipated to represent an APEC for the Phase One Property.
87, Figure 4A	<i>#49 Salvage Yard, including automobile wrecking</i> – The property located at 17-27 Broadview Avenue (165 m northwest) was listed as Ontario Salvage Limited, Frankel Bros. Salvage Co. Ltd. and as a generator of various hazardous wastes between 1986 and 2008.	EcoLog ERIS, city directories	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
88, Figure 4A	<i>Other</i> – The historical presence of a coal yard located 140 m northwest of the Site at the northeast corner of Eastern Avenue and Broadview Avenue. British Canadian Fuels was also listed at this location (1 Broadview Avenue) in 1941.	1935 FIP, city directories	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
89, Figure 4A	<i>#49. Salvage Yard, including automobile wrecking</i> – Frankel Bros. Limited, a scrap iron/scrap metal yard historically present 100 to 150 m north of the Site.	1935 & 151 FIPs	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
90, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 299 Eastern Avenue (50 m north), was historically listed with various tanks, including two gasoline tanks installed in 1930, four gasoline tanks installed in 1935 and four oil storage tanks in 1935.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (50 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
91, Figure 4A	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – The property at 299 Eastern Avenue (50 m north), was historically listed with various tanks, including one chemical tank in 1932, two chemical storage tanks in 1933, one soap oil tank in 1934 and one vegetable oil tank in 1934.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (50 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
92, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 350-352 Eastern Avenue (present day 356 Eastern Avenue, 85 m north) was listed with a fuel oil tank installed in 1931 (no further	EcoLog ERIS, City directories	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	details were provided) and as a service station between 1934 and 1965.		
93, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 20 Sunlight Park Road (180 m north) was listed with six gasoline tanks installed in 1928.	EcoLog ERIS	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
94, Figure 4A	<i>#49 Salvage Yard, including automobile wrecking</i> – The property located at 361-365 Eastern Avenue (40 m north) was listed as an automobile wrecking and recycling facility.	City directories, EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (40 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
95, Figure 4A	<i>#49 Salvage Yard, including automobile wrecking</i> – The property located at 356 Eastern Avenue (60 m north) was listed as an automobile wrecking and recycling facility. In addition, 354 Eastern Avenue (same property) was listed under various salvage companies between 1950 and 1972.	EcoLog ERIS, City directories	Based on the up-gradient location of this PCA to the Site (40 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
96, Figure 4A	<i>Other</i> – The property located at 9 Sunlight Park Road (50 m north) was listed for the use of PCBs.	EcoLog ERIS	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
97, Figure 4A	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – Old Don Reclamation, located at the foot of Front Street in the old Don Channel (180 m northwest), was formerly listed as a dump in the 1880s.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
98, Figure 4A	<i>Other</i> – An unknown source of diesel fuel to the ground was reported between 19 and 23 Lewis Street (120 m north) in 2010.	EcoLog ERIS	Based on the separation distance of this incident from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.



Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
99, Figure 4A	<i>Other</i> – The property at 353 Eastern Avenue (80 m north), was listed between 1988 and 1998 for the generation of paint / pigment / coating residue.	EcoLog ERIS	Based on the separation distance of this waste generation from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
100, Figure 4A	<i>#10 Commercial Autobody Shops</i> – The property located at 20 Sunlight Park Road (180 m north) is an automotive service facility (Mini Toronto).	EcoLog ERIS, Site visit	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
101, Figure 4A	<i>Other</i> – The property at 525 Front Street (175 m west), was listed between 1986 and 1998 for the generation of various hazardous wastes.	EcoLog ERIS	Based on its down-gradient location across the Don River, this PCA is not anticipated to represent an APEC for the Phase One Property.
102, Figure 4A	<i>#59 Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products</i> – The property 165 m northwest of the Site (17-19 Broadview Avenue), historically included lumber storage and roofing supplies (Frankel Bros. Limited).	1951 FIP	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
103, Figure 4A	<i>Other</i> – Bovel Manufacturing Co. was located at 40 Lewis Street (145 m north) between 1929 and 1934.	City directories	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
104, Figure 4A	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 525 Front Street (175 m west) reported a release of an unknown quantity of fuel oil from an underground tank leak in 1989.	EcoLog ERIS	Based on its down-gradient location across the Don River, this PCA is not anticipated to represent an APEC for the Phase One Property.
105, Figure 4B	<i>#9 Coal Gasification</i> – The property located immediately northeast of the Site had historically been occupied by Consumers Gas and operated as a coal gasification plant. This included the generation of various hazardous wastes, the interior/exterior storage of coal, various support buildings and the process of coal gasification. It is reported that	1913, 1924, 1935, and 1951 FIPs, aerial photographs, previous reports, EcoLog ERIS, interview, city directories	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	environmental impact may remain in place at this property.		
106, Figure 4B	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – The presence of ASTs and USTs containing ammonia and tar were previously located immediately northeast of the Site, associated with the Consumers Gas facility.	1935 and 1951 FIPs, aerial photographs, previous reports, EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
107, Figure 4B	<i>Other</i> – Consumers Gas Company Ltd. (later Enbridge Gas Distribution Inc.), located at 405 Eastern Avenue (immediately east of the northern portion of the Site), was listed for the generation of various hazardous wastes between 1986 and 2016.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
108, Figure 4B	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i> – The City of Toronto works facility was present at 50 Booth Avenue and 433 Eastern Avenue (immediately northeast). This operation has been present since 1976 in the area of the former Consumers Gas coal gasification plant. This facility included the generation of various hazardous wastes between 1986 and 2016.	EcoLog ERIS, city directories, Site visit	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
109, Figure 4B	<i>#47 Rubber Manufacturing and Processing</i> – Central Rubber Co. was historically present 150 m north of the Site (present day 400 Eastern Avenue).	1951 FIP	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
110, Figure 4B	<i>Other</i> – The property located at 85-87 Booth Avenue (180 m northeast) was occupied by Cox Varnish Co., Clensolene Refining Co. and Coke and Coke Screenings Yard historically.	City directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
111, Figure 4B	<i>Other</i> – Various industrial facilities were listed 150 m north of the Site (present day 400 Eastern Avenue) between 1890 and 1985/86, including Toronto Varnish Works, DA Mackenzie & Co., The James Robertson Co., Victor Varnish Co. Ltd., WM	City directories, FIPs	Based on the separation distance of this facility from the Site (150 m north), this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	Harland & Son, Bishop Sons & Co., Regent Battery Co. Ltd., Parkway Iron & Metal Co. Ltd., Saville Metal Co., and Eastern Avenue Metals.		
112, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The presence of a former gasoline service station at 398 Eastern Avenue (20 m north), which included at least two USTs.	1935 and 1951 FIPs, aerial photographs, city directories, EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (20 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
113, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The presence of a former gasoline service station at 410 Eastern Avenue (180 m north), which included one UST. Automotive repairs may also have been conducted at this location.	1935 and 1951 FIPs, EcoLog ERIS, City directories	Based on the distance from the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
114, Figure 4B	<i>#10 Commercial Autobody Shops</i> – The property located at 400 Eastern Avenue (150 m north) was occupied as an automotive repair facility.	Previous report	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
115, Figure 4B	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – The Atlas Chemical Co. (chemical manufacturing) was historically present 155 m north (present day 38-42 McGee Street).	1951 FIP	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
116, Figure 4B	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – Campbells Lubricating Specialties Ltd. (also Campbells Grease Co.) was historically present at 2-4 Empire Avenue and 414 Eastern Avenue (185 m northeast).	City directories, 1935 FIP	Based on the intervening distance between this PCA and the Phase One Property, this PCA is not anticipated to represent an APEC for the Phase One Property.
117, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 74 Logan Avenue (150 m northeast), was listed with a gasoline tank in 1927.	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
118, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 9 Dibble Street (100 m north), was historically	EcoLog ERIS	Based on the separation distance of this facility from the Site, this PCA is not

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	listed as Petro Partners and was listed with a 500 L fuel oil fiberglass tank in 1996. This property was also listed with the generation of light fuel and/or heavy fuel between 1986 and 2005.		anticipated to represent an APEC for the Phase One Property.
119, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 7 Dibble Street (90 m north), was historically listed as Betmar Truck Services Ltd. and was listed with a private fuel tank in 1993 (no further details were provided). This property was also listed for the generation of light fuel and oil skimmings & sludge wastes between 2002 and 2004.	EcoLog ERIS	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
120, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 433 Eastern Avenue (associated with 50 Booth Avenue, immediately northeast), was listed with releases of diesel fuel.	EcoLog ERIS	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
121, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 402-406 Eastern Avenue (part of present day 400 Eastern Avenue, 150 m north) was listed in 1941.	City directories	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
122, Figure 4B	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – Nymoc Products Co. located at 24 McGee Street (130 m north), was listed in the chemical registry.	City directories, EcoLog ERIS	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
123, Figure 4B	<i>Other</i> – The property located at 433 Eastern Avenue (immediately northeast) was listed for the storage and generation of PCB wastes, as well as a reclamation facility of PCBs.	EcoLog ERIS	Based on the close proximity of this PCA to the Site (immediately northeast), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
124, Figure 4B	<i>Other</i> – The property at 102 Logan Avenue (200 m northeast) reported the presence of	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	diesel fuel in a storm sewer from an unknown source in 1993.		APEC for the Phase One Property.
125, Figure 4B	<i>Other</i> – The property at 415 Eastern Avenue (95 m northeast), was listed in 2009 for the generation of light fuels and oil skimmings & sludges.	EcoLog ERIS	Based on the limited time this hazardous waste generation was in place, this PCA is not anticipated to represent an APEC for the Site.
126, Figure 4B	<i>Other</i> – The property at 400 Eastern Avenue (150 m north), was listed for the generation of various wastes under different companies between 1986 and 2008, including light fuels, other specified inorganics and photoprocessing wastes.	EcoLog ERIS	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
127, Figure 4B	<i>Other</i> – The property located at 398 Eastern Avenue (20 m north), was historically occupied by Dibble Coal Co., which included the presence of interior and exterior coal storage.	1935 and 1951 FIPs, city directories	Based on the up-gradient location of this PCA to the Site (20 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
128, Figure 4B	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 398 Eastern Avenue (20 m north), was historically occupied by Dibble Coal Co., which had a UST (contents not reported).	1935 FIP	Based on the up-gradient location of this PCA to the Site (20 m north), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
129, Figure 4B	<i>Other</i> – The property at 9 Dibble Street (100 m north), was historically listed as Stoker and Oil Burner Factory.	1951 FIP	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
130, Figure 4B	<i>Other</i> – The property 180 m north (present day 67 Saulter Street), was historically listed as Jas. C. Smith Coal & Coke Co. with lumber and coal storage. This property was also listed as Maydwell Manufacturing Co. Ltd. and Dominion Brass Products Ltd.	1951 FIP, city directories	Based on the separation distance of this facility from the Site, this PCA is not anticipated to represent an APEC for the Phase One Property.
131, Figure 4C	<i>#46 Rail Yards, Tracks and Spurs</i> – A rail yard was formerly present immediately south of the Site. Some of the tracks have	FIPs, aerial photographs,	Based on the close proximity of this PCA to the Site (immediately adjacent), this

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	been removed, however tracks remain approximately 35 m south of the Site. Releases to the rail tracks have been reported historically, including an unreported quantity of hydrogen peroxide and 35 kg of sodium sulphate.	previous reports, Site visit	PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
132, Figure 4C	<i>Other</i> – Trans-Northern Pipelines Inc., located at 9 Don Roadway (immediately south of the western portion of the Site), was listed in the waste generator database for the generation of light fuels and oil skimmings & sludges in 2016.	EcoLog ERIS	Based on the limited time this hazardous waste generation was in place, and its downgradient location from the Site, this PCA is not anticipated to represent an APEC for the Site.
133, Figure 4C	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> – The Morse Soap Company was historically present approximately 100 m west of the Site.	1884 to 1903 FIPs	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
134, Figure 4C	<i>#53 Tannery</i> – A tannery was historically present 120 m west of the Site.	1913 FIP	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
135, Figure 4C, 4D	<i>#46 Rail Yards, Tracks and Spurs</i> – Various railway spurs were present in the surrounding properties in the Phase One Study Area. Including west of the Site (across the Don River), east of the Site (east of Booth Avenue), and south of the Site (south of Lake Shore Boulevard East).	Historical FIPs and aerial photographs	Based on its down-gradient, and separation distance (in excess of 50 m of the Site), this PCA is not anticipated to represent an APEC for the Phase One Property.
136, Figure 4C	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i> – Imperial Oil Limited was present 100 m south of the Site (present day 601-673 Lakeshore Boulevard East and 185 & 190 Villiers Street) historically.	1924, 1935, 1951 and 1973 FIPs, aerial photographs	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
137, Figure 4C	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i> – British American Oil Co. Limited was present 150 m west of the Site historically.	1935 and 1951 FIPs, aerial photographs	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
138, Figure 4C	<i>#2 Adhesives and Resins Manufacturing, Processing and Bulk Storage</i> – W. Harris &	1951 FIP	Based on its down-gradient location, this PCA is not anticipated to represent an



Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	Co. Limited Glue Factory was historically present 80 m west of the Site.		APEC for the Phase One Property.
139, Figure 4C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – An auto service station with USTs was present 100 m south (present day 673 Lakeshore Boulevard East).	1973 FIP, city directories, aerial photographs	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
140, Figure 4C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 601 Lakeshore Boulevard East and 625 Lakeshore Boulevard East (same property, 100 m south) was listed with two gasoline tanks in 1924 and three gasoline tanks in 1926.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
141, Figure 4C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 169 Villiers Street (220 m southwest) was listed with a gasoline tank installed in 1930.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
142, Figure 4C	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 165 Villiers Street (240 m southwest) was listed with a gasoline tank installed in 1925.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
143, Figure 4C	<i>Other</i> – The property at 586 Lakeshore Boulevard East (90 m west), was listed for the storage and generation of PCB wastes.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
144, Figure 4C	<i>Other</i> – The property located at 637 Lakeshore Boulevard East (formerly 100 m south) was listed for the use of PCBs.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
145, Figure 4C	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – The property at 586 Lakeshore Boulevard East (90 m west), was listed for the generation of various hazardous wastes and with approval for waste management systems.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
146, Figure 4C	<i>Other</i> – The reported release of an unknown quantity of diesel fuel to the southbound Don Valley Parkway ramp to Lakeshore Boulevard East (at least 20 m west) in 1990.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
147, Figure 4C	<i>Other</i> – It was reported that a mixture of diesel/water was pumped from a sewer located at the southeast corner of Don Roadway and Lakeshore Road East (75 m south) in 2009.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
148, Figure 4C	<i>Other</i> – The property on the north side of Villiers Street (180 m south), was listed in 2005 and 2006 for the generation of other specified inorganics and oil skimmings & sludges.	EcoLog ERIS	Based on the limited time this hazardous waste generation was in place and its downgradient location, this PCA is not anticipated to represent an APEC for the Site.
149, Figure 4C	<i>Other</i> – The property at 572 Lakeshore Boulevard East (140 m west), was listed between 1995 and 2004 for the generation of various hazardous wastes.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
150, Figure 4C	<i>Other</i> – The property at 185 Villiers Street (200 m south), was listed between 1990 and 1998 for the generation of light fuels	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
151, Figure 4C	<i>Other</i> – The property at 115 Saulter Street South (200 m south), was listed in 2005 for the generation of oil skimmings and sludge wastes.	EcoLog ERIS	Based on its down-gradient, this PCA is not anticipated to represent an APEC for the Phase One Property.
152, Figure 4C	<i>#49. Salvage Yard, including automobile wrecking</i> – Toronto Towing & Salvage Co. Ltd. was previously located at 170 Villiers Street (180 m southwest).	City directories	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
153, Figure 4C	<i>Other</i> – In 1903 a building labelled “city crematory” was present 140 m west.	Fire insurance plans	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.



Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
154, Figure 4C	<i>Other</i> – A pork packaging facility was historically located 100 m west of the Site between the late 1800s and at least 1951. The facility operated as Wm. Davies & Co. Toronto Pork Packing Establishment and later as Canada Packers Ltd.	Fire insurance plans	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
155, Figure 4C, 4D	<i>#30 Importation of Fill Material of Unknown Quality</i> – It is noted that the area located south of the Site was previously part of Ashbridge's Bay and has been filled in.	Fire insurance plans	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
156, Figure 4D	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – Foot of Booth Dump was historically present 75 m southeast of the Site. It was noted that this dump was later referred to as the McCleary Park Dump and was located in the area of present day McCleary Park.	EcoLog ERIS, previous reports, 1924 FIP	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
157, Figure 4D	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i> – The property immediately northeast (City of Toronto works facility) included several ASTs and USTs for vehicle fuelling.	EcoLog ERIS, Site visit	Based on the up-gradient location of this PCA to the Site (immediately adjacent), this PCA has the potential to impact the Phase One Property and is considered to represent an APEC.
158, Figure 4D	<i>Other</i> – Munday Cork Insulation Limited was historically present 20 m east of the Site (present day 15-35 Booth Avenue).	1935 & 1951 FIP, city directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
159, Figure 4D	<i>#45 Pulp, Paper and Paperboard Manufacturing and Processing</i> – Automatic Paper Box Co. Limited was historically present 55 m east of the Site (present day 10-32 Logan Avenue). This property was later occupied by Fielder Paper Box Co. Ltd.	1935, 1951 and 1973 FIPs, city directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
160, Figure 4D	<i>Other</i> – Alexander Murrey & Co. Ltd. and The Dominion Tar & Chemical Co. Ltd. were historically present 135 m southeast of the Site (present day 801 Lakeshore Boulevard East). This facility included	1935 & 1951 FIP, city directories	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	several ASTs (the exact details are unknown).		
161, Figure 4D	<i>Other</i> – Stephen & Dean Bedding Co. was historically present 70 m northeast of the Site (present 47 Booth Avenue).	1951 FIP, city directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
162, Figure 4D	<i>#39 Paints Manufacturing, Processing and Bulk Storage</i> – The property located 100 m east of the Site (present day 45 & 55 Logan Avenue and 10, 18 & 20 Morse Street) was occupied by Imperial Varnish & Colour Co. Ltd. Operations with an oil tar distillation / paint manufacturing facility. This property had mixing and manufacturing of paint as well as ASTs and USTs.	1913, 1935 FIPs, city directories, EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
163, Figure 4D	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i> – The properties at 45-55 Logan Avenue (110 m east), 20-36 Morse Street (165 m east) and 11 Morse Street (215 m east) were occupied by Purolator Courier Ltd. who operated a maintenance garage. Purolator Courier generated various hazardous wastes and had ASTs and USTs.	City directories, EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
164, Figure 4D	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i> – The property at 685 Lakeshore Boulevard East (100 m south) was operated as Greyhound Lines of Canada Ltd. which had a maintenance garage. The facility generated various hazardous wastes and had USTs. Releases were reported at this facility: 40 L of stove oil in 1991; 10 L of motor oil in 1992; an unknown quantity of diesel fuel in 2011; and, 20 L of engine oil.	City directories, EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
165, Figure 4D	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i> – The property at 675-701 Lakeshore Boulevard East and 115 Saulter Street South (100 m south) was historically operated by The Barrett Co. and distilled crude coal tar and saturated roofing felt. Several ASTs were present historically.	1935 and 1951 FIP, city directories, EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
166, Figure 4D	<i>Other</i> – The historical presence of a coal yard located 80 m northeast (present day 55 Booth Avenue).	1935 FIP	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
167, Figure 4D	<i>#49. Salvage Yard, including automobile wrecking</i> – Two scrap metal yards were historically present 210 m east (present day 11 and 25 Morse Street).	1973 FIP	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
168, Figure 4D	<i>#34 Metal Fabrication</i> – J.C. Craig & Son (machine shop) was historically present at 54 Logan Avenue (100 m northeast).	1951 & 1973 FIPs	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
169, Figure 4D	<i>#34 Metal Fabrication</i> – A steel facility was historically present at 699 Lakeshore Boulevard East (100 m south).	City directories and 1973 FIP	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
170, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The presence of a heating oil UST at 75-77 Logan Avenue (175 m northeast) in 1951.	Previous report	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
171, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property 100 m south (120 Bouchette Street) was historically occupied by G.H. Godsall Equipment Ltd. and had an “old oil” tank. This property was also occupied by Sidon Motors in 1995.	1951 FIP, city directories	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
172, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – A service garage with UST was historically present 165 m east (present day 36 Morse Street).	1951 and 1973 FIPs, city directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
173, Figure 4D	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i> – A facility historically operated by Brinks Canada Ltd. was present at 45-55 Logan Avenue (110 m east), and inferred to have	City directories, EcoLog	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	operated as a vehicle service facility. The facility previously had a private storage tank and generated various hazardous wastes.		
174, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – A UST, associated with a courier company, was historically present 185 m east (present day 20 Morse Street).	1973 FIP	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
175, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 805 Lakeshore Boulevard East (215 m southeast), was historically listed with a 1,000 L tank (contents unknown). The property was also listed with the generation of light fuel and oil skimmings & sludge waste in 2005.	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
176, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 701 Lakeshore Boulevard East (formerly 100 m south) was listed with an underground tar feed pipe in 1920, a fuel oil tank and two gasoline tanks installed in 1921, a fuel oil tank and two gasoline tanks installed in 1936.	EcoLog ERIS	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
177, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 2-8 Morse Street (170 m east) was listed with one gasoline tank installed in 1921, one gasoline tank installed in 1924, and two gasoline tanks installed in 1926.	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
178, Figure 4D	<i>#49 Salvage Yard, including automobile wrecking</i> – The property located at 43-45 Booth Avenue (65 m northeast) was listed as Booth Auto Wreckers between 1972 and 1995.	City directories, 1973 FIP	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
179, Figure 4D	<i>#51 Solvent Manufacturing, Processing and Bulk Storage</i> – The property located at 75-77 Logan Avenue (175 m northeast) included solvent storage. This property also included wood working and lumber storage.	1973 FIP	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
180, Figure 4D	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – Morse Street Dump (also Ashbridge's & Morse Dump) located at the foot of Morse Street (210 m east) was present during the 1880s and 1890s.	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
181, Figure 4D	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i> – Commissioners Street Incinerator was previously located at 400 Commissioners Street (230 m south).	EcoLog ERIS, city directories	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
182, Figure 4D	<i>#55 Transformer Manufacturing, Processing and Use</i> – A release of 60 L of mineral oil from a transformer at 44 Morse Street (180 m northeast) was reported in 2007.	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
183, Figure 4D	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i> – The property at 50 Morse Street (200 m northeast) was listed with a release of 100 L of furnace oil from a tank in 1993.	EcoLog ERIS	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
184, Figure 4D	<i>Other</i> – The property at 6 Booth Avenue (immediately south of the eastern portion of the Site), was listed in 2016 for the generation of other specified inorganics.	EcoLog ERIS	Based on the limited time this hazardous waste generation was in place, the types of waste produced and the downgradient location, this PCA is not anticipated to represent an APEC for the Site.
185, Figure 4D	<i>Other</i> – The property at 25 Booth Avenue (20 m east), was listed in 2007 and 2008 for the generation of organic laboratory chemicals, waste compressed gases, and paint/pigment/coating residues.	EcoLog ERIS	Based on the limited time this hazardous waste generation was in place and the cross-gradient location, this PCA is not anticipated to represent an APEC for the Site.
186, Figure 4D	<i>Other</i> – The property at 26 Logan Avenue (55 m east), was listed between 2001 and 2005 for the generation of aliphatic solvents.	EcoLog ERIS	Based on the limited time this hazardous waste generation was in place and the cross-gradient location, this PCA is

Reference Location, Figure	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
			not anticipated to represent an APEC for the Site.
187, Figure 4D	<i>Other</i> – An exterior coal yard was historically present 165 m east (at present day 36 Morse Street).	1935 FIP	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
188, Figure 4D	<i>#59 Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products</i> – The Johnson Lumber Co. was present 100 m south (present day 120 Bouchette Street), which included exterior and interior lumber storage.	1935 FIP	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
189, Figure 4D	<i>#57 Vehicle and Associated Parts Manufacturing</i> – The property 20 m east (present day 15-33 Booth Avenue and 20-40 Logan Avenue), was historically listed as Precision Automotive Co. Ltd. and included automotive parts manufacturing.	1973 FIP, city directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
190, Figure 4D	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> – The property 75-79 Logan Avenue (175 m northeast) was historically listed as Atlas Chemical Co. between 1934 and 1945.	City directories	Based on its cross-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.
191, Figure 4D	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i> – Sun Oil Co. Ltd. was historically present at 300 Commissioners Street (185 m south).	City directories	Based on its down-gradient location, this PCA is not anticipated to represent an APEC for the Phase One Property.

### 7.3 Areas of Potential Environmental Concern

A summary of the APECs identified at the Phase One Property is provided in the following table. The APEC locations are presented on Figures 5A through 5G.



Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC 1 – The historical operation on part of the Site by British American Oil Co. Limited as a tank farm for crude oil.	Southwest portion of the Site (Figure 5A)	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i>  On-Site PCA Location #1	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 2 – The historical operation of part of the Site by Consumers Gas for coal gasification operations.	Northeast and eastern portions of the Site (Figure 5A)	<i>#9 Coal Gasification</i>  On-Site PCA Location #46	On-Site	Metals and inorganics, PAHs, PHCs, ABNs, BTEX	Soil and groundwater
APEC 3 – The property located immediately northeast of the Site had historically been occupied by Consumers Gas and operated as a coal gasification plant.	Northeast and eastern boundaries of the Site (Figure 5A).	<i>#9 Coal Gasification</i>  Off-Site PCA Location #105	Off-Site	Metals and inorganics, PAHs, PHCs, ABNs, BTEX	Groundwater
APEC 4 – The historical operation of part of the Site by Lever Bros. as a soap/detergent manufacturer.	Western portion of the Site (Figure 5A)	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #2	On-Site	Metals and inorganics, ABNs, PHCs, VOCs	Soil and groundwater
APEC 5 – The former Sunlight Soap Works (later Lever Bros.) factory was present 50 m north of the west portion of the Site.	North boundary of the Site (Figure 5A).	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i>  Off-Site PCA Location #73	Off-Site	Metals and inorganics, ABNs, PHCs, VOCs	Groundwater



Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
Operations consisted of the manufacturing of soaps, detergents and personal hygiene products.					
APEC 6 – Out of use, on-Site rail spurs associated with historical operations at the Site.	Various areas across the Site (Figure 5A).	<i>#46 Rail Yards, Tracks and Spurs</i>  On-Site PCA Location #4	On-Site	Metals, PAHs, PHCs	Soil and groundwater
APEC 7 – Railway tracks are present immediately north of the west half of the Site.	North boundary of the Site (Figure 5A).	<i>#46 Rail Yards, Tracks and Spurs</i> Off-Site PCA Location #74	Off-Site	Metals, PAHs, PHCs	Groundwater
APEC 8 – A rail yard was formerly present immediately south of the Site. Some tracks remain approximately 35 m south of the Site. Releases to the rail tracks have been reported historically.	Southern boundary of the Site (Figure 5A).	<i>#46 Rail Yards, Tracks and Spurs</i>  Off-Site PCA Location #131	Off-Site	Metals, PAHs, PHCs	Groundwater
APEC 9 – A fuel oil UST historically present north of Building 38 (Liquids Building) (Figure 5A).	North of Building 38 (Liquids Building) (Figure 5A).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #3	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 10 – Three fuel oil USTs were historically present in the north section of	Northern portion of Building 36 (Finishing Building) (Figure 5A).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>	On-Site	PAHs, PHCs, BTEX	Soil and groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
Building 36 (Finishing Building).		On-Site PCA Location #6			
APEC 11 – Two 750,000 gallon ASTs for crude oil were historically present on the southeast portion of the Site.	Southeast portion of the Site (Figure 5B).	<i>#14 Crude Oil Refining, Processing and Bulk Storage</i>  On-Site PCA Location #64	On-Site	Metals, PAHs, PHCs, BTEX	Soil and groundwater
APEC 12a – The former Sunlight Soap Works factory, located 50 m north of the west portion of the Site, was historically equipped with several ASTs. This reportedly included gasoline tanks and an oil storage tank.	North boundary of the Site (Figure 5B).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  Off-Site PCA Location #75	Off-Site	PAHs, PHCs, BTEX	Groundwater
APEC 12b – The former Sunlight Soap Works factory, located 50 m north of the west portion of the Site, was historically equipped with several chemical ASTs.	North boundary of the west portion of the Site (Figure 5B).	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  Off-Site PCA Location #76	Off-Site	Metals and inorganics, PAHs, PHCs, VOCs	Groundwater
APEC 13 – A 10,700 gallon AST for fuel oil was located northeast of Building 36 (Finishing Building).	Northeast of Building 46 (Finishing Building) (Figure 5B)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #7	On-Site	PAHs, PHCs, BTEX	Soil and groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC 14 – A diesel-containing belly AST was present north of Building 41 (Warehouse Building).	North of Building 41 (Warehouse Building) (Figure 5B).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #47	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 15 – An oil UST was historically present at the northwest corner of Building 36 (Finishing Building). It was reported that the UST was replaced with two ASTs in 1982/84 at the same location.	Northwest corner of Building 36 (Finishing Building) (Figure 5B)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #8	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 16 - An electrical sub-station was formerly present in the southwest corner of Building 35 (Boiler House).	Southwest corner of Building 35 (Boiler House) (Figure 5B).	<i>#55 Transformer Manufacturing, Processing and Use</i>  On-Site PCA Location #48	On-Site	PCBs, PHCs	Soil and groundwater
APEC 17 - Two ASTs containing acid were formerly present south of Building 38 (Liquids Building).	South of Building 38 (Liquids Building) (Figure 5B).	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #9	On-Site	Metals and inorganics, pH	Soil and groundwater
APEC 18 - Two 26,000 gallon alkane-containing ASTs were formerly present east of Building 36 (Finishing Building).	East of Building 36 (Finishing Building) (Figure 5B).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #10	On-Site	PHCs, BTEX	Soil and groundwater

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APEC 19 - A 156,000 gallon UST containing tar related to the former operation of the coal gasification plant was present in the northeast portion of the Site.	Northeast portion of the Site (Figure 5B).	<i>#9 Coal Gasification</i>  On-Site PCA Location #49	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, BTEX	Soil and groundwater
APEC 20 - Two heating oil ASTs (and associated staining) were formerly present north of Building 35 (Boiler House).	North Building 35 (Boiler House) (Figure 5B).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #50	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 21 - Up to an additional seven ASTs were historically present east of Building 36 (Finishing Building).	East of Building 36 (Finishing Building) (Figure 5B).	<i>Other</i>  On-Site PCA Location #11	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 22 - Six ASTs (contents unknown) were historically present north of Building 38 (Liquids Building).	North of Building 38 (Liquids Building) (Figure 5B).	<i>Other</i>  On-Site PCA Location #12	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 23 - Two vertical ASTs, and one aqua ammonia AST, were historically present east of Building 42 (Chemithon/Sulphonation Building).	East of Building 42 (Chemithon/Sulphonation Building) (Figure 5B).	<i>Other</i>  On-Site PCA Location #39	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater

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APEC 24 - Two vertical ASTs were historically present north of Building 42 (Finishing Building).	North of Building 42 (Finishing Building) (Figure 5B).	<i>Other</i>  On-Site PCA Location #13	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 25 – A waste oil AST was located south of Building 35 (Boiler House).	South of Building 35 (Boiler House) (Figure 5B).	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #51	On-Site	Metals, PAHs, PHCs, VOCs	Soil and groundwater
APEC 26 – An AST containing aqua ammonia was formerly present east of Building 38 (Liquids Building).	East of Building 38 (Liquids Building) (Figure 5B).	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #14	On-Site	Metals and inorganics	Soil and groundwater
APEC 27 – An empty AST, formerly containing sodium ether sulphate, was present east of Building 38 (Liquids Building).	East of Building 38 (Liquids Building) (Figure 5B).	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #15	On-Site	Metals and inorganics	Soil and groundwater
APEC 28 – An AST present on the ground floor of Building 36 (Finishing Building).	Ground floor of Building 36 (Finishing Building) (Figure 5B).	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #17	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 29 – Two heat transfer fluid overflow ASTs were present south of Building	South of Building 36 (Finishing Building) (Figure 5B).	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater

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36 (Finishing Building).		On-Site PCA Location #16			
APEC 30 – The presence of ASTs and USTs containing ammonia and tar, previously located immediately north and east of the Site, associated with the Consumers Gas facility.	Northeast and eastern boundaries of the Site (Figure 5B).	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  Off-Site PCA Location #106	Off-Site	Metals and inorganics, PAHs, PHCs, VOCs	Groundwater
APEC 31 – The property immediately north of the east portion of the Site (City of Toronto works facility) included several ASTs and USTs for vehicle fuelling. In addition, this property was listed releases of diesel fuel.	Northeast and eastern boundaries of the Site (Figure 5C)	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i>  Off-Site PCA Location #120 & 157	Off-Site	Metals and inorganics, PAHs, PHCs, VOCs	Groundwater
APEC 32 – A pond was present on the southcentral portion of the Site.	Central portion of the Site. (Figure 5C)	<i>Other</i>  On-Site PCA Location #41	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 33 – A pond was present on the southwest portion of the Site.	Southwest portion of the Site. (Figure 5C)	<i>Other</i>  On-Site PCA Location #41	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 34 – Previous subsurface investigations completed at the	Central and southwest portion of the Site. (Figure 5C)	<i>#30 Importation of Fill Material of Unknown Quality</i>	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Soil and groundwater

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Site identified the presence of surficial fill materials at the Site. Coal and hydrocarbon sheen were noted.		On-Site PCA Location #61			
APEC 35 – Previously identified DNAPL in groundwater, and red, viscous hydrocarbon liquid within the silty clay deposits, on the eastern portion of 21 Don Roadway.	Eastern portion of 21 Don Roadway. (Figure 5C)	<i>Other</i> On-Site PCA Location #52	On-Site	ABNs, PAHs, PHCs, VOCs	Soil and groundwater
APEC 36 – Previously identified LNAPL in groundwater on the southwest portion of the Site.	Southwest portion of the Site. (Figure 5C)	<i>Other</i> On-Site PCA Location #42	On-Site	ABNs, PAHs, PHCs, VOCs	Soil and groundwater
APEC 37 – Visual evidence of soap/detergent in groundwater downgradient from the historic soap/detergent manufacturing buildings.	Southeast of Building 36 (Finishing Building). (Figure 5C)	<i>#50 Soap and Detergent Manufacturing, Processing and Bulk Storage</i> On-Site PCA Location #43	On-Site	Metals and inorganics, ABNs, PHCs, VOCs	Soil and groundwater
APEC 38 – Previously identified soil exceedances of BTEX/PHCs and/or PAHs at 21 Don Roadway.	Western portion of the Site (Figure 5C)	<i>Other</i> On-Site PCA Location #18	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 39 – Previously	Vicinity of Building 42	<i>Other</i>	On-Site	Metals	Soil



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identified soil exceedances (lead) at 21 Don Roadway.	(Chemithon/Sulph onation Building). (Figure 5C)	On-Site PCA Location #44			
APEC 40 – Previously identified soil exceedances (pesticides) from west of Building 36 (Finishing Building).	West of Building 36 (Finishing Building). (Figure 5C)	<i>Other</i> On-Site PCA Location #19	On-Site	OCPs	Soil and groundwater
APEC 41 – Previously identified soil exceedances (boron) from near the northwest portion of Building 36 (Finishing Building).	Northwest portion of Building 36 (Finishing Building) (Figure 5C)	<i>Other</i> On-Site PCA Location #20	On-Site	Metals and inorganics	Soil
APEC 42 – Previously identified soil exceedances, including PAH, PHC, VOCs and metals at 30 Booth Avenue. In addition, numerous borehole locations identified coal tar product several metres thick on this portion of the Site.	Eastern portion of the Site (Figure 5D)	<i>Other</i> On-Site PCA Location #65	On-Site	Metals and inorganics, PAHs, PHCs, VOC	Soil and groundwater
APEC 43 – Previously identified groundwater exceedances of PAHs, PHCs,	Eastern portion of the Site (Figure 5D)	<i>Other</i> On-Site PCA Location #66	On-Site	Metals, PAHs, PHCs, VOCs	Soil and groundwater

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VOCs and metals at 30 Booth Avenue. In addition, numerous borehole locations identified coal tar product several metres thick on this portion of the Site.					
APEC 44 – The operation of 30 Booth Avenue as an industrial laundry facility. There is no evidence that dry cleaning was performed on the Site in association with this operation.	Eastern portion of the Site (Figure 5D)	<i>Other</i> On-Site PCA Location #67	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 45 – The generation of aliphatic solvents in 2009 and 2011 by Ainsworth Incorporated at 30 Booth Avenue. The nature of this business is unknown.	Eastern portion of the Site (Figure 5D)	<i>Other</i> On-Site PCA Location #68	On-Site	VOCs	Soil and groundwater
APEC 46 – The building at 30 Booth Avenue was previously a waste transfer station for the treatment and processing of biomedical wastes.	Eastern portion of the Site (Figure 5D)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i>	On-Site	Metals and inorganics, PHCs, BTEX	Soil and groundwater

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		On-Site PCA Location #69			
APEC 47 – Bulk storage of road salts at 30 Booth Avenue.	Eastern portion of the Site (Figure 5D)	<i>#48 Salt Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #71	On-Site	SAR, EC, sodium, chloride	Soil and groundwater
APEC 48 – Previously identified groundwater exceedances of BTEX, PHCs and PAHs at 21 Don Roadway.	Western portion of the Site (Figure 5D)	<i>Other</i>  On-Site PCA Location #21	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 49 – Previously identified groundwater exceedances of TCE at 21 Don Roadway at previously installed monitoring well MW112.	Western portion of the Site (Figure 5D)	<i>Other</i>  On-Site PCA Location #22	On-Site	VOCs	Soil and groundwater
APEC 50 – Previously identified groundwater exceedances of sodium 21 Don Roadway.	Western portion of the Site (Figure 5D)	<i>Other</i>  On-Site PCA Location #38	On-Site	Sodium and chloride	Groundwater
APEC 51 – Historical phase separated petroleum product was reported in the on-Site manholes and	Western portion of the Site (Figure 5D)	<i>Other</i>  On-Site PCA Location #23	On-Site	PHCs, BTEX	Soil and groundwater

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sewer system piping at 21 Don Roadway.					
APEC 52 – Reports of several chemical spills throughout 21 Don Roadway.	Western portion of the Site (Figure 5D)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #24	On-Site	Metals and inorganics, PCBs, ABNs, PAHs, PHCs, VOCs	Soil and groundwater
APEC 53 – A release of an unreported volume of process effluent to the sanitary sewer in 2008.	Western portion of the Site (Figure 5D)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #25	On-Site	Metals and inorganics, PCBs, ABNs, PAHs, PHCs, VOCs	Soil and groundwater
APEC 54 – A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	Western portion of the Site (Figure 5D)	<i>#4 Antifreeze and De-Icing Manufacturing and Bulk Storage</i>  On-Site PCA Location #26	On-Site	Glycol	Soil and groundwater
APEC 55 – A release of 20,000 L of oily water in 2015.	Western portion of the Site (Figure 5E)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #27	On-Site	PHCs, BTEX	Soil and groundwater
APEC 56 – A release of 300 L of sulphonic acid to the ground in 2007.	Western portion of the Site (Figure 5E)	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #28	On-Site	Inorganics benzene	Soil and groundwater
APEC 57 – A release of an unreported	Western portion of the Site (Figure 5E)	<i>#1 Acid and Alkali Manufacturing,</i>	On-Site	Inorganics benzene	Soil and groundwater

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quantity of sulphonic acid in 2008.		<i>Processing and Bulk Storage</i>  On-Site PCA Location #29			
APEC 58 – The former presence of acid ASTs at the former Sunlight Soap factory (50 m north of the west portion of the Site).	North boundary of the Site (Figure 5E)	<i>#1 Acid and Alkali Manufacturing, Processing and Bulk Storage</i>  Off-Site PCA Location #77	Off-Site	Metals and inorganics,	Groundwater
APEC 59 – The reported release of an unreported quantity of PCBs at the former Sunlight Soap factory (50 m north of the west portion of the Site) in 1983.	North boundary of the Site (Figure 5E)	<i>Other</i>  Off-Site PCA Location #78	Off-Site	PCBs	Groundwater
APEC 60 – The generation of various hazardous wastes in 2010 by S. Funtig & Associates Inc. at 21 Don Roadway.	Western portion of the Site (Figure 5E)	<i>Other</i>  On-Site PCA Location #30	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Soil and groundwater
APEC 61 – The generation of oil skimmings & sludges in 2015 by Enbridge Gas Distribution Inc. at 21 Don Roadway.	Western portion of the Site (Figure 5E)	<i>Other</i>  On-Site PCA Location #31	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 62 – A waste liquids temporary holding building was	East of Building 35 (Boiler House) (Figure 5E)	<i>#58 Waste Disposal and Waste Management, including thermal</i>	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater

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previously located east of Building 35 (Boiler House).		<i>treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i>  On-Site PCA Location #53			
APEC 63 – The property at 405 Eastern Avenue (immediately east of the northern portion of the Site), was listed for the generation of various hazardous wastes between 1986 and 2016.	North and east boundary of the Site adjacent to 405 Eastern Avenue. (Figure 5E)	<i>Other</i>  Off-Site PCA Location #107	Off-Site	Metals and inorganics, PHCs, VOCs	Groundwater
APEC 64 – The City of Toronto works facility was present at 50 Booth Avenue and 433 Eastern Avenue (immediately north and east of the central and eastern portions of the Site). This operation has been present since 1976 in the area of the former Consumers Gas coal gasification plant. This facility included the generation of various hazardous wastes between 1986 and 2016.	Northern and eastern boundaries of the Site (Figure 5E)	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems</i>  Off-Site PCA Location #108	Off-Site	Metals and inorganics, PHCs, VOCs	Groundwater

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APEC 65 – It was reported that a 22,709 L tank of 12% sodium hypochlorite solution and a 205 L drum of varsol were previously present at 30 Booth Avenue.	Building area at 30 Booth Avenue (Figure 5E)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #70	On-Site	Metals and inorganics, PHCs, VOCs	Soil and groundwater
APEC 66 – Former chemical storage within and in the vicinity of Building 36 (Finishing Building) and Building 42 (Chemithon/Sulphonation Building).	Within and in the vicinity of Building 36 (Finishing Building) and Building 42 (Chemithon/Sulphonation Building) (Figure 5E)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #32	On-Site	Glycol, PAHs, PHCs, VOCs	Soil and groundwater
APEC 67 – 21 Don Roadway reportedly received hydrogen gas for the manufacturing of plastic containers using extrusion blow moulding processes and hydrogen gas.	Western portion of the Site (Figure 5E)	<i>#43 Plastics (including Fibreglass) Manufacturing and Processing</i>  On-Site PCA Location #33	On-Site	Metals and inorganics, PAHs, PHCs, BTEX	Soil and groundwater
APEC 68 – TTC storage yard on the central portion of the Site.	Central portion of the Site (Figure 5E)	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems</i>  On-Site PCA Location #54	On-Site	Metals and inorganics, ABNs, OCPs, PAHs, PHCs, BTEX	Soil and groundwater



Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC 69 – Railway ties were present on the ground north of Building 35 (Boiler House).	North of Building 35 (Boiler House). (Figure 5E)	<i>#52 Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.</i>  On-Site PCA Location #55	On-Site	Metals and inorganics, ABNs, OCPs, PAHs, PHCs, BTEX	Soil and groundwater
APEC 70 – Spill containment structures located on the exterior of 21 Don Roadway and within Building 36 (Finishing Building), Building 38 (Liquids Building) and Building 42 (Chemithon/Sulphonation Building).	Exterior of 21 Don Roadway and within Building 36 (Finishing Building), Building 38 (Liquids Building) and Building 42 (Chemithon/Sulphonation Building). (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners</i>  On-Site PCA Location #34	On-Site	Metals and inorganics, PAHs, PHCs, BTEX	Soil and groundwater
APEC 71 – Chemical storage shed located north of Building 40 (Carpenter Shop). (Figure 5F)	North of Building 40 (Carpenter Shop). (Figure 5F)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  On-Site PCA Location #56	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Soil and groundwater
APEC 72 – In-ground pit (Pit #1), located southeast of Building 38 (Liquids Building).	Southeast of Building 38 (Liquids Building). (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</i>	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Soil and groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
		On-Site PCA Location #35			
APEC 73 – In-ground pit (Pit #2), located east of Building 42 (Chemithon/Sulphonation Building).	East of Building 42 (Chemithon/Sulphonation Building) (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</i>  On-Site PCA Location #45	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 74 – Interceptor pit located along the west side of Building 40 (Carpenter Shop).	West side of Building 40 (Carpenter Shop) (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</i>  On-Site PCA Location #57	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 75 – Spill containment areas and collection pits were present north of Building 36 (Finishing Building).	North of Building 36 (Finishing Building) (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</i>  On-Site PCA Location #36	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 76 – Spill containment areas and collection pits were present below the railway	Rail shed area (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling</i>	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Soil and groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
spurs located in the rail shed area.		<i>and transfer of waste, other than use of biosoils as soil conditioners.</i>  On-Site PCA Location #37			
APEC 77 – An out-of-use oil/water separator in Building 41 (Warehouse Building).	West central portion of Building 41 (Warehouse Building) (Figure 5F)	<i>#58 Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</i>  On-Site PCA Location #62	On-Site	Metals and inorganics, PAHs, PHCs, VOCs	Soil and groundwater
APEC 78 – The presence of a hydraulically-operated elevator within the eastern portion of the building at 30 Booth Avenue.	East central portion of the building at 30 Booth Avenue. (Figure 5F)	<i>Other</i>  On-Site PCA Figure Location #63	On-Site	PCBs, PHCs, BTEX	Soil and groundwater
APEC 79 – The historical presence of coal stored at ground surface north of Building 35 (Boiler House)	North of Building 35 (Boiler House) (Figure 5G)	<i>Other</i>  On-Site PCA Location #58	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, BTEX	Soil and groundwater
APEC 80 – A UST was historically present east of Building 38 (Liquids Building).	East of Building 38 (Liquids Building) (Figure 5G)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  On-Site PCA Location #5	On-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Soil and groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC 81 – Five vertical and one horizontal ASTs were historically present south of Building 42 (Chemithon/Sulphonation Building).	South of Building 42 (Chemithon/Sulphonation Building). (Figure 5G)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i> On-Site PCA Figure Location #40	On-Site	Metals and inorganics, PHCs, VOCs	Soil and groundwater
APEC 82 – Former concrete manufacturing plant on the north portion of the Site.	North portion of the Site. (Figure 5G)	<i>#12 Concrete, Cement and Lime Manufacturing.</i>  On-Site PCA Location #59	On-Site	Metals and inorganics	Soil and groundwater
APEC 83 – A fuel oil UST was formerly present in the vicinity of the former concrete manufacturing plant on the north portion of the Site.	North portion of the Site. (Figure 5G)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks.</i>  On-Site PCA Location #60	On-Site	PAHs, PHCs, BTEX	Soil and groundwater
APEC 84 – The presence of a former gasoline service station at 398 Eastern Avenue (20 m north), which included at least two USTs.	North portion of the Site (Figure 5G)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  Off-Site PCA Location #112	Off-Site	PHCs, BTEX	Groundwater
APEC 85 – The property at 398 Eastern Avenue (20 m north), was historically occupied by Dibble Coal Co., with a UST (contents not reported).	Northern portion of the Site (Figure 5G)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  Off-Site PCA Location #128	Off-Site	PAHs, metals, PHCs, BTEX	Groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC 86 – The presence of a hydraulically-operated elevator within the western portion of the Warehouse Building (Building 41).	West central portion of the Warehouse Building (Building 41). (Figure 5G)	<i>Other</i>  On-Site PCA Location #63	On-Site	PCBs, PHCs, BTEX	Soil and groundwater
APEC 87 – Various industrial facilities were listed 40-65 m north of the Site (present day 341-365 Eastern Avenue).	Northern boundary (Figure 5G)	<i>Other</i>  Off-Site PCA Location #80	Off-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Groundwater
APEC 88 - Various industrial facilities were listed at 356-362 Eastern Avenue (60 m north).	Northern boundary (Figure 5G)	<i>Other</i>  Off-Site PCA Location #81	Off-Site	Metals and inorganics, PAHs, PHCs, VOCs	Groundwater
APEC 89 - The property at 299 Eastern Avenue (50 m north), was historically listed with various gasoline/oil storage tanks.	Northern boundary (Figure 5G)	<i>#28 Gasoline and Associated Products Storage in Fixed Tanks</i>  Off-Site PCA Location #90	Off-Site	BTEX, PHCs	Groundwater
APEC 90 - The property at 299 Eastern Avenue (50 m north), was historically listed with various tanks (chemical, soap oil and vegetable oil).	Northern boundary (Figure 5G)	<i>#8 Chemical Manufacturing, Processing and Bulk Storage</i>  Off-Site PCA Location #91	Off-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC 91 - The property located at 361-365 Eastern Avenue (40 m north) was listed as an automobile wrecking and recycling facility.	Northern boundary (Figure 5G)	<i>#49 Salvage Yard, including automobile wrecking</i>  Off-Site PCA Location #94	Off-Site	Metals and inorganics, PCBs, PAHs, PHCs, VOCs	Groundwater
APEC 92 - The property located at 356 Eastern Avenue (60 m north) was listed as an automobile wrecking and recycling facility. In addition, 354 Eastern Avenue (same property) was listed under various salvage companies between 1950 and 1972.	Northern boundary (Figure 5G)	<i>#49 Salvage Yard, including automobile wrecking</i>  Off-Site PCA Location #95	Off-Site	Metals and inorganics, PCBs, PAHs, PHCs, VOCs	Groundwater
APEC 93 - The property located at 433 Eastern Avenue (immediately northeast) was listed for the storage and generation of PCB wastes, as well as a reclamation facility of PCBs.	Northern boundary (Figure 5G)	<i>Other</i>  Off-Site PCA Location #123	Off-Site	PCBs	Groundwater
APEC 94 - The property located at 398 Eastern Avenue (20 m north), was historically occupied by	Northern boundary (Figure 5G)	<i>Other</i>  Off-Site PCA Location #127	Off-Site	Metals and inorganics, ABNs, PAHs, PHCs, VOCs	Groundwater

Area of Potential Environmental Concern <sup>1</sup>	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (groundwater, soil and/or sediment)
Dibble Coal Co., which included the presence of interior and exterior coal storage.					

#### Notes

- 1 Area of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through, (a) identification of past or present uses on, in or under the phase one property, and (b) identification of potentially contaminating activity
- 2 Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area
- 3 Contaminants of potential concern specified using the method groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011

## 7.4 Conceptual Site Model

The following key Site features (as required by O.Reg. 153/04) are presented on Figures 1, 2, 3, and 4:

- Existing buildings and structures;
- Water bodies and areas of natural significance located in the Phase One Study Area;
- Drinking water wells on the Phase One Property;
- Roads (including names) within the Phase One Study Area;
- Uses of properties adjacent to the Phase One Property; and,
- Location of identified PCAs in the Phase One Study Area (including any storage tanks).

The following describes the Phase One ESA CSM for the Site based on the information obtained and reviewed as part of this Phase One ESA:

- The Phase One Property consists of a 15.4 hectare parcel of land developed for industrial purposes. Several vacant structures (formerly industrial) are present on the Phase One Property as well as one industrial building (TTC warehouse) and one commercial building (Cinespace film studios);
- The Don River is present 35 m west of the Site; no areas of natural significance were identified on or within 30 m of the Phase One Property;
- Surface water at the Phase Two Property infiltrates into the subsurface through landscaped areas and gravel surfaced yards and access roads. Catch basins located in asphalt and concrete paved areas collect surface water and direct it to the municipal storm sewer system;
- Potable water in the vicinity of the Site is provided by the City of Toronto and is obtained from Lake Ontario. No potable water wells were identified on the Phase One Property or within the Phase One Study Area;



- Historically, the Phase One Property was initially developed with cattle sheds on the western portion of the Site. The western portion of the Site was later redeveloped by 1935 as a petroleum tank farm, occupied by British American Oil Co Limited for the storage of petroleum products. The eastern and northern portion of the Site was occupied by a Consumers Gas coal gasification plant which historically had gas holders, tar tanks and crude oil storage. The western portion of the Site was redeveloped again in the late 1940s and operated as a soap factory (Lever Bros. Ltd. and was associated with the Sunlight Soap Works.) until 2009. The eastern portion of the Site was redeveloped with an industrial building in 1967 and originally operated as a laundry facility (Booth Avenue Hospital Laundry Inc.), and was later re-purposed for commercial purposes as a film studio. In addition, the northwest portion of the Site had previously been developed with a concrete batching plant (Richvale Ready-Mix Limited) between the 1960s and 1990s. Rail spurs, fill material and impacted soil and groundwater, have been identified at the Site;
- At the time of the Phase One ESA, the neighbouring properties within the Phase One Study Area consisted of commercial, industrial, residential and parkland land uses (see Figure 2b);
- A total of 72 PCAs were identified on the Phase One Property, and 119 PCAs were identified in the Phase One Study Area (see Figures 3, 3A through 3B, 4, 4A through 4D). All 72 on-Site PCAs were considered to be contributing to an APEC (based on the location of these PCAs on the Site). However, only 22 off-Site PCAs have been identified as contributing to an APEC on the Site;
- A total of 94 APECs were identified at the Site (see Figures 5A to 5G). Contaminants of concern identified at the Site included metals and inorganics, PHCs, PAHs, VOCs, ABNs, BTEX, pH, OCPs, glycol, PCBs;
- Underground utilities are present at the Site, which include natural gas, electricity, and sewer/sanitary pipelines. An Enbridge Gas gas main enters through the northern portion of the Site and runs through an easement south and exits through the southern portion of the Site. Sanitary sewer connections are present in the southeast portion of the Site at 30 Booth Avenue and on the western portion of the Site at 21 Don Roadway;
- Based on the Surficial Geology of Southern Ontario map, the surficial geology in the vicinity of the Site is a Combination of modern alluvial deposits of clay, silt, sand and gravel and coarse-textured glaciolacustrine deposits of sand, gravel, minor silt and clay. Based on previous investigations completed at the Site by others, subsurface conditions were generally comprised of fill materials (containing coal, slag, brick, concrete and glass) at ground surface underlain by predominantly clayey silt and silty clay;
- Bedrock in the vicinity of the Site is expected to consist of shale, limestone, dolostone and siltstone of the Georgian Bay Formation. Based on the borehole and well record details at the Site bedrock at the Site and surrounding area was described as shale and limestone. Depths to bedrock identified in previous on-Site investigations ranged from approximately 11.0 to 13.0 metres below grade; and,
- Regional groundwater flow in the underlying aquifers is typically to the south toward Lake Ontario, located 775 m south of the Site. Local groundwater on the western portion of the Site is expected to be to the west towards the Don River, located 35 m west of the Site. Local flow on the east portion of the Site may be to the southeast. Based on the previous subsurface investigations completed at the Site, groundwater levels were reported between 0.00 m and 2.50 m below grade.

### 7.4.1 Uncertainty and Absence of Information

There were no material deviations to the Phase One ESA requirements set out in O.Reg. 153/04 that would cause uncertainty or absence of information that would affect the validity of the Phase One Conceptual Site Model or the findings of this Phase One ESA.

## 8.0 CONCLUSIONS

### 8.1 Need for a Phase Two ESA

Based on the information obtained and reviewed as part of this Phase One ESA, 94 APECs were at the Phase One Property. Accordingly, a Phase Two ESA is required to support the submission of an RSC.

## 9.0 REFERENCES

The following documents and/or data were cited in this report:

Source	Date
Ontario Base Mapping (“OBM”), Ontario Ministry of Natural Resources – obtained by EcoLog ERIS	January 2020
Area of Natural & Scientific Interest (“ANSI”), Ontario Ministry of Natural Resources – obtained by EcoLog ERIS	January 2020
Aerial Photographs – reviewed online, City of Toronto archives.	1947, 1950, 1956, 1959, 1965, 1968, 1970, 1981, 1992
Google Earth Images, reviewed online.	2002, 2012, 2018
Fire Insurance Plan, Property Underwriters’ Plans and Reports, obtained by ERIS on behalf of Golder, reviewed online (City of Toronto archives), or available in the report prepared by Pinchin in 2017.	FIP – 1884, 1890, 1894, 1899, 1903, 1913, 1924, 1935, 1951, 1973 PURs – 1976, 1983 PUPs – 1976, 1990
City Directories, obtained by ERIS on behalf of Golder.	1868/69 to 1999
EcoLog Environmental Risk Information Services, reviewed in the previous environmental report prepared by Pinchin in 2017.	February 22, 2017
Previous reports	1997, 2011, 2015, 2016, 2017, 2018, 2019
Chain of Title, obtained from Domson’s Title Search	December 2020
Ministry of the Environment, Conservation and Parks	January 30, 2020

## 10.0 LIMITATIONS AND USE OF REPORT

This report (the “Report”) was prepared for the exclusive use of Cadillac Fairview Corporation Limited for the express purpose of providing advice with respect to the environmental condition of the Site. In evaluating the Site, Golder Associates Ltd. (“Golder”) has relied in good faith on information provided by others as noted in the Report. We have assumed that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this Report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or incomplete or inaccurate historical information from the various agencies. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third party. If a third party requires reliance on this Report, prior written authorization from Golder is required. Golder disclaims any responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The scope and the period of Golder’s assessment are described in this Report, and are subject to restrictions, assumptions and limitations. Except as noted herein, the work was conducted in accordance with the scope of work and terms and conditions within Golder’s proposal. Distances noted in this report were determined using mapping data of variable accuracy and should therefore be considered approximate. Golder did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Report. Conditions may therefore exist which were not detected given the limited nature of the assessment Golder was retained to undertake with respect to the Site and additional environmental studies and actions may be required. In addition, it is recognized that the passage of time affects the information provided in the Report. Golder’s opinions are based upon information available to Golder as of the date of the Site visit. It is understood that the services provided for in the scope of work allowed Golder to form no more than an opinion of the actual conditions at the Site at the time of the site visit and cannot be used to assess the effect of any subsequent changes in any laws or regulations and the environmental quality of the Site or its surroundings. Asbestos and mould surveys were not performed. If a service is not expressly indicated, do not assume it has been provided.

The results of an assessment of this nature should in no way be construed as a warranty that the Site is free from any and all contamination from past or current practices.

## 11.0 CLOSURE

The Qualified Person confirms that the Phase One ESA was conducted and/or supervised by the Qualified Person and that all findings and conclusions of the Phase One ESA are included in the report.

We trust that the information presented in this report meets your current requirements. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

# Signature Page

## **Golder Associates Ltd.**

Original Signed By

Original Signed By

Jennifer Stenson, BSc  
*Environmental Specialist*

Shawn Lytle, PGeo  
*Principal*

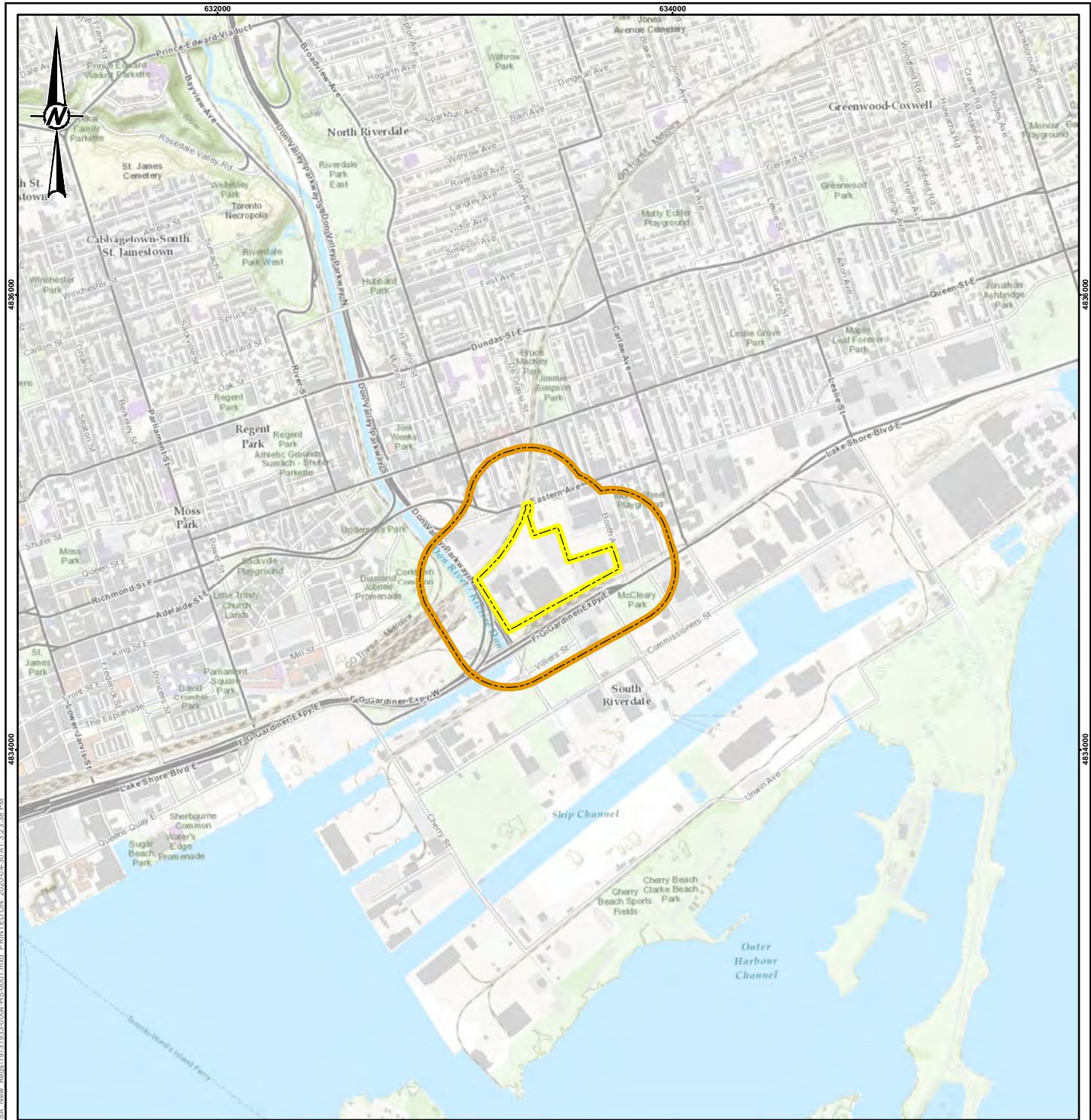
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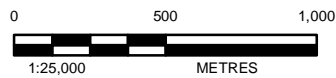
## Figures





**LEGEND**

- PHASE ONE PROPERTY
- PHASE ONE STUDY AREA (250 METRE OFFSET)



**REFERENCE(S)**

BASE MAP SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY  
 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18N

**CLIENT**

CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE,  
 TORONTO, ONTARIO

**CONSULTANT**

YYYY-MM-DD 2020-01-15

DESIGNED JT

PREPARED JT

REVIEWED JS

APPROVED

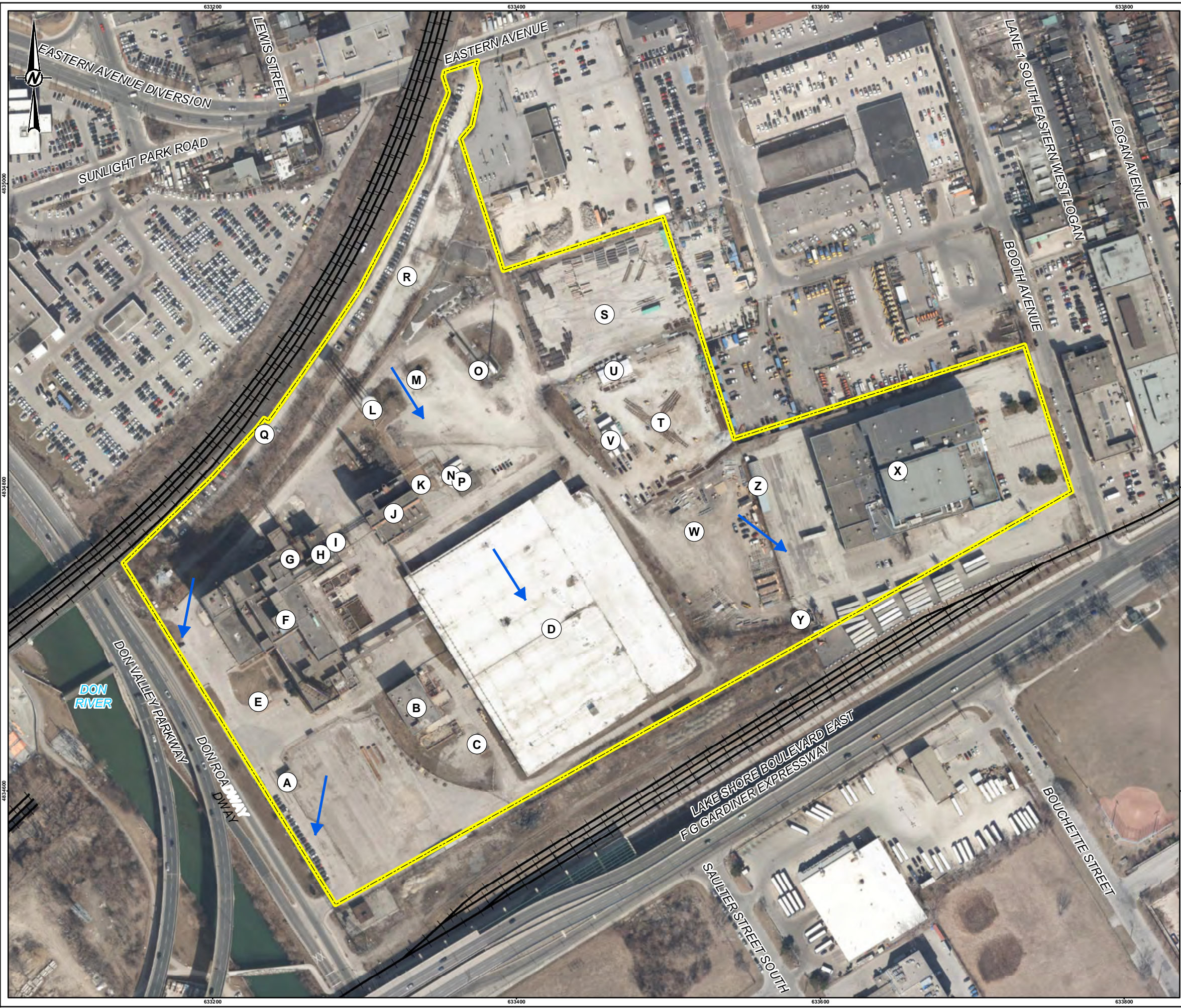


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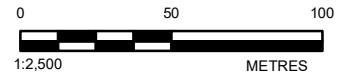
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- LEGEND**
- INFERRED GROUNDWATER FLOW DIRECTION
  - RAILWAY
  - PHASE ONE PROPERTY BOUNDARY

- ON-SITE FEATURES**
- A. GUARD HOUSE (BUILDING 46)
  - B. CHEMITHON/SULPHONATION PLANT (BUILDING 42)
  - C. OLD EQUIPMENT SHACK
  - D. WAREHOUSE BUILDING (BUILDING 41)
  - E. FORMER HEALTH BUILDING (NO LONGER PRESENT)
  - F. FINISHING BUILDING (BUILDING 36)
  - G. RAIL SPUR CANOPY (BUILDING 35)
  - H. LIQUIDS BUILDING (BUILDING 35)
  - I. PUMP HOUSE (BUILDING 39)
  - J. BOILER HOUSE (BUILDING 38)
  - K. SHED
  - L. WATER TOWER
  - M. SHED
  - N. CHEMICAL STORAGE SHED
  - O. TELUS TOWER AND BACKUP GENERATOR
  - P. CARPENTER SHOP (BUILDING 40)
  - Q. 375 EASTERN AVENUE (HYUNDAI PARKING)
  - R. 385 EASTERN AVENUE (CONSTRUCTION LAYDOWN)
  - S. TTC LEASED PARKING/STORAGE AREA
  - T. TTC LEASED ASSEMBLY AREA
  - U. TTC QUONSET HUT
  - V. TTC OFFICE TRAILER
  - W. TRAILER PARKING AREA
  - X. 30 BOOTH AVENUE - CINESPACE FILM STUDIOS
  - Y. SALT STORAGE
  - Z. STORAGE TRAILERS



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
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 BASE IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY  
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**CLIENT**  
 CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
 PHASE ONE PROPERTY

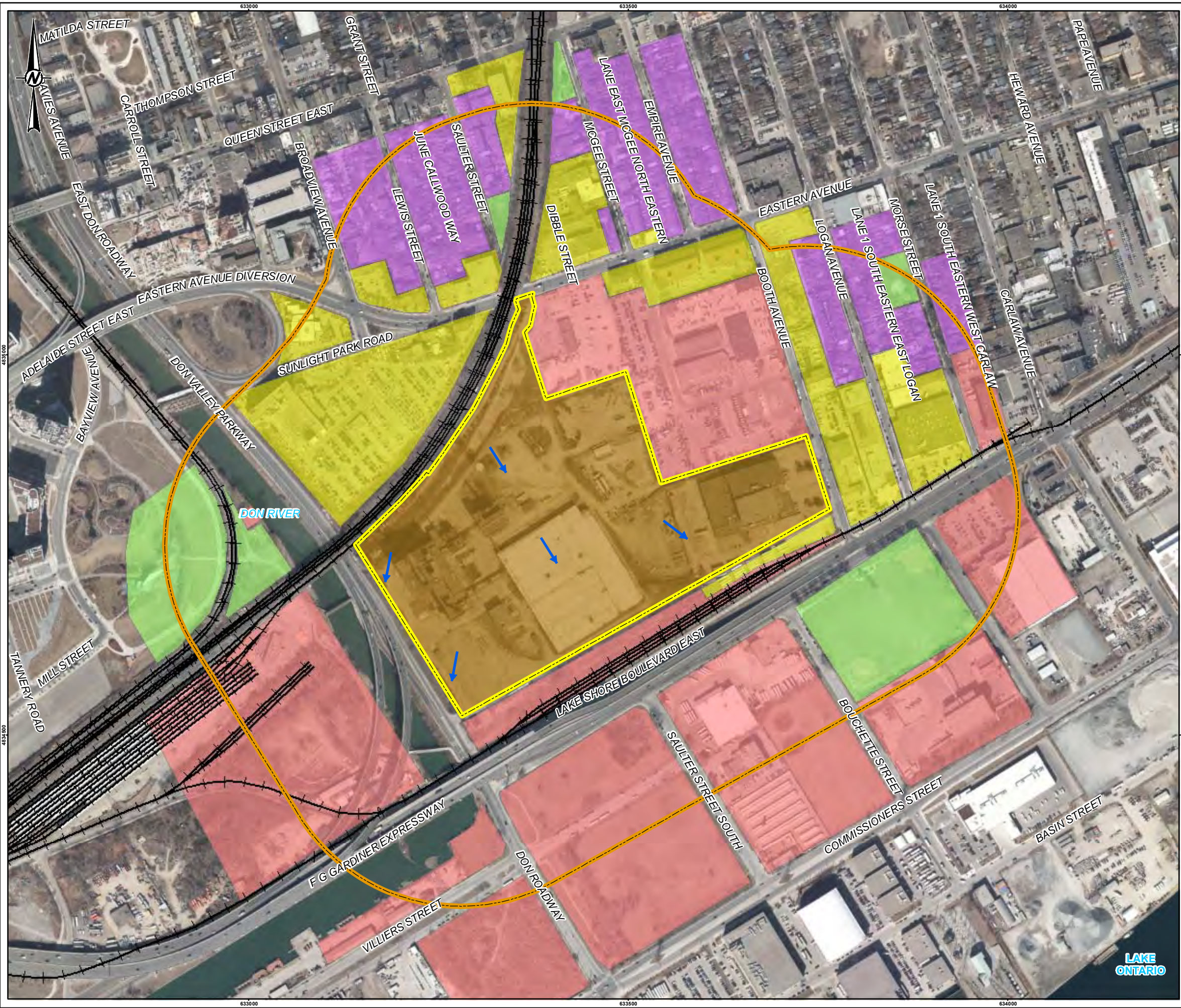
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PREPARED	JT	
REVIEWED	KR	
APPROVED		



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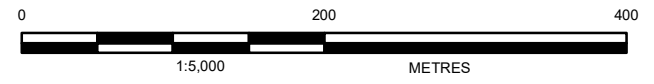


**LEGEND**

- INFERRED GROUNDWATER FLOW DIRECTION
- RAILWAY
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE OFFSET)

**LAND USE**

- COMMERCIAL
- EAST HARBOUR
- INDUSTRIAL
- PARKLAND
- RESIDENTIAL



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
 BASE DATA - MNR LIO, OBTAINED 2019  
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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT

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PROJECT  
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

TITLE  
**PHASE ONE STUDY AREA**

CONSULTANT	YYYY-MM-DD	2020-01-15
	DESIGNED	JT
	PREPARED	JT
	REVIEWED	KR
	APPROVED	

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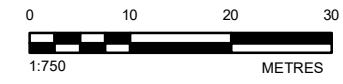
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**LEGEND**

- # PCA LOCATION
- RAILWAY
- ▭ PHASE ONE PROPERTY BOUNDARY

On-Site PCAs		
Location	PCA Detail	PCA #
1	Historical crude oil tank farm on the western portion of the Site.	14
2	The western portion of the Site was historically used to manufacturer soaps and detergents, and included the generation of various hazardous wastes.	50
3	A fuel oil UST was historically present north of Building 38 (Liquids Building).	28
4	Several rail spurs were historically present on the Site.	46
5	A UST was historically present east of Building 38 (Liquids Building).	28
6	Three fuel oil USTs were historically present in the north section of Building 36 (Finishing Building).	28
7	A 10,700 gallon fuel oil tank was located northeast of Building 36 (Finishing Building).	28
8	An oil UST and AST were historically present at the northwest corner of Building 36 (Finishing Building).	28
9	Two ASTs containing oleum and waste acid were formerly present south of Building 38 (Liquids Building).	1
10	Two 26,000 gallon alkane-containing ASTs (hydrocarbon product) were formerly present east of Building 36 (Finishing Building).	28
11	Up to an additional seven ASTs were historically present east of Building 36 (Finishing Building).	NA
12	Six ASTs (contents unknown) were historically present north of Building 38 (Liquids Building).	NA
13	Two vertical ASTs (contents unknown) and one aqua ammonia AST, were historically present east of Building 42 (Chemithon/Sulphonation Building).	NA
14	An AST containing aqua ammonia was formerly present east of Building 38 (Liquids Building).	8
15	An empty AST, formerly containing sodium ether sulphate (detergent/surfactant), was present east of Building 38 (Liquids Building).	50
16	Two heat transfer fluid overflow ASTs were present south of Building 36 (Finishing Building).	8
17	An AST present on the ground floor of Building 36 (Finishing Building), reportedly containing detergent sludge and water.	50
18	Previously identified soil exceedances (BTEXPHCs and/or PAHs) on the western portion of the Site.	NA
19	Previously identified soil exceedances (pesticides) on the western portion of the Site.	NA
20	Previously identified soil exceedances (boron) on the western portion of the Site.	NA
21	Previously identified groundwater exceedances (BTEX, PHCs and PAHs) on the western portion of the Site.	NA
22	Previously identified groundwater exceedances (TCE) on the western portion of the Site at previously installed monitoring well MW12.	NA
23	Historical phase separated petroleum product was reported in the on-Site manholes and sewer system piping in the early 1990s on the western portion of the Site.	NA
24	Previous reports of chemical releases on the western portion of the Site.	8
25	A release of an unreported volume of process effluent to the sanitary sewer in 2008.	8
26	A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	4
27	A release of 20,000 L of oily water in 2015.	8
28	A release of 300 L of sulfonic acid to the ground in 2007.	1
29	A release of an unreported quantity of sulfonic acid in 2008.	1
30	The generation of various hazardous wastes in 2010 by S. Fungit & Associates Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
31	The generation of oil skimmings & sludges in 2015 by Enbridge Gas Distribution Inc. at 21 Don Roadway.	NA
32	Chemical storage within and in the vicinity of Building 36 (Finishing Building) and Building 42 (Chemithon/Sulphonation Building) included propylene glycol, petroleum naphtha, benzene and alkylbenzene historically.	8
33	21 Don Roadway reportedly received hydrogen gas for the manufacturing of plastic containers using extrusion blow moulding processes and hydrogen gas.	43
34	The presence of spill control measures consisting of concrete trenches and associated concrete pits located on the exterior of 21 Don Roadway and within Building 36 (Finishing Building), Building 38 (Liquids Building) and Building 42 (Chemithon/Sulphonation Building).	58
35	The presence of a concrete in-ground pit (Pit#1), located southeast of Building 38 (Liquids Building). This was reportedly utilized to collect any wash water generated from equipment and floor washing activities within Building 36 (Finishing Building).	58
36	Spill containment areas and collection pits were present north of Building 36 (Finishing Building), in the vicinity of the former ATs.	58
37	Spill containment areas and collection pits were present below the railway spurs located in the rail shed area.	58
38	Previously identified groundwater exceedances (sodium) on the western portion of the Site.	NA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
 BASE DATA - MNR LIO, OBTAINED 2019  
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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
 CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**ON-SITE POTENTIALLY CONTAMINATING ACTIVITIES**

CONSULTANT	YYYY-MM-DD	2020-01-30
	DESIGNED	JT
	PREPARED	JT
	REVIEWED	JS
	APPROVED	

25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



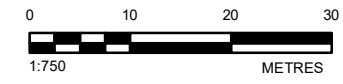
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**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY

On-Site PCAs		
Location	PCA Detail	PCA #
2	The northeast and east portions of the Site were historically occupied by Consumers Gas Company.	9
4	Several rail spurs were historically present on the Site.	46
18	Previously identified soil exceedances (BTEX/PHCs and/or PAHs) on the western portion of the Site.	NA
21	Previously identified groundwater exceedances (BTEX, PHCs and PAHs) on the western portion of the Site.	NA
23	Historical free-phase PHC was reported in the on-Site manholes and sewer system piping in the early 1990s on the western portion of the Site.	NA
24	Previous reports of chemical releases on the western portion of the Site.	8
25	A release of an unreported volume of process effluent to the sanitary sewer in 2008.	8
26	A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	4
27	A release of 20,000 L of oily water in 2015.	8
28	A release of 300 L of sulfonic acid to the ground in 2007.	1
29	A release of an unreported quantity of sulfonic acid in 2008	1
30	The generation of various hazardous wastes in 2010 by S. Funtig & Associates Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
31	The generation of oil skimmings & sludges in 2015 by Enbridge Gas Distribution Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
33	The area at 21 Don Roadway reportedly included the receipt of hydrogen gas for the manufacturing of plastic containers using extrusion blow moulding processes and hydrogen gas.	43
39	Two vertical ASTs (contents unknown) and one aqua ammonia AST, were historically present east of Building 42 (Chemithon/Sulphonation Building).	NA
40	Five vertical and one horizontal AST (sulphur, Rexonic, N4, sulphonic acid, ammonia) were historically present south of Building 42 (Chemithon/Sulphonation Building).	8
41	Ponds were noted on the southwest and central portions of the Site in historical aerial photographs.	NA
42	Previously identified LNAPL in groundwater in monitoring wells in the southwest portion of the Site since the early 1990s.	NA
43	During previous subsurface investigations completed at the Site, visual evidence of soap/detergent in groundwater were reported in several monitoring wells downgradient from the historic soap/detergent manufacturing buildings.	50
44	Previously identified soil exceedances (lead) on the western portion of the Site.	NA
45	The presence of a concrete in-ground pit (Pit #2), located east of Building 42 (Chemithon/Sulphonation Building). This was used to collect wash water generated from equipment and floor washing activities within Building 42 (Chemithon/Sulphonation Building).	58



**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**

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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**

CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**

**ON-SITE POTENTIALLY CONTAMINATING ACTIVITIES**

CONSULTANT	YYYY-MM-DD	2020-01-30
DESIGNED	JT	
PREPARED	JT	
REVIEWED	JS	
APPROVED		

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B





**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY

On-Site PCAs		
Location	PCA Detail	PCA #
2	The western portion of the Site was historically used to manufacture soaps and detergents, and included the generation of various hazardous wastes.	50
4	Several rail spurs were historically present on the Site.	46
21	Previously identified groundwater exceedances (BTEX, PHCs and PAHs) on the western portion of the Site.	NA
23	Historical free-phase PHC was reported in the on-Site manholes and sewer system piping in the early 1990s on the western portion of the Site.	NA
24	Previous reports of chemical releases on the western portion of the Site.	8
25	A release of an unreported volume of process effluent to the sanitary sewer in 2008.	8
26	A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	4
27	A release of 20,000 L of oily water in 2015.	8
28	A release of 300 L of sulfonic acid to the ground in 2007.	1
29	A release of an unreported quantity of sulfonic acid in 2008.	1
30	The generation of various hazardous wastes in 2010 by S. Funtig & Associates Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
31	The generation of oil skimmings & sludges in 2015 by Enbridge Gas Distribution Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
33	The area at 21 Don Roadway reportedly included the receipt of hydrogen gas for the manufacturing of plastic containers using extrusion blow moulding processes and hydrogen gas.	43
46	The northeast and east portions of the Site were historically occupied by Consumers Gas Company.	9
47	A diesel-containing belly AST (associated with an emergency back-up generator) was present north of Building 41 (Warehouse Building).	28
48	An electrical sub-station was formerly present in the southwest corner of Building 35 (Boiler House).	55
49	A 156,000 gallon, reinforced concrete UST containing tar was historically present in the northeast portion of the Site.	9
50	Two heating oil ASTs were formerly present north Building 35 (Boiler House).	28
51	A waste oil AST was located south of Building 35 (Boiler House).	28
52	Previously identified DNAPL in groundwater throughout the eastern portion of 21 Don Roadway since the early 1990s. In addition, hydrocarbon sheen in the groundwater was also reported.	NA
53	A waste liquids temporary holding building was previously located east of Building 35 (Boiler House).	58
54	TTC storage yard used for the storage of equipment and materials (e.g. railway ties, etc.) and used to maintain transportation systems at a yard located on the central portion of the Site.	52
55	Railway ties were present on the ground north of Building 35 (Boiler House).	52
56	The presence of a chemical storage shed located north of Building 40 (Carpenter Shop).	8
57	The presence of an interceptor pit located along the west side of Building 40 (Carpenter Shop).	58
58	The historical presence of coal stored at ground surface north of Building 35 (Boiler House).	NA
59	Former concrete manufacturing plant on the northwest portion of the Site.	12
60	A fuel oil UST was formerly present in the vicinity of the former concrete manufacturing building on the northwest portion of the Site.	28



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
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PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**ON-SITE POTENTIALLY CONTAMINATING ACTIVITIES**

CONSULTANT	YYYY-MM-DD	2020-01-30
DESIGNED	JT	
PREPARED	JT	
REVIEWED	JS	
APPROVED		

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**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY

On-Site PCAs		
Location	PCA Detail	PCA #
2	The western portion of the Site was historically used to manufacture soaps and detergents, and included the generation of various hazardous wastes.	50
4	Several rail spurs were historically present on the Site.	46
21	Previously identified groundwater exceedances (BTEX, PHCs and PAHs) on the western portion of the Site.	NA
23	Historical free-phase PHC was reported in the on-Site manholes and sewer system piping in the early 1990s on the western portion of the Site.	NA
24	Previous reports of chemical releases on the western portion of the Site.	8
25	A release of an unreported volume of process effluent to the sanitary sewer in 2008.	8
26	A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	4
27	A release of 20,000 L of oily water in 2015.	8
28	A release of 300 L of sulfonic acid to the ground in 2007.	1
29	A release of an unreported quantity of sulfonic acid in 2008.	1
30	The generation of various hazardous wastes in 2010 by S. Funtig & Associates Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
31	The generation of oil skimmings & sludges in 2015 by Enbridge Gas Distribution Inc. at 21 Don Roadway. The nature of this business is unknown.	NA
33	The area at 21 Don Roadway reportedly included the receipt of hydrogen gas for the manufacturing of plastic containers using extrusion blow moulding processes and hydrogen gas.	43
41	Ponds were noted on the southwest and central portions of the Site in historical aerial photographs.	NA
46	The northeast and east portions of the Site were historically occupied by Consumers Gas Company.	9
52	Previously identified DNAPL in groundwater throughout the eastern portion of 21 Don Roadway since the early 1990s. In addition, hydrocarbon sheen in the groundwater was also reported.	NA
61	Previous subsurface investigations completed at the Site identified the presence of surficial fill materials (including buried coal and hydrocarbon sheen).	30
62	An out-of-use oil/water separator was reported to be present in the west central portion of Building 41 (Warehouse Building), reportedly associated with trenches and a sump pit in the former forklift maintenance area.	58
63	The presence of a hydraulically-operated elevator within the western portion of the warehouse building (Building 41).	NA



**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**

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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**

CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**

**ON-SITE POTENTIALLY CONTAMINATING ACTIVITIES**

**CONSULTANT**

YYYY-MM-DD	2020-01-30
DESIGNED	JT
PREPARED	JT
REVIEWED	JS
APPROVED	



PROJECT NO.  
19131933

CONTROL  
0004

REV.  
A

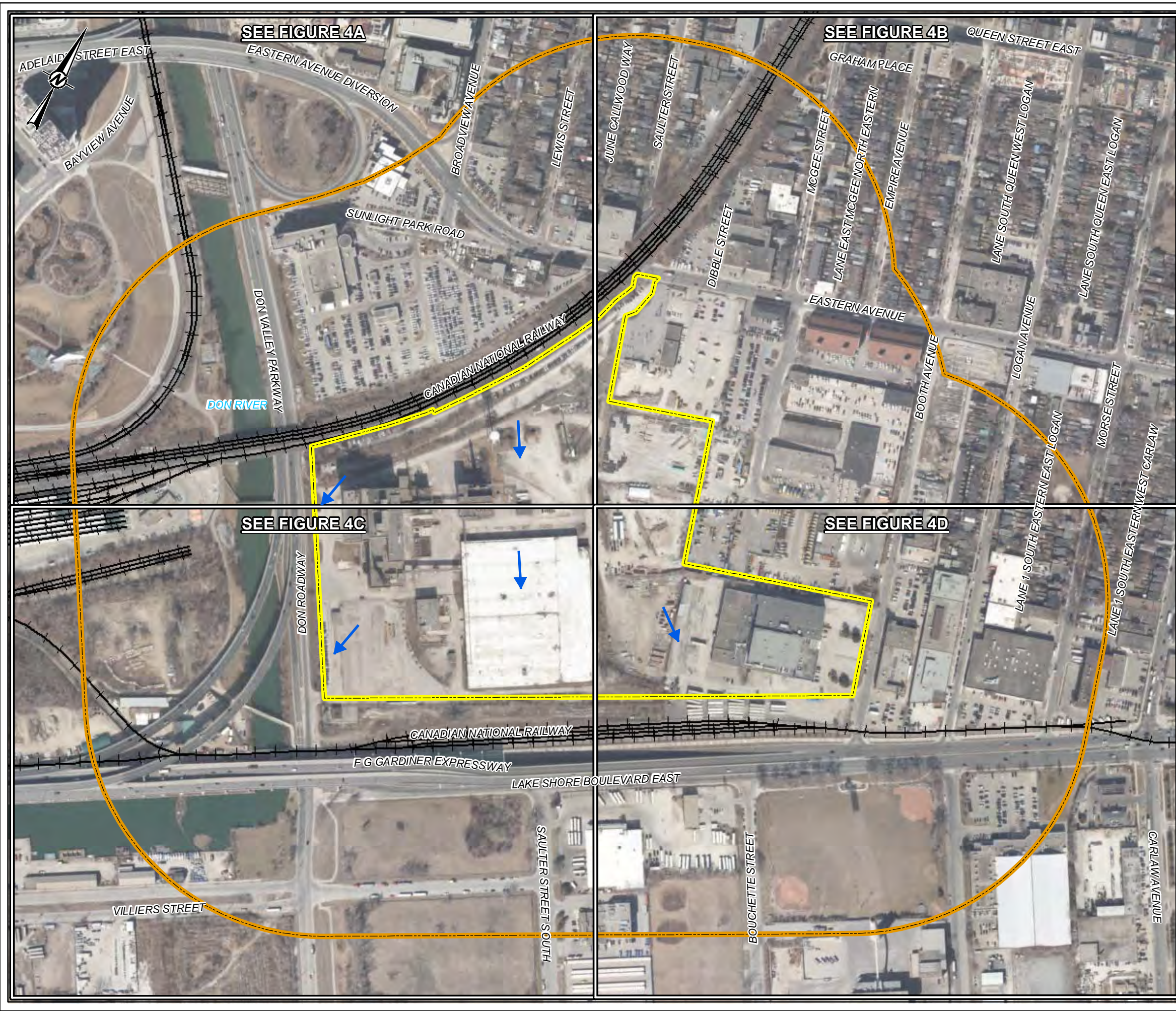
FIGURE  
3D

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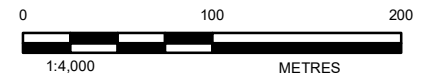






**LEGEND**

- INFERRED GROUNDWATER FLOW DIRECTION
- RAILWAY
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE OFFSET)



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
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PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**FIGURES KEY MAP - OFF-SITE POTENTIALLY CONTAMINATING ACTIVITIES**

CONSULTANT	YYYY-MM-DD	2020-01-15
	DESIGNED	JT
	PREPARED	JT
	REVIEWED	KR
	APPROVED	

PROJECT NO.	CONTROL	REV.	FIGURE
19131933	0004	A	4

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


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**LEGEND**

-  RAILWAY
-  PHASE ONE PROPERTY BOUNDARY
-  PHASE ONE STUDY AREA (250 METRE OFFSET)

Off-Site PCAs		
Location	PCA Detail	PCA #
73	Property 50 m northwest of the Site historically operated as a soap factory as well as a hydrogen plant.	50
74	Railway tracks are present immediately northwest of the Site.	46
75	The former soap factory (50 m north), was historically equipped with several ASTs (gasoline and oil).	28
76	The former soap factory (50 m north), was historically equipped with several ASTs (chemical storage tanks, soap oil tanks and vegetable oil tanks).	8
77	The former presence of acid ASTs at the former soap factory (50 m north).	1
78	The reported release of an unknown quantity of PCBs at the former soap factory (50 m northwest) in 1983.	NA
79	The property located at 344 Eastern Avenue (125 m north) was occupied as an automotive refinishing facility.	10
80	Various industrial facilities were listed 40-65 m north of the Site (present day 341-365 Eastern Avenue).	NA
81	Various industrial facilities were listed at 356-362 Eastern Avenue (60 m north).	34
82	The property located at 346 Eastern Avenue (105 m north) was occupied as an automotive repair facility.	10
83	The property located at 361-365 Eastern Avenue (75 m north) was occupied as an automotive repair facility.	10
84	The presence of a former gasoline service station at 341-351 Eastern Avenue (100 m north), which included USTs.	28
85	The presence of a former gasoline service station (with autobody) at 2-4 Broadview Avenue (190 m northwest).	28
86	The property located at 11 Sunlight Park Road (50 m northwest) included an automotive service facility (BMW Toronto). This property was also listed for the generation of waste oils & lubricants in 2016.	10
87	The property located at 17-27 Broadview Avenue (165 m northwest) was listed as Ontario Salvage Limited, Frankel Bros. Salvage Co. Ltd.	49
88	The historical presence of a coal yard located 140 m northwest of the Site at the northeast corner of Eastern Avenue and Broadview Avenue. British Canadian Fuels was also listed at this location (1 Broadview Avenue) in 1941.	NA
89	Frankel Bros. Limited, a scrap iron/scrap metal yard historically present 100 to 150 m north of the Site.	49
90	The property at 299 Eastern Avenue (50 m north), was historically listed with various tanks, including two gasoline tanks installed in 1930, four gasoline tanks installed in 1935 and four oil storage tanks in 1935.	28
91	The property at 299 Eastern Avenue (50 m north), was historically listed with various tanks, including one chemical tank in 1932, two chemical storage tanks in 1933, one soap oil tank in 1934 and one vegetable oil tank in 1934.	8
92	The property at 350-352 Eastern Avenue (present day 356 Eastern Avenue, 85 m north) was listed with a fuel oil tank installed in 1931 (no further details were provided) and as a service station between 1934 and 1965.	28
93	The property at 20 Sunlight Park Road (180 m north) was listed with six gasoline tanks installed in 1928.	28
94	The property located at 361-365 Eastern Avenue (40 m north) was listed as an automobile wrecking and recycling facility.	49
95	The property located at 356 Eastern Avenue (60 m north) was listed as an automobile wrecking and recycling facility. In addition, 354 Eastern Avenue (same property) was listed under various salvage companies between 1950 and 1972.	49
96	The property located at 9 Sunlight Park Road (50 m north) was listed for the use of PCBs.	NA
97	Old Don Reclamation, located at the foot of Front Street in the old Don Channel (180 m northwest), was formerly listed as a dump in the 1880s.	58
98	An unknown source of diesel fuel to the ground was reported between 19 and 23 Lewis Street (120 m north) in 2010.	NA
99	The property at 353 Eastern Avenue (80 m north), was listed between 1988 and 1998 for the generation of paint/pigment/coating residue.	NA
100	The property located at 20 Sunlight Park Road (180 m north) is an automotive service facility (Mini Toronto).	10
101	The property at 525 Front Street (175 m west), was listed between 1986 and 1998 for the generation of various hazardous wastes.	NA
102	The property 165 m northwest of the Site (17-19 Broadview Avenue), historically included lumber storage and roofing supplies (Frankel Bros. Limited).	59
103	Bovel Manufacturing Co. was located at 40 Lewis Street (145 m north) between 1929 and 1934.	NA
104	The property at 525 Front Street (175 m west) reported a release of an unknown quantity of fuel oil from an underground tank leak in 1989.	28



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
 CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
 OFF-SITE POTENTIALLY CONTAMINATING ACTIVITIES

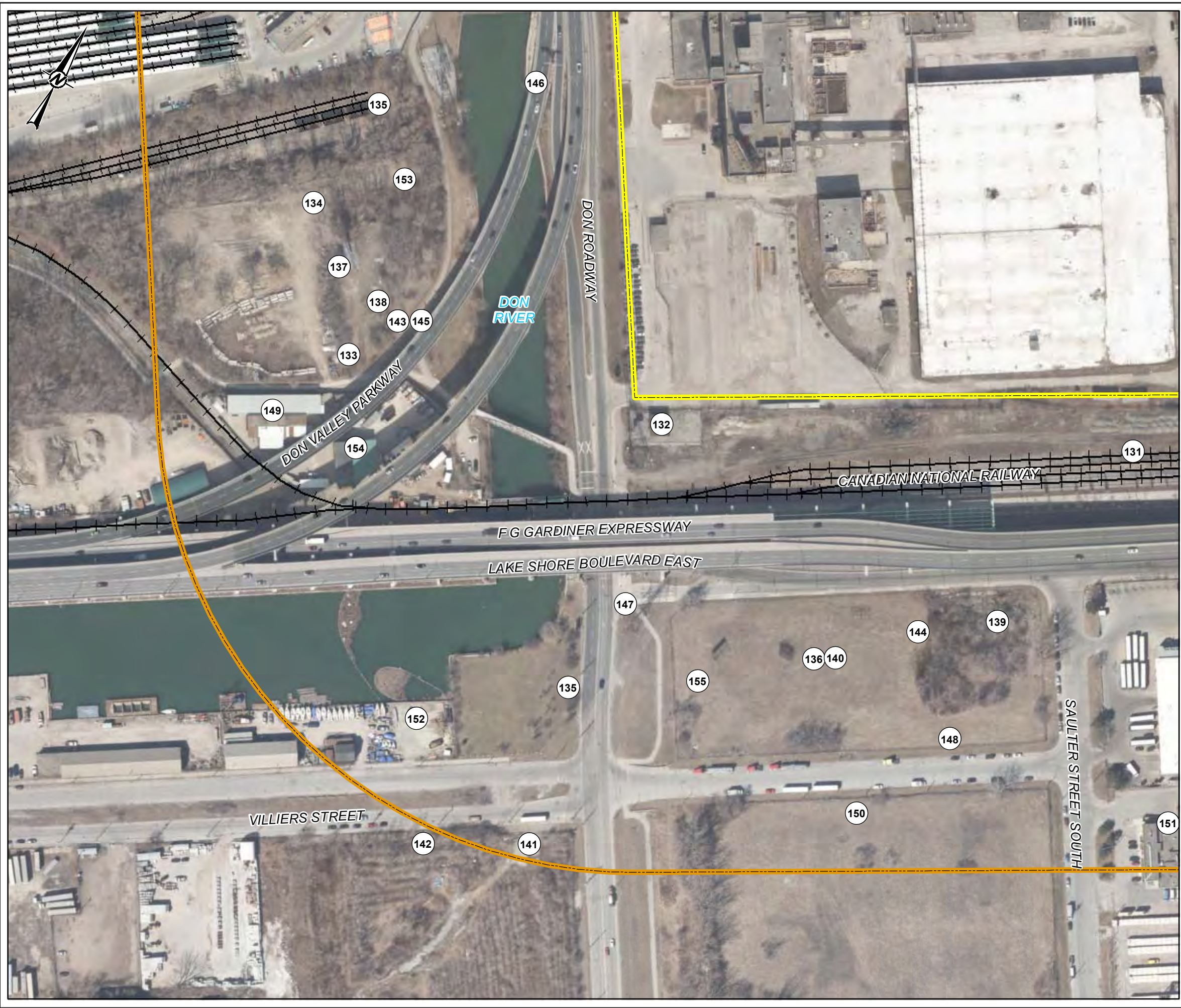
CONSULTANT	YYYY-MM-DD	2020-01-30
	DESIGNED	JT
	PREPARED	JT
	REVIEWED	JS
	APPROVED	

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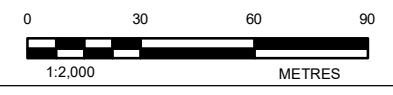




**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE OFFSET)

Off-Site PCAs		
Location	PCA Detail	PCA #
131	A rail yard was formerly present immediately south of the Site. Some of the tracks remain approximately 35 m south of the Site.	46
132	Trans-Northern Pipelines Inc., located at 9 Don Roadway (immediately south of the western portion of the Site), was listed in the waste generator database for the generation of light fuels and oil skimmings & sludges in 2016.	NA
133	The Morse Soap Company was historically present approximately 100 m west of the Site.	50
134	A tannery was historically present 120 m west of the Site.	53
135	Various railway spurs were present in the surrounding properties in the Phase One Study Area (in excess of 50 m of the Site).	46
136	Imperial Oil Limited was present 100 m south of the Site (present day 601-673 Lakeshore Boulevard East and 185 & 190 Villiers Street) historically.	14
137	British American Oil Co. Limited was present 150 m west of the Site historically.	14
138	W. Harris & Co. Limited Glue Factory was historically present 80 m west of the Site.	2
139	An auto service station with USTs was present 100 m south (present day 673 Lakeshore Boulevard East).	28
140	The property at 601 Lakeshore Boulevard East and 625 Lakeshore Boulevard East (same property, 100 m south) was listed with two gasoline tanks in 1924 and three gasoline tanks in 1926.	28
141	The property at 169 Villiers Street (220 m southwest) was listed with a gasoline tank installed in 1930.	28
142	The property at 165 Villiers Street (240 m southwest) was listed with a gasoline tank installed in 1925.	28
143	The property at 586 Lakeshore Boulevard East (90 m west), was listed for the storage and generation of PCB wastes.	NA
144	The property located at 637 Lakeshore Boulevard East (formerly 100 m south) was listed for the use of PCBs.	NA
145	The property at 586 Lakeshore Boulevard East (90 m west), was listed for the generation of various hazardous wastes and with approval for waste management systems.	58
146	The reported release of an unknown quantity of diesel fuel to the southbound Don Valley Parkway ramp to Lakeshore Boulevard East (at least 20 m west) in 1990. It was reported that a mixture of diesel/water was pumped from a sewer located at the southeast corner of Don Roadway and Lakeshore Road East (75 m south) in 2009.	NA
147	The property on the north side of Villiers Street (180 m south), was listed in 2005 and 2006 for the generation of other specified inorganics and oil skimmings & sludges.	NA
149	The property at 572 Lakeshore Boulevard East (140 m west), was listed between 1995 and 2004 for the generation of various hazardous wastes.	NA
150	The property at 185 Villiers Street (200 m south), was listed between 1990 and 1998 for the generation of light fuels.	NA
151	The property at 115 Sauter Street South (200 m south), was listed in 2005 for the generation of oil skimmings and sludge wastes.	NA
152	Toronto Towing & Salvage Co. Ltd. was previously located at 170 Villiers Street (180 m southwest).	49
153	In 1903, a city crematorium was present 140 m west.	NA
154	A pork packaging facility was historically located 100 m west of the Site between the late 1800s and at least 1951.	NA
155	The area located south of the Site was previously part of Ashbridge's Bay and has been filled in.	30



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
BASE DATA - MNR LIO, OBTAINED 2019  
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BASE IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
OFF-SITE POTENTIALLY CONTAMINATING ACTIVITIES

CONSULTANT	YYYY-MM-DD	2020-01-30
<b>GOLDER</b>	DESIGNED	JT
	PREPARED	JT
	REVIEWED	JS
	APPROVED	

PROJECT NO. 19131933 CONTROL 0004 REV. A FIGURE 4C

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B 26mm

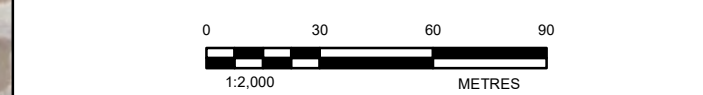




**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE OFFSET)

Off-Site PCAs		
Location	PCA Detail	PCA #
135	Various railway spurs were present in the surrounding properties in the Phase One Study Area (in excess of 50 m of the Site).	46
155	The area located south of the Site was previously part of Ashbridge's Bay and has been filled in.	30
156	Foot of Booth Dump (later McCleary Park Dump) was historically present 75 m southeast of the Site.	58
157	The property immediately northeast (City of Toronto works facility) included several ASTs and USTs for vehicle fuelling.	52
158	Munday Cork Insulation Limited was historically present 20 m east of the Site (present day 15-35 Booth Avenue).	NA
159	Automatic Paper Box Co. Limited (later Fielder Paper Box Co. Ltd.) was historically present 55 m east of the Site (present day 10-32 Logan Avenue).	45
160	Alexander Murray & Co. Ltd. and The Dominion Tar & Chemical Co. Ltd. were historically present 135 m southeast of the Site (present day 801 Lakeshore Boulevard East). This facility included several ASTs (the exact details are unknown).	NA
161	Stephen & Dean Bedding Co. was historically present 70 m northeast of the Site (present day 47 Booth Avenue).	NA
162	The property at 45 & 55 Logan Avenue and 10, 18 & 20 Morse Street (100 m east of the Site) was occupied by Imperial Varnish & Colour Co. Ltd. Operations with an oil tar distillation / paint manufacturing facility. This property had mixing and manufacturing of paint as well as ASTs and USTs.	39
163	The properties at 45-55 Logan Avenue (110 m east), 20-36 Morse Street (165 m east) and 11 Morse Street (215 m east) were occupied by Purulolator Couner Ltd. who operated a maintenance garage. Purulolator generated various hazardous wastes and had ASTs and USTs.	52
164	The property at 685 Lakeshore Boulevard East (100 m south) was operated as Greyhound Lines of Canada Ltd. which had a maintenance garage. The facility generated is included the generation of various hazardous wastes and had USTs.	52
165	The property at 675-701 Lakeshore Boulevard East and 115 Sauter Street South (100 m south) was historically operated by The Barrett Co. and distilled crude coal tar distilling and saturated roofing felt.	14
166	The historical presence of a coal yard located 80 m northeast (present day 55 Booth Avenue).	NA
167	Two scrap metal yards were historically present 210 m east (present day 11 and 25 Morse Street).	49
168	J.C. Craig & Son (machine shop) was historically present at 54 Logan Avenue (100 m northeast).	34
169	A steel facility was historically present at 699 Lakeshore Boulevard East (100 m south).	34
170	The presence of a heating oil UST at 75-77 Logan Avenue (175 m northeast) in 1951.	28
171	The property 100 m south (120 Bouchette Street) was historically occupied by G.H. Godsall Equipment Ltd. and had an "old oil" tank. This property was also occupied by Sidon Motors in 1995.	28
172	A service garage with UST was historically present 165 m east (present day 26 Morse Street).	52
173	A facility historically operated by Bmra Canada Ltd. was present at 45-55 Logan Avenue (110 m east), and inferred to have operated as a vehicle service facility.	28
174	A UST, associated with a courier company, was historically present 185 m east (present day 20 Morse Street).	28
175	The property at 805 Lakeshore Boulevard East (215 m southeast), was historically listed with a 1,000 L tank (contents unknown).	28
176	The property at 701 Lakeshore Boulevard East (formerly 100 m south) was listed with an underground tar feed pipe in 1920, a fuel oil tank and two gasoline tanks installed in 1921, a fuel oil tank and two gasoline tanks installed in 1936.	28
177	The property at 2-8 Morse Street (170 m east) was listed with one gasoline tank installed in 1921, one gasoline tank installed in 1924, and two gasoline tanks installed in 1926.	28
178	The property located at 43-45 Booth Avenue (65 m northeast) was listed as Booth Auto Wreckers between 1972 and 1995.	49
179	The property located at 75-77 Logan Avenue (175 m northeast) included solvent storage. This property also included wood working and lumber storage.	51
180	Morse Street Dump (also Ashbridge's & Morse Dump) located at the foot of Morse Street (210 m east) was present during the 1880s and 1890s.	58
181	Commissioners Street Incinerator was previously located at 400 Commissioners Street (230 m south).	58
182	A release of 60 L of mineral oil from a transformer at 44 Morse Street (180 m northeast) was reported in 2007.	55
183	The property at 50 Morse Street (200 m northeast) was listed with a release of 100 L of furnace oil from a tank in 1992.	28
184	The property at 6 Booth Avenue (immediately south of the eastern portion of the Site), was listed in 2016 for the generation of other specified inorganics.	NA
185	The property at 25 Booth Avenue (20 m east), was listed in 2007 and 2008 for the generation of organic laboratory chemicals, waste compressed gases, and paint/pigment/coating residues.	NA
186	The property at 26 Logan Avenue (55 m east), was listed between 2001 and 2005 for the generation of aliphatic solvents.	NA
187	An exterior coal yard was historically present 165 m east (at present day 36 Morse Street).	NA
188	The Johnson Lumber Co. was present 100 m south (present day 120 Bouchette Street), which included exterior and interior lumber storage.	59
189	The property 20 m east (present day 15-33 Booth Avenue and 20-40 Logan Avenue), was historically listed as Precision Automotive Co. Ltd. and included automotive parts manufacturing.	57
190	The property 75-79 Logan Avenue (175 m northeast) was historically listed as Atlas Chemical Co. between 1934 and 1945.	8
191	Sun Oil Co. Ltd. was historically present at 300 Commissioners Street (185 m south).	14



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
BASE DATA - MNR LIO, OBTAINED 2019  
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PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT  
**CADILLAC FAIRVIEW CORPORATION LIMITED**

PROJECT  
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**OFF-SITE POTENTIALLY CONTAMINATING ACTIVITIES**

CONSULTANT	YYYY-MM-DD	2020-01-30
	DESIGNED	JT
	PREPARED	JT
	REVIEWED	JS
	APPROVED	

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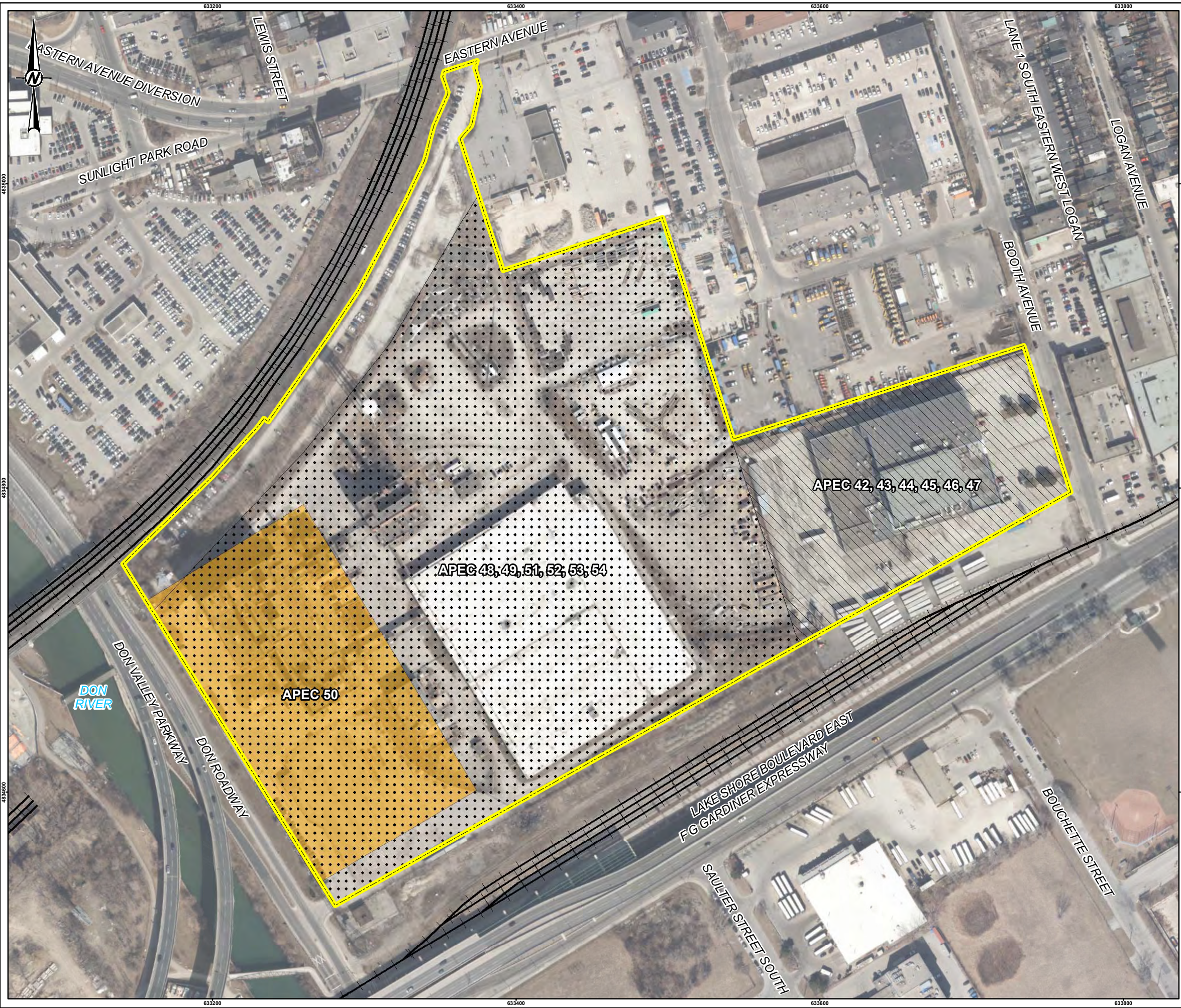












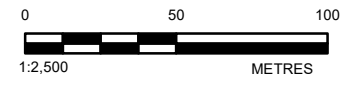
**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY

**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)**

- APEC 42, 43, 44, 45, 46, 47
- APEC 48, 49, 51, 52, 53, 54
- APEC 50

APECs		
Location	APEC Detail	PCA #
APEC 42	Eastern Portion of the Site – Previously identified soil exceedances, including PAH, PHC, VOCs and metals at 30 Booth Avenue.	NA
APEC 43	Eastern portion of the Site – Previously identified groundwater exceedances of PAHs, PHCs, VOCs and metals at 30 Booth Avenue. In addition, numerous borehole locations identified coal tar product several metres thick on this portion of the Site.	NA
APEC 44	Eastern portion of the Site – The operation of 30 Booth Avenue as an industrial laundry facility. There is no evidence that dry cleaning was performed on the Site in association with this operation.	NA
APEC 45	Eastern portion of the Site – The generation of aliphatic solvents in 2009 and 2011 by Ainsworth Incorporated at 30 Booth Avenue. The nature of this business is unknown.	NA
APEC 46	Eastern portion of the Site – The building at 30 Booth Avenue previously included a waste transfer station for the treatment and processing of biomedical wastes.	58
APEC 47	Eastern portion of the Site – Bulk storage of road salts at 30 Booth Avenue.	48
APEC 48	Western Portion of the Site – Previously identified groundwater exceedances of BTEX, PHCs and PAHs at 21 Don Roadway.	NA
APEC 49	Western Portion of the Site – Previously identified groundwater exceedances of TCE at 21 Don Roadway at previously installed monitoring well MW112.	NA
APEC 50	Western portion of the Site – Previously identified groundwater exceedances of sodium 21 Don Roadway.	NA
APEC 51	Western portion of the Site – Historical phase separated petroleum product was reported in the on-site manholes and sewer system piping at 21 Don Roadway.	NA
APEC 52	Western portion of the Site – Reports of several chemical spills throughout 21 Don Roadway.	8
APEC 53	Western portion of the Site – A release of an unreported volume of process effluent to the sanitary sewer in 2008.	8
APEC 54	Western portion of the Site – A release of 2,000 L of propylene glycol to the sanitary sewer in 2005.	4



**NOTE(S)**  
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PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs 42 - 54)**

CONSULTANT	YYYY-MM-DD	2020-01-15
DESIGNED	JT	
PREPARED	JT	
REVIEWED	KR	
APPROVED		



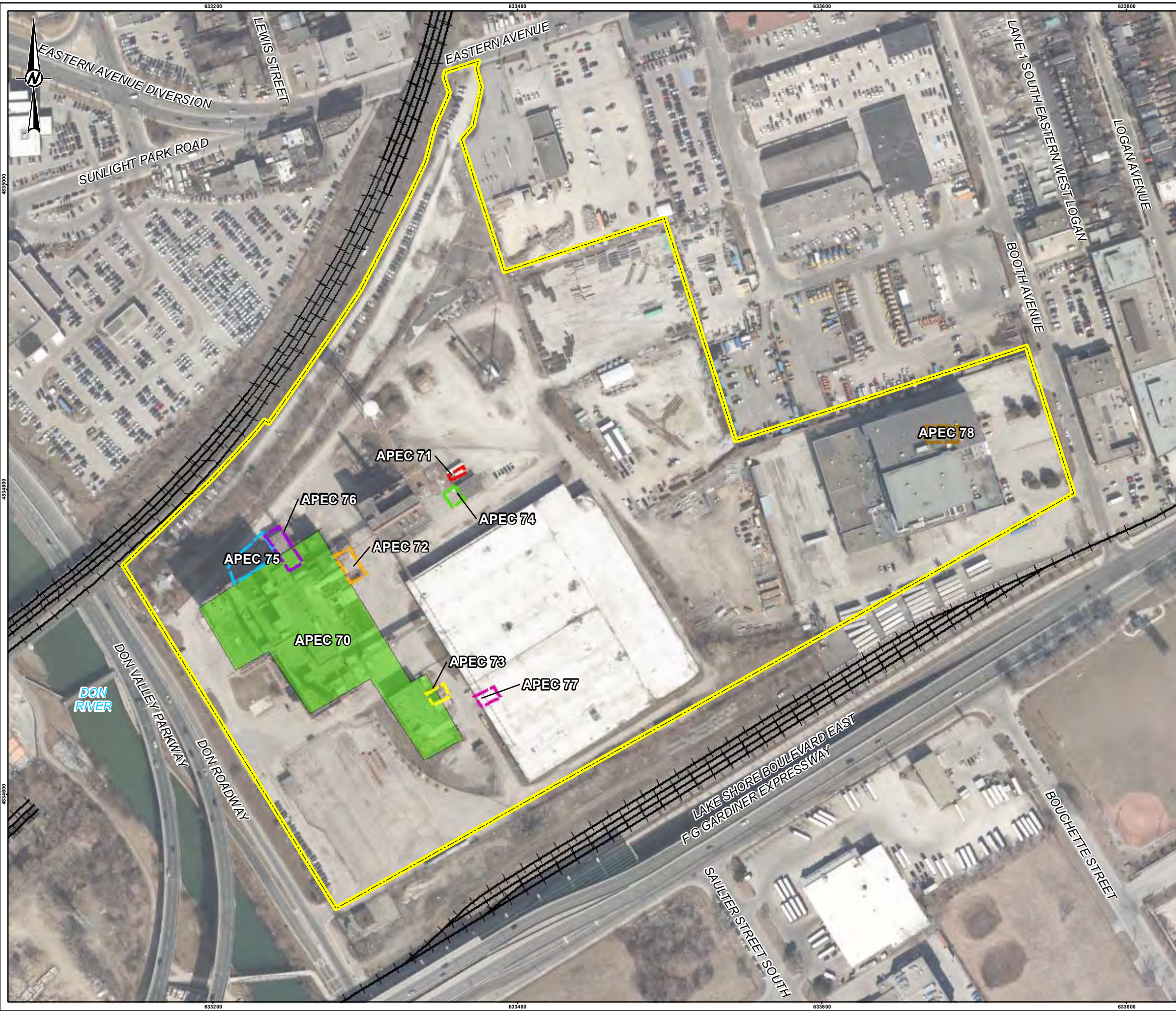
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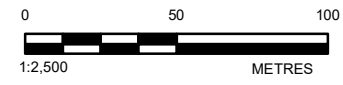
**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY

**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)**

- APEC 70
- APEC 71
- APEC 72
- APEC 73
- APEC 74
- APEC 75
- APEC 76
- APEC 77
- APEC 78

APECs		
Location	APEC Detail	PCA #
APEC 70	Exterior of 21 Don Roadway and within Buildings 36, 38 and 42 – Spill control measures located on the exterior of 21 Don Roadway and within Building 36 (Finishing Building), Building 38 (Liquids Building) and Building 42 (Chemithon/Sulphonation Building).	58
APEC 71	North of Building 40 – Chemical storage shed located north of Building 40 (Carpenter Shop).	8
APEC 72	Southeast of Building 38 – In-ground pit (Pit #1), located southeast of Building 38 (Liquids Building).	58
APEC 73	Southeast of Building 38 – In-ground pit (Pit #2), located east of Building 42 (Chemithon/Sulphonation Building).	58
APEC 74	West side of Building 40 - Interceptor pit located along the west side of Building 40 (Carpenter Shop).	58
APEC 75	North of Building 36 – Spill containment areas and collection pits were present north of Building 36 (Finishing Building).	58
APEC 76	Rail shed area – Spill containment areas and collection pits were present below the railway spurs located in the rail shed area.	58
APEC 77	West central portion of Building 41 – An out-of-use oil/water separator in Building 41 (Warehouse Building).	58
APEC 78	East central portion of the building at 30 Booth Avenue – The presence of a hydraulically-operated elevator within the eastern portion of the building at 30 Booth Avenue.	NA



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
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BASE IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGLOBE, IGN, AND THE GIS USER COMMUNITY  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs 70 - 78)**

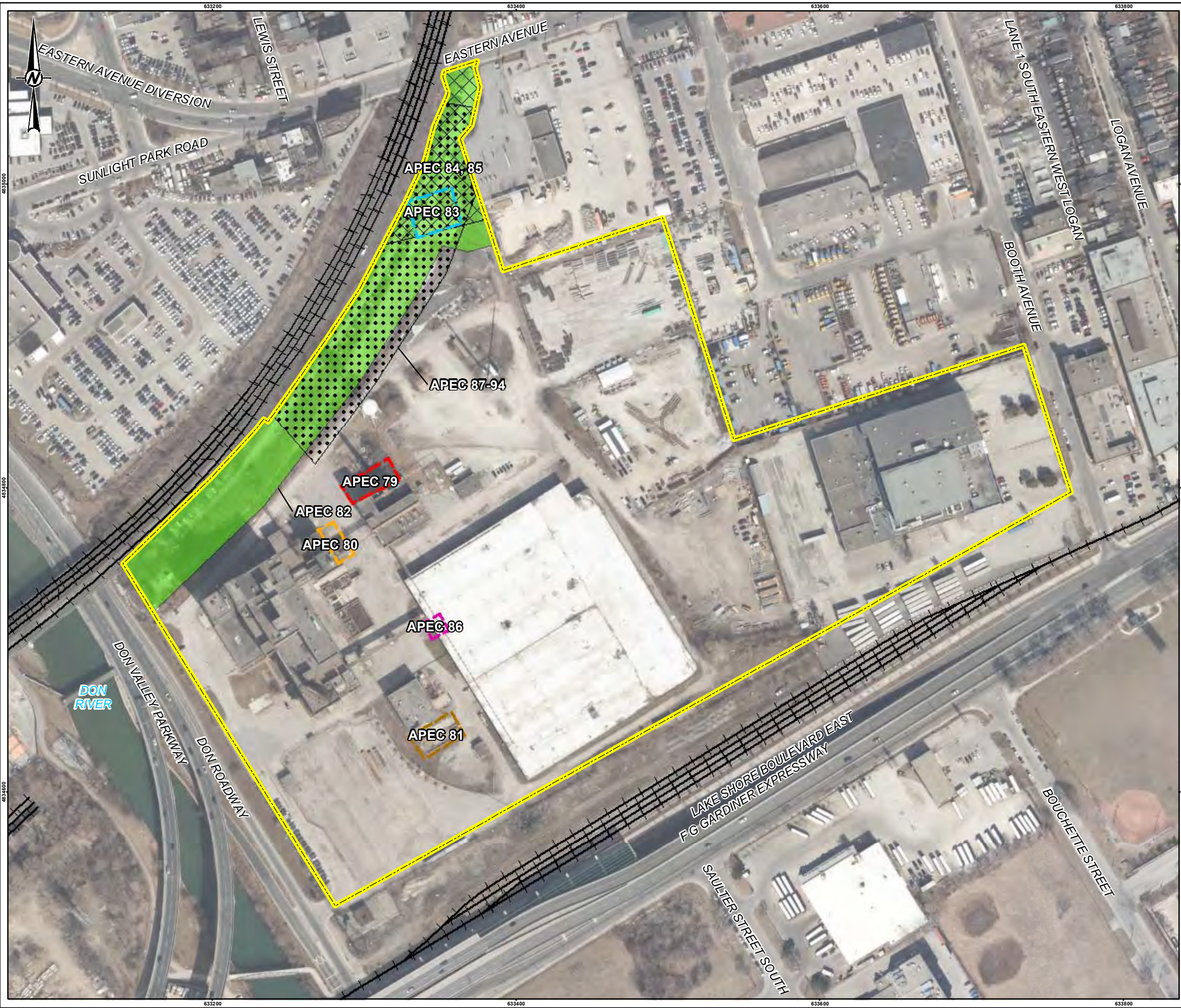
CONSULTANT	YYYY-MM-DD	2020-01-15
DESIGNED	JT	
PREPARED	JT	
REVIEWED	KR	
APPROVED		

PROJECT NO. 19131933 CONTROL 0004 REV. A FIGURE 5F

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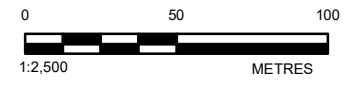




**LEGEND**

- RAILWAY
- PHASE ONE PROPERTY BOUNDARY
- APEC 83
- APEC 84, 85
- APEC 86
- APEC 87-94
- APEC 79
- APEC 80
- APEC 81
- APEC 82

APECs		
Location	APEC Detail	PCA #
APEC 79	North of Building 35 – The historical presence of coal stored at ground surface north of Building 35 (Boiler House)	NA
APEC 80	East of Building 38 – A UST was historically present east of Building 38 (Liquids Building).	28
APEC 81	South of Building 42 – Five vertical and one horizontal ASTs were historically present south of Building 42 (Chemithon/Sulphonation Building).	8
APEC 82	Northwest portion of the Site – Former concrete manufacturing plant on the northwest portion of the Site.	12
APEC 83	Northwest portion of the Site – A fuel oil UST was formerly present in the vicinity of the former concrete manufacturing building on the	28
APEC 84	Northern portion of the Site – The presence of a former gasoline service station at 398 Eastern Avenue (20 m north), which included at	28
APEC 85	Northern portion of the Site – The property at 398 Eastern Avenue (20 m north), was historically occupied by Dibble Coal Co., and included the presence of a UST (contents not reported).	28
APEC 86	West central portion of Building 41 – The presence of a hydraulically-operated elevator within the western portion of the Warehouse Building (Building 41).	NA
APEC 87	Northern boundary - Various industrial facilities were listed 40-65 m north of the Site (present day 341-365 Eastern Avenue).	NA
APEC 88	Northern boundary - Various industrial facilities were listed at 356-362 Eastern Avenue (60 m north).	NA
APEC 89	Northern boundary - The property at 299 Eastern Avenue (50 m north), was historically listed with various gasoline/oil storage tanks.	28
APEC 90	Northern boundary - The property at 299 Eastern Avenue (50 m north), was historically listed with various tanks (chemical, soap oil and vegetable oil).	8
APEC 91	Northern boundary - The property located at 361-365 Eastern Avenue (40 m north) was listed as an automobile wrecking and recycling facility.	49
APEC 92	Northern boundary - The property located at 356 Eastern Avenue (60 m north) was listed as an automobile wrecking and recycling facility. In addition, 354 Eastern Avenue (same property) was listed under various salvage companies between 1950 and 1972.	49
APEC 93	Northern boundary - The property located at 433 Eastern Avenue (immediately northeast) was listed for the storage and generation of PCB wastes, as well as a reclamation facility of PCBs.	NA
APEC 94	Northern boundary - The property located at 398 Eastern Avenue (20 m north), was historically occupied by Dibble Coal Co., which included the presence of interior and exterior coal storage.	NA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE.

**REFERENCE(S)**  
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 BASE IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGLOBE, IGN, AND THE GIS USER COMMUNITY  
 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
 CADILLAC FAIRVIEW CORPORATION LIMITED

**PROJECT**  
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 21 DON ROADWAY, 30 BOOTH AVENUE, AND 375 AND 385 EASTERN AVENUE, TORONTO, ONTARIO

**TITLE**  
**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs 79 - 94)**

CONSULTANT	YYYY-MM-DD	2020-01-15
DESIGNED	JT	
PREPARED	JT	
REVIEWED	KR	
APPROVED		

0274 - S:\Clients\Cadillac\_Fairview\ES&I\_Harbour\_Landfill\ES&I\_Harbour\_Landfill\PROJ\19131933\40\_Phase1\_ESA\_New\_Reg\19131933\004\_Harbour\_Landfill\PRINTED ON: 2020-04-30 AT 3:03:31 PM

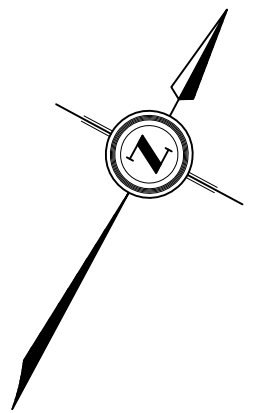
25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



**APPENDIX A**

**Plan of Survey**





TOPOGRAPHIC SURVEY OF  
 PARTS OF LOTS 14 AND 15,  
 BROKEN FRONT CONCESSION, YORK  
 AND  
 PART OF WATER LOT IN FRONT OF  
 LOTS 13, 14 AND 15, BROKEN FRONT  
 CONCESSION, YORK  
 AND  
 PART OF LOT 1,  
 REGISTERED PLAN 568A  
 AND  
 LOTS 338, 339, 340, 341, 342, 343,  
 344, 345, 346, 347, 348, 349, 350,  
 351, 352, 353, 354 and 355  
 AND  
 PARTS OF LOTS 243, 244, 245,  
 345, 346, 356, 357, 358, 359,  
 360, 361, 362, 363 and 364  
 AND PARTS OF FRONT STREET EAST,  
 STRANGE STREET AND PALACE STREET,  
 REGISTERED PLAN 105  
 CITY OF TORONTO

SCALE 1 : 750  
  
 SPEIGHT, VAN NOSTRAND & GIBSON LIMITED  
 ONTARIO LAND SURVEYORS

**C** THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN,  
 IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF  
 SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.



N: 4835151.73  
 E: 317205.02

N: 4835296.66  
 E: 317499.62

N: 4834869.51  
 E: 316992.57

N: 4834654.55  
 E: 317120.84

N: 4834919.19  
 E: 317613.42

**ELEVATION NOTE**  
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF  
 TORONTO BENCHMARK NO. C7899.  
 LOCATION :  
 NORTHEAST CORNER OF LAKE SHORE BOULEVARD EAST AND BOOTH AVENUE;  
 BENCHMARK ON 2 STOREY BRICK BUILDING; 0.76M NORTH FROM SOUTHWEST  
 CORNER; 0.43M ABOVE GRADE.  
 ELEVATION:  
 PUBLISHED ELEVATION = 76.837 metres.

**BEARING NOTE**  
 BEARINGS SHOWN HEREON ARE MTM GRID AND ARE DERIVED FROM THE SMARTNET  
 SMARTNET NETWORK, AND ARE REFERRED TO MTM ZONE 10, CENTRAL MERIDIAN 79°30'  
 WEST LONGITUDE, NAD 83 (CSRS) (2015).

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - SURVEY MONUMENT PLANTED
  - WIT WITNESS MONUMENT
  - SSB STANDARD IRON BAR
  - SB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - CC CUT CROSS
  - N/S/E/W NORTH SOUTH EAST WEST
  - OU ORIGIN UNKNOWN
  - SP SPEIGHT, VAN NOSTRAND AND GIBSON LIMITED, O.L.S.
  - PLAN 688-18608
  - PLAN 688-24821
  - PLAN 688-24822
  - PLAN 688-20654
  - MH MANHOLE
  - SMH SINKER MANHOLE
  - WMH WATER MANHOLE
  - HYM HYDRO MANHOLE
  - BMH BELL MANHOLE
  - CB CATCH BASIN
  - CH FIRE HYDRANT
  - WV WATER VALVE
  - GV GAS VALVE
  - HW HAND WELL
  - CHP CONCRETE HYDRO POLE
  - WHP WOODEN HYDRO POLE
  - CLS CONCRETE LIGHT STANDARD
  - MLS METAL LIGHT STANDARD
  - CP CONCRETE PILLAR
  - SIA SIMMER CONNECTION
  - CLUTTER CLUTTER
  - O/H OVERHEAD
  - PIV PRESSURE INDICATOR VALVE
  - BRP BREATHING PIPE
  - B BOLLARD
  - BB BELL BOX

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,  
 THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON AUGUST 1, 2011.  
 DATE : AUGUST 18, 2011  
 D. A. WILTON  
 ONTARIO LAND SURVEYOR

<b>SPEIGHT, VAN NOSTRAND &amp; GIBSON LIMITED</b> ONTARIO LAND SURVEYORS 750 OAKDALE ROAD, Units 65 & 66 TORONTO, ONTARIO M6M 2Z4 TEL 416 749-5VNG(7864) FAX 416 749-7866 E-MAIL: toronto@svng.on.ca		ASSOCIATION OF ONTARIO LAND SURVEYORS 1824787
DRAWN : F. P. B. CHECKED : D. A. W. JOB No. : 110-0196 REF. No. : 33-BF-York	FILE NAME : A1100196.DWG PLOT SCALE : MET: 1=0.6 PLOTTED : UPDATED :	THIS PLAN IS NOT VALID UNLESS IT IS AN UNCORRECTED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 302, Section 29(3)



**APPENDIX B**

# Regulatory Responses



Ministry of the Environment,  
Conservation and Parks

Ministère de l'Environnement, de  
la Protection de la nature et des  
Parcs

Access and Privacy Office  
12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

Bureau de l'accès à l'information et  
de la protection de la vie privée  
12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075



January 30, 2020

Jaime Noble  
Golder Associates  
100 Scotia Court  
Whitby, ON L1N 8Y6

Dear Jaime Noble:

**RE: *Freedom of Information and Protection of Privacy Act* Request  
Our File #: A-2019-08948, Your Reference #: 19131933**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 21 Don Roadway, 30 and 20 Booth Avenue, and 375, 385 and 393 Eastern Avenue, Toronto.

After a thorough search of the Ministry's Toronto District Office, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 6 pages @ \$0.20/page	\$1.20
• Delivery	3.00
• <b>Total</b>	<b>\$ 34.20</b>
• Deposit Received	- 30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$4.20</b>

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$60.00. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Rebeka Bogdan at [Rebeka.bogdan@ontario.ca](mailto:Rebeka.bogdan@ontario.ca).

Yours truly,

*for*



Noel Kent  
Manager, Access and Privacy

Attachments

**INCIDENT REPORT**

<b>Reference Number:</b>	0334-A3VNPQ	<b>Module Type:</b>	Spill
<b>Status:</b>	Closed	<b>File Storage Number:</b>	SITO 120 - 21 DON ROADWAY
<b>Program:</b>	Water - Ground & Surface	<b>Activity:</b>	Spills

**Caller or PO Reporting/Receiving Information**

<b>First Name:</b>	Ron	<b>Last Name:</b>	Turcotte
<b>Name of Company:</b>			
Tesla Environmental			

<b>MAILING ADDRESS</b>			
<b>Civic Address:</b>		<b>Unit Identifier:</b>	
<b>Delivery Designator:</b>		<b>Delivery Identifier:</b>	
<b>Municipality/ Unorganized Twp:</b>	<b>County/District:</b>	<b>Province/State:</b>	<b>Postal Code:</b>
		Ontario	
<b>Postal Station:</b>		<b>Country:</b>	Canada
<b>Telephone Number:</b>	<b>Extension:</b>	<b>Other Number:</b>	<b>Email Address:</b>
(905)923-6106		289-439-2082 Cell	

<b>Date Reported to MOE:</b>	2015/11/02	<b>Time Reported to MOE:</b>	12:38
------------------------------	------------	------------------------------	-------

<b>Date of Incident:</b>	2015/10/31	<b>Time of Incident:</b>	16:00
<b>Incident Date Confirmation:</b>	Actual		

**Client(s)**

<b>Client Details</b>
Tesla Environmental Services Inc. Mailing Address: Suite 84 - 10 Angus Rd, Hamilton, Ontario, Canada, L8K 6K3 Physical Address: Suite 84 - 10 Angus Rd, Hamilton, City, Ontario, Canada, L8K 6K3 Telephone: (905)979-2085, FAX: (905)578-1580



**Site(s)****Site Details**

DVP ramp <UNOFFICIAL>  
 Address: Lot , Part: , 21 Don Roadway , Toronto, City,  
 District Office: Toronto - District  
 GeoReference: Map Datum: , Zone: 17, Method: , UTM Easting: 633265, UTM Northing: 4834519, UTM  
 Location Description: ,

**Incident Summary:**

Toronto- Watermain break

**Initial Incident Description (as reported):**

Created: Nicole Hebert (Spills Action Centre) - 2015/11/02 12:38:39 PM

Ron Turcotte to SAC(NH2): Caller reports a watermain break happened on Saturday Oct 31. Caller reports a resident called 311 because some water was flowing down the road. Caller reports Toronto Water did not call this incident into SAC. Caller reports Toronto Water hired OJCR Construction to dig down and investigate. Caller reports they discovered it was a break in the water main. Caller reports the water has been shut off and all the water is contained to the pit. Caller reports they noticed the water had a sheen and was oily so OJCR Construction hired Clean Harbours who hired Tesla to pump out the pit. Caller reports Tesla is on site and will but pumping out the oily water from the pit today. Caller reports he was not there when the watermain broke but can see some absorbent still down on the road and also around the CB. Caller reports he checked the CB and nothing has entered it. Caller will update SAC once the clean-up is complete and will also need an EGN.

13:05hrs- Toronto MOE: Briefed

13:29hrs- Ron to SAC(NH2): SAC issued an EGN. Caller reports approx 20000L of oily water is in the pit. Caller reports it will take approx 3 loads.

18:28hrs- SAC(NH2) to Ron: Caller reports they are still vacing out the pit. Caller reports OJCR Construction is currently making the repairs to the watermain. Caller reports the clean-up should be done in the next 3-4 hours and stated definitely 1 load will be taken off but possibly 2 loads. Caller will update SAC once the clean-up is complete.

18:48hrs- Ron to SAC(NH2): SAC issued EGN. Caller reports 1 more load, possibly 2 more loads will be taken off site tonight.

-----  
 2015/11/03

@00:56 SAC(CA) to Tesla Environmental office - spoke with Zoran. Zoran advised that Tesla is still at the site and work is ongoing. The truck at the site needs is full and another needs to be sent. SAC(CA) requested someone from the site to contact SAC and provide an update on the clean up there as the last update from the site was over 5 hours ago. Zoran to contact with Nigel or Ron to provide an update to SAC.

@ 01:01 Ron (Tesla) to SAC(CA) - provides an update of the site. Ron reports that they have 2 trucks onsite just about completely loaded and ready to leave. Ron to call into SAC within the hour for EGN for the two loads. The pipe is almost back in place and they are tightening the clamps. They still have to pressurize the pipe after repair is complete. Tesla is sending another truck to the site for stand by in the case that something goes wrong during the testing of the pipe repair.

0120h

Ron Tesla to SACnh reports:

- Clean is ongoing.
- EGN requested for two loads of 251L. EGN Issued see below.
- Ron reports that he has another truck enroute and will probably need another EGN tonight.
- Clean up will continue tomorrow as well.
- Ron will update in the morning.

05:15 Vlatko Jovanovic (Tesla) 905-483-6171 to SAC(CA) - requested EGN for last load going out. EGN was issued. Vlatko advised that the clean up is now complete, the city is putting down clear stone covering the pipe now.

\*\*In a SWPZ- See below\*\*

<b>SAC Action Class:</b>	Land Spills
<b>Non-Standard Procedure:</b>	No

**Incident Description:**

Last update: Matthew Randall (Toronto District Office) - 2015/12/15 10:07 AM

Latitude: 43.651727 Longitude:-79.347450  
UTM Zone: 17 Easting: 633265 Northing: 4834519  
Municipal - Upper Tier: N/A  
Municipal - Single and Lower Tier: CITY OF TORONTO  
MPAC Street Address: LAKE SHORE BLVD E N/S CITY OF TORONTO  
Township, Concession and Lot: N/A  
Assessment Roll Number: 19040711400080000000  
Property Information Number: 210770148

Source Protection Area Name: Toronto  
Wellhead Protection Area (WHPA): No  
Groundwater Vulnerability Score: N/A  
Intake Protection Zone 1 or 2: No  
Surface Water Vulnerability Score (if ≥ 8) : 10, 10, 10, 10, 10, 10

Surface Water Policies – Score 10 (link to external site)  
Surface Water Policies – Score 10 (link to external site)  
Surface Water Policies – Score 10 (link to external site)  
Surface Water Policies – Score 10 (link to external site)  
Surface Water Policies – Score 10 (link to external site)  
Surface Water Policies – Score 10 (link to external site)  
WHPA – Groundwater Under Direct Influence (GUDI): No  
GUDI Vulnerability Score: N/A  
Significant Groundwater Recharge Area: No  
Highly Vulnerable Aquifer: High  
Issue Contributing areas (ICA): No  
ICA Issues: N/A  
Niagara Escarpment Development Control Area: No  
Oak Ridges Moraine Planning Area: No

**Search Results**

Clean up is complete. NFA required. recommend file be closed.

**Incident Description Continuation:**

**Incident Update:**  
 Brad Walker (Spills Action Centre) - 2015/11/03 created; 2015/11/03 last update :  
 7:39 Tesla Environmental (Ron Turcotte - 2894392082) to SAC(bw) ron is confirming that the cleanup job is complete.

Was there an MOE field response?	No
Were there samples collected / analyzed at any time?	No
<b>Known or Suspected Health / Environmental Consequence at the Time of Incident</b>	
Health / Environmental Consequence:	2 - Minor Environment

Has a Water Body been impacted?	No
Receiving Environment:	Land, Surface Water
Incident Event:	Leak/Break
Incident Reason:	Equipment Failure
Source Type:	Water Supply
Sector Type:	Miscellaneous Industrial
MOE/Other Agencies Involved:	Province - MOE-District Office
<b>Was there a discharge / emission / spill of a contaminant to the environment?</b>	
Yes	

### Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]
Oily Water		15	n/a		20000	L	

### Environmental Compliance Reporting (ECR)

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report? (legislation, certificate of approval, order, or guideline)
No

### Voluntary / Mandatory Abatement

Was there Non-Compliance/Non-Conformance Identified?	<input type="radio"/> Yes <input checked="" type="radio"/> No
--	---

#### Voluntary / Mandatory Compliance Items


Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
------	--------------	---------------------------------	------	------------



## Waste / EGR Information

Waste / EGR Information entries:
Nicole Hebert (Spills Action Centre) - 2015/11/02 created; 2015/11/02 last update : EGR No: ONS0301 Manifest No: SK02979-0
Nicole Hebert (Spills Action Centre) - 2015/11/02 created; 2015/11/02 last update : EGR No: ONS0301 Manifest No: LB47827-3
Charlene D Anderson (Spills Action Centre) - 2015/11/03 created; 2015/11/03 last update : EGR No: ONS0301 Manifest No: SK02980-8
Charlene D Anderson (Spills Action Centre) - 2015/11/03 created; 2015/11/03 last update : EGR No: ONS0301 Manifest No: PC63351-3
Charlene D Anderson (Spills Action Centre) - 2015/11/03 created; 2015/11/03 last update : EGR No: ONS0301 Manifest No: LB47714-3

## Document Related Information

<b>Cross Reference:</b>	(doc link)	<b>Task Link:</b>	7653-A3VP9D 
<b>Originating Document:</b>		<b>Created by:</b>	Nicole Hebert
<b>Date Created:</b>	2015/11/02	<b>Date Completed:</b>	2018/12/05
<b>Office Receiving Incident Report:</b>	Spills Action Centre	<b>Incident Info Received By:</b>	Nicole Hebert
<b>Bring Forward Date:</b>		<b>Bring Forward Reason:</b>	

## Signatures

### Provincial Officer:

<b>Name:</b>	Matthew Randall
<b>Badge No.:</b>	
<b>Work Unit:</b>	
<b>District/Area Office:</b>	Toronto District Office
<b>Date:</b>	2015/12/15
<b>Signature:</b>	

### Supervisor, Toronto District Office:

<b>Name:</b>	Paul Celsie
<b>Work Unit:</b>	
<b>District/Area Office:</b>	
<b>Date:</b>	2018/12/05

Signature:

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** November 13, 2019 2:15 PM  
**To:** Noble, Jaime  
**Subject:** RE: 19131933 TSSA Database Search

**EXTERNAL EMAIL**

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day,

Roxana



**Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



---

**From:** Noble, Jaime <Jaime\_Noble@golder.com>  
**Sent:** November 13, 2019 10:26 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** 19131933 TSSA Database Search

Good Afternoon,

May you please perform a TSSA database record search for any underground storage tanks, registered fuel tanks, outstanding instructions, incident reports, fuel oil spills or contaminations records for the following locations. We found additional information that lead us to this address:

- 21 Don Roadway, Toronto, Ontario
- 30 Booth Avenue, Toronto, Ontario
- 375 Eastern Avenue, Toronto, Ontario
- 385 Eastern Avenue, Toronto, Ontario
- 393 Eastern Avenue, Toronto, Ontario
- 20 Booth Avenue, Toronto, Ontario



Jaime

**Jaime Brear (B.A. Hons.)**  
Environmental Technician



100 Scotia Court, Whitby, Ontario, Canada L1N 8Y6  
**T:** +1 905 723 2727 | **D:** +1 (905) 723-2727 x6612 | [golder.com](http://golder.com)  
[LinkedIn](#) | [Facebook](#) | [Twitter](#)

**Work Safe, Home Safe**

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**APPENDIX C**

**ERIS Maps**

79°21'30"W

79°21'W

79°20'30"W

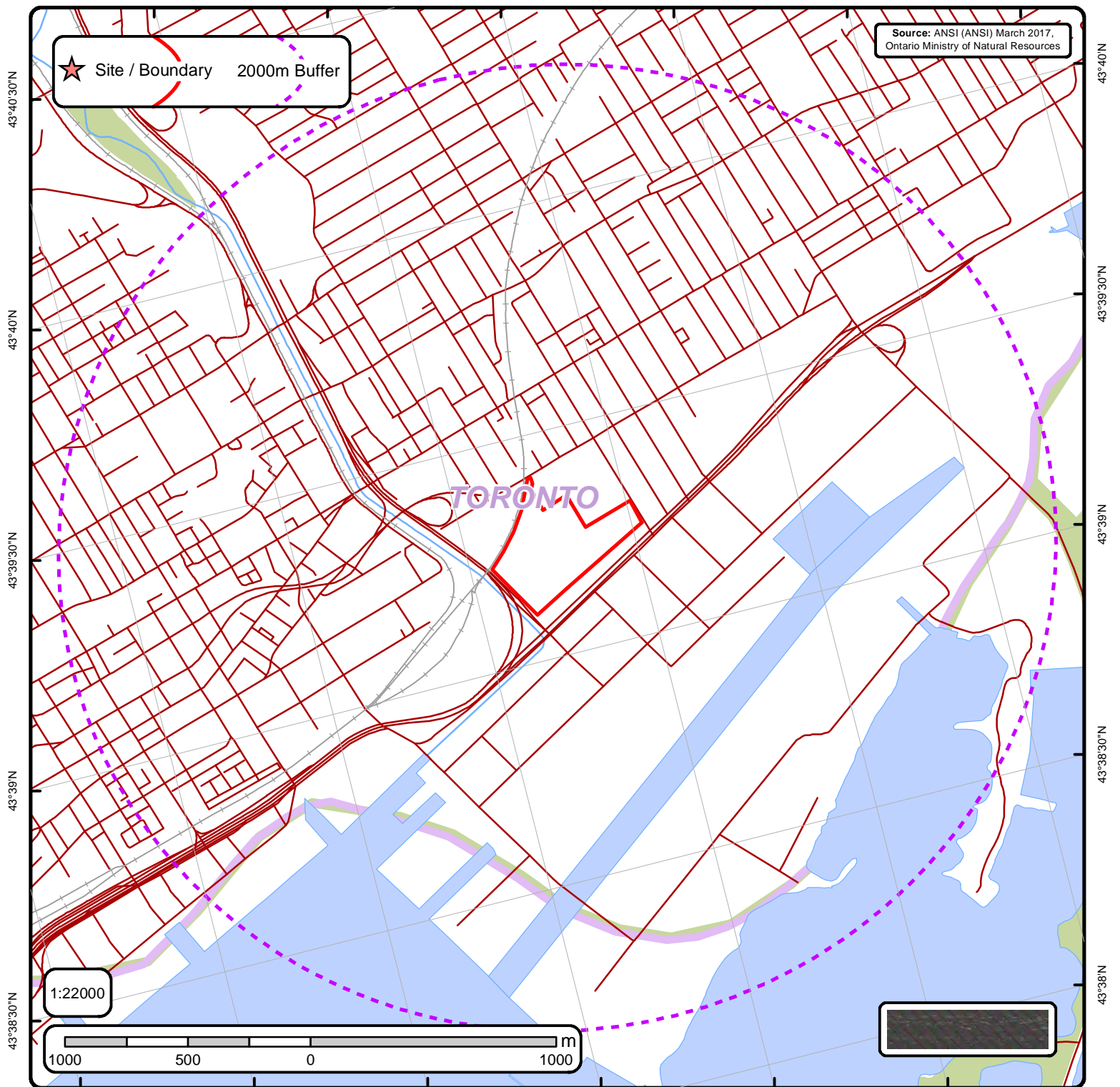
79°20'W

79°19'30"W

79°19'W

Source: ANSI (ANSI) March 2017, Ontario Ministry of Natural Resources

★ Site / Boundary 2000m Buffer



# Area of Natural & Scientific Interest (ANSI) Order No. 20191205120

+	Spot Height	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⊕	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
- - -	Trail	■	Building to Scale	■	Land Ownership	■	ANSI Area





# ANSI Report

ANSI Units Found within 2000 m of  
Booth Ave

Page 1  
Order No.  
20191205120



No ANSI units found within search area.



## Ontario Base Mapping (OBM) Data

Order No. 20191205120

+	Spot Height (metre)	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—●—	Utility Line	▭	Pit or Quarry	▭	Conservation Authority
⚙	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	▭	Concession	■	Provincial Park
—+—	Railroads	▭	Airports	▭	Lots	■	National Park
—	Roads	■	Tanks	▭	Municipality	■	Nature Reserve
- - -	Trail	▭	Building to Scale	▭	Land Ownership		

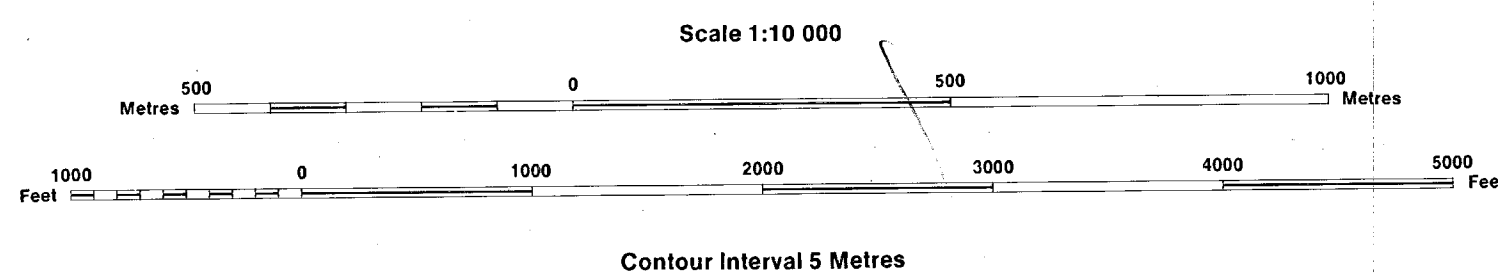


Ontario  
Ministry of  
Natural  
Resources

Sheet

**10 17 6300 48300**

Map base by Surveys and Mapping Branch.  
Air photography 1982. Published 1985.



**NOTES**

North American Datum 1927.  
Universal Transverse Mercator (6°) projection.  
Zone 17, Central Meridian 81° W.  
Grid interval 1000 metres.  
Legend and explanatory notes obtainable from  
Public Service Centre Ministry of Natural  
Resources, Queen's Park, Toronto.

**ADJOINING SHEETS**

10 17 6250 48300	10 17 6300 48350	10 17 6350 48300
10 17 6300 48300	10 17 6300 48300	10 17 6350 48300
10 17 6350 48250	10 17 6300 48250	10 17 6350 48250



**APPENDIX D**

**Site Photographs**



Photo 1 – View of the western portion of the Site, including Building 36 (left) and Building 42 (right), facing north.



Photo 2 – View of west side of Building 36, facing north.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



DESIGNED JS

PREPARED JS

REVIEWED SL

APPROVED SL

PROJECT NO. 19131933

REV D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S)



Photo 3 – Interior view of the ground floor area of Building 36.



Photo 4 – Interior view of former manufacturing area on the sixth floor of Building 36.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



DESIGNED: JS

PREPARED: JS

REVIEWED: SL

APPROVED: SL

PROJECT NO. 19131933

REV D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A4S)





Photo 5 – Interior view of former manufacturing areas on the fifth floor of Building 36.



Photo 6 – Interior view of former manufacturing areas of the third floor of Building 36.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



DESIGNED JS

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REVIEWED SL

APPROVED SL

PROJECT NO. 19131933

REV D



Photo 7 – View of the former tank and containment area located immediately north of Building 36, facing east.



Photo 8 – View of the former rail spur area, between Building 36 (left) and Building 35 (right), facing north.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

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PROJECT NO. 19131933

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25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S)





Photo 9 – Interior view of Building 35, former Liquids Building.



Photo 10 – View of former Pit #1 area and exterior tank areas located east of Building 36, facing southwest.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD: 2019-11-19

TITLE

**Photographic Record**



DESIGNED: JS

PREPARED: JS

REVIEWED: SL

APPROVED: SL

PROJECT NO. 19131933

REV. D





Photo 11 – View of the former Boiler House (Building 38), facing southeast.



Photo 12 – Interior view of the former Boiler House (Building 38).

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



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PREPARED JS

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APPROVED SL

PROJECT NO. 19131933

REV D



Photo 13 – View of Building 42, facing south.



Photo 14 – Interior view of Building 42, former Chemithon / Sulphonation Plant).

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

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APPROVED SL

PROJECT NO. 19131933

REV D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S1)





Photo 15 – View of self-contained former chemical storage shed.



Photo 16 – Interior view of the former Carpenter Shop (Building 40).

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

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PROJECT NO. 19131933

REV D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S1)



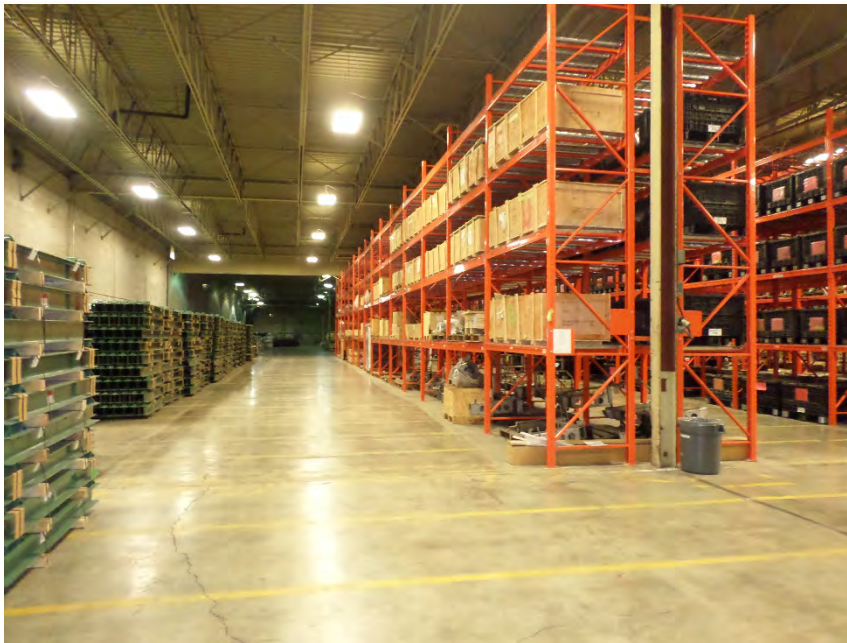


Photo 17 – Interior view of Building 41, occupied by TTC for warehousing.



Photo 18 – View of former interior rail spur area, located in the southern portion of Building 41.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD: 2019-11-19

TITLE

**Photographic Record**



DESIGNED: JS

PREPARED: JS

REVIEWED: SL

APPROVED: SL

PROJECT NO. 19131933

REV. D



Photo 19 – View of former forklift wash area with location of out-of-use oil water separator (Building 41).



Photo 20 – View of the trailer storage yard located on the south central portion of the Site, facing south.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



DESIGNED: JS

PREPARED: JS

REVIEWED: SL

APPROVED: SL

PROJECT NO. 19131933

REV. D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S)





Photo 21 – View of the TTC leased parking area located on the north central portion of the Site, facing northeast.



Photo 22 – View of the TTC leased work area located on the central portion of the Site, facing east.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



DESIGNED JS

PREPARED JS

REVIEWED SL

APPROVED SL

PROJECT NO. 19131933

REV D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S1)





Photo 23 – View of the TTC mobile brine truck located on the central portion of the Site, facing south.



Photo 24 – View of exterior storage area, leased on the northwest portion of the Site (385 Eastern Avenue), facing southwest.

CLIENT  
**Cadillac Fairview Corporation**

PROJECT  
**Phase One Environmental Site Assessment,  
 East Harbour Lands, Toronto, Ontario**

CONSULTANT

YYYY-MM-DD 2019-11-19

TITLE

**Photographic Record**



DESIGNED JS

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PROJECT NO. 19131933

REV D

25 mm (IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN INCREASED FROM A3S1)



Photo 25 – View of the north portion of the Site, leased area for vehicle parking (375 Eastern Avenue) and exterior storage (385 Eastern Avenue), facing southwest.



Photo 26 – View of the building at 30 Booth Avenue (facing west).

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Photo 27 – View of reception area within the building at 30 Booth Avenue.



Photo 28 – View of typical film studio area within the building at 30 Booth Avenue.

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Photo 29 – View of paint booth within the building at 30 Booth Avenue, used for painting film sets.



Photo 30 – View of paint storage room located within the building at 30 Booth Avenue.

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Photo 31 – View of exterior salt storage located southwest of the building at 30 Booth Avenue, facing south.



Photo 32 – View of exterior storage trailers located west of the building at 30 Booth Avenue, facing north.

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