

## Phase One Environmental Site Assessment



1840 & 1850 Bloor Street, Mississauga, Ontario  
G2S24012A

Ranee Management  
4122 Bathurst Street  
Toronto, Ontario  
M3H 3P2

## Executive Summary

G2S Consulting Inc. (G2S) was retained by Rane Management (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the properties located at 1840 and 1850 Bloor Street in Mississauga, Ontario (hereinafter referred to as the 'Site'). Refer to Drawing 1 in Appendix A for the Site Location Plan.

For the purpose of this report, Site North has been established as parallel to Bloor Street, with Bloor Street running east to west. The Site is located on the south side of Bloor Street, approximately 340 m east of Fieldgate Drive, and is currently developed with two eighteen story residential apartment buildings, each constructed with a basement. The Site covers an approximate plan area of 3.9 hectares (9.8 acres), and an asphalt laneway is located along the north portion of the Site. Two asphalt parking lots are located in the west and east portions of the Site, and landscaped areas are located in the southern extent of the Site. The Study Area consists of residential, commercial, and industrial land use, and Etobicoke Creek is located 190 m east of the Site flowing south towards Lake Ontario located approximately 5.5 km south.

G2S understands the Client requires a Phase One ESA related to the proposed development of two additional apartment buildings on-Site. The Site is currently used for residential purposes. Since there is no change in property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended, for Site Plan approval purposes. This Phase One ESA incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04, as amended.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

Based on information collected from the Site visit and records review, aerial photographs indicate that the Site consisted of an orchard extending across the majority of the Site until approximately 1966, when the Site was cleared and subsequently developed with two residential apartment buildings between 1966 and 1975. The Site has remained residential since that time.

Historical review of the surrounding properties within a 250 m radius of the Site identified four on-Site PCAs and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, the following APECs have been identified on-Site:

APEC 1: Entire Site - Evidence of sloping and mounding on the southern portion of the Site was observed during Site visit and signs of disturbed soil was noted in the aerial photography from 1966 in the southwestern portion of the Site. Fill material was identified during hydrogeological investigations completed by others in 2020.

- APEC 2A: Northwest portion of Site - Transformer located to the northwest of the apartment building on-Site identified as 1840 Bloor Street.
- APEC 2B: South-central portion of Site - Transformer located to the southwest of the apartment building on-Site identified as 1850 Bloor Street.
- APEC 3: Central and eastern portion of the Site - Historic presence of an orchard on-Site from ~1954 to 1966.
- APEC 4: Paved surfaces on-Site - Current and historical use of de-icing salt located on paved portions of the Site.
- APEC 5: Southern portion of the Site - Current and historic use of 1865 Sharlyn Road (south adjacent) by Walbar Machine Products of Canada Ltd., an aircraft and aircraft parts manufacturing company, including hazardous waste records and the historic presence of United Steel Workers of America 8991 (Plant 1).
- APEC 6: Southern portion of the Site - Current and historic use of the property located at 3280 Wharton Way (south adjacent) by Wajax Industrial Equipment, Highway Trailers of Canada Ltd., Ditch Witch of Ontario Div. of Wajax Industries Ltd., A E Ajax Division of Wajax and Walbar Machine Products of Canada Ltd., a manufacturer of turbine components from 1966 to 1998.

Regarding APEC 4 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

Based on the findings of this Phase One ESA, a Phase Two ESA is recommended to investigate the potential for contamination related to the above-noted APECs.

Given the age of the buildings on Site, there is the potential for the presence hazardous materials in building materials. Should renovation or demolition be planned in the building, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

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## 1. Introduction

G2S Consulting Inc. (G2S) was retained by Rane Management (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the properties located at 1840 and 1850 Bloor Street in Mississauga, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan.

G2S understands the Client requires a Phase One ESA related to the proposed development of two additional apartment buildings on-Site. The Site is currently used for residential purposes. Since there is no change in property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended, for Site Plan approval purposes.

### 1.1 Terms of Reference

This Phase One ESA incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04.

The nature of a Phase One ESA by definition is a nonintrusive site examination of "readily accessible features"; therefore, the Phase One ESA does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the Phase One ESA must be viewed as a mechanism that may assist in reducing, rather than eliminating, the uncertainty of encountering environmental contaminants during future use of the Site.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

## 1.2 Phase One ESA Property Information

**Table 1: General Site Details**

<b>Municipal Address:</b>	1840 and 1850 Bloor Street in Mississauga, Ontario
<b>General Site Location:</b>	South side of Bloor Street, south adjacent to the intersection of Bloor Street and Bridgewood Drive, approximately 340 m east of Fieldgate Drive and approximately 190 m west of Etobicoke Creek.
<b>Approximate Plan Area:</b>	Approximate plan area of 3.9 hectares (9.8 acres), with frontage of approximately 204 m on Bloor Street and a depth of approximately 204 m.
<b>Property Identification Number (PIN):</b>	13332-0514 (LT)
<b>Legal Description:</b>	LT 1 PL 775 TORONTO AS IN VS37214, VS37216" AMENDED 00/09/19 BY C. COOPER"; S/T EASEMENT OVER LT 1 PL 775 AS IN VS37214, VS37216, AS IN PR1239113; CITY OF MISSISSAUGA
<b>Current Site Owner and Contact Information:</b>	1840-50 Bloor East (Miss.) Ltd. Ranee Management Ilana Glickman 4122 Bathurst Street Toronto, Ontario M3H 3P2 416-756-3962 ext. 227 ilanag@ranee.ca
<b>Current Site Occupant:</b>	Two Apartment buildings

The Phase One Study Area includes the Site and lands within approximately 250 m of the Site, as shown on Drawing 2 in Appendix A (hereinafter referred to as the 'Study Area').

## **2. Scope of Investigation**

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks:

1. Records review.
2. Interviews with pertinent Site contacts.
3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination. A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.
4. An evaluation of the information gathered from the records review, interviews and Site reconnaissance.
5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.



### 3. Records Review

G2S reviewed reasonably accessible information and records to determine the land use history of the Site and Study Area.

#### 3.1 General

##### 3.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 in Appendix A.

##### 3.1.2 First Developed Use Determination

In accordance with the O. Reg. 153/04, as amended, the following definition applies:

“First developed use” means *the earlier of*,

- i. The first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and
- ii. The first potentially contaminating use or activity on the phase one property.

Based on information from the records review, the first developed use of the Site was prior to 1954 for agricultural purposes (orchard). The first buildings were constructed on-Site between 1966 and 1975 for use as two multi-level apartment buildings.

##### 3.1.3 Chain of Title

A land title search for the Site was conducted online at the Teranet Express website for the Peel Land Registry Office. As well, historical data including land registry information was obtained by P.L.P Titles Ltd. and Site ownership information was provided dating back to 1819.

The Land Registry document indicates that the Site was transferred from Trans County Development Corporation Limited to the current owner 1840-50 Bloor East (Miss.) Ltd., in December 2000.

The information obtained from the title search indicated that the Site previously consisted of one 200-acre lot known as Lot 2 Concession 1, until it was split into two 100-acre lots in June 1823 when Abraham Cook sold the Site consisting of Front Part Lot 2 to George Silverthorn. The Site was then utilized by many farmers for agricultural purposes until it was split again into a 65-acre lot by John Bagwell in February 1844. The final division of the Site took place in November 1905 when Victor Alderson sold the majority of the land (the current Site) to John Clarkson and the remainder of the land to Bethesda Methodist Church. From 1935 to 1960 the Site was used as an orchard by the John Clarkson Estate until it was purchased in April by Wharton Investments Limited. The conversion from agricultural land to residential land took place from 1962 until 1967 while the Site was under construction. In 1967, Trans County Development Corporation Limited owned the Site until it was transferred to the current owner, 1840-1850 Bloor East (Miss.) Ltd., in December 2000.

For ease of reference, the Land Registry documents, and chain of title information is included in Appendix B and summarized in Section 6.1 of this report.

### 3.1.4 Fire Insurance Plans

Fire Insurance Plans (FIPs) for the Site and surrounding properties were searched at the Toronto Reference Library, located in Toronto. FIPs did not include the Site or Study Area.

### 3.1.5 Street Directories

A street directories search was conducted for the Site and Study Area at the Toronto Reference Library and the Mississauga Central Library and were reviewed in approximately five-year increments from 1969 – 2001, when publication ceased. The table below summarizes the directory information for the Site.

**Table 2: Street Directories, Site Occupant**

Address	Occupant/Site Use	Years Occupied
1840 Bloor Street Site	Canadian Scholarship Trust Plan	1995
	Trans County Developments Ltd.	2001
	Not Listed	<1960
1850 Bloor Street Site	Security One Systems	1979
	Trans County Developments Ltd.	2001
	Not Listed	<1960

The Site occupants were not deemed to represent a PCA. Land uses for the surrounding properties as described in the reviewed directories, as well as the distance and direction of the surrounding properties to the Site, are included in Appendix C. PCAs identified within the Study Area based on the reviewed directories and are summarized in Section 6.2 of the report.

### 3.1.6 Waste Management Records

The Site and properties within the Study Area were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases from 1986-1993 and every other year from 2003 – 2021. Properties within the Study Area were also searched for records currently registered with Resource Productivity & Recovery Authority (RPRA) (formerly HWIN), included in Appendix D. The following records were found:

**Table 3: HWIN Records**

Address Direction and Distance from Site	Generator Name	Registered Wastes
1865 Sharlyn Road South adjacent	Walbar of Canada Inc ON0252202 1986 - 1988	112- Acid solutions, sludges and residues containing heavy metals 241 - Halogenated solvents and residues

Address Direction and Distance from Site	Generator Name	Registered Wastes
		252 - Waste crankcase oils and lubricants
	Walbar of Canada Inc ON07954074 2017 - 2023	251- Waste oils/sludges (petroleum based) 252 - Waste crankcase oils and lubricants 331- Waste compressed gases, including cylinders
3280 Wharton Way South adjacent	Wajax Industries Ltd. ON160100 1986 - 2019	221 – Light fuels 251- Waste oils/sludges (petroleum based) 252 - Waste crankcase oils and lubricants
3279B Lenworth Drive ~145 m southeast	Cameron Compressor Limited ON2160100 2003 - 2005	213- Petroleum distillates
3260 Lenworth Drive ~155 m south	Halliday Armstrong Ltd. ON0334700 1986 - 1993	145- Wastes from the use of paints, pigments and coatings
	Carmichael Engineering Limited ON0979902 2003 - 2011	252 - Waste crankcase oils and lubricants
3265 Wharton Way Unit 1 ~185 m south	Regal Press Canada Ltd. ON170600 1993 - 2023	145- Wastes from the use of paints, pigments and coatings 252 - Waste crankcase oils and lubricants
3249 Lenworth Drive ~200 m southeast	Gabriella's Kitchen Inc. ON3410762 2017	122- Alkaline solutions, sludges and residues containing other metals and non-metals, not containing cyanides
3245 Wharton Way ~210 m south	Jack. A. Frost Ltd. ON0617400 1986 - 2017	252 - Waste crankcase oils and lubricants
3246 Wharton Way ~210 m south	Altype Heat Treat Industries Ltd. ON0025200 1986 - 2003	121- Alkaline solutions, sludges and residues containing heavy metals 213- Petroleum distillates 241 - Halogenated solvents and residues 251- Waste oils/sludges (petroleum based) 252 - Waste crankcase oils and lubricants
3227 Lenworth Drive ~240 m southeast	MG Automotive Paint and Industrial ON1353702 1990	145- Wastes from the use of paints, pigments and coatings

Address Direction and Distance from Site	Generator Name	Registered Wastes
	Automotive Refinish Technologies ON0102120 1993 - 2005	145- Wastes from the use of paints, pigments and coatings

The above occupants are deemed to represent PCAS for the Site and are summarized in Section 6.2 of the report.

### 3.1.7 Environmental Reports

G2S was provided with previous reports completed for the Site and the following is a general summary of the information obtained. Refer to the reports for particulars.

**Table 4: Summary of Previous Environmental Reports**

Report Details	Findings and Conclusions
<p><b>Title:</b> Phase I Environmental Assessment 1840 and 1850 Bloor Street East Mississauga, Ontario</p> <p><b>Date of Report:</b> November 8, 2010</p> <p><b>Author of the Report:</b> Try Environmental Services Inc.</p>	<ul style="list-style-type: none"> <li>At the time of Phase One Environmental Site Assessment, two fourteen storey residential rental apartment buildings were located on the north portion of the Site.</li> <li>A Site visit was conducted on October 27, 2010, by TRY Environmental Services Inc.</li> <li>Each building consists of a concrete foundation with a brick exterior, with one level of underground parking present at the rear of the building. The buildings are heated with natural gas boiler and lighting consists of fluorescent and incandescent lights.</li> <li>A 1954 aerial of the Site depicted it being used for agricultural purposes.</li> <li>City directories indicated the Site was first developed in the 1960s and were listed as apartment buildings.</li> <li>Technical Standards and Safety Authority (TSSA) confirmed there was no history of tanks or removals for the Site.</li> <li>The central portion of the Site is paved, and used as a parking lot, surface drainage is directed to catch basins located throughout the paved spaces.</li> <li>A Phase One ESA was previously completed by Courtland in October 2000 and was reviewed as part of the Phase One ESA by TRY. The Courtland Phase One ESA identified concerns related to the current and historical industrial activities on the south adjacent property. A Limited Phase Two ESA was recommended to determine the presence/absence of impacted soil and/or groundwater at the Site.</li> <li>A Limited Phase Two ESA was completed by 'Courtland' in November of 2000 and was reviewed as part of the Phase One ESA by TRY. The Limited Phase Two ESA by Courtland included the advancement of three test pits along the southern border of the property.</li> <li>All soil samples were found to meet Ministry of the Environment's Guideline for Use at Contaminated Sites in Ontario (1997) Table B Soil and</li> </ul>

Report Details	Findings and Conclusions
	<p>Groundwater criteria, in non-potable ground water conditions, for residential land use, thus no further investigation was recommended.</p> <ul style="list-style-type: none"> <li>• Chemical analyses concluded that all results were below laboratory detection limits, other than trace amount of heavy oil being detected.</li> <li>• Due to environmental concerns regarding the historical and current industrial activities occurring at the south adjacent property, a Phase Two was recommended.</li> </ul> <p><b>G2S Comments</b> <i>The Limited Phase Two ESA report by Courtland Engineering Consultants Inc. from 2000, was not available for review.</i></p>
<p><b>Title:</b> Phase I Environmental Site Assessment Update 1840-1850 Bloor Street Mississauga, Ontario</p> <p><b>Date of Report:</b> January 19, 2021</p> <p><b>Author of the Report:</b> Try Environmental Services Inc.</p>	<ul style="list-style-type: none"> <li>• A Phase One ESA Update was completed for the Site in 2020/2021. The Site included two fourteen storey residential apartment buildings located on the north portion of the Site.</li> <li>• A Site visit occurred on December 2, 2020, by TRY Environmental Services Inc.</li> <li>• The Phase One ESA was completed in general accordance with Canadian Standards Association Standard Z768-01 (reaffirmed 2016). The Phase One ESA relied on previous work completed in 2010. The purpose of the report was to identify changes in land use or adjacent to the property since the previous investigation was completed in 2010.</li> <li>• The property located at 3280 Wharton Way (south adjacent), was historically occupied by Walbar Machine Products of Canada Ltd., a turbine component manufacturing company from 1966 to 1998. Wajax Industries Ltd., a forklift repair and sales company, occupied the property at the time of the report.</li> <li>• The property use of the adjacent properties did not change significantly since the 2010 Phase One ESA. Wajax Industries Ltd. remains on the south adjacent property (3280 Wharton Way).</li> <li>• A summary of a report entitled “<i>Draft Hydrogeological Assessment, 1840-1850 Bloor Street, Mississauga, Ontario.</i>” was provided. The report was completed for the proposed construction of two new 18-storey residential towers. The proposed location of the towers is where the swimming pool and basketball courts are currently located, in the south-central portion of the Site. A total of eight boreholes were completed, ranging in depths between 5.7 and 6.3 m below ground surface (bgs). Three of the boreholes were completed as monitoring wells. Groundwater levels were measured between 0.52 and 2.21 m bgs. The interpreted groundwater flow direction was to the northeast towards Etobicoke Creek.</li> <li>• One groundwater sample was collected for chemical analysis and evaluation against the Region of Peel Sewer By-Law Limits for disposal options for short term dewatering from the construction of the underground parking garage. The analyzed parameters met the Region of Peel’s sanitary discharge criteria but exceeded the storm sewer discharge criteria for Total Suspended Solids (TSS) and Total Manganese. The applicable Site Condition Standards for the Site is the Ministry of the Environment, Conservation and Parks (MECP) Table 3</li> </ul>

Report Details	Findings and Conclusions
	<p>Site Condition Standards (SCS) for residential, parkland and institutional property use, in coarse textured soil in a potable groundwater condition. There are no Table 3 SCS for manganese or TSS, although the remaining parameters tested, were below the MECP Table 3 SCS.</p> <ul style="list-style-type: none"> <li>Based on the regional topography of the Site and surrounding properties, the inferred groundwater flow direction is east/northeast towards Etobicoke Creek, located approximately 200 m east of the Site.</li> <li>The visit concluded that no further investigation was required as no significant environmental concerns associated with the Site occurred since the Phase One report conducted in 2010.</li> </ul>
<b>Summary of Reports Provided Through the MECP FOI Request</b>	
<p><b>Title:</b> Site Inspection at 1840 and 1850 Bloor Street East, Mississauga, ON L4X 1T2 (1T3)</p> <p><b>Date of Report:</b> October 8, 2009</p> <p><b>Author of the Report:</b> Ontario Ministry of the Environment</p>	<ul style="list-style-type: none"> <li>An inspection to assess compliance with Ontario Regulation 103/94 of the Environmental Protection Act was completed for the Site on September 16, 2009, by Provincial Officer Sorina Marinescu.</li> <li>O. Reg 103/94 requires residential buildings with six or more units to separate the following waste categories, aluminum food or beverage cans, glass bottles and jars, newsprint, PET bottles, steel food or beverage containers and categories of waste collected by the blue box waste management system of the municipality.</li> <li>The Site included two fourteen storey residential apartment buildings.</li> <li>The officer met with both superintendents for the buildings located at 1840 and 1850 Bloor Street East, Mississauga.</li> <li>There were no non-compliances found at the time for either building regarding the above Ontario Regulations.</li> </ul>
<p><b>Title:</b> Ministry of the Environment and Climate Change Incident Report</p> <p><b>Date of Report:</b> June 23, 2003</p> <p><b>Author of the Report:</b> Ontario Ministry of the Environment and Climate Change</p>	<ul style="list-style-type: none"> <li>On June 23, 2003, a spill incident was reported to the Ministry of the Environment by an unknown caller.</li> <li>The report states that there was a spill of approximately 50 L of hydraulic oil to the parking lot and catch basin at 1840 Bloor Street East from a Canadian Waste Services garbage truck.</li> <li>Most of the soil spilled onto the asphalt and was contained with absorbent but some has spilled into a small catch basin/storm drain on the property.</li> <li>A sweeper came in that night and cleaned up the absorbent.</li> <li>The spill was cleaned by the owner.</li> <li>On June 24, 2003, Provincial Officer Tim checked the outfall and stated there was no flow and it was clean concluded both the outfall and creek were running clear and there were no apparent impacts to fish or wildlife.</li> <li>No further action to be taken as there was no apparent threat to the environment.</li> </ul>
<p><b>Title:</b> Ministry of the Environment and</p>	<ul style="list-style-type: none"> <li>On July 29, 2016, an incident was reported to the Ministry of the Environment by a caller, Jonathan Kowba, from the Region of Peel Spills Action Centre, dealt with the call.</li> </ul>

Report Details	Findings and Conclusions
<p>Climate Change Incident Report</p> <p><b>Date of Report:</b> July 29, 2016</p> <p><b>Author of the Report:</b> Ontario Ministry of the Environment and Climate Change</p>	<ul style="list-style-type: none"> <li>• The report states that a main waterline broke in front of 1840 Bloor Street East and there was murky, light brown water washing down into Etobicoke Creek through the storm sewer and that there were no impacts at the water course.</li> <li>• A crew on-Site blocked off the road and locates companies arrived shortly.</li> <li>• The water was quickly shut off and repairs were made.</li> <li>• On August 11, 2016, Leah Noordhof from the Halton-Peel District Office noted no impacts were reported at water course and no further actions were required as there was no apparent threat to the environment.</li> </ul>
<p><b>Title:</b> Ministry of the Environment and Climate Change Incident Report</p> <p><b>Date of Report:</b> July 24, 2017</p> <p><b>Author of the Report:</b> Ontario Ministry of the Environment and Climate Change</p>	<ul style="list-style-type: none"> <li>• On July 24, 2017, an incident was reported to the Ministry of the Environment by Kevin Parks, the Region of Peel Spill Coordinator.</li> <li>• The report states that a main waterline broke, and the sediment nearby was washing down into Etobicoke Creek through the storm sewer.</li> <li>• The water was quickly shut off and repairs were made.</li> <li>• On August 11, 2017, Provincial Officer David Keene checked the outfall to Etobicoke Creek and concluded both the outfall and creek were running clear and there were no apparent impacts to fish or wildlife.</li> <li>• David Keene recommended no further action to be taken as there was no apparent threat to the environment.</li> </ul>
<p><b>Title:</b> Ministry of the Environment and Climate Change Incident Report</p> <p><b>Date of Report:</b> December 21, 2020</p> <p><b>Author of the Report:</b> Ontario Ministry of the Environment and Climate Change</p>	<ul style="list-style-type: none"> <li>• On December 21, 2020, an incident was reported to the Ministry of the Environment by Kevin Parks, the Region of Peel Spill Coordinator.</li> <li>• Haiden McDonald from the Spills Action Center dealt with the call.</li> <li>• The report states that a private 6" side waterline broke located at 1840 Bloor Street East and the water was washing down into a nearby catch basin and into Etobicoke Creek. The caller stated sediment was brought to the creek from the incident.</li> <li>• The water was valved down, and residents had been notified.</li> <li>• On January 26, 2021, Andrea Lloyd from the Halton-Peel District Office stated there we no reported significant impacts and no further actions were required at the time.</li> </ul>

### 3.2 Environmental Source Information

**Table 5: Environmental Source Information**

Document	Source	Pertinent Information
The City of Mississauga Official Plan: Schedule 1 – Urban System  Schedule 2 – Natural System	City of Mississauga website	Site and Study Area are generally classified as “Employment Area”, “Neighbourhood” and “Green System”.  The eastern portion of the Study Area is generally classified as significant natural areas and natural green spaces.
Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database	MNR online	No natural heritage features are located on the Site. Woodlands are located within the north and south portions of the Study Area.
National Pollutant Release Inventory (NPRI) database	NPRI online	Search for records in the vicinity of the Site was conducted in two-year increments for the years 1993 – 2021. No records were found for the Site or Study Area.
Ontario Inventory of Polychlorinated Biphenyl (PCB) Storage Sites (1991 & 1995)	MECP	No records for Site or Study Area.
Environmental Bill of Rights Registry (EBR)	MECP	No records were located for the Site and two records found within the Study Area: <ul style="list-style-type: none"> <li>- An approval for discharge into the natural environmental other than water (i.e. Air)- EPA s. 9 was granted on November 22, 2001, for Automotive Refinish Technologies Inc. located at 3227 Lenworth Drive (~240 m southeast).</li> <li>- An approval for discharge into the natural environmental other than water (i.e. Air)- EPA s. 9 was granted on May 5, 2008, for Cameron Compressor Limited, for a paint spray booth for the application of solvent based coatings at a maximum rate of 1.0 litre per hour for topcoats and 0.5 litre per hour for clean-up products, equipped with 5.57 square metres of dry type paint arrestor, located at 3279 Lenworth Drive (~145 m southeast).</li> </ul>
Inventory of Coal Gasification Plant Waste Sites in Ontario	MECP	No records for Site or Study Area.
Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario	MECP	No records for Site or Study Area.



Document	Source	Pertinent Information
Freedom of Information (FOI) Request	MECP	A response from the FOI request was received and the documents provided are summarized in Table 4.
Waste Disposal Site Inventory, June 1991	MECP	No records for Site or Study Area.
Brownfields Environmental Site Registry	MECP online	No records for Site or Study Area.
Technical Standards and Safety Authority (TSSA)	TSSA via email	No records were identified for the Site or Study Area.

The properties located at 3227 Lenworth Drive (~240 m southeast) and 3279 Lenworth Drive (~145 m southeast) are deemed to represent PCAs for the Site, which are summarized in Section 6.2 of this report. The environmental source information is included in Appendix D.

### 3.3 Physical Setting Sources

#### 3.3.1 Aerial Photographs

For ease of reference, aerial photographs are included as Drawings 4 through 9 in Appendix A. The following table summarizes the information.

**Table 6: Aerial Photographs**

Year	Site Description	Study Area Description
1954	An orchard is present across the majority of the Site, with the exception of the portion adjacent the western property boundary.	The Study Area is undeveloped or used for agricultural purposes. Orchards are present in the eastern and southern portions of the Study Area. A woodlot is located to the northwest of the Site. Etobicoke Creek is located approximately 190 m east of the Site.
1966	The Site is partially cleared. A small area of the orchard remains in the central portion of the Site. An area of disturbed soil is located in the southwest portion of the Site.	The Study Area is in the process of being developed. Bloor Street and Bridgewood Drive are partially constructed to the north of the Site. Lenworth Drive, Sharlyn Road and Wharton Way have been constructed with residential dwellings in the western portion of the Study Area. The northern extent of the Study Area appears under construction. A large industrial building is located on the south adjacent property. A corridor is located west adjacent to the Site.
1975	The Site is developed with the two apartment buildings on the northern portion of the Site. Parking lots are located in the eastern and western	Apartment buildings are located to the northeast and east of the Site. Industrial properties are located to the south of the Site and a residential subdivision is located to the southeast.

Year	Site Description	Study Area Description
	portions of the Site. A pool is located in the central portion of the Site.	
1995	The Site is developed similar to present.	The Study Area is developed similar to present.
2010		
2022		A new apartment building has been constructed approximately 40 m north of the Site (1855 Bloor Street).

### 3.3.2 Ontario Base Maps/Topographic and Other Maps

For ease of reference, selected maps are included as Drawings 10 through 14 in Appendix A. The following table summarizes the information obtained from the maps.

**Table 7: Topographic and Other Maps**

Item	Year	Site Description	Study Area Description
Topographic Map	1951	The Site appears to be undeveloped, with no buildings present. The ground elevation is approximately 129 m above sea level (ASL), generally decreasing east towards Etobicoke Creek.	The Study Area is undeveloped. Etobicoke Creek is located approximately 190 m east of the Site. The area is identified as Summerville.
Topographic Map	1979	The Site is developed with two large buildings, similar to the present.	A hydro corridor is located west adjacent to the Site. The western and northern portions of the Study Area are developed similar present, shaded red indicating residential/commercial use. A large building is located on the east adjacent property. Current buildings have been developed along Bloor Street. The southern portion of the Study Area is developed similar to present, showing many industrial buildings developed to the east and west of Wharton Way and Lenworth Drive and to the north and south of Sharlyn Road.
Topographic Map	1994		Large rectangular shaped buildings are located in the western portion of the Study Area, located to the north and south of Bloor Street. The industrial area in the southern portion of the Study Area, has been further developed.

Item	Year	Site Description	Study Area Description
Ontario Base Map (OBM)	2004 (NAD83)	The Site is developed with two buildings. The ground elevation is approximately 130 m ASL.	The Study Area is developed with commercial, industrial and residential properties. Etobicoke Creek is located in the eastern portion of the Study Area, running south towards Lake Ontario.
Canadian County Historical Atlas	1877	The Site is undeveloped.	The Study Area is undeveloped or used for agricultural purposes. The map indicates that the northern portion of the Study Area is owned by Issac. H. Lawrence. Bloor Street is developed to the north of the Site.
Soil Associations of Southern Ontario	1960	The Site and Study Area are dominantly clay loam formed on till or lacustrine sediments from the Perth (G.B.P) family, neutral and stonefree.	
Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines	1972	The Site and Study Area are underlain by grey shale with limestone interbeds; limestone upper member Manitoulin Island of the Upper Ordovician Queenston Formation.	

### 3.3.3 Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through unpaved areas on-Site or flow into catch basins along the paved surfaces.

Etobicoke Creek is located 190 m east of the Site, flowing south towards the intersection with Renforth Creek, located approximately 1.0 km southeast. Etobicoke Creek generally flows south towards Lake Ontario, located approximately 5.5 km south of the Site. Surface elevations in the area decrease to the east/northeast. Based on our observations and review, the expected direction of groundwater flow underlying the Site is east/northeast towards Etobicoke Creek.

### 3.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information

Etobicoke Creek is located 190 m east of the Site and is protected by the Greenbelt. No other areas of natural significance, wellhead protection areas, or highly vulnerable aquifers were identified within the Study Area.

Several monitoring well records and no drinking water well records were identified within the Study Area. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

### 3.3.5 Well Records

According to the MECP records, there is one well located on-Site and several monitoring well records within the Study Area (included in Appendix E). A record from a monitoring well located at 1863 Shaelyn Road (south adjacent) identified the soil as brown gravel fill to a depth of 0.3 m below ground surface (bgs), underlain by brown silty till to a depth of 6.7 m bgs, underlain by grey shale and bedrock to a depth of 10.8 m bgs. The static water level was not recorded.

### 3.4 Site Operating Records

Site operating records were requested via a Phase One ESA questionnaire provided by G2S at the time of this Phase One ESA report. The following chart summarizes the records:

**Table 8: Site Operating Records**

Site Operating Records	
Regulatory Permits and Records	No records available
Material Safety Data Sheets	No records available
Underground Utility Drawings	No records available
Chemical Inventory and Storage	No records available
Storage Tanks	No records available
Environmental Monitoring Data	No records available
Waste Management Records	No records available
Process, Production and Maintenance Documents	No records available
Spills and Discharges	No records available
Emergency Response and Contingency Plans	No records available
Environmental Audit Reports	No records available
Facility Site Plans	No records available

## **4. Interviews**

### **4.1 Site Personnel**

An interview regarding the Site was conducted with the Site Representatives and superintendents of the buildings on-Site, Stanka Karapanceva, the superintendent for the building located at 1840 Bloor Street and Slavica Cejcova, the superintendent for the building located at 1850 Bloor Street, on January 24, 2024. A Phase One Questionnaire was sent out and was returned on February 14, 2024. The Phase One ESA Questionnaire is included in Appendix G.

### **4.2 Third Party Individuals**

Third party individuals were not available for interview at the time of this Phase One ESA.

### **4.3 Government Officials**

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information and Protection of Privacy Office; and
2. Technical Standards and Safety Authority (TSSA).

## 5. Site Reconnaissance

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix F.

### 5.1 General Requirements

**Table 9: Site Reconnaissance**

<b>Date:</b>	January 24, 2024
<b>Time:</b>	9:30 a.m.
<b>Weather:</b>	Cloudy, 4°C
<b>Person who conducted the Site visit:</b>	Monita Bieri, B.Sc. and Rachael Lesmeister, B.Sc.
<b>Site Contact/Personnel accompanying G2S during Site visit</b>	Superintendents: Stanka Karapanceva (1840 Bloor Street) and Slavica Cejcova (1850 Bloor Street)
<b>Qualified Person supervising the Site visit:</b>	Geoff Bell, P.Geo. (limited)
<b>Facility Operating: (Yes/No)</b>	Yes

### 5.2 Specific Observations at the Phase One Property

<b>General Observations:</b>
<p>The Site is developed with two apartments, located on the northwestern and north central portions of the Site. General observations of each building are described below.</p> <p><b>1840 Bloor Street:</b></p> <p>A fourteen-storey apartment building is located on the northwestern portion of the Site and includes 168 units, consisting of 1, 2 or 3 bedrooms. There are two elevators located centrally inside the building with the elevator mechanical room located on the roof of the building. Two boilers, two natural gas furnaces, and two suspended tanks used for cleaning purposes were located on rooftop level. The basement includes an electrical room, a pump and sprinkler room, laundry room and various locker rooms used for storage. Each room within the basement includes a floor drain. The basement also includes access to the parking garage. An asphalt parking lot is located to the west of the building and the underground parking garage for the building, is located under the northern extent of the parking lot. A transformer is located to the northwest of the building.</p> <p><b>1850 Bloor Street:</b></p> <p>A fourteen-storey apartment building is located on the north-central portion of the Site and includes 168 units, consisting of 1, 2 or 3 bedrooms. There are two elevators located centrally inside the building with the elevator mechanical room located on the roof of the building. Four boilers, two natural gas furnaces, three water storage tanks and two suspended tanks used for cleaning purposes were located on rooftop level. The basement includes an electrical room fit, pump and sprinkler room, laundry room and various locker rooms used for storage. Each room includes a floor drain. The basement also includes access to the parking garage. An asphalt parking lot is located to the east of the building and an underground parking garage is located below. A transformer is located to the southwest of the building and garbage bins are located to the south of the building.</p>

<p>A basketball court, shed and an out of commission outdoor pool are located on the central portion of the Site. The pool has been closed since 2019. A playground is located to the southeast of the tennis court. A walking trail is located along the southern portion of the property. The ground elevation varies across the southern portion of the Site, potentially indicating the presence of imported fill material.</p>	
<p><b>On-Site Potentially Contaminating Activities</b></p>	
<p>PCA #30 – Importation of Fill Material of Unknown Quality PCA #55- Transformer Manufacturing, Processing, and Use</p>	
<p><b>Interior Observations</b></p>	
<p><b>Item</b></p>	<p><b>Observations</b></p>
<p>Building Observations</p>	<p>Elevator Mechanical Rooms- Concrete flooring, cement brick walls, cement ceilings and fluorescent tube lighting. Boiler Rooms- Concrete flooring, cement block walls, drywall ceilings and fluorescent tube lighting. Top Floors- Tile flooring, drywall walls and ceilings. Units- Vinyl floor tiles and laminate flooring, drywall walls and ceilings Lobbies- Carpet flooring, drywall ceilings and laminate walls. Basement- Tile and concrete flooring, cement brick walls, drywall walls and ceilings, pot lights Parking Garage- Concrete floors, walls, and ceilings</p>
<p>Existing and Former Heating and Cooling Systems</p>	<p>Two natural gas furnaces, located in the rooftop mechanical rooms, heat each building. Wall mounted space heaters are located within the rooftop mechanical room and wall-mounted air conditioning units are located with in the residential units.</p>
<p>Description of Below-Ground Structures</p>	<p>Floor drains are located throughout the rooms in the basement of each building.</p>
<p>Exit and Entry Points</p>	<p>North, south, east and west walls of building.</p>
<p>Drains, Pits and Sumps</p>	<p>One drain was observed in the laundry room, utility room and each storage room within basement of each building. Eight floor drains were observed in the parking garage of the building located at 1840 Bloor Street and thirteen floor drains were observed in the parking garage for the building located at 1850 Bloor Street.</p>
<p>Mechanical Equipment</p>	<p>Two elevators in each building.</p>
<p>Stained Materials</p>	<p>None observed.</p>
<p>Noise, Odours, Vibrations</p>	<p>None observed.</p>
<p>Storage Tanks and Bulk Containers</p>	<p>None observed.</p>
<p>Unidentified Substances</p>	<p>None observed.</p>
<p>Hazardous Materials and Special Attention Items:</p>	<p>It is noted that a Designated Substances Survey (DSS) was not within the requested scope of work for this Phase One ESA. In this regard, the following is provided for information purposes only and does not constitute a DSS.</p>
<p>(i) Polychlorinated Biphenyls</p>	<p>Polychlorinated Biphenyls (PCBs) were widely used for cooling and lubricating electrical equipment from the 1930s to the 1970s. The use of PCBs was prohibited in the late 1970s. Due to the age of the building, there is potential for PCB containing items to be present.</p>

(ii) Asbestos Containing Materials	<p>Asbestos is a generic term referring to a group of naturally occurring fibrous mineral silicates. Asbestos was used in many products due to its strength and resistance characteristics. Common uses include boiler and pipe insulation, spray-on fireproofing, floor and ceiling tiles, asbestos-cement products, etc. Legislation banned the use of Asbestos-Containing Materials (ACMs) in the mid to late 1980s.</p> <p>Due to the age of the building, there is potential for ACMs to be present within the buildings on-Site.</p>
(iii) Lead	<p>Lead is a heavy metal typically found in pipes, batteries, lead solder, cabling, insecticides, paints, glass and as an additive to gasoline. In 1976, the federal government limited the amount of lead for interior paints to 0.5% by weight or 5,000 ppm. The Surface Coating Materials Regulation (SOR/2005-109) dated April 19, 2005, as amended, pursuant to the 2005 Hazardous Products Act, revised the standard to limit the amount of lead in certain paints to 0.06% (600 ppm). In October 2010, this was revised to 0.009 % (90 ppm).</p> <p>Due to the age of the building, there is potential for lead based paints to be present on-Site.</p>
(iv) Mercury	<p>Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps.</p> <p>Potential mercury containing building materials within the buildings may include paints and thermostats.</p>
v) Ozone Depleting Substances	<p>Ozone-Depleting Substances (ODSs) include any substances containing chlorofluorocarbon (“CFCs”), hydro chlorofluorocarbon (“HCFCs”), halon or any other material capable of destroying ozone in the atmosphere. Federal regulations eliminated the production and import of CFCs by January 1, 1996 and put a freeze on the production and import of HCFC-22 by January 1, 1996. The regulation also requires the complete replacement of HCFC-22 equipment by the year 2020.</p> <p>There is the potential for ODS containing equipment to be present.</p>
(vi) Urea Formaldehyde Foam Insulation	<p>Urea Formaldehyde Foam Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980.</p> <p>Due to the age of the building, there is potential for UFFI to be present.</p>
Site Limitations	<p>The residential units were inaccessible at the time of the Site visit. No other limitations were encountered.</p>
<b>Exterior Observations</b>	
<b>Item</b>	<b>Observations</b>
Structure Exteriors	Vinyl siding, brick, concrete balconies, pea gravel ballast on roof
Hazardous Materials	None observed.
Storage Tanks and Containers	None observed.
Unidentified Substances	None observed.



Wells	Three monitoring wells, previously installed for hydrogeological purposes, were observed on the central, south central and southwestern portions of the Site. The monitoring well located in the central portion of the Site was observed in good condition. The remaining monitoring wells were damaged.
Potable Water Supply	Municipal (Lake Ontario).
Underground Utility and Service Corridors	Although utility locations have not been identified as part of the Phase One ESA, it is likely that utilities are provided to the building via underground services (gas, sewer, phone, etc.).
Sewage Disposal	Municipal sewer and Region of Peel.
Pits and Lagoons	None observed.
Stained Materials	None observed.
Stressed Vegetation	None observed.
Ground Surface	Asphalt parking, grass
Fill Materials	Obvious signs of fill material including berms and grade changes was observed on landscaped areas located in the southern portion of the Site.
Watercourses, Ditches and/or Standing Water	Etobicoke Creek is located in the eastern portion of the Study Area.
Roads, Parking Facilities and Rights of Way	Access to the Site is via Bloor Street.
Noises, Odours, Vibrations	None observed.
Waste Disposal	Region of Peel and GFL Environmental.
Storage	None observed.
<b>Adjacent Land Uses</b>	
North	Bloor Street 1865 Bloor Street- Apartment buildings 1867 Bloor Street- Apartment buildings
South	1865 Sharlyn Road- Industrial buildings 3280 Wharton Way- Industrial buildings
East	1900 Bloor Street- Apartment buildings followed by Etobicoke Creek
West	Hydro Corridor/Trail followed by residential buildings
Current or Former Railway Lines or Spurs	None observed on Site or in the Study Area.

### 5.2.1 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the Site is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04, as amended of the Environmental Protection Act (EPA). Clause 32 (1) (b) identifies properties that are being used in whole or in part for:

- i. For industrial use
- ii. As a garage
- iii. As a bulk liquid dispensing facility including gasoline service station
- iv. For the operation of dry-cleaning equipment.

The Site is currently used as residential apartment buildings and has historically been used for agricultural and residential use; therefore, an enhanced investigation is not required.

### 5.3 Written Description of Investigation

The investigation carried out by G2S included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs and review of reasonably accessible information. The data compiled was reviewed and evaluated for APECs, as presented in this report.

## 6. Review and Evaluation of Information

### 6.1 Current and Past Uses

Based on the information gathered from the Site visit, records review and interviews, the following is a summary of the current and past uses of the Site:

**Table 10: Summary of Current and Past Site Uses**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
<b>All Lot 2 Con 1 N of Dundas Street (200 acres)</b>				
<1819	Crown	Vacant, undeveloped land	Agricultural or other use	Land registry documents indicate the previous landowners. No FIPs, aerial photos or directories available.
1819 – 1823	Abraham Cook			
<b>Front Part Lot 2 (100 acres)</b>				
1823 – 1841	George Silverthorn	Vacant, undeveloped land	Agricultural or other use	Land registry documents indicate the previous landowners. No FIPs, aerial photos or directories available.
1841 - 1844	John Bagwell			
1844 – 1854 (~35 acres left)	John Elgie			
<b>All Front Except part in 298 (65 acres)</b>				
1854 – 1890	James Alderson	Vacant, undeveloped land	Agricultural or other use	Land registry documents indicate the previous landowners. No FIPs, aerial photos or directories available. 1877 Historical Atlas shows the Site is undeveloped and owned by Justice Bowman.
1890	Catherine Alderson			
1890	William Alderson			
1905	Thomas Alderson			
1905	Victor Alderson			
1905 – 1916	John Clarkson			
1905 (~ 1 acre)	Bethesda Methodist Church	Developed land	Commercial / Community Use	Land registry documents indicate the previous landowners. No FIPs, aerial photos or directories available
<b>Front Part Except Part (~64 acres)</b>				
1905 – 1916	John Clarkson	Vacant, undeveloped land		

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
1916 – 1960	John Clarkson Estate		Agricultural or other use	1954 aerial photograph and 1951 topographic map shows the Site undeveloped and being used as an orchard.
<b>Block G Plan 675</b>				
1960 - 1962	Wharton Investments Limited	The construction of the current buildings located at 1840 and 1850 Bloor Street.	Construction / Residential	1966 aerial photograph indicates the Site is undergoing construction. Land registry documents indicate the previous landowners. No FIPs or directories available.
1962 – 1967	The Municipal Corporation of the Township of Toronto			
1967	Norbay Developments			
<b>Block H Plan 675</b>				
1960 – 1965	Wharton Investments Limited	The construction of the current buildings located at 1840 and 1850 Bloor Street.	Construction / Residential	1954 aerial photograph shows the Site used as an orchard for agricultural purposes. Land registry documents indicate the previous landowners. No FIPs or directories available.
1965 – 1967	Norbay Developments			1966 aerial photograph shows the Site under construction. Land registry documents indicate the previous landowners. No FIPs or directories available.
<b>All Blocks G &amp; H Plan 675 and All Blocks E F &amp; G Plan 680</b>				
1967	Norbay Developments	The current apartment buildings located at 1840 and 1850 Bloor Street.	Residential use	Land registry documents indicate the previous landowners. No FIPs or directories available.
1967 - 2000	Trans County Development Corporation Limited	Security One Systems (1976) Canadian Scholarship Trust Plan (1995)	Residential use	1975, 1995 aerial photographs and 1979, 1994 topographic maps show the Site similar to present, with two apartment buildings, a pool, basketball court, and asphalt parking lots surrounding the buildings

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
		The current apartment buildings located at 1840 and 1850 Bloor Street.		
<b>Lot 1 Plan 775</b>				
2000 – Present	1840 – 50 Bloor East (Miss.) Ltd	The current apartment buildings located at 1840 and 1850 Bloor Street.	Residential use	2010 and 2022 aerial photographs show the Site similar to present, with two apartment buildings, a pool, basketball court, and asphalt parking lots surrounding the lot. 2004 OBM shows the Site is developed with the current buildings.

## 6.2 Potentially Contaminating Activities

The following Potentially Contaminating Activities (PCAs) were identified for the Site and/or Study Area. Refer to Drawing 14 in Appendix A.

**Table 11: Potentially Contaminating Activities**

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
1840- 1850 Bloor Street Site	<b>PCA#30</b> – Importation of Fill Material of Unknown Quality	Evidence of sloping and mounding observed during Site visit on the southern portion of the Site, signs of disturbed soil in the southwestern portion of the Site in the 1966 aerial photograph, fill material was identified during hydrogeological investigations completed by others in 2020.	~1966 - Present	Yes – APEC 1
	<b>PCA #55</b> – Transformer Manufacturing and Processing and Use	Transformer located to the northwest of the apartment building on-Site identified as 1840 Bloor Street.	2004 - Present	Yes – APEC 2A
		Transformer located to the southwest of the apartment building on-Site identified as 1850 Bloor Street.		Yes – APEC 2B
	<b>PCA #40</b> – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Based on aerial photographs from 1954 to 1966, an orchard was present across the majority of the Site, excluding the western property boundary.	~1954-1966	Yes – APEC 3
<b>PCA Other 2</b> – Use of De-Icing Salt	Current and historical use of de-icing salt on paved portions of the Site.	<2023	Yes – APEC 4 <b>Not Applicable</b> – Per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.	

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
1865 Sharlyn Road South adjacent	<b>PCA #32</b> – Iron and Steel Manufacturing and Processing	City Directories list Walbar Machine Products of Canada Ltd., an aircraft and aircraft parts manufacturing company, including hazardous waste records.	1969 - 2023	Yes – APEC 5
	<b>PCA #57</b> - Vehicles and Associated Parts Manufacturing			
	<b>PCA #34</b> – Metal Fabrication	City Directories list United Steel Workers of American 8991 (Plant 1).	1988	
3280 Wharton Way South adjacent	<b>PCA #52</b> - Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems.	Current and historical use of the property by Wajax Industrial Equipment Supplier, an industrial equipment supplier and repair company, including HWIN records from 1986 to 2019.	1986-2023	Yes – APEC 6
	<b>PCA #34</b> – Metal Fabrication	City Directories indicate the presence of Highway Trailers of Canada Ltd., Ditch Witch of Ontario Div. of Wajax Industries Ltd., A E Norby Div of Wajax. Previous reports indicate that Walbar Machine Products of Canada Ltd., manufactured turbine components from 1966 to 1998.	1966 - 2001	
1885 Sharlyn Road ~10 m southeast	<b>PCA #19</b> – Electronic and Computer Equipment Manufacturing	City Directories list Halo of Canada Lighting Inc.	1969-1976	No – Due to trans gradient hydrogeological flow direction in relation to the Site.

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
1780 Bloor Street ~40 m west	<b>PCA #10</b> – Commercial Autobody Shops	City Directories list Solutions Automotive YBS.	2001	No– Business operations not located on the property; aerial photographs indicate the presence of an apartment building on this property from 1975 to present.
3289 Lenworth Drive ~45 m southeast	<b>PCA #34</b> – Metal Fabrication	City Directories list Control Panels Ltds, an electrical fuse box manufacturing company.	1969 - 1976	No – Due to trans gradient hydrogeological flow direction in relation to the Site.
		City Directories list Flick Reedy Limited, a hydraulic cylinder manufacturing company.	1969	
		City Directories list Tor MFG Co Ltd The, a equipment manufacturing company.	1969 - 1973	
		City Directories list Miller Fluid Power Ltd, a hydraulic cylinder manufacturing company.	1969 - 1976	
	<b>PCA#57</b> – Vehicles and Associated Parts Manufacturing	City Directories list Cummins Eastern Canada Processing, a vehicle part manufacturing company.	1969 - 1976	
		City Directories list Fiat Aircraft Co/	1969	
	<b>PCA#43</b> – Plastics (including Fibreglass) Manufacturing and Processing	City Directories list Plastic Heat-Sealing Co/	1969	
<b>PCA#19</b> – Electronic and Computer Equipment Manufacturing	City Directories list Photo-Matic Ltd Elec Mfrs., a photo machine manufacturing company.	1982		



Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
3262 Lenworth Drive ~ 110 m south	<b>PCA#19</b> – Electronic and Computer Equipment Manufacturing	City Directories list Photo-Matic Ltd Elec. Mfrs.	1982	No – Due to trans gradient hydrogeological flow direction in relation to the Site.
	<b>PCA #10</b> – Commercial Autobody Shops	Street Directories list Cooksville Recon Centre Ltd.	1973 – 1976	
	<b>PCA#43</b> – Plastics (including Fibreglass) Manufacturing and Processing	Street Directories listed Accurol Systems Inc.	1982 – 1995	
	<b>PCA#8</b> – Chemical Manufacturing, Processing, and Bulk Storage	Street Directories listed Sur-Chem Chemical Products Inc.	1982	
3279 Lenworth Drive ~145 m southeast	<b>PCA#26</b> – Foam and Expanded Foam Manufacturing and Processing	Street Directories listed Star Foam Co.	1976	No – Due to trans gradient hydrogeological flow direction in relation to the Site.
	<b>PCA#33</b> - Metal Treatment, Coating, Plating, and Finishing	Street Directories listed Cameron Compressor an air/gas compressor manufacturing company.	1955	
	<b>PCA#43</b> – Plastics (including Fibreglass) Manufacturing and Processing	Street Directories listed Applied Epoxies Ltd.	1988	
	<b>PCA#57</b> – Vehicles and Associated Parts Manufacturing	Street Directories listed N S Precision Co Ltd a vehicle part manufacturing company.	1969 - 1976	
3279B Lenworth Drive ~145 m southeast	<b>PCA#33</b> – Metal Treatment, Coating, Plating, and Finishing	Current and historic presence of Cameron Compressor Limited, including HWIN records and an EBR record for a spray paint booth for the application of solvent-based coatings in 2007.	2003-present	No – Due to trans gradient hydrogeological flow direction and distance in relation to the Site.
	<b>PCA#39</b> – Paints Manufacturing, Processing and Bulk Storage			

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
3260 Lenworth Drive ~155 m south	<b>PCA #34</b> – Metal Fabrication	City Directories listed Watson Metals Ltd.	1969	No – Due to trans gradient hydrogeological flow direction and distance in relation to the Site.
		City Directories listed Perry Submersibles Ltd.	1973	
		City directories list Carmichael Engineering, a heating/cooling equipment manufacturer, including HWIN records.	2001-2011	
3267 Lenworth Drive ~165 m southeast	<b>PCA #34</b> – Metal Fabrication	City Directories listed Fabreeka-Canada Ltd.	1969	No – Due to the trans gradient hydrogeological flow direction and the distance from the Site.
		City Directories listed Creighton Rock Drill Ltd.	1973	
3269 Lenworth Drive ~170 m southeast	<b>PCA#19</b> – Electronic and Computer Equipment Manufacturing	City Directories listed Imaging and Communication Systems Inc.	1982	No – Due to the trans gradient hydrogeological flow direction and the distance from the Site.
	<b>PCA#57</b> – Vehicles and Associated Parts Manufacturing	City Directories listed Pontiac Mfg. Ltd.	1969 - 1973	
3250 Lenworth Drive ~ 180 m south	<b>PCA#19</b> – Electronic and Computer Equipment Manufacturing	City Directories listed Motron Services.	1973	No – Due to the trans gradient hydrogeological flow direction and the distance from the Site.
	<b>PCA #34</b> – Metal Fabrication	City Directories listed Allen Electric Mfg. & Equipment Co Can Ltd	1973 - 1982	

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
		City Directories listed Allen Test Testproducts Division- The Allen Group Canada.	1988	
3259 Lenworth Drive ~180 m southeast	<b>PCA#57</b> – Vehicles and Associated Parts Manufacturing	City Directories listed South Peel Autoparts.	1973 - 1976	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
	<b>PCA#59</b> – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	City Directories listed All-Wood Custom Products.	1982	
3265 Wharton Way ~185 m south	<b>PCA#11</b> – Commercial Trucking and Container Terminals	City Directories A & H Express Lines Ltd., Nu Way Freight Lines and FTI Transportation Corp.	1973 - 1988	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
3265 Wharton Way, Unit 1 ~185 m south	<b>PCA#31</b> – Ink Manufacturing, Processing, and Bulk Storage	Current and historical use of the property for digital printing, including HWIN records for Regal Press Canada Ltd.	1993 – 2023	No – Due to trans gradient hydrogeological flow direction and distance in relation to the Site.
1876 Steepbank Crescent ~185 m north	<b>PCA#42</b> - Pharmaceutical Manufacturing and Processing	City directories list Gentex Pharmaceuticals Inc.	1992	No – Due to trans gradient hydrogeological flow direction and distance in relation to the Site.

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
3249 Lenworth Drive ~200 m southeast	<b>PCA#8</b> – Chemical Manufacturing, Processing, and Bulk Storage	Street Directories listed Unipex Sales Ltd., a chemical manufacturing company.	1969	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
	<b>PCA#11</b> – Commercial Trucking and Container Terminals	Street Directories listed Maciver & Lines Ltd.	1969 - 1988	
	<b>PCA Other 1</b> – Waste Generator	Gabriella's Kitchen Inc. was registered on HWIN for the generation of alkaline solutions, sludges and residues containing other metals and non- metals, containing cyanides.	2017	
3245 Wharton Way ~210 m south	<b>PCA #19-</b> Electronic and Computer Equipment Manufacturing  <b>PCA #55-</b> Transformer Manufacturing, Processing and Use	Jack. A. Frost Ltd., a transformer/frequency converter and generator manufacturing company, was registered on HWIN.	1986-2017	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
3246 Wharton Way ~210 m south	<b>PCA #34</b> – Metal Fabrication	City directories indicate the presence of Altype Heat Treat Industries Ltd., a metal fabrication company, including HWIN records.	1969-2003	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
3240 Wharton Way ~230 m south	<b>PCA#26</b> – Foam and Expanded Foam Manufacturing and Processing	City Directories listed Peabody Engineering Corp. of Canada Ltd.	1969 - 1976	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
		City Directories listed Electric Insulation and Fibre Co. Ltd.	1982 - 1988	

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
		City Directories listed I D I Independent Distributors.	1988	
	<b>PCA #10</b> – Commercial Autobody Shops	City Directories listed Lawrence Auto Leasing.	1995 - 2001	
3258 Wharton Way ~230 m south	<b>PCA#8</b> – Chemical Manufacturing, Processing, and Bulk Storage	City Directories listed Airkem of Canada Ltd.	1973	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
		City Directories listed Airkem 24 Hr Smoke Odor Service.	1973	
		City Directories listed American- Lincoln Floor Care Equipment.	1973	
	<b>PCA#29</b> – Glass Manufacturing	Street Directories listed Hollander Glass Canada.	1988	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
3227 Lenworth Drive ~240 m southeast	<b>PCA#31</b> – Ink Manufacturing, Processing and Bulk Storage	City Directories listed International Games of Canada Ltd.	1969 - 1982	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
	<b>PCA# 45</b> – Pulp, Paper and Paperboard Manufacturing and Processing			

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
	<b>PCA#10</b> – Commercial Autobody Shop  <b>PCA#39</b> – Paints Manufacturing, Processing and Bulk Storage	City Directories listed Automotive Refinish Technologies Inc., including HWIN records and an EBR record for a paint spray booth for the painting of automotive parts. HWIN records indicate the presence of MG Automotive Paint and Industrial.	1990 - 2005	
3228 Lenworth Drive ~245 m southeast	<b>PCA #34</b> – Metal Fabrication	City Directories listed L & B Tool & Mfg. Ltd.	1969 - 1973	No – Due to the trans gradient hydrogeological flow direction and distance in relation to the Site.
	<b>PCA #33</b> - Metal Treatment, Coating, Plating, and Finishing  <b>PCA#39</b> – Paints Manufacturing, Processing and Bulk Storage	City Directories listed Promat Coatings Limited.	1976	
	<b>PCA#49</b> – Salvage Yard, Including Automobile Wrecking	City Directories listed Canterbury Metals Limited, a scrap metal yard and metal recycling business.	1988	
3225 Lenworth Drive ~250 m southeast	<b>PCA Other 1</b> – Waste Generator	Cycle World West was registered on HWIN.	1986-1993	No – Due to the trans gradient hydrogeological flow direction and the distance from the Site

Notes: APEC – Area of Potential Environmental Concern  
EBR – Environmental Bill of Rights

HWIN – Hazardous Waste Information Network  
AST – Aboveground Storage Tank

### 6.3 Areas of Potential Environmental Concern

Based on review and evaluation of the PCAs, the following APECs have been identified for the Site. Refer to Drawing 16 in Appendix A.

**Table 12: Areas of Potential Environmental Concern**

APEC No.	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
1	Evidence of sloping and mounding on the southern portion of the Site observed during Site visit, signs of disturbed soil in the southwestern portion of the Site in the 1966 aerial photograph, fill material was identified during hydrogeological investigations completed by others in 2020.	Entire Site	<b>PCA#30</b> – Importation of Fill Material of Unknown Quality	On-Site	Metals and inorganics, PHCs F1 to F4, BTEX, VOCs, PAHs	Soil
2A	Transformer located to the northwest of the apartment building on-Site identified as 1840 Bloor Street.	Northwest portion of Site.	<b>PCA #55</b> – Transformer Manufacturing and Processing and Use	On-Site	PHCs F1 to F4, BTEX, PCBs	Soil
2B	Transformer located to the southwest of the apartment building on-Site identified as 1850 Bloor Street.	South-central portion of Site				

APEC No.	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
3	Historic presence of an orchard on-Site from ~1954 to 1966.	Central and eastern portion of the Site.	<b>PCA #40</b> – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	Metals, OCP	Soil
4	Current and historical use of de-icing salt located on paved portions of the Site.	Paved Surfaces on-Site.	Use of de-icing salt on paved portions of the Site. <b>Not Applicable</b> – Per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.	On-Site	EC, SAR Na, Cl	Soil & Groundwater
5	Current and historic use of 1865 Sharlyn Road (south adjacent) by Walbar Machine Products of Canada Ltd., an aircraft and aircraft parts manufacturing company, including hazardous waste records and United Steel Workers of America 8991 (Plant 1).	Southern portion of the Site	<b>PCA #32</b> – Iron and Steel Manufacturing and Processing <b>PCA #34</b> – Metal Fabrication <b>PCA #57</b> – Vehicles and Associated Parts Manufacturing	Off-Site (south adjacent)	Metals and inorganics, PHCs F1 to F4, BTEX, VOCs	Soil & Groundwater



APEC No,	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
6	Current and historic use of the property at 3280 Wharton Way (south adjacent) by Wajax Industrial Equipment, Highway Trailers of Canada Ltd., Ditch Witch of Ontario Div. of Wajax Industries Ltd., A E E Div of Wajax and Walbar Machine Products of Canada Ltd., a manufacturer of turbine components from 1966 to 1998.	Southern portion of the Site	<b>PCA #57</b> – Vehicles and Associated Parts Manufacturing	Off-Site (south adjacent)	Metals and inorganics, PHCs F1 to F4, BTEX, VOCs, PAHs	Soil & Groundwater

Notes: PHCs F1-F4 – Petroleum Hydrocarbon  
VOCs – Volatile Organic Compounds  
SAR – Sodium Adsorption Ratio

PAHs – Polycyclic Aromatic Hydrocarbons  
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes  
Cl – Chloride

EC – Electrical Conductivity  
NA – Sodium

Regarding APEC 4 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

## **7. Phase One Conceptual Site Model**

### **Site Description**

For the purpose of this report, Site North has been established as parallel to Bloor Street, with Bloor Street running east to west. The Site is located on the south side of Bloor Street, approximately 340 m east of Fieldgate Drive, and is currently developed with two eighteen story residential apartment buildings, each constructed with a basement. The Site covers an approximate plan area of 3.9 hectares (9.8 acres). The Study Area consists of residential, commercial, and industrial land use, and Etobicoke Creek is located 190 m east of the Site flowing south towards Lake Ontario located approximately 5.5 km south. The Site location is illustrated on Drawing 1 in Appendix A and photographs of the Site are included in Appendix F.

The Site is currently developed with two residential apartment buildings and an asphalt laneway is located along the north portion of the Site, and between the two residential buildings leading to two asphalt parking lots located in the west and east portions of the Site. Landscaped areas are located in the southern portion of the Site. Based on information collected from the Site visit and records review, aerial photographs indicate that the Site consisted of an orchard extending across the majority of the Site until approximately 1966, when the Site was cleared and subsequently developed with two residential apartment buildings between 1966 and 1975. The Site has remained residential since that time.

### **Water Bodies/Areas of Natural Significance**

Etobicoke Creek is located approximately 190 m east of the Site and is protected by the Greenbelt, flowing south towards Lake Ontario located approximately 5.5 km south. No other areas of natural significance, wellhead protection areas, or highly vulnerable aquifers were identified within the Study Area.

### **Drinking Water Wells**

No drinking water well records are located on-Site or within the Study Area.

### **Geological and Hydrogeological Setting**

The Site is located approximately 129 m above sea level. Topographic maps show surface elevation to be decreasing in the east/northeasterly directions, towards Etobicoke River. Based on our observations and review, the expected direction of groundwater flow in the immediate area of the Site is east/northeast following surface topography towards Etobicoke River, located approximately 190 m east south of the Site.

Based on a review of soil and geological mapping for the area, the near surface overburden soils at and in the vicinity of the Site are comprised of clay loam formed on till or lacustrine sediments. The bedrock comprises grey shale with limestone interbeds of the Upper Ordovician Queenston Formation.

### **Underground Utilities**

Although utility locations have not been identified as part of the Phase One ESA, it is likely that utilities such as gas, hydro, sanitary and storm sewer, and water are provided to the Site via

underground services. Based on the shallow depth of most utility lines and the expected depth of groundwater in the area, utilities are unlikely to affect contaminant distribution and transport.

### **Surrounding Properties**

The Phase One ESA Study Area is developed primarily for residential, commercial, and industrial land use (as shown on Drawing 2 in Appendix A). Bloor Street is located north adjacent followed by Bridgewood Apartments and residential buildings. Lenworth Towers apartment building is located east adjacent followed by Etobicoke Creek. Wajax Equipment Supplier, an industrial parts, rental, sales and equipment service provider, is located south adjacent and residential units are located east followed by apartments.

### **Potentially Contaminating Activities (PCAs)**

Historical review of the surrounding properties within a 250 m radius of the Site identified four on-Site and several off-Site PCAs, as defined in the amended O. Reg. 153/04. PCAs identified during the Phase One ESA are summarized in Section 6.2 of this report.

### **Areas of Potential Environmental Concern (APECs)**

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the PCAs, seven APECS have been identified for the Site and are summarized in Section 6.3.

## 8. Conclusions and Recommendations

This Phase One ESA was conducted to:

- i) develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii) determine the need for a Phase Two ESA; and
- iii) provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O.Reg. 153/04, as amended, which came into force on July 1, 2011 and meets the requirements of Schedule D of the Regulation.

The Site was first developed with an orchard extending across the majority of the Site until approximately 1966, when the Site was cleared and subsequently developed with two residential apartment buildings between 1966 and 1975. The Site has remained a residential since that time.

Historical review of the surrounding properties within a 250 m radius of the Site identified four on-Site PCAs and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. The following APECs have been identified on-Site:

- APEC 1: Entire Site - Evidence of sloping and mounding on the southern portion of the Site observed during Site visit, signs of disturbed soil in the southwestern portion of the Site in the 1966 aerial photograph, fill material was identified during hydrogeological investigations completed by others in 2020.
- APEC 2A: Northwest portion of Site - Transformer located to the northwest of the apartment building on-Site identified as 1840 Bloor Street.
- APEC 2B: South-central portion of Site - Transformer located to the southwest of the apartment building on-Site identified as 1850 Bloor Street. South-central portion of Site.
- APEC 3: Central and eastern portion of the Site - Historic presence of an orchard on-Site from ~1954 to 1966.
- APEC 4: Paved surfaces on-Site - Current and historical use of de-icing salt located on paved portions of the Site.
- APEC 5: Southern portion of the Site - Current and historic use of 1865 Sharlyn Road (south adjacent) by Walbar Machine Products of Canada Ltd., an aircraft and aircraft parts manufacturing company, including hazardous waste records and United Steel Workers of America 8991 (Plant 1).
- APEC 6: Southern portion of the Site - Current and historic use of the property at 3280 Wharton Way (south adjacent) by Wajax Industrial Equipment, Highway Trailers of Canada Ltd., Ditch Witch of Ontario Div. of Wajax Industries Ltd., A E E Div. of

Wajax and Walbar Machine Products of Canada Ltd., a manufacturer of turbine components from 1966 to 1998.

Regarding APEC 4 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

Based on the findings of this Phase One ESA, a Phase Two ESA is recommended to investigate the potential for contamination related to the above-noted APECs.

Given the age of the buildings on Site, there is the potential for the presence hazardous materials in building materials. Should renovation or demolition be planned in the building, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

### **8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted**

It is the opinion of G2S that a Phase Two ESA is required before an RSC can be submitted for the Site.

### **8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone**

It is the opinion of G2S that an RSC cannot be submitted for the Site based on a Phase One ESA alone.

## **9. Qualifications of the Assessors**

This Phase One ESA was conducted by Ms. Monita Bieri, B.Sc. Ms. Bieri is responsible for the successful completion of field work and reporting. Ms. Bieri has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Ms. Stephanie Lewis, B.A. Ms. Lewis has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg. 153/04, as amended. She is a senior project manager with over 12 years of professional experience specializing in environmental investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, project management, site cleanup/remediation, UST and AST removals, and site remediation. She has completed numerous projects on behalf of private and public-sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Mr. Geoff Bell, P. Geo. (limited). Mr. Bell has over 20 years of environmental consulting experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring, and remediation of contaminated sites. Mr. Bell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Bell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and Records of Site Condition (RSCs).

## 10. References and Supporting Documentation

- a) Ontario Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) MECP Water Well Records Interactive Mapping, website.
- f) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. June 1991.
- g) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. April 1995.
- h) Ontario Base Map (OBM), Scale: 1:10,000, 2004, Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada, website.
- i) Environmental Registry of Ontario, website.
- j) Hazardous Waste Information Network (HWIN), 1986 – 2005, website.
- k) MECP Brownfields Environmental Site Registry, website.
- l) National Pollutant Release Inventory, Government of Canada, website.
- m) Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO) Map, Ontario Ministry of Natural Resources (MNR) website.
- n) Historical Atlas, 1877, McGill University digital library, website.
- o) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- p) "Soil Associations of Southern Ontario" Scale 1 inch to 10 miles. Published by the Soil Research Institute, Research Branch, Canada Department of Agriculture. Ottawa, 1960.
- q) "Mississauga Schedule 1 – Urban System, Land Use Schedule" City of Mississauga.
- r) "Mississauga Schedule 3 – Natural System, Land Use Schedule" City of Mississauga.
- s) "1954, 1966, 1975, 1995, 2010 and 2022 Aerial Photographs," viewed online through the City of Mississauga Interactive Mapping website.

- t) "Brampton (East) Ontario Topographic Map" 1:50,000. Map Sheet 030M12, ed.2, 1951. Natural Resources Canada.
- u) "Brampton Ontario, Topographic Map" 1:50,000. Map Sheet 030M12, ed.5, 1979. Natural Resources Canada.
- v) "Brampton Ontario, Topographic Map" 1:50,000. Map Sheet 030M12, ed.7, 1994. Natural Resources Canada.
- w) "*Phase I Environmental Assessment 1840 and 1850 Bloor Street East, Mississauga, Ontario,*" prepared by Try Environmental Services Inc for Zolty Holdings, dated November 8, 2010. Project Ref.: 10-2435.
- x) "*Phase I Environmental Assessment Update 1840-1850 Bloor Street, Mississauga, Ontario,*" prepared by Try Environmental Services Inc. for Rane Management, dated January 19, 2021. Project Ref: 10-2435A.



## 11. Limitations

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of the Client (Ranee Management) and is intended to provide a Phase One ESA for the Site, 1840 and 1850 Bloor Street in Mississauga, Ontario. The Phase One ESA may not be relied upon by any other person or entity without the expressed written consent of the Client and G2S. Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for any loss, damage, expenses, or penalties suffered by any third parties that may arise or result from the use of any information or recommendations contained in this report.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (February 2024) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA should not be construed as legal advice.

If Site conditions, regulations, codes, guidelines and applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA may be necessary.

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the Site and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

## 12. Signatures and Closing Remarks

We trust this Phase One ESA is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

**G2S Consulting Inc.**



Monita Bieri, B.Sc.  
Environmental Technician



Geoff Bell, P.Geo. (limited)  
Principal, Senior Geoscientist

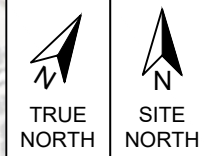


Stephanie Lewis, B.A.  
Senior Project Manager

### **13. Appendices**

The following are Appendices A to G which must be read in conjunction with this report.

## **Appendix A: Drawings**



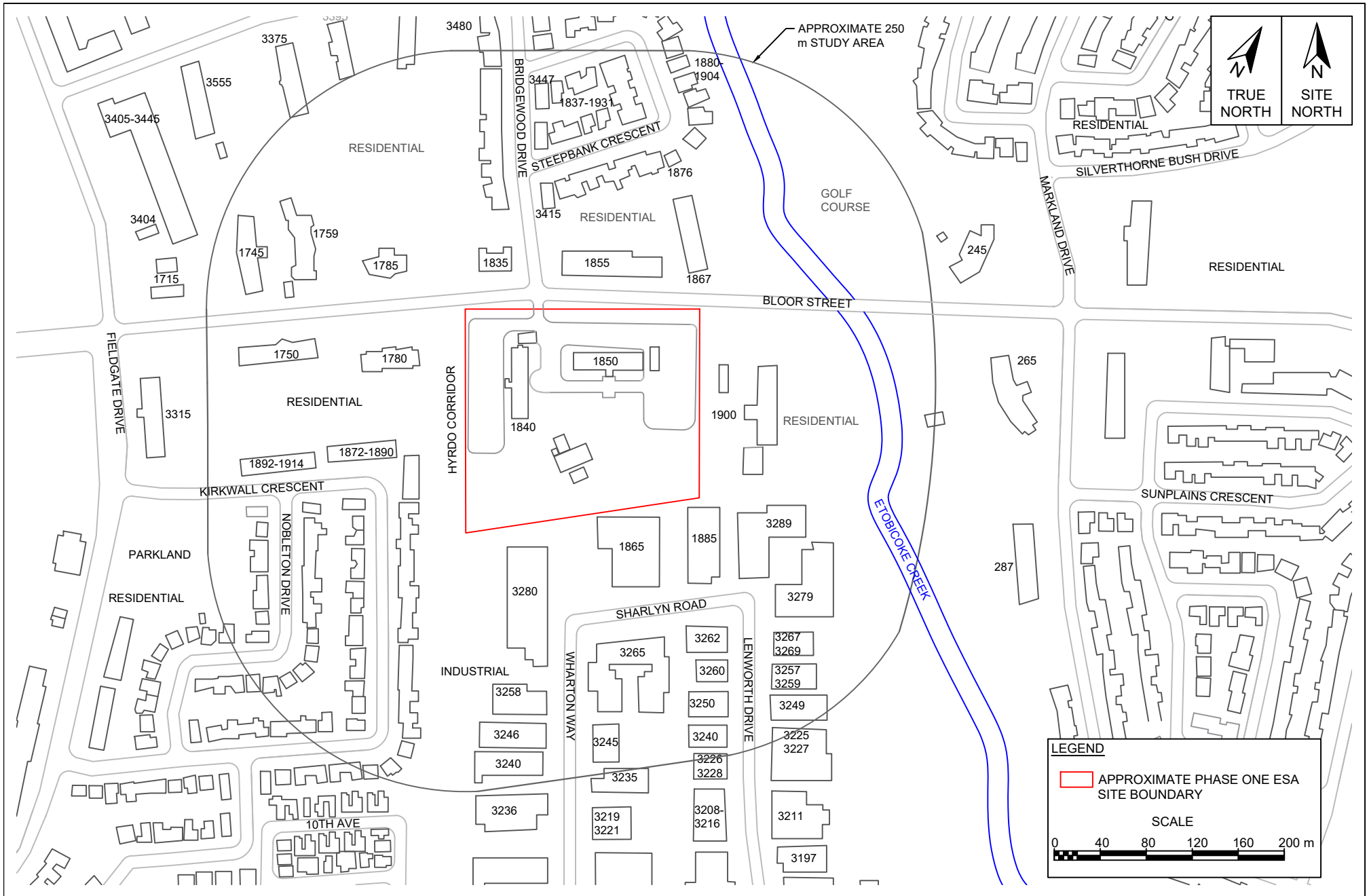
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**SITE LOCATION PLAN**  
**1840 & 1850 BLOOR STREET**

MISSISSAUGA ONTARIO



Drawing No.  
**1**



Scale: AS SHOWN  
 Project No.: G2S24012A  
 Date: JANUARY 2024  
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 File name: G2S24012A.dwg

**PHASE ONE ESA STUDY AREA**  
**1840 & 1850 BLOOR STREET**

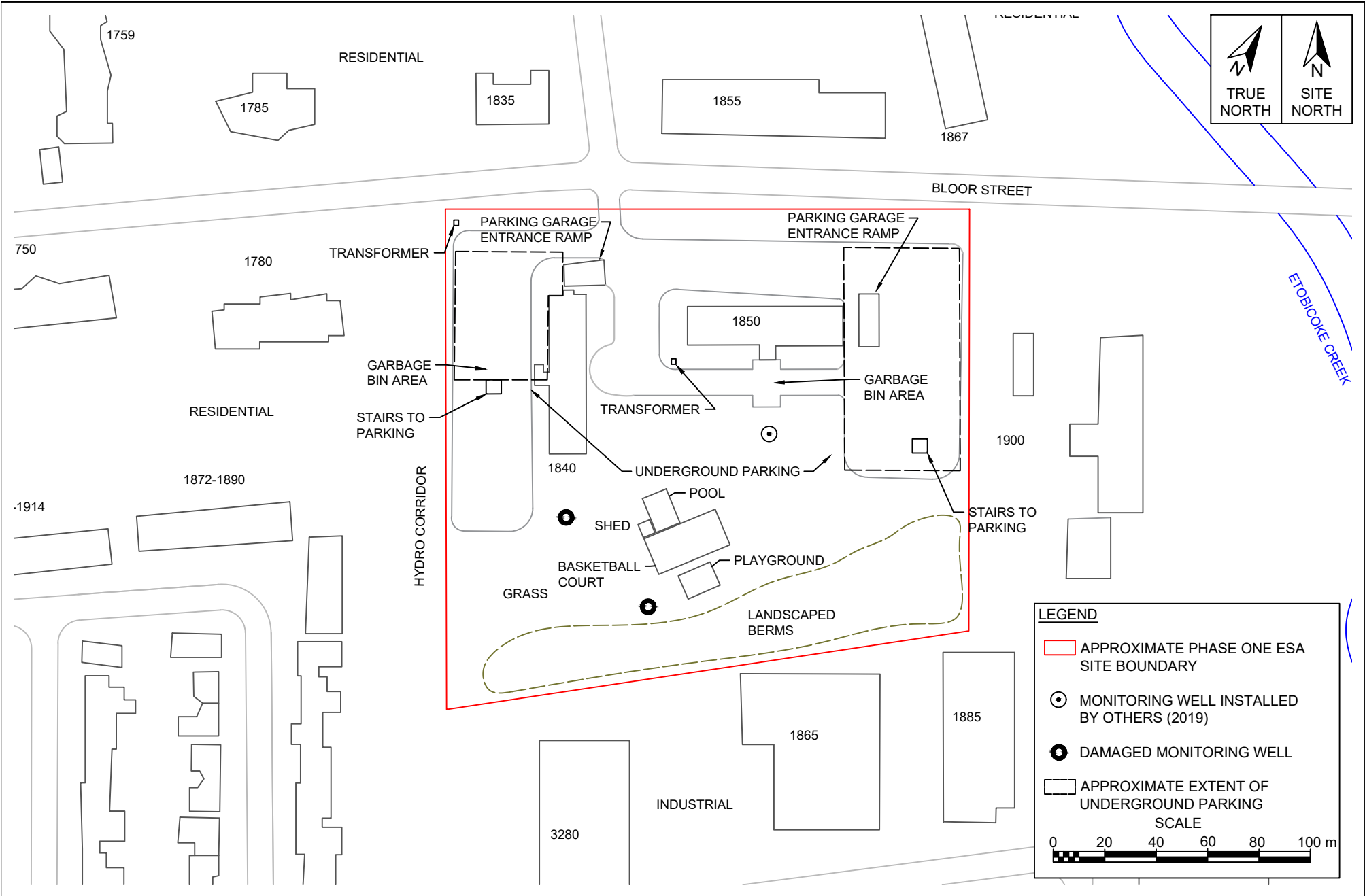
MISSISSAUGA

ONTARIO



Drawing No.

2



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**SITE PLAN**  
**1840 & 1850 BLOOR STREET**

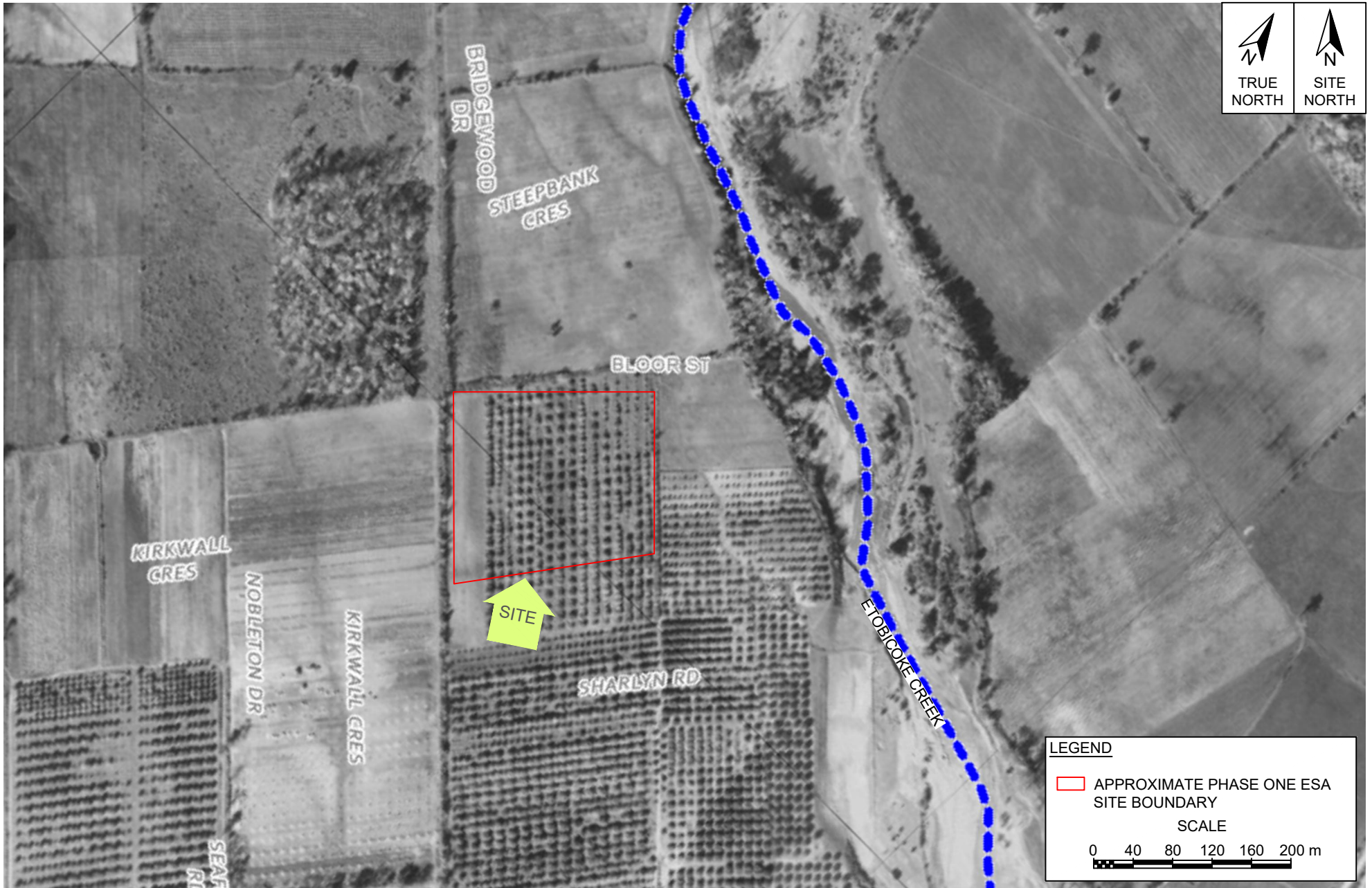
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ONTARIO



Drawing No.

3



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1954 AERIAL PHOTOGRAPH  
 1840 & 1850 BLOOR STREET

MISSISSAUGA

ONTARIO



Drawing No.

4





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 Date: JANUARY 2024  
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MISSISSAUGA

1966 AERIAL PHOTOGRAPH  
 1840 & 1850 BLOOR STREET

ONTARIO



Drawing No.

5



Scale: AS SHOWN  
 Project No.: G2S24012A  
 Date: JANUARY 2024  
 Drawn by: MB  
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1975 AERIAL PHOTOGRAPH  
 1840 & 1850 BLOOR STREET

MISSISSAUGA

ONTARIO



Drawing No.

6



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 Date: JANUARY 2024  
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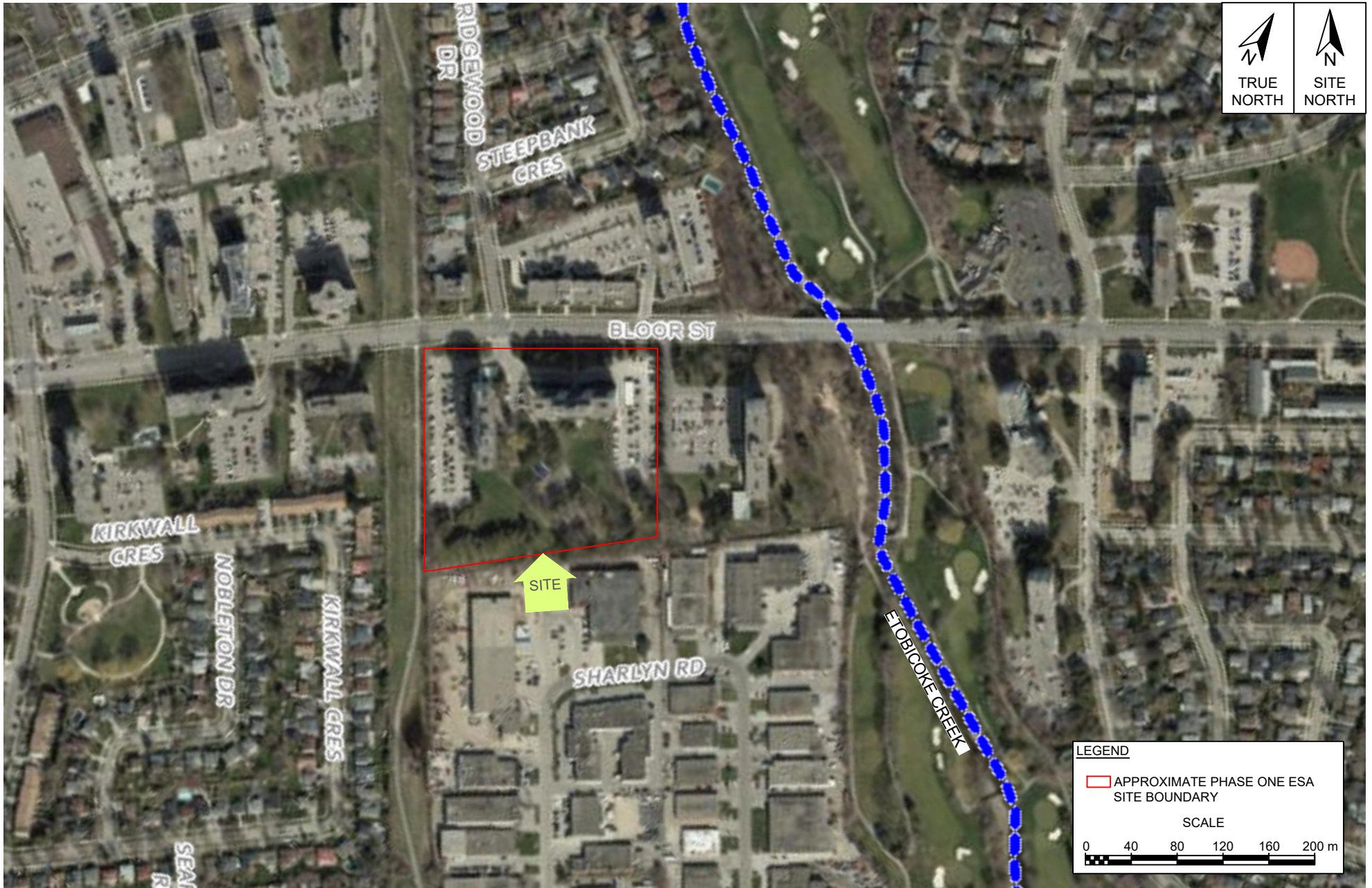
1995 AERIAL PHOTOGRAPH  
 1840 & 1850 BLOOR STREET

ONTARIO



Drawing No.

7



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MISSISSAUGA

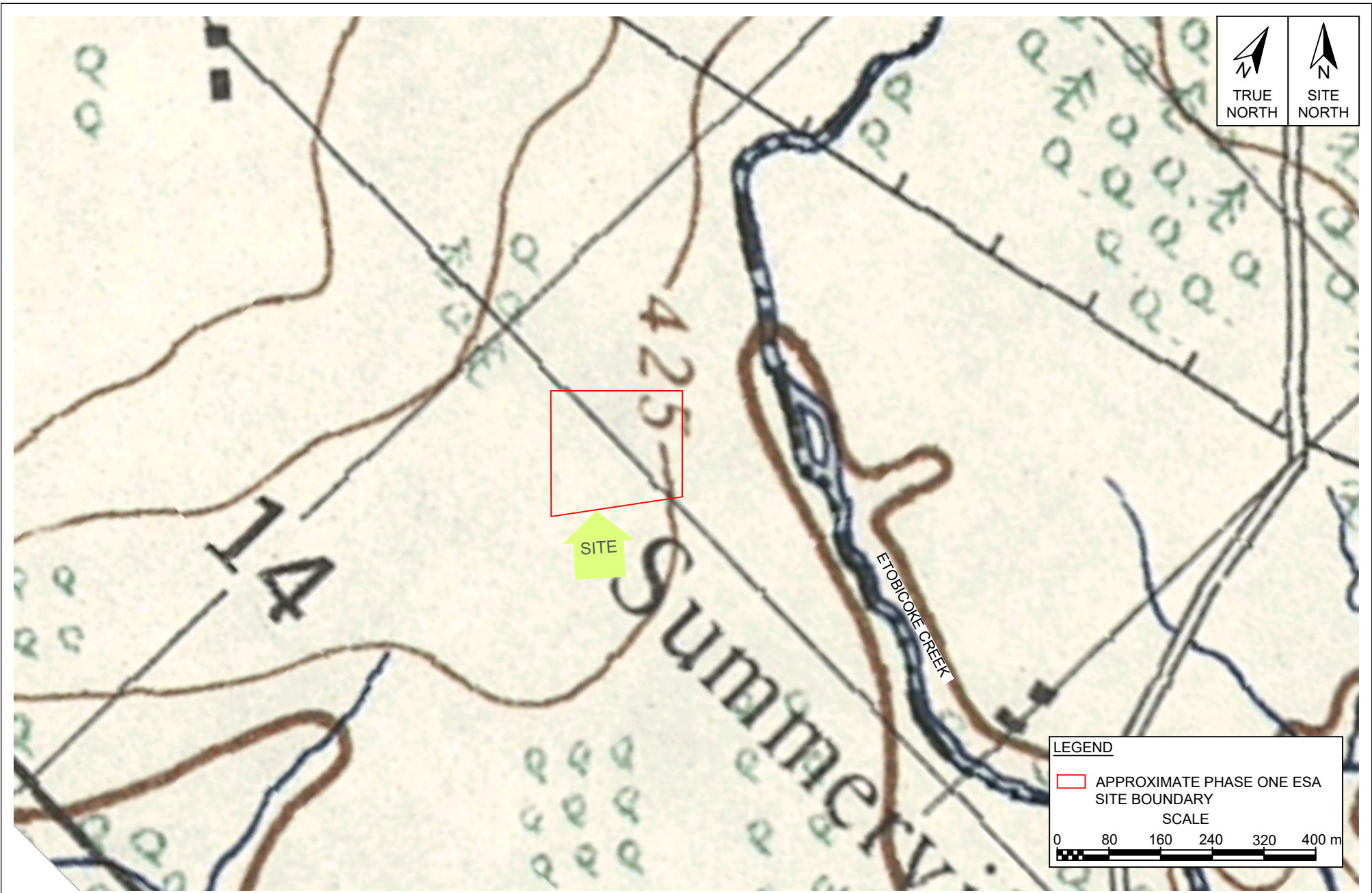
2022 AERIAL PHOTOGRAPH  
 1840 & 1850 BLOOR STREET

ONTARIO



Drawing No.

9



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1951 TOPOGRAPHIC MAP  
 1840 & 1850 BLOOR STREET

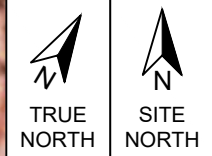
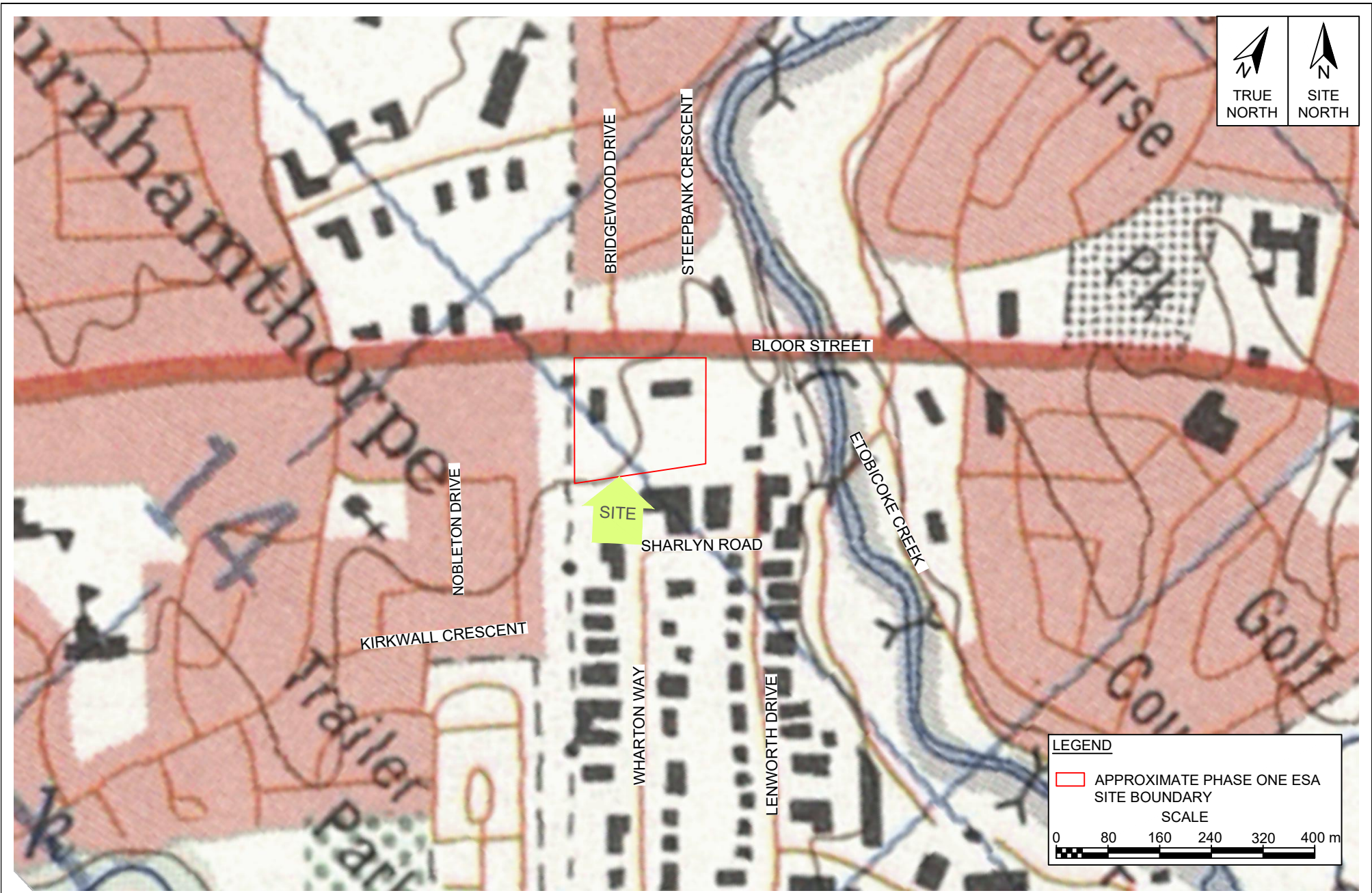
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ONTARIO



Drawing No.

10



**LEGEND**

APPROXIMATE PHASE ONE ESA SITE BOUNDARY

SCALE

0 80 160 240 320 400 m

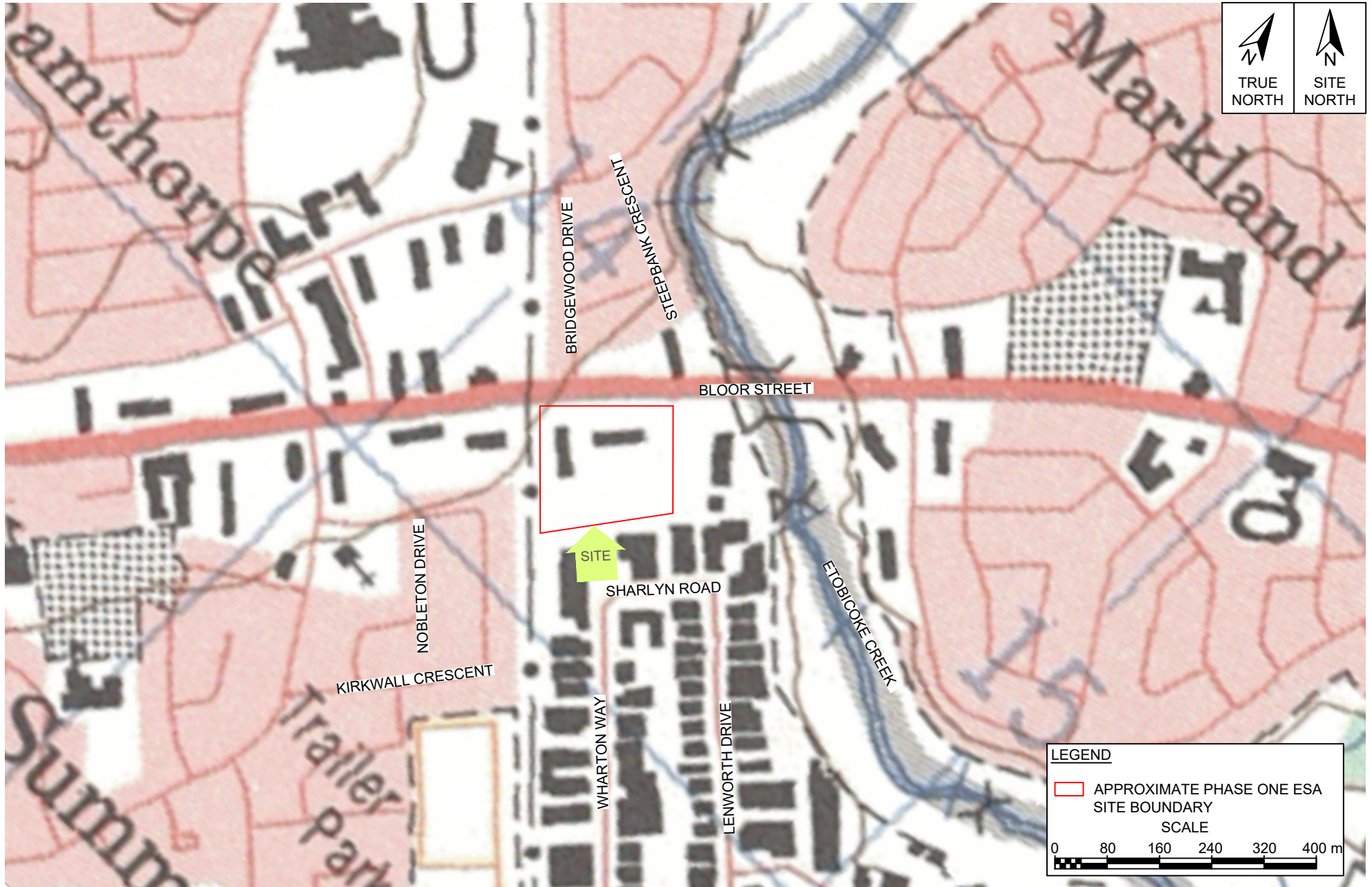
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**1979 TOPOGRAPHIC MAP**  
**1840 & 1850 BLOOR STREET**

MISSISSAUGA ONTARIO



Drawing No.  
**11**



Scale: AS SHOWN  
 Project No.: G2S24012A  
 Date: JANUARY 2024  
 Drawn by: MB  
 File name: G2S24012A.dwg

MISSISSAUGA

1994 TOPOGRAPHIC MAP  
 1840 & 1850 BLOOR STREET

ONTARIO



Drawing No.

12



Scale: AS SHOWN  
 Project No.: G2S24012A  
 Date: JANUARY 2024  
 Drawn by: MB  
 File name: G2S24012A.dwg

ONTARIO BASE MAP  
 1840 & 1850 BLOOR STREET

MISSISSAUGA

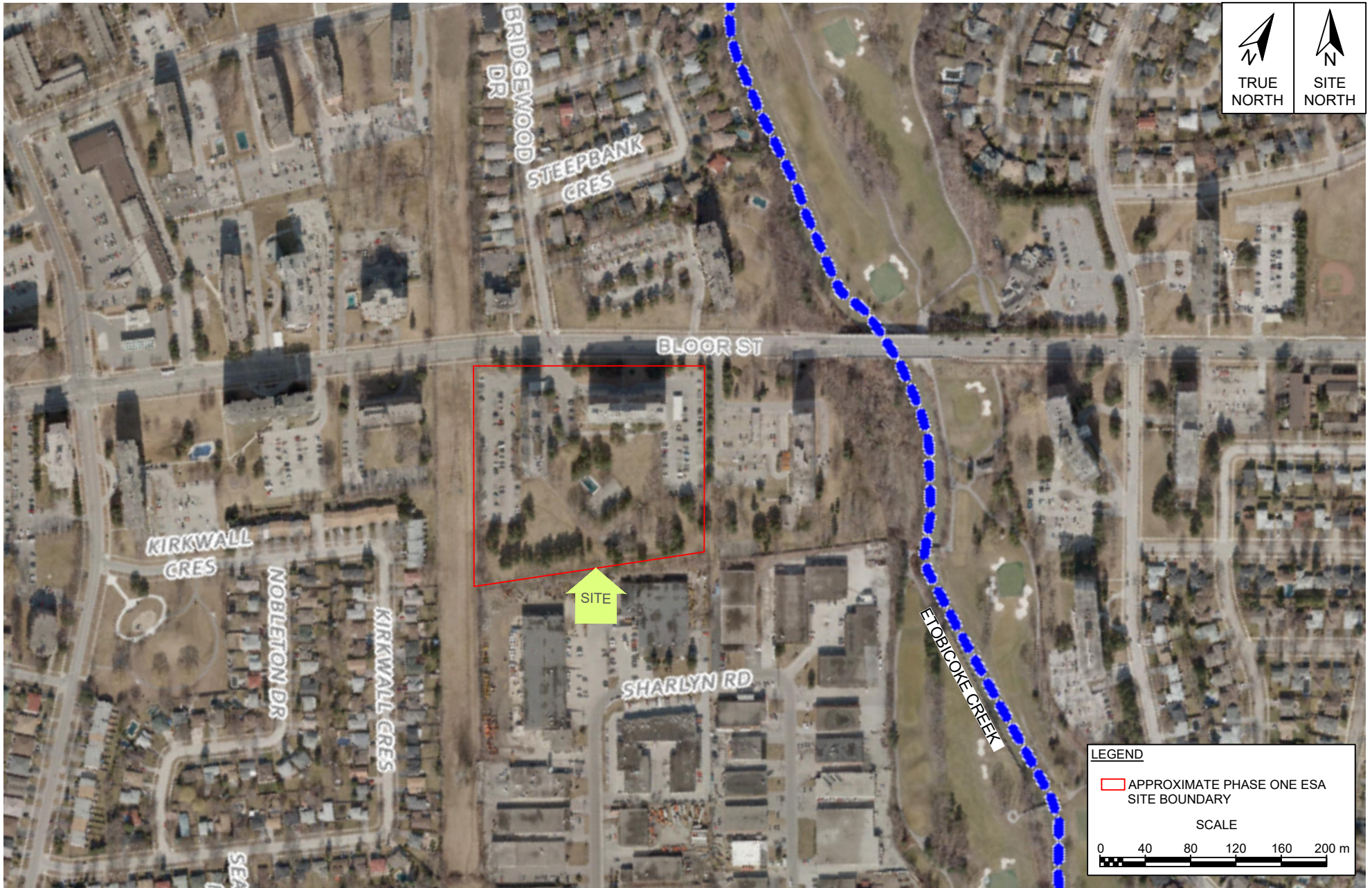
ONTARIO



Drawing No.

13





Scale: AS SHOWN  
 Project No.: G2S24012A  
 Date: JANUARY 2024  
 Drawn by: MB  
 File name: G2S24012A.dwg

2010 AERIAL PHOTOGRAPH  
 1840 & 1850 BLOOR STREET

MISSISSAUGA

ONTARIO



Drawing No.

8

**LEGEND**

APPROXIMATE PHASE ONE ESA SITE BOUNDARY

**#8** POTENTIAL CONTAMINATING ACTIVITY (PCA)

**#8** PCA CONTRIBUTING TO APEC

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs) AS DEFINED BY O.REG. 153/04

**#8** CHEMICAL MANUFACTURING, PROCESSING, AND BULK STORAGE

**#10** COMMERCIAL AUTOBODY SHOP

**#11** COMMERCIAL TRUCKING AND CONTAINER TERMINALS

**#19** ELECTRONIC AND COMPUTER EQUIPMENT MANUFACTURING

**#26** FOAM AND EXPANDED FOAM MANUFACTURING AND PROCESSING

**#29** GLASS MANUFACTURING

**#30** IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY

**#31** INK MANUFACTURING, PROCESSING, AND BULK STORAGE

**#32** IRON AND STEEL MANUFACTURING AND PROCESSING

**#33** METAL TREATMENT, COATING, PLATING, AND FINISHING

**#34** METAL FABRICATION

**#39** PAINTS MANUFACTURING, PROCESSING AND BULK STORAGE

**#40** PESTICIDES, MANUFACTURING, PROCESSING, BULK STORAGE, AND LARGE-SCALE APPLICATIONS

**#43** PLASTICS (INCLUDING FIBERGLASS), MANUFACTURING AND PROCESSING

**#45** PULP, PAPER AND PAPERBOARD MANUFACTURING AND PROCESSING

**#42** PHARMACEUTICAL MANUFACTURING AND PROCESSING

**#49** SALVAGE YARD, INCLUDING AUTOMOBILE WRECKING

**#52** STORAGE, MAINTENANCE, FUELING AND REPAIR OF EQUIPMENT, VEHICLES, AND MATERIAL USED TO MAINTAIN TRANSPORTATION SYSTEMS

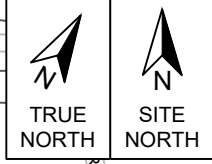
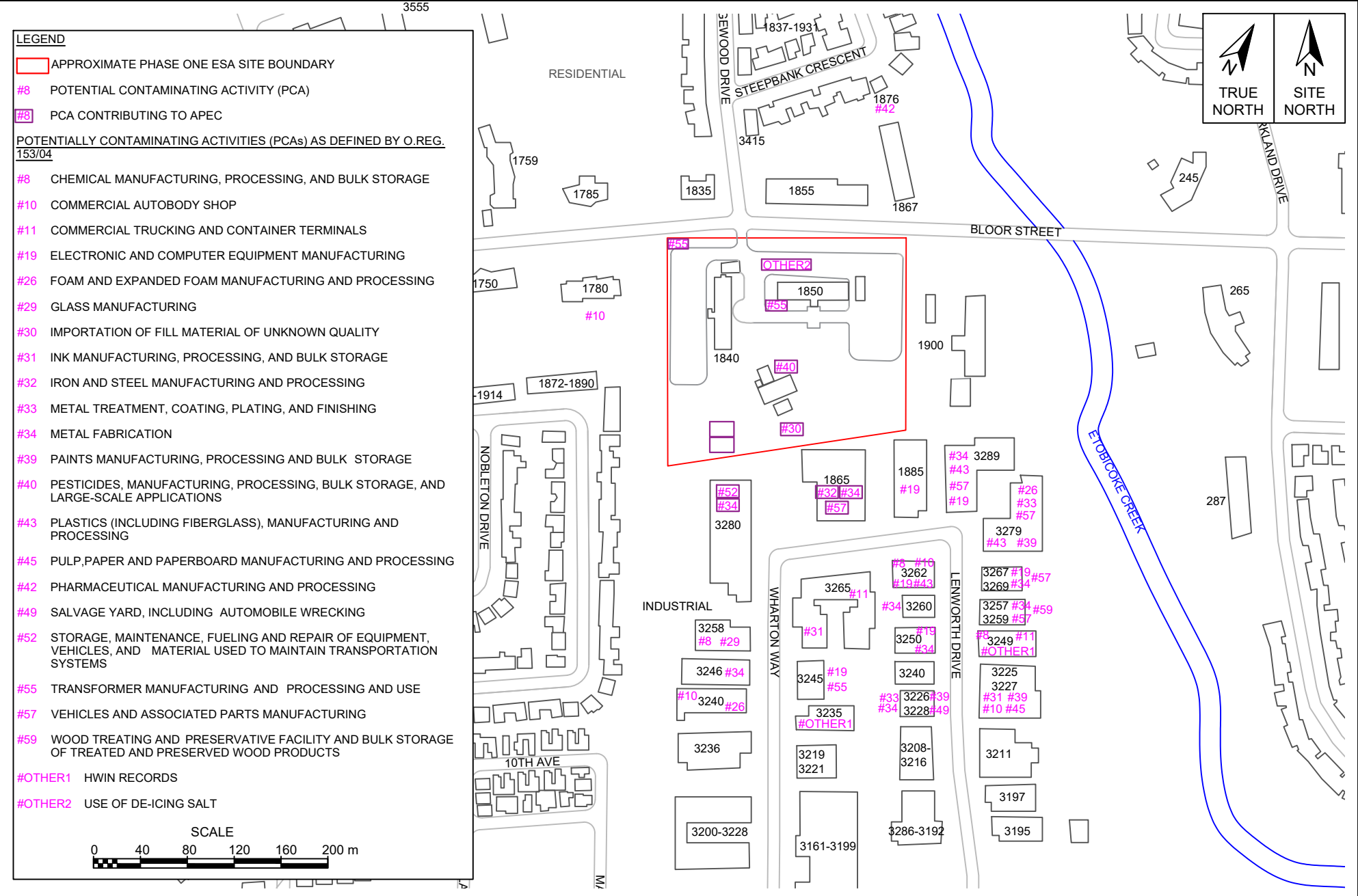
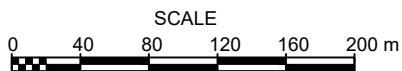
**#55** TRANSFORMER MANUFACTURING AND PROCESSING AND USE

**#57** VEHICLES AND ASSOCIATED PARTS MANUFACTURING

**#59** WOOD TREATING AND PRESERVATIVE FACILITY AND BULK STORAGE OF TREATED AND PRESERVED WOOD PRODUCTS

**#OTHER1** HWIN RECORDS

**#OTHER2** USE OF DE-ICING SALT



Scale: AS SHOWN  
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 Drawn by: MB  
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**POTENTIALLY CONTAMINATING ACTIVITIES  
 1840 & 1850 BLOOR STREET**

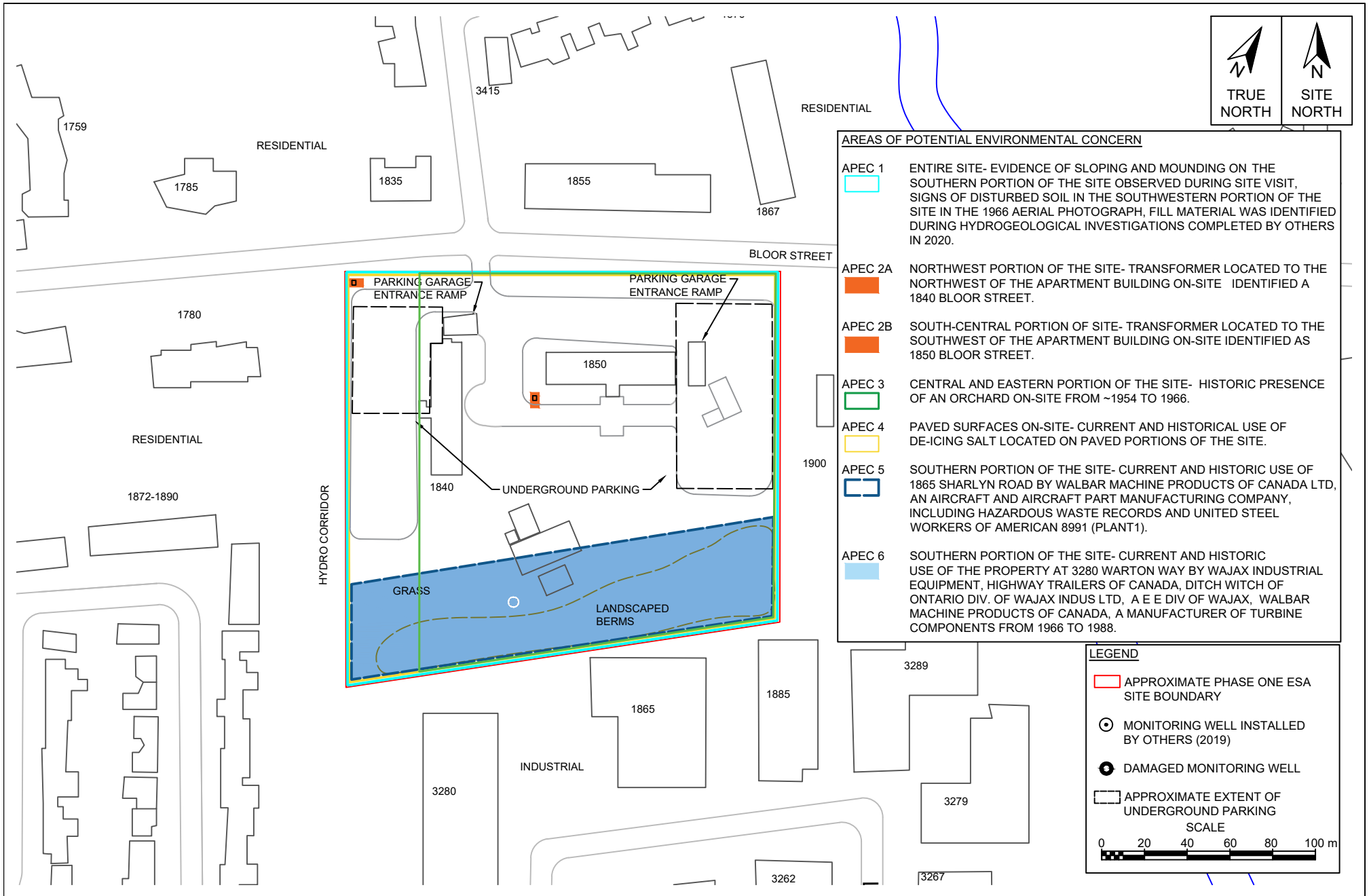
MISSISSAUGA

ONTARIO



Drawing No.

14



Scale: AS SHOWN  
 Project No.: G2S24012A  
 Date: JANUARY 2024  
 Drawn by: MB  
 File name: G2S24012A.dwg

**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN  
 1840 & 1850 BLOOR STREET**

MISSISSAUGA

ONTARIO



Drawing No.

15

**Appendix B:  
Site Ownership**



PROPERTY DESCRIPTION: " " LT 1 PL 775 TORONTO AS IN VS37214, VS37216" AMENDED 00/09/19 BY C. COOPER"; S/T EASEMENT OVER LT 1 PL 775 AS IN VS37214, VS37216, AS IN PR1239113; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13332-0946

PIN CREATION DATE:

1998/10/19

OWNERS' NAMES

1840-50 BLOOR EAST (MISS.) LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/12/23 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/10/19**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/10/19 **</b></p> <p><b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b></p> <p><b>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN. * * * * *</b></p> <p><b>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. * * * * *</b></p> <p><b>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. * * * * *</b></p> <p><b>**DATE OF CONVERSION TO LAND TITLES: 1998/10/20 **</b></p>						
TT148656	1962/09/12	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF TORONTO	C
TT178395	1965/04/01	RELEASE				C
REMARKS: TT148656						
VS29480	1967/01/05	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWNSHIP OF TORONTO	
REMARKS: SKETCH ATTACHED.						
VS37214	1967/04/20	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	
VS37216	1967/04/20	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
VS50718	1967/09/06	TRANSFER EASEMENT		*** COMPLETELY DELETED ***	THE HYDRO-ELECTRIC COMMISSION OF THE TOWNSHIP OF TORONTO	
VS53970	1967/10/10	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
		REMARKS: SKETCH ATTACHED.				
VS54333	1967/10/13	AGREEMENT		*** COMPLETELY DELETED ***		C
		REMARKS: SKETCH ATTACHED.				
VS54334	1967/10/13	RELEASE		*** COMPLETELY DELETED ***		
		REMARKS: VS29480				
VS54340	1967/10/13	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
		REMARKS: SKETCH ATTACHED.				
VS65968	1968/02/21	AGREEMENT		*** COMPLETELY DELETED ***		
VS68145	1968/03/21	AGREEMENT		*** COMPLETELY DELETED ***		
		REMARKS: SKETCH ATTACHED.				
RO1028432	1993/01/15	NOTICE OF LEASE			COINAMATIC CANADA INC.	C
LT2016236	1999/11/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
		REMARKS: RE: VS53970				
LT2016237	1999/11/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
		REMARKS: RE: VS54340				
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
		REMARKS: PEARSON AIRPORT ZONING REGULATION				
LT2138347	2000/10/17	CHARGE		*** COMPLETELY DELETED *** TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	THE BANK OF NOVA SCOTIA	
LT2138348	2000/10/17	NOTICE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	THE BANK OF NOVA SCOTIA	
PR29380	2000/12/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
PR29381	2000/12/28	TRANSFER	\$27,250,000	TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	1840-50 BLOOR EAST (MISS.) LTD.	C
PR29382	2000/12/28	CHARGE		*** COMPLETELY DELETED *** 1840-50 BLOOR EAST (MISS.) LTD.	LONDON LIFE INSURANCE COMPANY	
PR29383	2000/12/28	NOTICE		*** COMPLETELY DELETED *** 1840-50 BLOOR EAST (MISS.) LTD.	LONDON LIFE INSURANCE COMPANY	
PR1239113	2007/04/10	TRANSFER EASEMENT	\$2	1840-50 BLOOR EAST (MISS.) LTD.	ROGERS CABLE COMMUNICATIONS INC.	C
PR1945268	2011/01/06	NOTICE OF LEASE	\$2	1840-50 BLOOR EAST (MISS.) LTD.	2191807 ONTARIO INC.	C
PR1952288	2011/01/21	CHARGE		*** COMPLETELY DELETED *** 1840-50 BLOOR EAST (MISS.) LTD.	CIBC MORTGAGES INC.	
PR1952289	2011/01/21	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1840-50 BLOOR EAST (MISS.) LTD.	CIBC MORTGAGES INC.	
PR1952290	2011/01/21	NO CHARGE LEASE		*** COMPLETELY DELETED *** 2191807 ONTARIO INC.	CIBC MORTGAGES INC.	
PR1952291	2011/01/21	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2191807 ONTARIO INC.	CIBC MORTGAGES INC.	
PR1954927	2011/01/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** LONDON LIFE INSURANCE COMPANY		
PR3740549	2020/11/26	CHARGE	\$350,000,000	1840-50 BLOOR EAST (MISS.) LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	C
PR3740550	2020/11/26	NO ASSGN RENT GEN		1840-50 BLOOR STREET (MISS.) LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3740557	2020/11/26	NO CHARGE LEASE <i>REMARKS: PR1945268. PR1945268</i>	\$350,000,000	2191807 ONTARIO INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
PR3740558	2020/11/26	NO ASSGN RENT GEN <i>REMARKS: PR374055</i>		2191807 ONTARIO INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
PR3803986	2021/03/24	TRANSFER REL&ABAND <i>REMARKS: VS50718.</i>		*** COMPLETELY DELETED *** ALECTRA UTILITIES CORPORATION	1840-50 BLOOR EAST (MISS.) LTD.	
PR3804366	2021/03/24	DISCH OF CHARGE <i>REMARKS: PR1952288.</i>		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
PR3812652	2021/04/08	CHARGE	\$65,546,400	1840-50 BLOOR EAST (MISS.) LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
PR3812653	2021/04/08	NO ASSGN RENT GEN <i>REMARKS: PR3812652.</i>		1840-50 BLOOR EAST (MISS.) LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
PR3812654	2021/04/08	NO CHARGE LEASE <i>REMARKS: PR1945268.</i>	\$65,546,400	2191807 ONTARIO INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
PR3812655	2021/04/08	NO ASSGN RENT GEN <i>REMARKS: PR3812654</i>		2191807 ONTARIO INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
PR3812670	2021/04/08	NO ASSGN RENT SPEC <i>REMARKS: PR1945268.</i>		1840-50 BLOOR EAST (MISS.) LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
PR3812671	2021/04/08	POSTPONEMENT <i>REMARKS: PR3740549 TO PR3812652</i>		CANADIAN IMPERIAL BANK OF COMMERCE	COMPUTERSHARE TRUST COMPANY OF CANADA	C
PR3812672	2021/04/08	POSTPONEMENT <i>REMARKS: PR3740557 TO PR3812654</i>		CANADIAN IMPERIAL BANK OF COMMERCE	COMPUTERSHARE TRUST COMPANY OF CANADA	C



**Chain OF TITLE - 1840-0850 Bloor St., Mississauga – G2S24012**  
**Parcel Register 13332-0514 – Lot 1 Plan 775**  
**Previously Part Blocks H & G Plan 675**  
**Originally Part lot 2 NDS Township of Toronto - LRO # 43 Peel County**

Instr. No.	Type	Registration Date	From	To	Value / Land / Remarks
	Patent	19 Apr 1819	CROWN	COOK, ABRAHAM	All Lot 2 Con 1 N of Dundas St.
4492	Bargain & Sale	3 Jun 1823	COOK, ABRAHAM	SILVERTHORN, GEORGE	100 Acres – Front Part Lot 2
10362	Bargain & Sale	6 Dec 1833	SILVERTHORN, GEORGE	BAGWELL, JOHN	100 Acres – Front Part Lot 2
19095	Bargain & Sale	11 Dec 1841	BAGWELL, JOHN	SILVERTHORN, GEORGE	100 Acres – Front Part Lot 2
19096	Bargain & Sale	11 Dec 1841	SILVERTHORN, GEORGE	BAGWELL, JOHN	100 Acres – Front Part Lot 2
22117	Bargain & Sale	8 Feb 1844	BAGWELL, JOHN	ELGIE, JOHN	100 Acres -
980	Bargain & Sale	3 Oct 1854	ELGIE, JOHN	ALDERSON, JAMES	65 Acres – All front part except part in 298
7969	Trust Deed	9 Sep 1890	ALDERSON, CATHERINE	ALDERSON, WILLIAM	From 65 Acres & other lands – upon certain trusts etc. – James Alderson Estate
11806	Quit Claim	11 Feb 1905	ALDERSON, THOMAS S.	ALDERSON, VICTOR A.	65 Acres
12059	Quit Claim	2 Nov 1905	ALDERSON, VICTOR A.	CLARKSON, JOHN	Front 65 Acres – except part sold to Bethesda Methodist Church

**Chain OF TITLE - 1840-0850 Bloor St., Mississauga – G2S24012**  
**Parcel Register 13332-0514 – Lot 1 Plan 775**  
**Previously Part Blocks H & G Plan 675**  
**Originally Part lot 2 NDS Township of Toronto - LRO # 43 Peel County**

12060	Bargain & Sale	2 Nov 1905	ALDERSON, WILLIAM M. (Trustee)	CLARKSON, JOHN	Same lands in 12059
17810	Bargain & Sale	3 Oct 1916	CLARKSON, JOHN	CLARKSON, NORMAN	Front Part – 65 Acres – Except part
36417	Grant	22 Jan 1935	CLARKSON, ARTHUR W., CLARKSON, NORMAN P. WARD, DAVID HECTOR EXTRS JOHN CLARKSON ESTATE	CLARKSON, ALBERTA	Part Lot 2
36418	Grant	22 Jan 1935	CLARKSON, ARTHUR W. “et al” EXTRS JOHN CLARKSON ESTATE ALBERTA CLARKSON “ET AL” beneficiaries and devisees of JOHN CLARKSON, deceased	CLARKSON, NORMAN P.	Part Lot 2
127982	Grant	25 Apr 1960	CLARKSON, ALBERTA	WHARTON INVESTMENTS LIMITED	Part Lot 2
127983	Grant	25 Apr 1960	CLARKSON, NORMAN P.	WHARTON INVESTMENTS LIMITED	Part Lot 2
145673	Certificate of Title	30 Apr 1962	TO CERTIFY THAT WHARTON INVESTMENTS LIMITED is owner @ 4:30 p.m. on 15 Feb 1962		Part Lot 2
675	Plan of Subdivision	20 Jul 1962		WHARTON INVESTMENTS LIMITED	Subdivision of Part Lot 2 Con 1 N.D.S.
148747	Grant	14 Sep 1962	WHARTON INVESTMENTS LIMITED	THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF TORONTO	Block G Plan 675
178396	Grant	1 Apr 1965	WHARTON INVESTMENTS LIMITED	RIBO CONSTRUCTION LIMITED THENATE CONSTRUCTION LIMITED	Block H Plan 675

**Chain OF TITLE - 1840-0850 Bloor St., Mississauga – G2S24012**  
**Parcel Register 13332-0514 – Lot 1 Plan 775**  
**Previously Part Blocks H & G Plan 675**  
**Originally Part lot 2 NDS Township of Toronto - LRO # 43 Peel County**

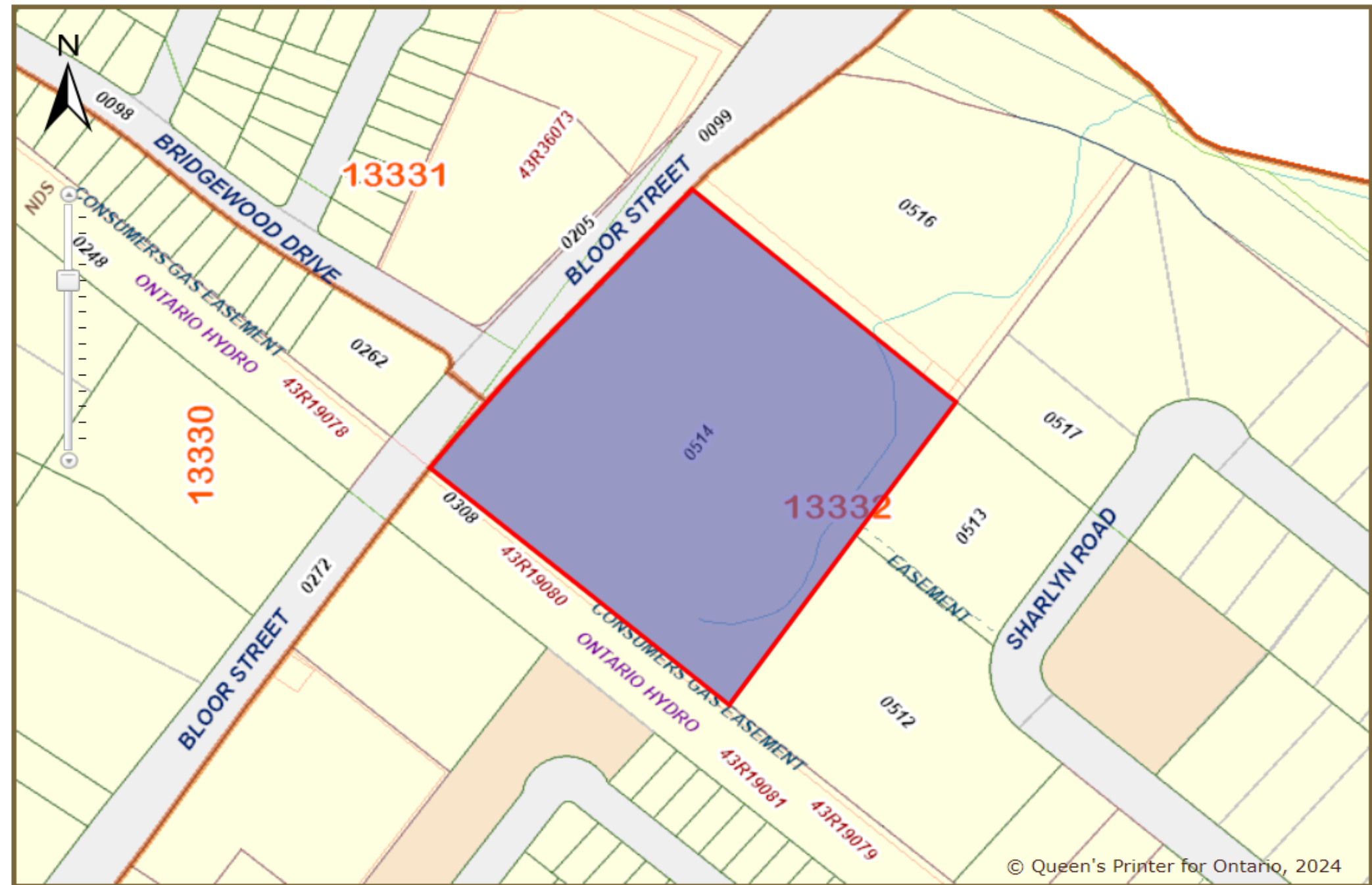
SALIC CONSTRUCTION LIMITED AS  
 NORBAY DEVELOPMENTS

VS29852	Grant	11 Jan 1967	THE CORPORATION OF THE TOWNSHIP OF TORONTO	RIBO CONSTRUCTION LIMITED THENATE CONSTRUCTION LIMITED SALIC CONSTRUCTION LIMITED AS NORBAY DEVELOPMENTS	Block G Plan 675
775	Plan of Subdivision	11 Jan 1967	NORBAY DEVELOPMENTS SUBDIVISION	All Blocks G & H Plan 675 & all Blocks E F & G Plan 680	Lot 1 Plan 775
VS37214	Transfer	1967/04/20	RIBO CONSTRUCTION LIMITED "ET AL" AS NORBAY DEVELOPMENTS	TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	Part Lot 1 Plan 775
VS37216	Transfer	1967/04/20	RIBO CONSTRUCTION LIMITED "ET AL" AS NORBAY DEVELOPMENTS	TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	Part Lot 1 Plan 775

Parcel Register 13332-0514 – Created 1998/10/19 – Lot 1 Plan 775 as in VS37214, VS37216  
 Re-Entry from 13332-0946

PR29381	Transfer	2000/12/28	TRANS COUNTY DEVELOPMENT CORPORATION LIMITED	1840-50 BLOOR EAST (MISS.) LTD.
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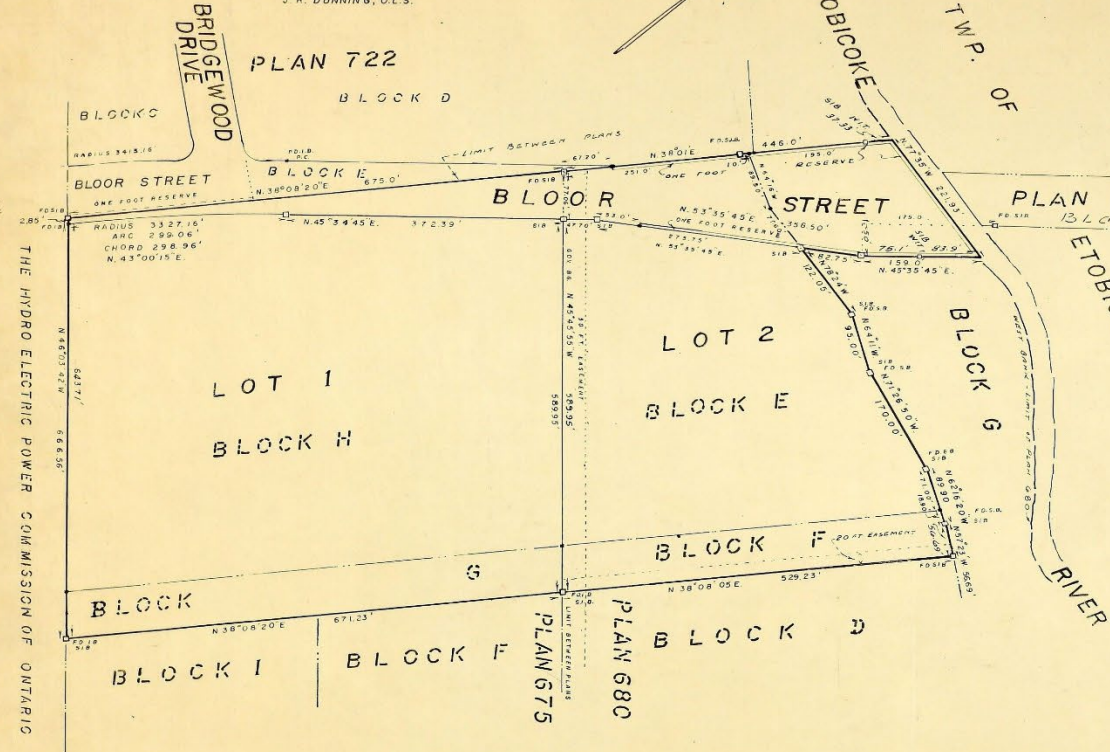
E. & O. E. – Completed by P.L.P. Titles Ltd. on the 3 February 2024 - Information has been obtained from the Title Abstracts – Please Note that the Title Abstract pages have been microfilmed – are difficult to read – dates, names & registration numbers may not be interpreted correctly – documents have Not been printed or reviewed to determine the accuracy of the lands to the subject property – This Search is done by following the names back in the title – For 100% Accuracy the deeds should be acquired and plotted --



PIN	Type	Address	Area	Map Status
13332-0514	Parcel	1840 AND 1850 BLOOR STR...	39362m <sup>2</sup>	

775  
 PLAN OF SUBDIVISION OF  
 ALL OF BLOCKS H & G - PLAN 675  
 ALL OF BLOCKS E & F AND  
 PART OF BLOCK G - PLAN 680  
 TOWNSHIP OF TORONTO  
 COUNTY OF PEEL

SCALE: 1" = 100 FT.  
 J. R. DUNNING, O.L.S.



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.  
 THE SURVEY WAS COMPLETED ON THE 11th DAY OF MARCH 1966.  
 DATED THIS 17th DAY OF MARCH 1966.  
 J.R. Dunning, O.L.S.  
 JOHN R. DUNNING  
 ONTARIO LAND SURVEYOR

**PLAN CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAN IS A DUPLICATE OF A PLAN BEING A SUBDIVISION OF PART OF PLAN 675 & PART OF PLAN 680 OF THE TOWNSHIP OF TORONTO PREPARED BY ME FOR NORBAY DEVELOPMENTS LIMITED AND LENWORTH DEVELOPMENTS LIMITED, RESPECTIVELY.

775  
 J.R. Dunning, O.L.S.  
 ONTARIO LAND SURVEYOR

**FIELD NOTES**  
 I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE COPY OF THE FIELD NOTES OF SURVEY TAKEN IN CONNECTION WITH THE SURVEY THEREOF.  
 J.R. Dunning, O.L.S.  
 ONTARIO LAND SURVEYOR

**PLAN NOTES**  
 \* THE GOVERNING BEARING HEREON IS NORTH 45° 45' 45" WEST ASSUMED FROM THE COMMON LIMIT BETWEEN PLANS 675 & 680  
 \* STANDARD IRON BARS 1 IN. SQ X 4 FT. LONG DENOTED THUS S.I.B.  
 \* SUBDIVISION BARS 1/2 IN. SQ X 2 FT. LONG " " S.B.  
 \* IRON BARS 5/8 IN. SQ. X 2 FT. LONG " " I.B.

CERTIFICATE OF REGISTRATION OF PLAN OF SUBDIVISION - 775  
 I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE COUNTY OF PEEL AT 4:10 P.M. O'CLOCK OF THE 11th DAY OF January 1967 A.D.  
 AS NUMBER - 775  
 Verallforter  
 REGISTRAR

**OWNERS CERTIFICATE**  
 THIS IS TO CERTIFY THAT: LOTS 1 & 2 BLOOR STREET AND THE ONE FOOT RESERVE AS DESIGNATED WITHIN THE AREA OUTLINED, HAVE BEEN LAID OUT ACCORDING TO OUR INSTRUCTIONS.  
 BLOOR STREET IS HEREBY DEDICATED AS A PUBLIC HIGHWAY DATED THIS 25th DAY OF MARCH 1966.  
**NORBAY DEVELOPMENTS** PER RIBO CONSTRUCTION LIMITED  
 per W. Mendelsohn MARTIN L. MENDELLOW, PRESIDENT.  
 per THE NATE CONSTRUCTION LIMITED  
 per M. Justen MORRIS JUSTEN, PRESIDENT.  
 per SALIC CONSTRUCTION LIMITED  
 per J. Salic ROBERT D. KIZELL, PRESIDENT.

**LENWORTH DEVELOPMENTS LIMITED**  
 J.E. Hollingsworth JAMES ERIC HOLLINGSWORTH, PRESIDENT.  
 Leonard D'Sin LEONARDO D'SIN, VICE-PRESIDENT.



**CONSENT OF MORTGAGEES**  
 THE MORTGAGEES UNDER MORTGAGES REGISTERED AS NUMBER 178397 AND NUMBER 145708 HEREBY CONSENT TO THE REGISTRATION OF THIS PLAN.  
 DATED THIS 30th DAY OF MARCH 1966

**WHARTON INVESTMENTS LIMITED**  
 (INST. NO. 178397)  
 Hugh Wharton HUGH WHARTON, PRESIDENT.  
 Mary E. Wharton MARY E. WHARTON, SECRETARY-TREASURER.

AND **IRWIN JOHN CLARKSON**  
 (INST. NO. 145708)  
 Irwin John Clarkson MORTGAGEE

Serrain M. Skilwood  
 WITNESS

**AFFIDAVIT OF WITNESS TO MORTGAGEE'S CONSENT**  
 I, **LEONARD HARRISON HILLBROOK** OF THE CITY OF TORONTO IN THE COUNTY OF YORK MAKE OATH AND SAY:  
 1. THAT I WAS PERSONALLY PRESENT AND DID SEE THE MORTGAGEES CONSENT ON THIS PLAN SIGNED BY IRWIN JOHN CLARKSON  
 2. THAT THE SAID CONSENT WAS SIGNED BY THE SAID PARTY AT TORONTO.  
 3. THAT I KNOW THE SAID PARTY  
 4. THAT I AM A SUBSCRIBING WITNESS TO THE SAID CONSENT SWORN BEFORE ME AT THE CITY OF TORONTO THIS 30th DAY OF MARCH 1966  
 Serrain M. Skilwood  
 A COMMISSIONER, ETC.

**AFFIDAVIT AS TO AGE**  
 I, **IRWIN JOHN CLARKSON**, MAKE OATH AND SAY THAT AT THE TIME OF EXECUTION OF THIS PLAN I WAS OF THE FULL AGE OF TWENTY-ONE YEARS

SWORN BEFORE ME AT THE CITY OF TORONTO THIS 30th DAY OF MARCH 1966  
 Irwin John Clarkson

J. J. ...  
 A COMMISSIONER, ETC.

Approved under Section 28 of the PLANNING ACT.  
 This 23rd day of January 1967  
 J.P. ...  
 MINISTER OF MUNICIPAL AFFAIRS

DUNNING & TAYLOR  
 ONTARIO LAND SURVEYORS  
 1140 THE QUEENSWAY  
 TORONTO, 18

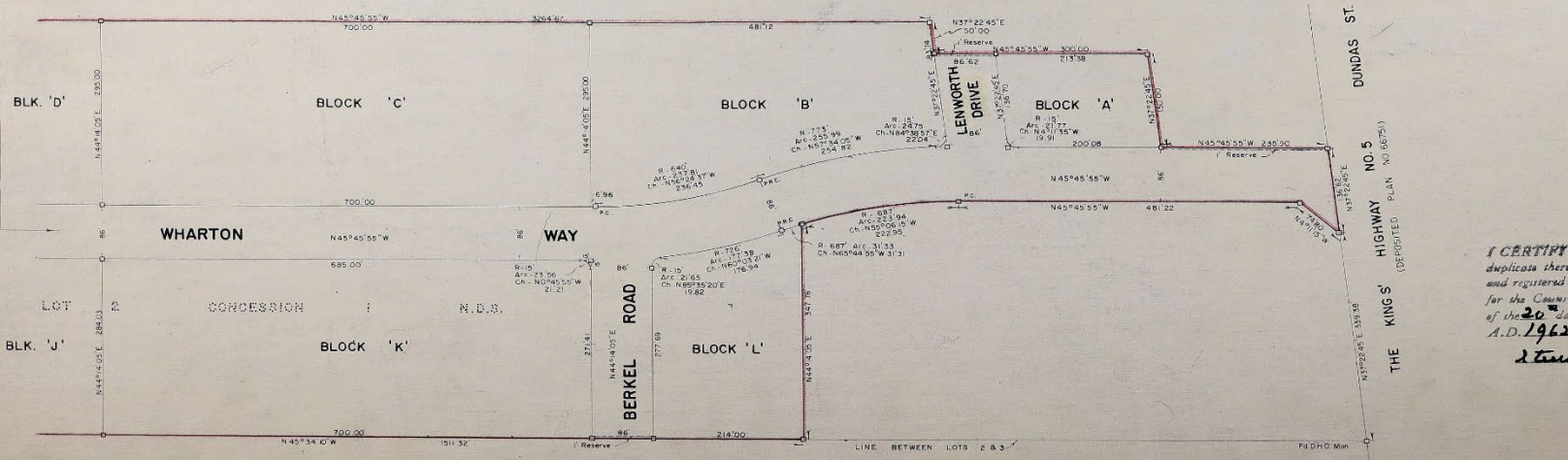
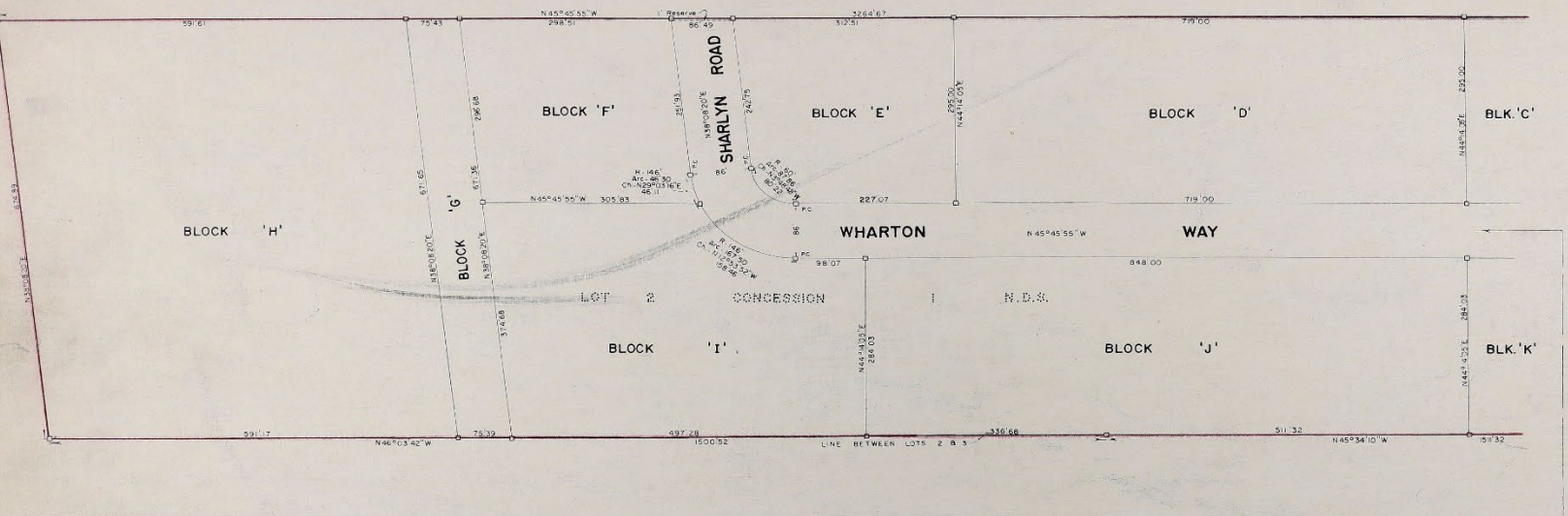
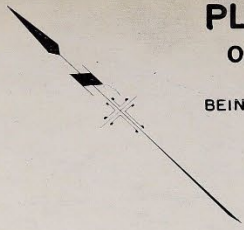
CELT OF TITLE 145673 + 149530 Jan. 1967 775

675

675

**PLAN OF SUBDIVISION  
OF PART OF LOT 2 CONCESSION 1  
NORTH OF DUNDAS STREET  
BEING ALSO THE LANDS SHOWN ON PLAN C.T.A. No. 158  
TOWNSHIP OF TORONTO  
COUNTY OF PEEL**

SCALE: 1 INCH = 100 FEET  
J. E. WICKEN O.L.S. 1962



**SURVEYORS' CERTIFICATE**

I, J. E. Wicken, an Ontario Land Surveyor, certify that:  
(a) I was present at and did personally supervise the Survey represented by this plan.  
(b) This plan accurately shows the manner in which the lands (edged in red) have been surveyed and subdivided by me.  
(c) Every angle of the exterior boundary of the plan is defined in the survey, there by a monument and a monument is placed at one angle of each street intersection shown on this plan.  
(d) I have indicated on the plan the position and form of each of the monuments.  
(e) The monuments conform in all respects to requirements of section 12 of the Survey Act.  
(f) The survey was made by me between the 18 day of APRIL and the 23 day of MAY 1962.  
(g) The survey has been accurately made in accordance with all the provisions of the Survey Act and the Registry Act relating thereto.  
Dated at Toronto the 26 day of JUNE A.D. 1962

*J. E. Wicken*  
Ontario Land Surveyor

**FIELD NOTES**

I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof.  
Dated: JUNE 26 1962  
Toronto

*J. E. Wicken*  
Ontario Land Surveyor

**PLAN CERTIFICATE**

I hereby certify that this is a true and correct copy of a plan (being a subdivision of part of Lot 2, Concession 1, North of Dundas Street, Township of Toronto) prepared by me for Wharton Investments Ltd.  
Dated at Toronto the 26 day of JUNE 1962

*J. E. Wicken*  
Ontario Land Surveyor

**OWNER'S CERTIFICATE**

Blocks A to L inclusive and 10 Reserves within the boundaries edged in red are laid out in accordance with our instructions and the streets within the said boundaries are hereby dedicated as public highways.  
WHARTON INVESTMENTS LIMITED

*Walter Wharton*  
President



**MORTGAGEES' CERTIFICATE**

We as Mortgagees do hereby consent to the filing of this plan.  
*Norman P. Clarkson*  
Witness

*Paul J. Wharton*  
Witness

County of York (Peel) I, ROBERT ERNEST WHARTON of the TOWNSHIP OF TORONTO in the County of PEEL do hereby certify that I was personally present and did see this plan duly signed by Norman Clarkson and Maude Clarkson.  
1. That I was personally present and did see this plan duly signed by Norman Clarkson and Maude Clarkson.  
2. That the said plan was signed by the said parties at this said Township.  
3. That I know the said parties.  
4. That I am a subscribing witness to the said signing.

Sworn before me at the Township of Toronto in the County of PEEL this 26th day of JUNE A.D. 1962.  
*Paul J. Wharton*  
a Commissioner etc.

Approved under Section 28 of the PLANNING ACT  
This 20th day of July 1962.

*Paul J. Wharton*  
MINISTER OF MUNICIPAL AFFAIRS

I CERTIFY that this plan and a duplicate thereof was duly entered and registered in the Registry Office for the County of Peel at 2:45 P.M. of the 30 day of July A.D. 1962 as No. 675  
*Robert Beattie*  
Registrar

5 1/2" X 1 1/2" X 2" plates at all other Block corners  
Standard Iron Bars (1 1/4" X 1/4") shown this  
Bearings are assumed and are referred to the bearing N37°22'45"E of the Northwest limit of Dundas St. as widened according to D.H.O. Plan No. P-1801-60 & Deposited as No. 66751.

675  
**McBAIN & WICKEN**  
ONTARIO LAND SURVEYORS  
4819 YONGE ST. WILLOWDALE  
M4A 2R5

675

**Appendix C:  
Street Directories**

**Street Directories**  
**Potentially Contaminating Activities (PCAs)**

Address	Potentially Contaminating Activity	Site Occupant	Years Occupied
1865 Sharlyn Road South adjacent	PCA #32 – Iron and Steel Manufacturing and Processing	Walbar Machine Products of Canada Ltd	1969 - 1982
	PCA #34 – Metal Fabrication	United Steel Workers of American 8991 (Plant 1)	1988
3280 Wharton Way South adjacent	PCA #34 – Metal Fabrication	Highway Trailers of Canada Ltd	1969 - 1976
		Ditch Witch of Ontario Div. of Wajax Indus Ltd	1982 - 1995
		A E E Div Of Wajax	1995
		Wajax Industries Limited	1995 - 2001
1780 Bloor Street ~40 m west	PCA #10 – Commercial Autobody Shops	Solutions Automotive YBS	2001
3289 Lenworth Drive ~45 m southeast	PCA #34 – Metal Fabrication	Control Panels Ltds	1969 - 1976
		Rcik Reedy Limited	1969
		Tor MFG Co Ltd The	1969 - 1973
		Miller Fluid Power Ltd	1969 - 1976
	PCA#57 – Vehicles and Associated Parts Manufacturing	Cummins Eastern Canada Processing	1969 - 1976
		Fiat Aircraft Co	1969
	PCA#43 – Plastics (including Fibreglass) Manufacturing and Processing	Plastic Heat-Sealing Co	1969
PCA#19 – Electronic and Computer Equipment Manufacturing	Photo-Matic Ltd Elec Mfrs	1982	
3262 Lenworth Drive ~ 110 m south	PCA#19 – Electronic and Computer Equipment Manufacturing	Allen Electric MFG & Equipment Co of Canada Ltd Sales	1969
	PCA #10 – Commercial Autobody Shops	Cooksville Recon Centre Ltd	1973 - 1976
	PCA#43 – Plastics (including Fibreglass) Manufacturing and Processing	Accurol Systems Inc	1982 - 1995
	PCA#8 – Chemical Manufacturing, Processing, and Bulk Storage	Sur-Chem Chemical Products Inc	1982



Address	Potentially Contaminating Activity	Site Occupant	Years Occupied
3279 Lenworth Drive ~145 m southeast	PCA#26 – Foam and Expanded Foam Manufacturing and Processing	Star Foam Co	1976
	PCA#33- Metal Treatment, Coating, Plating, and Finishing	Cameron Compressor	1955
	PCA#43 – Plastics (including Fibreglass) Manufacturing and Processing	Applied Epoxies Ltd	1988
	PCA#57 – Vehicles and Associated Parts Manufacturing	N S Precision Co Ltd	1969 - 1976
3260 Lenworth Drive ~ 155 m south	PCA #34 – Metal Fabrication	Watson Metals Ltd	1969
		Perry Submersibles Ltd	1973
3267 Lenworth Drive ~165 m southeast	PCA #34 – Metal Fabrication	Fabreeka-Canada Ltd	1969
		Creighton Rock Drill Ltd	1973
3269 Lenworth Drive ~170 m southeast	PCA#57 – Vehicles and Associated Parts Manufacturing	Pontiac MFG Ltd	1969 - 1973
	PCA#19 – Electronic and Computer Equipment Manufacturing	Imaging and Communication Systems Inc	1982
3250 Lenworth Drive ~ 180 m south	PCA #34 – Metal Fabrication	Allen Elec Mfg & Equipment Co Can Ltd	1973 - 1982
		Allen Test Testproducts Division The Allen Group Canada	1988
	PCA#19 – Electronic and Computer Equipment Manufacturing	Motron Services	1973

Address	Potentially Contaminating Activity	Site Occupant	Years Occupied
3259 Lenworth Drive ~180 m southeast	PCA#57 – Vehicles and Associated Parts Manufacturing	South Peel Autoparts	1973 - 1976
	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	All-Wood Custom Products	1982
3265 Wharton Way ~185 m south	PCA#11 – Commercial Trucking and Container Terminals	A & H Express Lines Ltd	1973 - 1982
		Nu Way Freight Lines	1973 - 1976
		FTI Transportation Corp	1988
3249 Lenworth Drive ~ 200 m southeast	PCA#11 – Commercial Trucking and Container Terminals	Maciver & lines Ltd	1969 - 1988
	PCA#8 – Chemical Manufacturing, Processing, and Bulk Storage	Unipex Sales Ltd	1969
3240 Wharton Way ~230 m south	PCA#26 – Foam and Expanded Foam Manufacturing and Processing	Peabody Engineering Corp of Canada Ltd	1969 - 1976
		Electric Insulation and Fibre Co Ltd	1982 - 1988
		I D I Independent Distributors	1988
	PCA #10 – Commercial Autobody Shops	Lawrence Auto Leasing	1995 - 2001
3258 Wharton Way ~230 m south	PCA#8 – Chemical Manufacturing, Processing, and Bulk Storage	Airkem of Canada Ltd	1973
		Airkem 24 Hr Smoke Odor Service	1973

Address	Potentially Contaminating Activity	Site Occupant	Years Occupied
		American-Lincoln Floor Care Equipment	1973
	PCA#29 – Glass Manufacturing	Hollander Glass Canada	1988
3227 Lenworth Drive ~240 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage PCA# 45 – Pulp, Paper and Paperboard Manufacturing and Processing	International Games of Canada Ltd	1969 - 1982
	PCA #10 – Commercial Autobody Shops PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Automotive Refinish Technologies Inc	1995 - 2001
3228 Lenworth Drive ~245 m southeast	PCA #34 – Metal Fabrication	L&B Tool & MFG Ltd	1969 - 1973
	PCA#33- Metal Treatment, Coating, Plating, and Finishing PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Promat Coatings Limited	1976
	PCA#49 – Salvage Yard, Including Automobile Wrecking	Canterbury Metals Limited	1988

**Street Directories**  
**Industrial, Commercial, and/or Institutional Property Use**

Site		
Address	Property Use	Years Occupied
1840 Bloor Street Site	Not Listed	<1960
	Canadian Scholarship Trust Plan	1995
	Trans County Developments Ltd	2001
1850 Bloor Street Site	Security One Systems	1979
	Trans County Developments Ltd	2001
	Not Listed	<1960

South		
Address	Property Use	Years Occupied
1865 Sharlyn Road South adjacent	Walbar Machine Products of Canada Ltd	1969 - 1982
	United Steel Workers of American 8991 (Plant 1)	1988
	Not Listed	<1960
3280 Wharton Way South adjacent	Highway Trailers of Canada Ltd	1969 - 1976
	Ditch Witch of Ontario Div. of Wajax Indus Ltd	1982 - 1988
	A E E Div Of Wajax	1995
	Wajax Industries Limited	1995 - 2001
	Not Listed	<1960
3262 Lenworth Drive ~ 110 m south	Allen Electric MFG & Equipment Co of Canada Ltd Sales	1969
	California Car Wash Systems Ltd	1969
	Cooksville Recon Centre Ltd	1973 - 1976
	Accuro Systems Inc	1982 - 1995
	Perfectaroll Systems Inc	1982
	Sur-Chem Chemical Products Inc	1982
	Not Listed	<1960
3260 Lenworth Drive ~ 155 m south	Watson Metals Ltd	1969
	Perry Submersibles Ltd	1973
	Archer Engineering and Demolition Co Ltd	1976
	Halliday-Armstrong Ltd	1982
	Carmichael Engineering Ltd	2001
	Not Listed	<1960
3266 Wharton Way ~ 155 m south	Laminating Choice Canada	2001
	Not Listed	<2001
3250 Lenworth Drive ~ 180 m south	Allen Elec Mfg & Equipment Co Can Ltd	1973 - 1982
	Allen Test Testproducts Division The Allen Group Canada	1988
	Motron Services	1973
	Prospex Roofing Products Inc	1995
	Trans Canada Construction	2001
	Not Listed	<1960
3265 Wharton Way ~185 m south	Lewis Transport Ltd Head Office	1969
	A & H Express Lines Ltd	1973 - 1982
	Nu Way Freight Lines	1973 - 1976
	FTI Transportation Corp	1988
	Vancouver Inland Express	1988
	Ardent Labs Ltd	1995 - 2001
	Bearings and Belting Canadian Serbian Council	1995 – 2001
	Erindale Machine Repair Inc	1995 – 2001
	Freelance Graphic Systems Inc	1995 – 2001

	Multihull Marine Ltd	1995
	Regal Press Canada Ltd	1995 – 2001
	Safna Vacations Canada Ltd	1995
	Serbian Brothers Help Of Canada	1995 – 2001
	Servicemaster	1995 – 2001
	Toronto Industrial Supply Torres	1995
	Crespak International Inc	2001
	Pexi Int (Apple Polishing System)	2001
	Piemonte Aluminum Ltd	2001
	Russo's Disaster Restoration Ltd	2001
	Not Listed	<1960
3245 Wharton Way ~ 210 m south	Vallance Brown Co Ltd Whole Hardware	1969 - 1976
	Jack A Frost Ltd	1982 - 2001
	Contrology Inc	1988 - 2001
	Not Listed	<1960
3246 Wharton Way ~210 m south	Altype Heat Treat Industries Ltd	1969 - 1995
	Not Listed	<1960
3240 Lenworth Drive ~ 215 m south	Famous Schools of Westport Inc	1969 - 1973
	Bond Worth (Canada) Ltd	1973
	F S S C Limited	1973
	Famous Artists School	1973
	Famous Photographers School	1973
	Famous Writers School	1973
	Nican Trading Co Ltd	1982
	Sundown Collection The	1982
	Full Bore Marketing Ltd	1988
	Armcore Agencies Inc	1995 - 2001
	Not Listed	<1960
	3240 Wharton Way ~230 m south	Peabody Engineering Corp of Canada Ltd
Electric Insulation and Fibre Co Ltd		1982 - 1988
I D I Independent Distributors		1988
Lawrence Auto Leasing		1995 – 2001
A AAABA Rick Moving and Storage		2001
Not Listed		<1960
3258 Wharton Way ~230 m south	Lambert-Hoppen Ltd	1969
	Airkem of Canada Ltd	1973
	Airkem 24 Hr Smoke Odor Service	1973
	American-Lincoln Floor Care Equipment	1973
	Thorough-Bread Industries of Canada Ltd	1976
	Grandma Lee's	1982
	Hollander Glass Canada	1988
	Cor-lyn International Inc	2001
	Lee Li Wholesale Meat	2001
	Not Listed	<1960

3235 Wharton Way ~245 m south	Dilworth Second Meagher & Associates Ltd	1969 – 1982
	Trafficon Holdings Inc	1988
	Wetmore Leasing Ltd	1988
	Superspike Inc	2001
	Not Listed	<1960

Southeast		
Address	Property Use	Years Occupied
1885 Sharlyn Road ~10 m southeast	Halo of Canada Lighting Inc	1969 – 1976
	Sturdymet Co Ltd	1982 - 2001
	Not Listed	<1960
3289 Lenworth Drive ~45 m southeast	Control Panels Ltds	1969 - 1976
	Cummins Eastern Canada Processing	1969
	Fiat Aircraft Co	1969
	Flick-Reedy Limited	1969
	Gail International Canada	1969
	Jondel Ltd	1969 - 1973
	Lewthorn Distribution Enterprises Ltd	1969 - 1988
	Nedo Custom Builders Ltd	1969
	Nelson Business Machines Ltd	1969
	Orthopedic Equipment Co Ltd	1969 - 1976
	Plastic Heat-Sealing Co	1969
	S S I	1969 - 1982
	Schaefer System International	1969
	Tor MFG Co Ltd The	1969 - 1973
	Trecan Limited	1969 - 1973
	Wolf X-Ray Corp Ltd	1969 - 1973
	Foxbord Co Ltd Industrial Instruments	1969 - 1973
Beamish B D Automation	1973 - 1976	
Elegant Lamp Co	1973	
Industrial Distributing Co	1973 - 1982	
Miller Fluid Power Ltd	1973 - 1976	

<b>Southeast</b>		
Address	Property Use	Years Occupied
	Roctest Ltd	1973
	Streamline Copper and Brass Ltd	1973
	Computer Utility Management Ltd	1976
	Thomas I A	1976
	Cameron Group	1982
	Independent Systems Balancing	1982
	O'Connor's Cartage	1982
	O'Connor's Moving and Storage	1982
	Photo-Matic Ltd Elec Mfrs	1982
	Prescision Multiple Controls Inc	1982 - 1988
	Provincial Property Management Ltd	1982
	Camichael Engineering Ltd	1988- 1995
	Frontier Tire Systems	1988
	Heritage Rehabilitation Products Inc	1988
	Janlak Products Ltd	1988
	K B I Diesel Start	1988
	X L Electronics Can	1988
	Arc En Cief Produce Inc	1995
	Cover Factory The Enrich International Independent Distributor	1995 – 2001
	Gears and Rears Parts Limited	1995 – 2001
	Hood Sailmakers	1995 – 2001
	Mmg Hospital Homecare Company	1995 – 2001
	Sky Teck Labs Inc	1995 – 2001
	True Tone Graphics Inc	1995 – 2001
	Vision Sound	1995
	Anime Universe	2001
	Barker H C And Son Ltd	2001
	Complete Spray Paint Equipment	2001



Southeast		
Address	Property Use	Years Occupied
	Greco Group	2001
	White Oaks Homes	2001
	Ramsey Enterprises	2001
	Make My Day	2001
	Not Listed	>1960
3279 Lenworth Drive ~145 m southeast	Canadian Koyo Co Ltd	1969
	Carlton Confectionery Ltd	1969 - 1973
	Creative Merchandising Ltd	1969
	Customaid Braggirdle Co	1969
	Kalish M G Co Ltd	1969 - 1988
	N S Precision Co Ltd	1969 - 1976
	Polydor Records Canada	1969
	Fabreeka-Canada Ltd	1973 - 1988
	Kemp Sales Action Ltd Sales Trai	1973
	Sound 21 Ltd	1973 - 1976
	Packaged Facilities Co Ltd	1976
	Scala Music Sales Ltd	1976
	Shoppers Records and Tape Marts Ltd Admin Office	1976
	Konput Machine Co Ltd	1976
	Star Foam Co	1976
	Superline Refrigeration Mfg Co	1982 - 1988
	Wood Delight	1982
	Applied Epoxies Ltd	1988
	Canadian Institute Hairstylists	1988
	Cutraras Festival Produce	1988 - 1995
Cameron Compressor Ltd	1955	
Fairpac Inc	1995	
Jeffreys Design Build Renovate	1995	

<b>Southeast</b>		
Address	Property Use	Years Occupied
	Northern Cosmetics Ltd	1995 – 2001
	Nova Printing	1995
	Quest Canada Products	1995
	Zenka Beauty Systems Ltd	1995 – 2001
	Crazy Dave's	2001
	Crown-VMS Canada Ltd	2001
	Freight Clearance Warehouse	2001
	Jim Woong Canada	2001
	STV Distribution	2001
	TDS Industrial Supply	2001
	Not Listed	<1960
3267 Lenworth Drive ~165 m southeast	Fabreeka-Canada Ltd	1969
	Creighton Rock Drill Ltd	1973
	Wareshe	1976
	Forex Machine and Tool Co	1982 - 1995
	Camerson Compressor Ltd	2001
	Gibbins Grant A Equipment Company Limited	2001
	Not Listed	<1960
3269 Lenworth Drive ~170 m southeast	Pontiac MFG Ltd	1969 - 1973
	Imaging and Communication Systems Inc	1982
	Not Listed	<1960
3257 Lenworth Drive ~175 m southeast	Cambridge Confections	1969 - 2001
	Kaell Seco Ltd Food Brkrs	1969 - 1982
	Ho Imaging Ltd	2001
	Not Listed	<1960
3259 Lenworth Drive ~180 m southeast	Stoneleigh Constrn Ltd	1969
	South Peel Autoparts	1973 - 1976
	Adventure Charcoal Enterprises Ltd	1976
	All-Wood Custom Products	1982
	S A G A Kitchens 1982	1982
	Not Listed	<1960
3249 Lenworth Drive	Maciver & lines Ltd	1969 - 1988

Southeast		
Address	Property Use	Years Occupied
~ 200 m southeast	Unipex Sales Ltd	1969
	Gallant Foods Inc	1995
	Richmond Hill Food Dist Ltd	2001
	Not Listed	<1960
3227 Lenworth Drive ~240 m southeast	International Games of Canada Ltd	1969 - 1982
	O'Connor's Cartage Moving and Storage	1988
	Automotive Refinish Technologies Inc	1995 - 2001
	Not Listed	<1960
3228 Lenworth Drive ~245 m southeast	L&B Tool & MFG Ltd	1969 - 1973
	Promat Coatings Limited	1976
	Canterbury Metals Limited	1988
	City Clean	1995
	Impro Construction Services Ltd	2001
	Not Listed	<1960

North		
Address	Property Use	Years Occupied
3415 Bridgewood Drive ~90 m north	Torres Transport	1976
	Not Listed	<1960
1867 Bloor Street ~95 m north	Berg Liquor Dispensing Ltd	1976
	Mager Mort Agencies	1995
	A Global Consulting	2001
	Not Listed	<1960
3447 Bridgewood Drive ~190 m north	Capone and Co Elec Contractors	1973 - 1982
	Not Listed	<1960

Northeast		
Address	Property Use	Years Occupied
1876 Steepbank Crescent ~185 m northeast	Gentex Pharmaceuticals Inc	1992
	Not Listed	<1960

Northwest		
Address	Property Use	Years Occupied
1785 Bloor Street ~45 m northwest	Lindwood Apartments	2001
	Not Listed	<1960
3395 Ponytail Drive ~180 m northwest	Ponytail Terrance	1995 - 2001
	Not Listed	<1960
West		
Address	Property Use	Years Occupied

<b>Northwest</b>		
<b>Address</b>	<b>Property Use</b>	<b>Years Occupied</b>
1780 Bloor Street ~40 m west	Toronto Landscaping and Gardening Services	1973 – 1976
	Maid-In-Canada Inc	1982
	Lehndorff Property Management	1982 - 1988
	Kris Waterproofing	2001
	Not Listed	<1960
1759 Bloor Street ~125 m west	Coventry Apartments	1982
	Norbrooke Investments Limited	1982 – 1988
	Dixie Southern Baptist Church	1988
	Not Listed	<1960
1745 Bloor Street ~185 m west	Ding-Ling Carpet Installations	1976
	Bristol Arms Apartments	1995 - 2001
	A B Cleaning	2001
	Not Listed	<1960
1914 Kirkwall Crescent ~210 m west	Achievement Development Institution	1973
	Not Listed	<1960

<b>East</b>		
<b>Address</b>	<b>Property Use</b>	<b>Years Occupied</b>
1900 Bloor Street East adjacent	Lenworth Development Ltd (Job Site)	1973
	Lenworth Towers	1982 – 1995
	De Winter Landscaping and Snow Removal	1982
	Acadia Industries	2001
	Not Listed	<1960

**Appendix D:  
Environmental Source Information**



## Automotive Refinish Technologies, Inc. (incorporated)

Instrument type(s): Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR registry number	IA01E1098
Ministry reference number	6355-4Z2K9U
Ministry	Ministry of the Environment
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Notice stage	Decision Archive
Date decision loaded to the registry	November 02, 2006
Date proposal loaded to the registry	July 27, 2001

Public consultation on the proposal for this decision was provided for: **30 days**

Comment period start date: **July 27, 2001**

Comment period end date: **August 26, 2001**

## Original proposal

## Automotive Refinish Technologies, Inc. (incorporated)

Instrument type(s): Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR registry number	IA01E1098
Ministry reference number	6355-4Z2K9U
Ministry	Ministry of the Environment
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Notice stage	Proposal Archive
Date proposal loaded to the registry	July 27, 2001

**The comment period for this proposal is now over.**

## Cameron Compressor Limited

### Instrument type(s): Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR registry number	010-0479
Ministry reference number	1460-72LMTW
Ministry	Ministry of the Environment
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Notice stage	Decision Archive
Date decision loaded to the registry	May 05, 2008
Date proposal loaded to the registry	May 02, 2007

Public consultation on the proposal for this decision was provided for:

**30 days**

**Keyword(s):**

Air

Comment period start date:

**May 02, 2007**

Comment period end date:

**June 01, 2007**

## Original proposal

### Cameron Compressor Limited

### Instrument type(s): Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9

EBR registry number	010-0479
Ministry reference number	1460-72LMTW
Ministry	Ministry of the Environment
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Notice stage	Proposal Archive
Date proposal loaded to the registry	May 02, 2007

**The comment period for this proposal is now over.**

**Keyword(s):**

Air



October 8, 2009

**Zolty Holdings L.P. operated as 1840-50 Bloor East (Miss.) Ltd.**  
2727 Victoria Park Avenue, Suite 1011  
Toronto, ON,  
M1T 1A6

Attn: Ms. Gabriela Tufa, Property Manager

**Re: Site Inspection at 1840 and 1850 Bloor Street East, Mississauga, ON, L4X 1T2 (1T3)**

On September 16, 2009, I attended the above noted address for the purpose of conducting an inspection. This inspection was focused on ensuring compliance with Ontario Regulation 103/94. I met briefly with Ms. Stanca Karapanceva and Ms. Slavica Cegkova, Building Superintendents and discussed the requirements of the Regulation.

Please find the inspection reports attached.

Please note that to be in compliance with the requirements of Ontario Regulation 103/94 the owner of a multi-unit residential building has to implement a Source Separation Program that includes, but is not limited to, the following:

- A. The provision of facilities at the multi-unit residential building that are adequate to collect, handle and store the source separated waste;
- B. Measures are taken that the source separated waste is picked up from the multi-unit residential building by a licenced hauler and taken to facilities that will reuse and/or recycle the source separated waste;
- C. The provision of information to users and potential users of the Source Separation Program that: i) describes the performance of the Source Separation Program; and ii) encourages full use of the Source Separation Program;
- D. Make reasonable efforts to ensure that the source separated waste is reused or recycled.

I have enclosed links to the relevant guidance documents and web-based resources to assist you. If you have any questions, please contact me for assistance at Tel: 416-314-1117; Toll free: 1-866-482-9967; Fax: 416-314-4464 or by Email: [sorina.marinescu@ontario.ca](mailto:sorina.marinescu@ontario.ca).

Sincerely,

Sorina Marinescu  
Provincial Officer (Badge # 1328)



# MINISTRY OF ENVIRONMENT WEB BASED REFERENCE MATERIAL

## WASTE AUDITS AND WORK PLANS

### General Information about Ministry Programs:

Ministry of the Environment Web Site  
<http://www.ene.gov.on.ca/>

Ministry of the Environment Public Information System Web Site  
<http://www.ene.gov.on.ca/pic.htm>

### Link to Source Separation Guide:

<b>Publication Number</b>	<b>Document Name and Link</b>
2478e01	“A Guide to Source Separation of Recyclable Materials for Industrial, Commercial and Institutional Sectors and Multi-Unit Residential Buildings” <a href="http://www.ene.gov.on.ca/publications/2478e01.pdf">http://www.ene.gov.on.ca/publications/2478e01.pdf</a>

### Links to 3R's Regulations:

You may view all Ontario legislation (including the 3R's regulations) in their entirety by accessing the government's e-laws web site at:

[www.e-laws.gov.on.ca](http://www.e-laws.gov.on.ca)

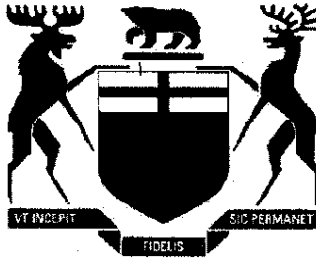
Or you may link directly to the regulations using the following web addresses:

Ontario Regulation 102/94

[http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_940102\\_e.htm](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940102_e.htm)

Ontario Regulation 103/94

[http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_940103\\_e.htm](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940103_e.htm)



Ontario

**Ontario Ministry of the Environment**

**Sector Compliance Branch**

## **INSPECTION REPORT**

Orchard Place

1840 Bloor Street

Mississauga, ON, L4X 1T2

District Office: Halton-Peel

**Inspection Completion Date: Sep 16, 2009**



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU38F**

Page 1 of 8

**Company Information****Company Identification**

<b>Company Name</b>	<b>Business Identification Number</b>	<b>Business Name</b>
Zolty Holdings L.P. operated as 1840-50 Bloor East (Miss.) Ltd.		

**Company Address**

<b>Street Address, Unit Identifier</b>	<b>District Office</b>		
2727 Victoria Park Ave., Suite 1011	Toronto		
<b>Municipality (Type)</b>	<b>County/District</b>	<b>Province</b>	<b>Postal Code</b>
Toronto (City)		ON	M1T 1A6

**Company Mailing Address**

<b>Street Address, Unit Identifier</b>	<b>City</b>	<b>Same As Company</b>	<b>No</b>
2727 Victoria Park Ave., Suite 1011	Toronto		
<b>Province/State</b>	<b>Postal Code</b>	<b>Country</b>	
ON	M1T 1A6	Canada	



## Inspection Information

Inspection Report 1-AU38F Pass/Fail PASS

Incident Report Reference Number (IRRN): 2322-7WLQ4X

### Inspection Report Summary

On September 16, 2009 an inspection was conducted by Provincial Officer Sorina Marinescu at the multi-unit residential building located at 1840 Bloor Street East, Mississauga, ON, L4X 1T2 to assess compliance with Ontario Regulation 103/94 of the Environmental Protection Act.

O. Reg. 103/94 requires multi-unit residential buildings that have 6 or more dwelling units to implement a Source Separation Program for the waste generated at the building. The program shall separate the following waste categories for the purpose of reuse or recycle: aluminum food or beverage cans, glass bottles and jars for food or beverage, newsprint, PET bottles for food or beverage, steel food or beverage cans and the categories of waste that are collected or accepted by the blue box waste management system of the municipality where the building is located.

The building is owned by Zolty Holdings L.P operated as 1840-50 Bloor East (Miss.) Ltd. and has more than 6 residential units.

The officer met on site with Ms. Stanca Karapanceva, Building Superintendent and discussed the requirements of the regulation and the waste management at this location.

At the time of the inspection a Source Separation Program was implemented for all required categories of waste.

For more details please see the Field Inspection Observations section of this report.

## Site Information

### Site Identification

Site Name Orchard Place District Office Halton-Peel

Contact Name : Gabriela Tufa, Property Manager Contact Phone # : (416) 756-3962 x25

### Site Address

Street Address, Unit Identifier  
1840 Bloor Street

Municipality (Type)	County/District	Province	Postal Code
Mississauga (City)	Regional Municipality of Peel	ON	L4X 1T2

### Site Mailing Address

Same As Site Address: No



Ontario

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

Inspection Report #: 1-AU38F

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**Street Address, Unit Identifier**

**City**

**Province/State**

**Postal Code**

**Country**



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU38F**

**Page 4 of 8**

### Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Sorina Marinescu	1328
Supervisor	Robert Ward	867



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU38F**

**Page 5 of 8**

## Field Inspection Observations

### Checklist Name: ICI-MUR-Legislative Questions

**Act/Reg:** EPA|Reg103/94|10(1)

**Non-Compliance No**

**Act/Reg Wording:** 10(1) The owner of a building that contains six or more dwelling units shall implement a source separation program for the waste generated at the building.

**Comments/Findings:** At the time of the inspection a Source Separation Program was implemented at this building.

**Act/Reg:** EPA|Reg103/94|2(1)(a)

**Non-Compliance No**

**Act/Reg Wording:** 2(1)(a) A source separation program required under this Regulation must include,

*(a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes*

**Comments/Findings:** At the time of the inspection two recycling bins (4 yard) were provided for the collection of recyclables.

**Act/Reg:** EPA|Reg103/94|2(1)(b)

**Non-Compliance No**

**Act/Reg Wording:** 2(1)(b) A source separation program required under this Regulation must include,

*(b) measures to ensure that the source separated wastes that are collected are removed;*

**Comments/Findings:** The recyclables are removed from site once a week by the Region of Peel Waste Management.

**Act/Reg:** EPA|Reg103/94|2(3)

**Non-Compliance No**

**Act/Reg Wording:** 2(3) A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.

**Comments/Findings:** At the time of the inspection the Source Separation Program provided for all required categories of waste.

**Observation:** Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?

**Observation Type:** Other **Response:** No

**Comments/Findings:** At the time of the inspection there was no indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate.

**Observation:** Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material?

**Observation Type:** Other **Response:** No

**Comments/Findings:** At the time of the inspection there was no indication of a known or anticipated environmental impact during the inspection and/or review of relevant material.



## Field Inspection Observations

Observation: Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment?

Observation Type: Other

Response: No

Comments/Findings: At the time of the inspection there was no indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment.

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Observation: Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?

Observation Type: Other

Response: No

Comments/Findings: At the time of the inspection there was no indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material.

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Ontario

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

Inspection Report #: 1-AU38F

Page 7 of 8

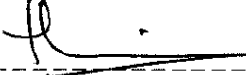


*This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.*

**Sign-Off**

**Primary Officer**      **SORINA MARINESCU**      **Badge Number**    **1328**

**Date**      Oct. 9/09

**Signature**      



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU38F**

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## Inspection Summary Log (Internal)

September 30, 2009	File Status Change - Assigned	
October 07, 2009	File Status Change - Finalized	
October 07, 2009	File Status Change - Inspected	
October 08, 2009	Letter	IR mailed to the company.
October 09, 2009	File Status Change - Reported	
October 19, 2009	File Status Change - Closed	

## Inspection Report Summary (Included in Final Report)

On September 16, 2009 an inspection was conducted by Provincial Officer Sorina Marinescu at the multi-unit residential building located at 1840 Bloor Street East, Mississauga, ON, L4X 1T2 to assess compliance with Ontario Regulation 103/94 of the Environmental Protection Act.

O. Reg. 103/94 requires multi-unit residential buildings that have 6 or more dwelling units to implement a Source Separation Program for the waste generated at the building. The program shall separate the following waste categories for the purpose of reuse or recycle: aluminum food or beverage cans, glass bottles and jars for food or beverage, newsprint, PET bottles for food or beverage, steel food or beverage cans and the categories of waste that are collected or accepted by the blue box waste management system of the municipality where the building is located.

The building is owned by Zolty Holdings L.P operated as 1840-50 Bloor East (Miss.) Ltd. and has more than 6 residential units.

The officer met on site with Ms. Stanca Karapanceva, Building Superintendent and discussed the requirements of the regulation and the waste management at this location.

At the time of the inspection a Source Separation Program was implemented for all required categories of waste.

For more details please see the Field Inspection Observations section of this report.



### Sign-Off

**Primary Officer**

**Badge Number**

**Date**

Oct 19/09

#1328

**Signature**



**Supervisor**

**Badge Number**

**Date**

**Signature**





44x 172

SECTOR COMPLIANCE BRANCH  
Multi-Unit Residential

Property Name / Location: 1840 Blooms Street E, Mississauga. 2009, 09, 16  
yy mm dd

GPS mE: \_\_\_\_\_ mN: \_\_\_\_\_ Arrived 10:50 am / pm

Left site 11:07 am / pm

Site Specific Information

Owner Legal Name: Zoty Holdings L.P. (operated as 1840-1850 Blooms Street E)  
Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Property Management Legal Name: Rover Management

Address: 2727 Victoria Park Avenue, Suite 1011

Contact Name: Gabriela Iuja, Property Manager Phone Number: 416-456-3962

# of units: 26 Recyclables pick-up: commingled, General waste pick-up: \* 25

How are recyclables sorted/collected: \_\_\_\_\_

Slauca Karapanceva, site supervisor

Destination for recyclable material: \_\_\_\_\_

Is an organics separation program in place: Y / N If Yes, indicate destination: \_\_\_\_\_

Does complex have an EMS or Environmental policies? \_\_\_\_\_ ICI related? \_\_\_\_\_

Member of Association: \_\_\_\_\_

Ontario Regulation 103/94 – Source Separation

Are the following materials separated on site?	Yes	No	Comments:
- (1) Aluminum food or beverage cans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Commingled</u>
- (2) PET bottles for food or beverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (3) Glass bottles & jars (food/beverages)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (4) Newsprint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (5) Steel food or beverage cans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Materials required by Municipal blue box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

List materials required by blue box program: \_\_\_\_\_

- 2 recycling bins (4 yd) - picked by Region of Peel - 1/week

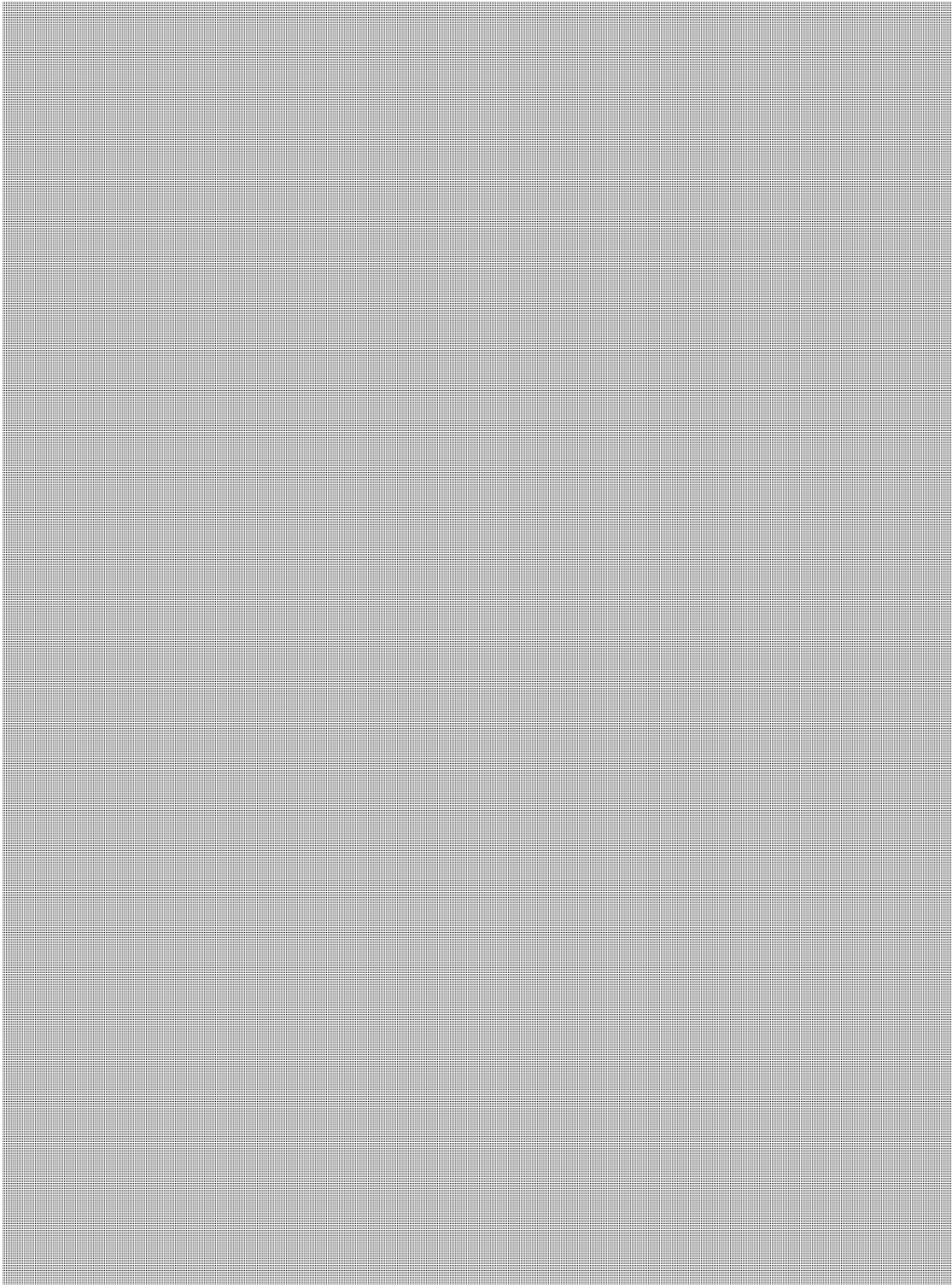
- tenants responsible for bringing it to the recycling bins.



**Marinescu, Sorina (ENE)**

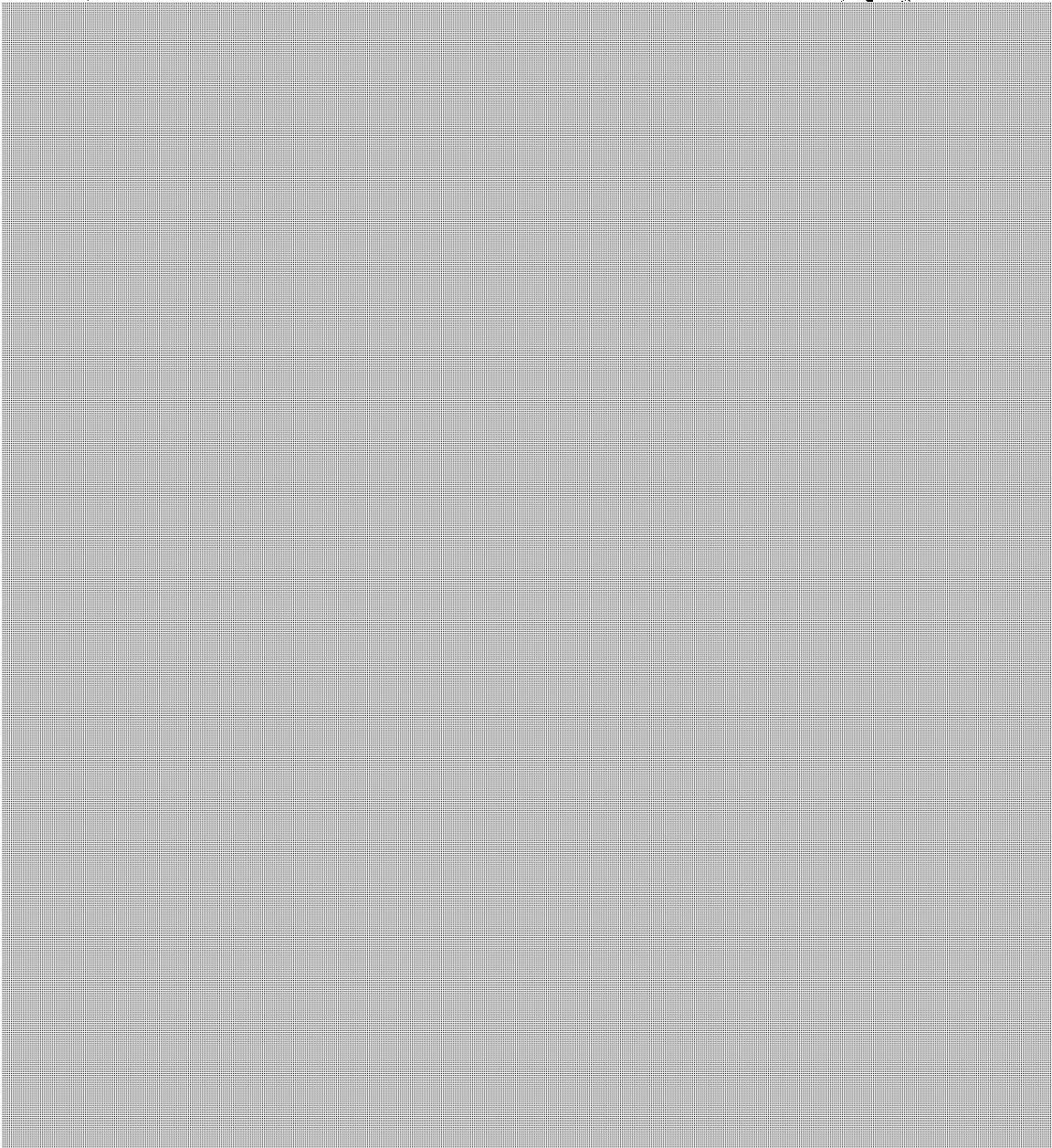
---

**From:** Roy, Jessica (ENE)  
**Sent:** September 29, 2009 9:14 AM  
**To:** Marinescu, Sorina (ENE)  
**Subject:** RE: ONBIS please



s.22

2009/09/29



s.22

2009/09/29



October 8, 2009

**Zolty Holdings L.P. operated as 1840-50 Bloor East (Miss.) Ltd.**  
2727 Victoria Park Avenue, Suite 1011  
Toronto, ON,  
M1T 1A6

Attn: Ms. Gabriela Tufa, Property Manager

**Re: Site Inspection at 1840 and 1850 Bloor Street East, Mississauga, ON, L4X 1T2 (1T3)**

On September 16, 2009, I attended the above noted address for the purpose of conducting an inspection. This inspection was focused on ensuring compliance with Ontario Regulation 103/94. I met briefly with Ms. Stanca Karapanceva and Ms. Slavica Cegkova, Building Superintendents and discussed the requirements of the Regulation.

Please find the inspection reports attached.

Please note that to be in compliance with the requirements of Ontario Regulation 103/94 the owner of a multi-unit residential building has to implement a Source Separation Program that includes, but is not limited to, the following:

- A. The provision of facilities at the multi-unit residential building that are adequate to collect, handle and store the source separated waste;
- B. Measures are taken that the source separated waste is picked up from the multi-unit residential building by a licenced hauler and taken to facilities that will reuse and/or recycle the source separated waste;
- C. The provision of information to users and potential users of the Source Separation Program that: i) describes the performance of the Source Separation Program; and ii) encourages full use of the Source Separation Program;
- D. Make reasonable efforts to ensure that the source separated waste is reused or recycled.

I have enclosed links to the relevant guidance documents and web-based resources to assist you. If you have any questions, please contact me for assistance at Tel: 416-314-1117; Toll free: 1-866-482-9967; Fax: 416-314-4464 or by Email: [sorina.marinescu@ontario.ca](mailto:sorina.marinescu@ontario.ca).

Sincerely,

Sorina Marinescu  
Provincial Officer (Badge # 1328)



# MINISTRY OF ENVIRONMENT WEB BASED REFERENCE MATERIAL

## WASTE AUDITS AND WORK PLANS

### General Information about Ministry Programs:

Ministry of the Environment Web Site  
<http://www.ene.gov.on.ca/>

Ministry of the Environment Public Information System Web Site  
<http://www.ene.gov.on.ca/pic.htm>

### Link to Source Separation Guide:

<b>Publication Number</b>	<b>Document Name and Link</b>
2478e01	"A Guide to Source Separation of Recyclable Materials for Industrial, Commercial and Institutional Sectors and Multi-Unit Residential Buildings" <a href="http://www.ene.gov.on.ca/publications/2478e01.pdf">http://www.ene.gov.on.ca/publications/2478e01.pdf</a>

### Links to 3R's Regulations:

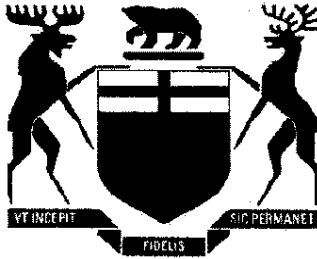
You may view all Ontario legislation (including the 3R's regulations) in their entirety by accessing the government's e-laws web site at:

[www.e-laws.gov.on.ca](http://www.e-laws.gov.on.ca)

Or you may link directly to the regulations using the following web addresses:

Ontario Regulation 102/94  
[http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_940102\\_e.htm](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940102_e.htm)

Ontario Regulation 103/94  
[http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_940103\\_e.htm](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940103_e.htm)



Ontario

**Ontario Ministry of the Environment**

**Sector Compliance Branch**

## **INSPECTION REPORT**

**Orchard Place**

**1850 Bloor St.**

**Mississauga, ON, L4X 1T3**

**District Office: Halton-Peel**

**Inspection Completion Date: Sep 16, 2009**



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU395**

**Page 1 of 8**

**Company Information****Company Identification**

<b>Company Name</b>	<b>Business Identification Number</b>	<b>Business Name</b>
Zolty Holdings L.P. operated as 1840-50 Bloor East (Miss.) Ltd.		

**Company Address**

<b>Street Address, Unit Identifier</b>	<b>District Office</b>		
2727 Victoria Park Ave., Suite 1011	Toronto		
<b>Municipality (Type)</b>	<b>County/District</b>	<b>Province</b>	<b>Postal Code</b>
Toronto (City)		ON	M1T 1A6

**Company Mailing Address**

<b>Street Address, Unit Identifier</b>	<b>City</b>	<b>Same As Company</b>	<b>No</b>
2727 Victoria Park Ave., Suite 1011	Toronto		
<b>Province/State</b>	<b>Postal Code</b>	<b>Country</b>	
ON	M1T 1A6	Canada	



## Inspection Information

Inspection Report 1-AU395 Pass/Fail PASS

Incident Report Reference Number (IRRN): 1187-7WLQUW

### Inspection Report Summary

On September 16, 2009 an inspection was conducted by Provincial Officer Sorina Marinescu at the multi-unit residential building located at 1850 Bloor Street East, Mississauga, ON, L4X 1T3 to assess compliance with Ontario Regulation 103/94 of the Environmental Protection Act.

O. Reg. 103/94 requires multi-unit residential buildings that have 6 or more dwelling units to implement a Source Separation Program for the waste generated at the building. The program shall separate the following waste categories for the purpose of reuse or recycle: aluminum food or beverage cans, glass bottles and jars for food or beverage, newsprint, PET bottles for food or beverage, steel food or beverage cans and the categories of waste that are collected or accepted by the blue box waste management system of the municipality where the building is located.

The building is owned by Zolty Holdings L.P operated as 1840-50 Bloor East (Miss.) Ltd. and has more than 6 residential units.

The officer met on site with Ms. Slavica Cegkova, Building Superintendent and discussed the requirements of the regulation and the waste management at this location.

At the time of the inspection a Source Separation Program was implemented for all required categories of waste.

## Site Information

### Site Identification

Site Name Orchard Place District Office Halton-Peel

Contact Name : Contact Phone # :

### Site Address

Street Address, Unit Identifier  
1850 Bloor St.

Municipality (Type)	County/District	Province	Postal Code
Mississauga (City)	Regional Municipality of Peel	ON	L4X 1T3

### Site Mailing Address

Same As Site Address: No



Ontario

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

Inspection Report #: 1-AU395

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**Street Address, Unit Identifier**

**City**

**Province/State**

**Postal Code**

**Country**



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU395**

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## Field Inspection Observations

### Checklist Name: ICI-MUR-Legislative Questions

**Act/Reg:** EPA|Reg103/94|10(1) **Non-Compliance No**

**Act/Reg Wording:** 10(1) The owner of a building that contains six or more dwelling units shall implement a source separation program for the waste generated at the building.

**Comments/Findings:** At the time of the inspection a Source Separation Program was implemented at this building.

**Act/Reg:** EPA|Reg103/94|2(1)(a) **Non-Compliance No**

**Act/Reg Wording:** 2(1)(a) A source separation program required under this Regulation must include,

(a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes

**Comments/Findings:** At the time of the inspection two 4 yard bins were provided for the collection of commingled recyclables.

**Act/Reg:** EPA|Reg103/94|2(1)(b) **Non-Compliance No**

**Act/Reg Wording:** 2(1)(b) A source separation program required under this Regulation must include,

(b) measures to ensure that the source separated wastes that are collected are removed;

**Comments/Findings:** The recyclables are removed from site commingled, once a week by the Region of Peel Waste Management.

**Act/Reg:** EPA|Reg103/94|2(3) **Non-Compliance No**

**Act/Reg Wording:** 2(3) A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.

**Comments/Findings:** At the time of the inspection the Source Separation Program provided for all required categories of waste.

**Observation:** Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?

**Observation Type:** Other **Response:** No

**Comments/Findings:** At the time of the inspection there was no indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate.

**Observation:** Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material?

**Observation Type:** Other **Response:** No

**Comments/Findings:** At the time of the inspection there was no indication of a known or anticipated environmental impact during the inspection and/or review of relevant material.



## Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Sorina Marinescu	1328
Supervisor	Robert Ward	867



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU395**

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## Field Inspection Observations

Observation: Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment?

Observation Type: Other

Response: No

Comments/Findings: At the time of the inspection there was no indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment.

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Observation: Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?

Observation Type: Other

Response: No

Comments/Findings: At the time of the inspection there was no indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material.

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*This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.*

**Sign-Off**

**Primary Officer**

**SORINA MARINESCU**

**Badge Number 1328**

**Date**

Oct 9 / 09

**Signature**

*[Handwritten Signature]*



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Report

**Inspection Report #: 1-AU395**

**Page 8 of 8**

## Inspection Summary Log (Internal)

September 30, 2009	File Status Change - Assigned	
October 07, 2009	File Status Change - Finalized	
October 07, 2009	File Status Change - Inspected	
October 08, 2009	Letter	IR mailed to the company.
October 09, 2009	File Status Change - Reported	
October 19, 2009	File Status Change - Closed	

## Inspection Report Summary (Included in Final Report)

On September 16, 2009 an inspection was conducted by Provincial Officer Sorina Marinescu at the multi-unit residential building located at 1850 Bloor Street East, Mississauga, ON, L4X 1T3 to assess compliance with Ontario Regulation 103/94 of the Environmental Protection Act.

O. Reg. 103/94 requires multi-unit residential buildings that have 6 or more dwelling units to implement a Source Separation Program for the waste generated at the building. The program shall separate the following waste categories for the purpose of reuse or recycle: aluminum food or beverage cans, glass bottles and jars for food or beverage, newsprint, PET bottles for food or beverage, steel food or beverage cans and the categories of waste that are collected or accepted by the blue box waste management system of the municipality where the building is located.

The building is owned by Zolty Holdings L.P operated as 1840-50 Bloor East (Miss.) Ltd. and has more than 6 residential units.

The officer met on site with Ms. Slavica Cegkova, Building Superintendent and discussed the requirements of the regulation and the waste management at this location.

At the time of the inspection a Source Separation Program was implemented for all required categories of waste.



### Sign-Off

**Primary Officer**

**Badge Number**

**Date**

Oct. 19 / 09

#1328

**Signature**

*[Handwritten Signature]*

**Supervisor**

**Badge Number**

**Date**

**Signature**



**Ontario**

Ministry of the Environment  
Sector Compliance Branch  
Inspection Summary



Property Name / Location: 1850 Bloor Street E, Mississauga

2009, 09, 16,  
yy mm dd

GPS mE: \_\_\_\_\_ mN: \_\_\_\_\_

Arrived 10:50 am / pm

Left site 11:02 am / pm

Site Specific Information Same as 1840, Bloor St E

Owner Legal Name: Zolty Holdings L.P. (operated as 1840-1850 Bloor East L.P.)

Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Property Management Legal Name: Slavica Cegkova, hite Super.

Address: 2727 Victoria Park Ave, Suite 1041

Contact Name: Gabriela Tupa, Prop. Manag. Phone Number: 416-756-3962 x25

# of units: 26 Recyclables pick-up: \_\_\_\_\_ General waste pick-up: \_\_\_\_\_

How are recyclables sorted/collected: \_\_\_\_\_

Destination for recyclable material: \_\_\_\_\_

Is an organics separation program in place: Y / N If Yes, indicate destination: \_\_\_\_\_

Does complex have an EMS or Environmental policies? \_\_\_\_\_ ICI related? \_\_\_\_\_

Member of Association: \_\_\_\_\_

**Ontario Regulation 103/94 – Source Separation**

Are the following materials separated on site?	Yes	No	Comments:
- (1) Aluminum food or beverage cans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Commingled</u>
- (2) PET bottles for food or beverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (3) Glass bottles & jars (food/beverages)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (4) Newsprint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (5) Steel food or beverage cans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Materials required by Municipal blue box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

List materials required by blue box program: \_\_\_\_\_

1/week - Region of Peel (Friday)  
- always full at the time of inspection

- Adequate Facilities (for collection/storage) exist?   \_\_\_\_\_
- Measures to ensure SS waste removal?   \_\_\_\_\_
- Efforts to ensure SS wastes are reused/recycled?   \_\_\_\_\_
- Are any of these materials co-mingled on site?   \_\_\_\_\_
- Are any of these materials removed co-mingled?   \_\_\_\_\_
- Efforts to ensure full use made of program?   \_\_\_\_\_
- Communicate proper/effective use of program?   \_\_\_\_\_

How is the SS program communicated to tenants/home owners? \_\_\_\_\_

*- to his general waste - 2/week.*

**Interesting Innovations/Best Practices:**

*- flyers - sent by Region of PA  
 - bags for recycling and notices to tenants in the lobby  
 hit byu. com at 1840 blue birdly white discussing with Ms. Steuca.*

**Notes:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Inspected by:**

Primary Officer: \_\_\_\_\_ Badge No: \_\_\_\_\_

Secondary Officer: \_\_\_\_\_ Badge No: \_\_\_\_\_

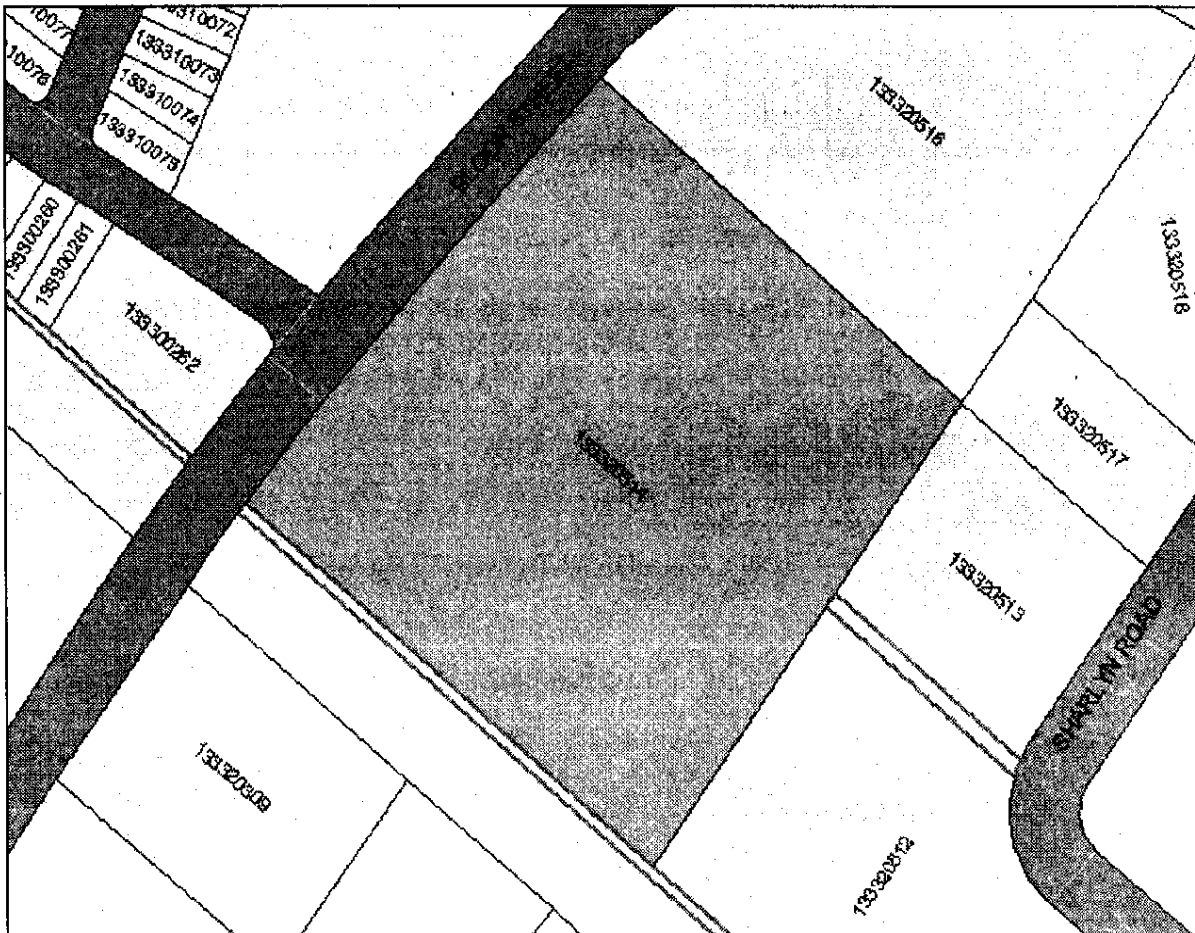
**Marinescu, Sorina (ENE)**

**From:** Roy, Jessica (ENE)  
**Sent:** September 22, 2009 10:22 AM  
**To:** Marinescu, Sorina (ENE)  
**Subject:** RE: ONBIS please

**1850 BLOOR ST EAST, MISSISSAUGA (I think this is what you are looking for...1845 BLOOR ST EAST has the same LRO pin, same info)**

**SALES HISTORY AND SUBJECT PROPERTY MAP REPORT**

Tue Sep 22 10:14:59 EDT 2009



- Subject Property Polygon
- Parcel Polygons
- Roads
- ~ Railways
- ~ Water Limits

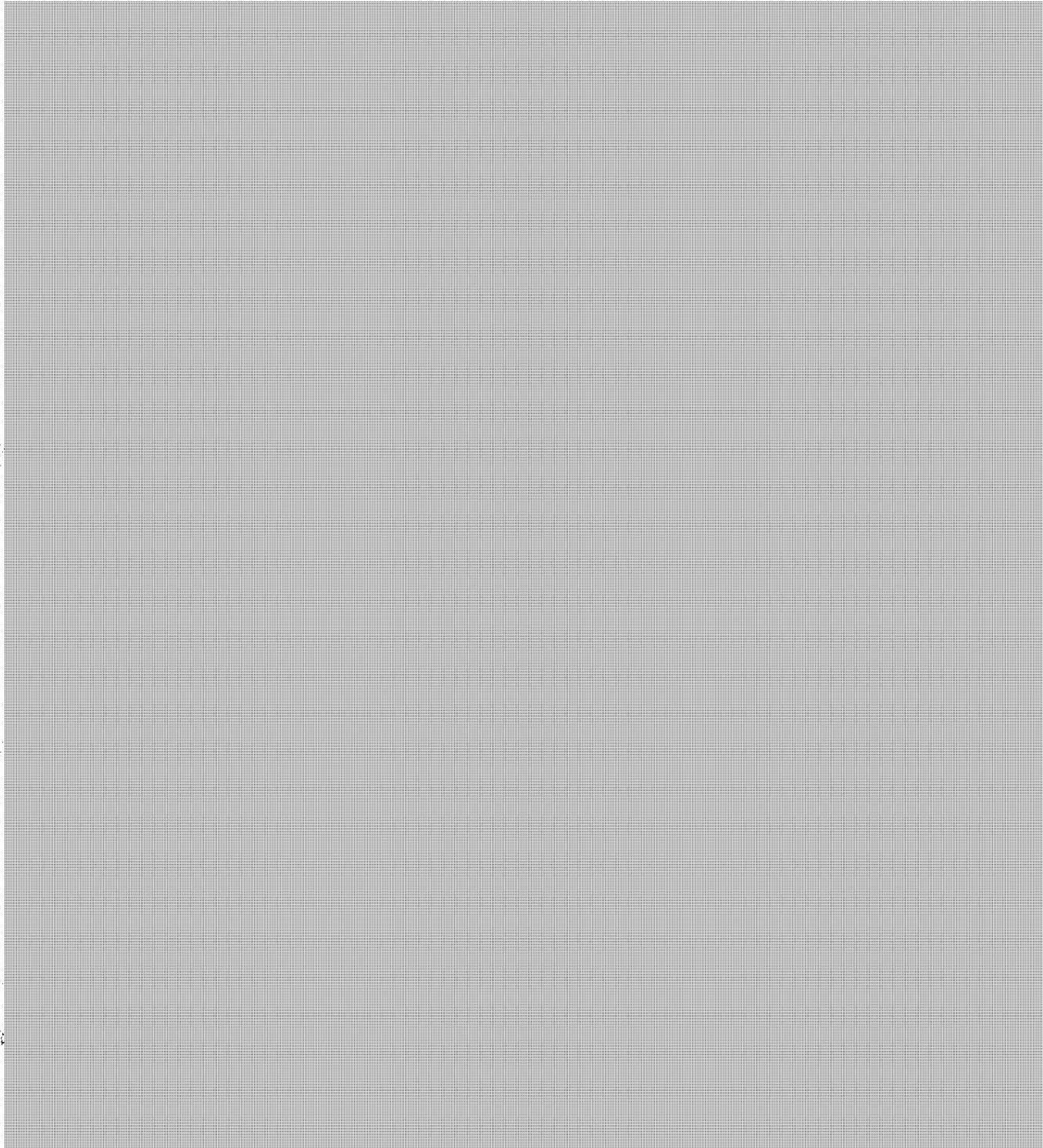
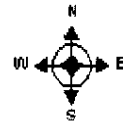
0  100 m.

This map was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. This is not a Plan of Survey. For

2009/09/24

- Easement Limits
- ⊗ Subject Property Point
- Neighbourhood Sales Points

actual dimensions of property boundaries, see recorded plans and documents. Only major easements are shown.



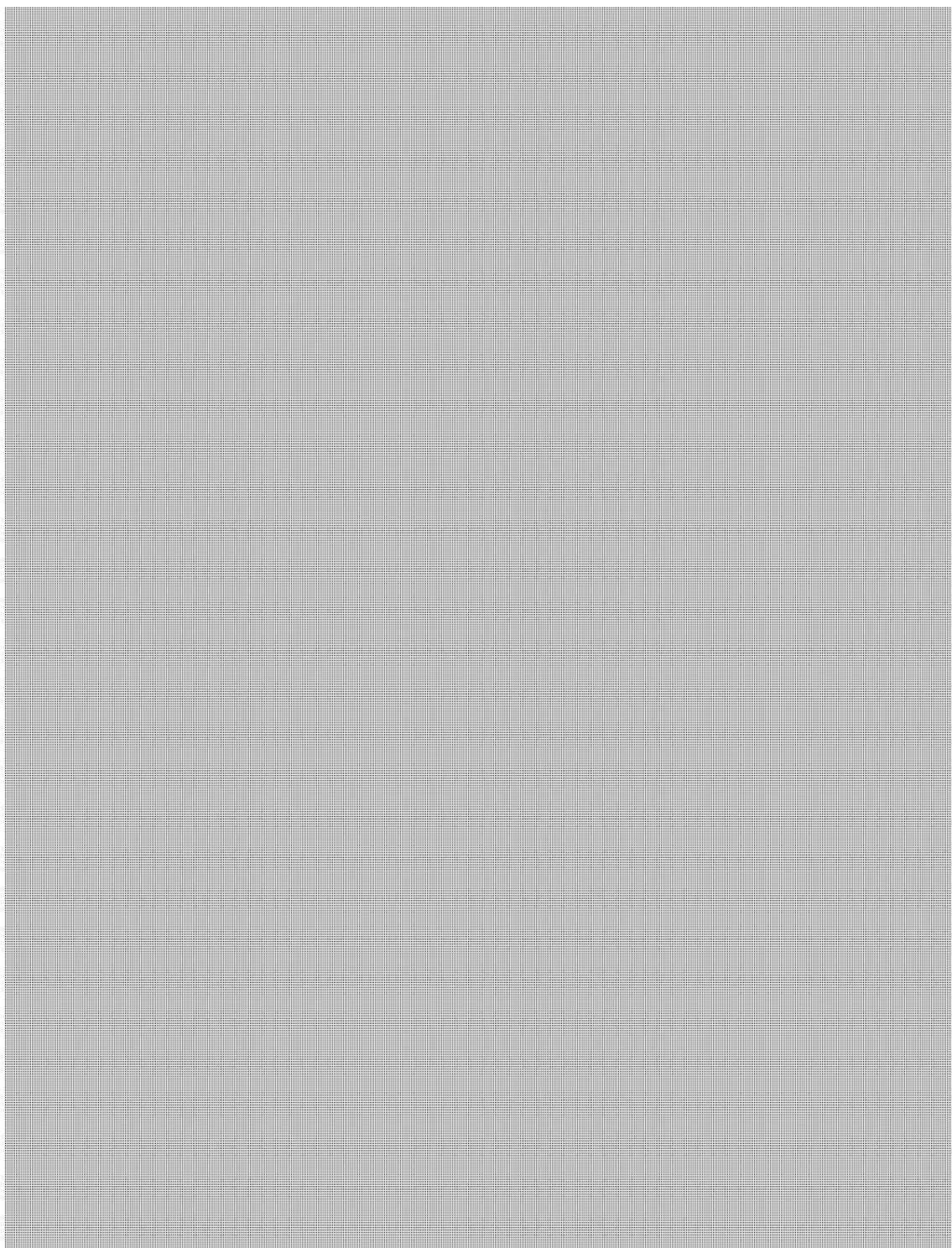
s.22

2009/09/24

**Marinescu, Sorina (ENE)**

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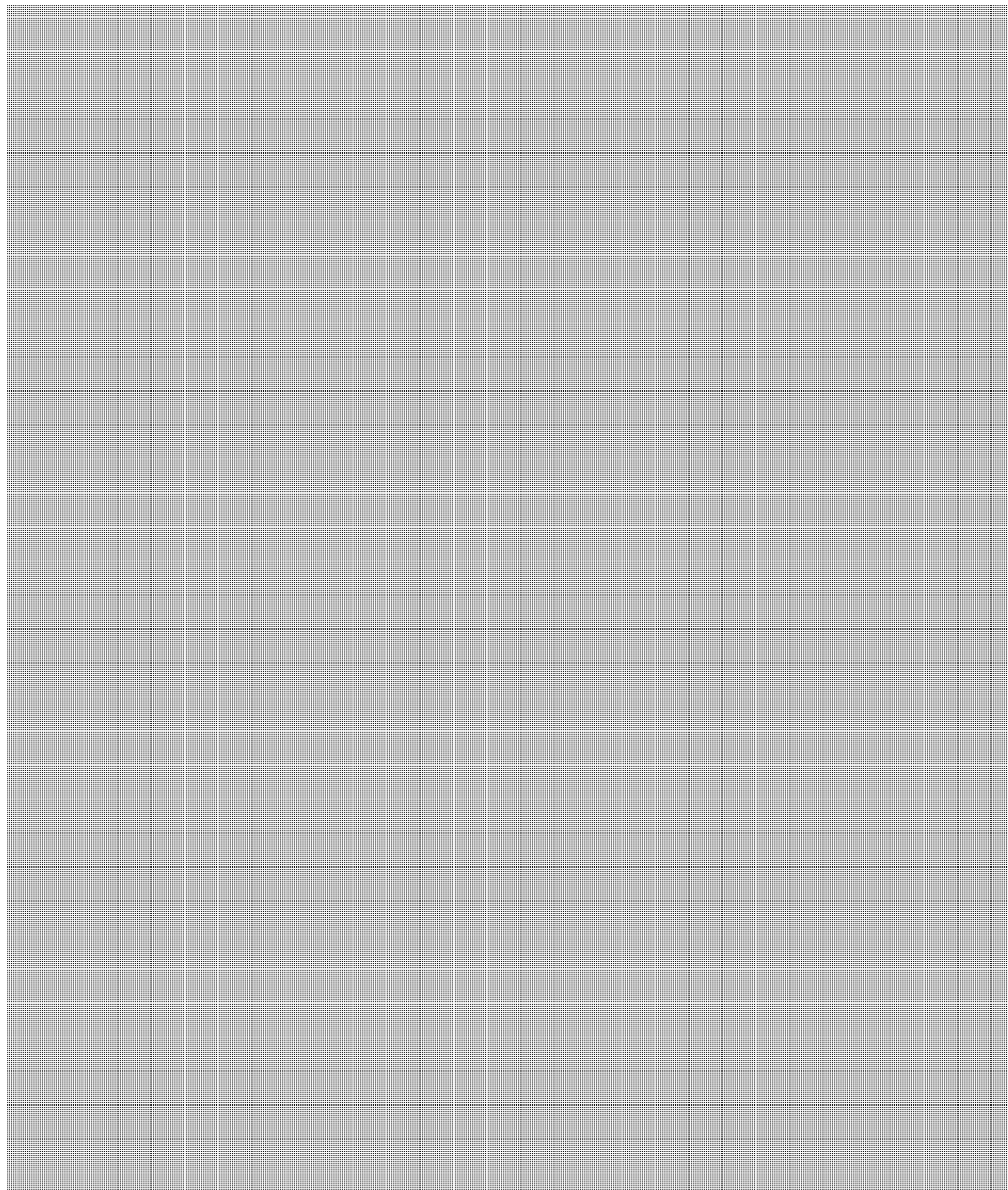
**From:** Roy, Jessica (ENE)  
**Sent:** September 29, 2009 9:14 AM  
**To:** Marinescu, Sorina (ENE)  
**Subject:** RE: ONBIS please



s.22

2009/09/29





s.22

2009/09/29



## INCIDENT REPORT

Reference Number:	4040-APKUZM	Module Type:	Spill
Status:	Closed	File Storage Number:	SI HP MS BL 100
Program:	Water - Ground & Surface	Activity:	Spills

### Caller or PO Reporting/Receiving Information

First Name:	Last Name:
Kevin	Parks
Name of Company:	
Region of Peel - Spill Coordinator	

### MAILING ADDRESS

Civic Address:		Unit Identifier:	
362 Lakeshore Road East			
Delivery Designator:		Delivery Identifier:	
Municipality/ Unorganized Twp:	County/District:	Province/State:	Postal Code:
(1)		Ontario	
Postal Station:		Country:	Canada
Telephone Number:	Extension:	Other Number:	Email Address:
(416)315-1004			
Date Reported to MOE:	2017/07/24	Time Reported to MOE:	19:01
Date of Incident:	2017/07/24	Time of Incident:	17:55
Incident Date Confirmation:	Actual		

### Client(s)

<b>Client Details</b>
The Regional Municipality of Peel Mailing Address: 10 Peel Centre Dr, Brampton, Ontario, Canada, L6Y 3Y3 Physical Address: 10 Peel Centre Dr, Brampton, City, Regional Municipality of Peel, Ontario, Canada, L6Y 3Y3 Telephone: (905)791-7800, Extension: 4646, FAX: (905)791-1442, email: luis.lasso@peelregion.ca

## Site(s)

Site Details
water main break<UNOFFICIAL> Address: Lot: , Part: , 1840 Bloor St, Mississauga, City, Regional Municipality of Peel District Office: Halton-Peel GeoReference: Map Datum: , Zone: 17, Method: , UTM Easting: 614219, UTM Northing: 4831322, UTM Location Description: ,

Incident Summary:
R of P: watermain break, sediment to Creek

Initial Incident Description (as reported):
Created: Fatima Jabeen (Spills Action Centre) - 2017/07/24 07:01:46 PM
Caller Kevin Parks, (Spills Coordinator, R of Peel) reporting:  There is watermain break near site. The sediment from nearby is washing down to Etobicoke Creek through the storm sewer. The water has been shut off and repairs have been initiated.  SWPIA: site not in SWP zone

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

Incident Description:
Last update: David M Keene (Halton-Peel District Office) - 2017/08/14 06:23:19 PM
2017/08/11 @ 1350 - DK - Check outfall to Etobicoke Creek with EO T. Posadowski. Outfall and creek running clear. No apparent impacts to fish or wildlife.  No further action required, recommend close.

Incident Description Continuation:
Not Available

Incident Update:
Not Available

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

Has a Water Body been impacted?	Yes
Water Body / Bodies Impacted:	Etobicoke Creek
Receiving Environment:	Surface Water
Incident Event:	Leak/Break
Incident Reason:	Equipment Failure
Source Type:	Water Supply
Sector Type:	Miscellaneous Communal
MOE/Other Agencies Involved:	Municipal - Works/Utilities Department, 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]
WATER/SEDIMENT		41	n/a		0	other - see incident description	

### 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
<b>Voluntary / Mandatory Abatement Items</b>	
Not Available	

## Waste / EGR Information


Waste / EGR Information entries:
Not Available

## Document Related Information

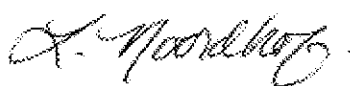
Cross Reference:	(doc link)	Task Link:	5602-APKVA4 
Originating Document:		Created by:	Fatima Jabeen
Date Created:	2017/07/24	Date Completed:	2018/01/24
Office Receiving Incident Report:	Spills Action Centre	Incident Info Received By:	Fatima Jabeen
Bring Forward Date:		Bring Forward Reason:	

## Signatures

### Provincial Officer:

Name:	David M Keene
Badge No:	1622
Work Unit:	
District/Area Office:	Halton-Peel District Office
Date:	2017/08/14
Signature:	

### Senior Environmental Officer:

Name:	Leah Noordhof
Work Unit:	
District/Area Office:	
Date:	2018/01/24
Signature:	



# INCIDENT REPORT

Reference Number:	7514-5NSTWJ	File Storage Number:	
Module:	Incident Reporting	Module Type:	Spill
Cross Reference:	(doc link)	Task Link:	3433-5NSTZQ
Originating Document:		Created by:	Kelly Houston-Routley
Date Created:	2003/06/23	Date Completed:	2003/07/09
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Contaminated sites	Activity:	Spills

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)

Yes
  No
  To be determined

[Click here for Guidance](#)

## Caller or PO Information

Reported By:		Name of Company:	
First Name	Last Name	Region of Peel	
Jim	Robbins		
Contact Mailing Address			
Civic Address:			Unit Identifier:
Delivery Designator:			Delivery Identifier:
Municipality:	Postal Station:	Province/State:	Postal Code:
Mississauga		Ontario	
Telephone Number:	Extension:	Other Number:	Email Address:
(905)791-7800	3106		

Reported By:	
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## MOE Information

Date & Time Reported to MOE:	2003/06/23 17:48		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	Kelly Houston-Routley		
MOE Response:	No Field Response	Site Region:	Central
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:	Spill to Land		
Non-Standard Procedure:	No		

ERP Call-out Initiated:

### Client(s)

#### Client Details

Canadian Waste Services Inc.  
Mailing Address: 1126 Fewster Drive, Mississauga, Ontario, Canada, L4W 2P4  
Physical Address: Concession: , Plan: , 1126 Fewster Drive, Mississauga, City, Regional Municipality Of Peel, Ontario, Canada, L4W 2P4  
Telephone: (905)624-8353, FAX: (905)624-6050  
Client #: 0858-4L4M2R, Client Type: Corporation

### Site(s)

#### Site Details

Hydraulic Oil Spill to pavement<UNOFFICIAL>  
Address: Lot: , Part: , 1840 Bloor St East, Mississauga, City, Regional Municipality of Peel  
District Office: Halton-Peel

### Incident Information

<b>Incident Summary:</b>	50 L Hydraulic spill to pvmt/ctchbasin. cleaning <i>cannot be longer than 60 characters</i>
<b>Incident Description:</b>	Caller reports a spill of hydraulic oil to the parking lot and catchbasin at 1840 Bloor St East in Mississauga from a Canadian Waste Services garbage truck. Most of the oil spilled to the asphalt parking lot and has been contained with absorbent. Caller reports that a small amount of oil spilled to a small catchbasin/storm drain on the property. Caller has checked the outfall which is relatively close and did not observe any oil but has put a boom and pads down just in case. Contact # for Canadian Waste Services is Garnett Barnsdale (905)624-0727. A sweeper will be coming in tonight to clean up the absorbent material in the parking lot. 03/06/25: Left message for Tim @ Region of Peel 03/06/26: Spoke to Tim whom said outfall was clean there was no flow. He had checked the outfall on June 24, 2003 and nothing evident he had put down some absorbant pads, pads were clean. He had removed the pads today. NFA

#### Attachments, Links & Comments:

<b>Date &amp; Time of Incident</b>	2003/06/23		
<b>Source Type:</b>	Other Motor Vehicle	<b>Sector Type:</b>	
<b>Nearest Watercourse:</b>	Great Lakes - St. Lawrence Lake Ontario Lake Ontario Tributaries Etobicoke Cr.	<b>Watershed Category Code:</b>	2HC01
<b>Environmental Impact:</b>	Possible		
<b>Nature of Impact:</b>	Surface Water Pollution		
<b>Incident Cause:</b>	Other Transport Accident	<b>Incident Reason:</b>	
<b>Damaged Party:</b>	No		

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]
HYDRAULIC OIL	15	n/a		50	L	

<b>Controller of Material:</b>	Canadian Waste Services	<b>Owner of Material:</b>	Canadian Waste Services			
<b>Estimated Clean Up Cost:</b>		<b>Who Cleaned Up:</b>	Owner			
<b>% Clean Up:</b>	%	<b>Agencies Involved:</b>	Works Department - Municipal			

**Voluntary / Mandatory Abatement**

<b>Is there Voluntary Abatement Activity?</b>	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> To be determined
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**Voluntary / Mandatory Compliance Items**

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
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**Offence(s)**

<b>Suspected Violation(s)/Offence(s):</b>	
Act - Regulation - Section, Description {General Offence}	

**Provincial Officer:**

Name: Anna Salemi  
Badge No: 441

Work Unit:  
District/Area Office: Halton-Peel District Office  
Date: 2003/07/08

Signature:

**Area Supervisor:**

Name: Bob Adcock

Work Unit:  
District/Area Office: Halton-Peel District Office  
Date: 2003/07/09

Signature:





**INCIDENT REPORT**

Reference Number:	1255-ACBFJF	Module Type:	Spill
Status:	Closed	File Storage Number:	SI HP MS BL 100
Program:	Water - Ground & Surface	Activity:	Spills

**Caller or PO Reporting/Receiving Information**

First Name:	Last Name:
Paul	Theodoris
Name of Company:	
Region of Peel	

**MAILING ADDRESS**

Civic Address:		Unit Identifier:	
Delivery Designator:		Delivery Identifier:	
Municipality/ Unorganized Twp:	County/District:	Province/State:	Postal Code:
(1)		Ontario	
Postal Station:		Country:	Canada
Telephone Number:	Extension:	Other Number:	Email Address:
(905)791-7800	3107		

Date Reported to MOE:	2016/07/29	Time Reported to MOE:	07:31
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Date of Incident:	2016/07/29	Time of Incident:	05:55
Incident Date Confirmation:	Actual		

**Client(s)**

<b>Client Details</b>
The Regional Municipality of Peel Mailing Address: 2255 Battleford Rd, Mississauga, Ontario, Canada, L5N 8P6 Physical Address: 2255 Battleford Rd, Mississauga, City, Regional Municipality of Peel, Ontario, Canada, L5N 8P6 Telephone: (905)791-7800, Extension: 3451, FAX: (905)855-2156, email: matthew.mcclean@peelregion.ca

**Site(s)**

<b>Site Details</b>
1840 Bloor St. <UNOFFICIAL> Address: Lot: , Part: , 1840 Bloor St., Mississauga, City, Regional Municipality of Peel District Office: Halton-Peel

<b>Incident Summary:</b>
Region of Peel: Water main break to Etobicoke Creek

<b>Initial Incident Description (as reported):</b>
Created: Jonathan Kowba (Spills Action Centre) - 2016/07/29 07:31:47 AM
Caller reported a water main break in front of 1840 Bloor St. Mississauga. Caller reported there is murky, light brown coloured water entering storm sewer catch basins, is entering the Etobicoke Creek, and there are no impacts at the water course. Caller reported a crew is on site blocking off the road, with locates companies arriving shortly, and the main is scheduled to be shut off around 09:00.
*Spill not in SWP Zone*

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

<b>Incident Description:</b>
Last update: Leah Noordhof (Halton-Peel District Office) - 2016/08/11 09:15:03 AM
LN-Noted. No impacts reported at water course. No further action required at this time.

<b>Incident Description Continuation:</b>
Not Available

<b>Incident Update:</b>
Not Available

<b>Was there an MOE field response?</b>	No
<b>Were there samples collected / analyzed at any time?</b>	No
<b>Health / Environmental Consequences at the Time of Incident</b>	

Health / Environmental Consequences:	0 - No Impact
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Has a Water Body been impacted?	Yes
Water Body / Bodies Impacted:	Etobicoke Creek
Receiving Environment:	Land, Surface Water
Incident Event:	Leak/Break
Incident Reason:	Unknown / N/A
Source Type:	Water Supply
Sector Type:	Miscellaneous Industrial
MOE/Other Agencies Involved:	Municipal - Works/Utilities Department, Province - MOE-District Office
Was there a discharge / emission / spill of a contaminant to the environment?	
Yes	

### Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]
SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT)		43	n/a		0	other - see incident description	

### 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 Abatement Items	
Not Available	

### Waste / EGR Information

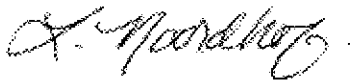
Waste / EGR Information entries:
Not Available

## Document Related Information


Cross Reference:	(doc link)	Task Link:	8272-ACBFSN 
Originating Document:		Created by:	Jonathan Kowba
Date Created:	2016/07/29	Date Completed:	2016/09/01
Office Receiving Incident Report:	Spills Action Centre	Incident Info Received By:	Jonathan Kowba
Bring Forward Date:		Bring Forward Reason:	

## Signatures

### Provincial Officer:

Name:	Leah Noordhof
Badge No:	817
Work Unit:	
District/Area Office:	Halton-Peel District Office
Date:	2016/08/11
Signature:	

### Supervisor:

Name:	Tim Webb
Work Unit:	
District/Area Office:	
Date:	2016/09/01
Signature:	

**INCIDENT REPORT**

Reference Number:	8422-BWHDUS	Module Type:	Other
Status:	Closed	File Storage Number:	SI-HP-MI-BL-
Program:	Water - Ground & Surface	Activity:	Notifications

**Caller or PO Reporting/Receiving Information**

First Name:	Last Name:
Kevin	Parkes
Name of Company:	
Region of Peel	

MAILING ADDRESS			
Civic Address:		Unit Identifier:	
Delivery Designator:		Delivery Identifier:	
Municipality/ Unorganized Twp:	County/District:	Province/State:	Postal Code:
(1)		Ontario	
Postal Station:		Country:	Canada
Telephone Number:	Extension:	Other Number:	Email Address:
(416)315-1004		Fax	

Date Reported to MOE:	2020/12/21	Time Reported to MOE:	05:06
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Date of Incident:	2020/12/21	Time of Incident:	
Incident Date Confirmation:	Actual		

**Client(s)**

Client Details

## Site(s)

Site Details
1840 Bloor Street, Mississauga<UNOFFICIAL> Address: Lot: , Part: , 1840 Bloor Street, Mississauga, Mississauga, City, Regional Municipality of Peel District Office: Halton-Peel GeoReference: Map Datum: , Zone: 17, Method: , UTM Easting: 614522.85, UTM Northing: 4831433.83, UTM Location Description: ,

Incident Summary:
RoP: 6" watermain break, Etobicoke Creek

Initial Incident Description (as reported):
Created: Haiden McDonald (Spills Action Centre) - 2020/12/21 05:06:01 AM
Caller to SAC(hm) that there was a 6" private side watermain break located at 1840 Bloor Street, Mississauga. Caller says they are valving the water down now and residents have been notified. Caller says water went into a nearby CB and went to Etobicoke Creek. Caller says there was sediment that was brought to the creek from the watermain break. No further updates expected.
ITT 4
SPIA***Toronto SWPA*** Intake Protection Zone:3 ; score is Highly Vulnerable Aquifer:Yes ; score is 6 Event Based Area: Yes for type: Pipeline Fuel/Oil Spill

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

Incident Description:
Last update: Andrea Lloyd (Halton-Peel District Office) - 2021/01/06 09:37:43 AM
AL-Duty Officer: Noted. Private side watermain break. Property owner notified but no contact information taken. No reported significant impacts. No further action required at this time.

Incident Description Continuation:
Not Available

Incident Update:
Not Available

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

Has a Water Body been impacted?	No
Receiving Environment:	Land, Surface Water, Source Water Zone
Incident Event:	Leak/Break
Incident Reason:	Material Failure - Poor Design/Substandard Material
MOE/Other Agencies Involved:	Municipal - Works/Utilities Department, 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]
SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT)		43	n/a		0	other - see incident description	

### 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
<b>Voluntary / Mandatory Abatement Items</b>	
Not Available	

### Waste / EGR Information

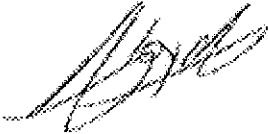
<b>Waste / EGR Information entries:</b>
Not Available

## Document Related Information


Cross Reference:	(doc link)	Task Link:	6846-BWHEDY 
Originating Document:		Created by:	Haiden McDonald
Date Created:	2020/12/21	Date Completed:	2021/01/20
Office Receiving Incident Report:	Spills Action Centre	Incident Info Received By:	Haiden McDonald
Bring Forward Date:		Bring Forward Reason:	

## Signatures

### Provincial Officer:

Name:	Andrea Lloyd
Badge No:	1989
Work Unit:	Abatement Section
District/Area Office:	Halton-Peel District Office
Date:	2021/01/06
Signature:	

### Issues Project Coordinator:

Name:	Steven Allingham
Work Unit:	
District/Area Office:	
Date:	2021/01/20
Signature:	



## Ministry of the Environment, Conservation and Parks

### Freedom of Information Request for Property Information

#### Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (\*) are mandatory.

**Are you: \***

- Submitting a new FOI Request for Property Information
- Paying a deposit or final fee for an existing FOI Request for Property Information

#### Section 1 – Description of Records Requested

##### Time Period for Records Requested

From (yyyy/mm/dd) \*

1940/01/01

To (yyyy/mm/dd) \*

2024/01/29

##### Type of Record(s) \*

- All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:  
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:  
[https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc\\_search?request\\_locale=en](https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en)

Other Specific Document(s)

##### Type of Approval/Registration \*

- Drinking Water Licenses
- Pesticide Licenses

- Permits to Take Water
- Noise Vibrations Approvals/Registrations
- Air Emissions Approvals/Registrations
  - No Supporting Documents  All Supporting Documents  Some Supporting Documents
- Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains
  - No Supporting Documents  All Supporting Documents  Some Supporting Documents
- Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary
  - No Supporting Documents  All Supporting Documents  Some Supporting Documents
- Waste Water - Industrial discharge
  - No Supporting Documents  All Supporting Documents  Some Supporting Documents
- Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites
- Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems
- Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

## Section 2 – Requester Information

Last Name *	First Name *	Middle Initial
Bieri	Monita	

Business/Organization Name (if applicable or indicate "N/A") \*

G2S Environmental Consulting

Project/Reference Number (if applicable)

G2S24012

Are you submitting this request on behalf of a client? \*

Yes  No

**Mailing Address**

Unit Number	Street Number *	Street Name *
12	4361	Harvester Rd

PO Box  City/Town \*  Province \*  Postal Code \*

Telephone Number \*  ext.  Email Address \*

Is there an alternate contact (e.g. office admin)? \*

Yes  No

**Alternate Contact**

Last Name \*  First Name \*

Telephone Number \*  ext.  Email Address \*

**Section 3 – Current Property Address Information**

Is the property a:

Park  Lake  First Nation Band  Wind Farm  Federal Land  Island  Unsurveyed Land

Are you requesting information about multiple addresses? \*

Yes  No

Please only submit a request with multiple addresses if the property is one site. To be considered one site, addresses must be adjacent to each other and owned by the same owner(s).

Do the multiple addresses belong to one site? \*

Yes  No

Please submit a separate FOI request for each address.

Site Name

**Property Address**

**Address 1**

Unit Number  Street Number  Street Name

Full Lot Number  Concession  Geographic Township

City/Town/Village \*

Closest Intersection

**Address 2**

Unit Number  Street Number  Street Name

Full Lot Number  Concession  Geographic Township

City/Town/Village \*

## Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? \*

Yes  No

## Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

### Current Property Owner/Tenant

#### Address 1

1840 Bloor Street  
Peel  
Mississauga

#### Owner/Tenant \* 1

Owner Name

Ranee Management

Date of Ownership (yyyy/mm/dd)

2000/12/28

Tenant Name

Apartment Renters

#### Owner/Tenant \* 2

Owner Name

Trans County Development Corporation Limited

Date of Ownership (yyyy/mm/dd)

1967/04/20

Tenant Name

Apartment Renters

#### Address 2

1850 Bloor Street  
Peel  
Mississauga

#### Owner/Tenant \* 1

Owner Name

Ranee Management

Date of Ownership (yyyy/mm/dd)

2000/12/28

Tenant Name

Apartment Renters

#### Owner/Tenant \* 2

Owner Name

Trans County Development Corporation Limited

Date of Ownership (yyyy/mm/dd)

1967/04/20

Tenant Name

Apartment Renters

## Section 6 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

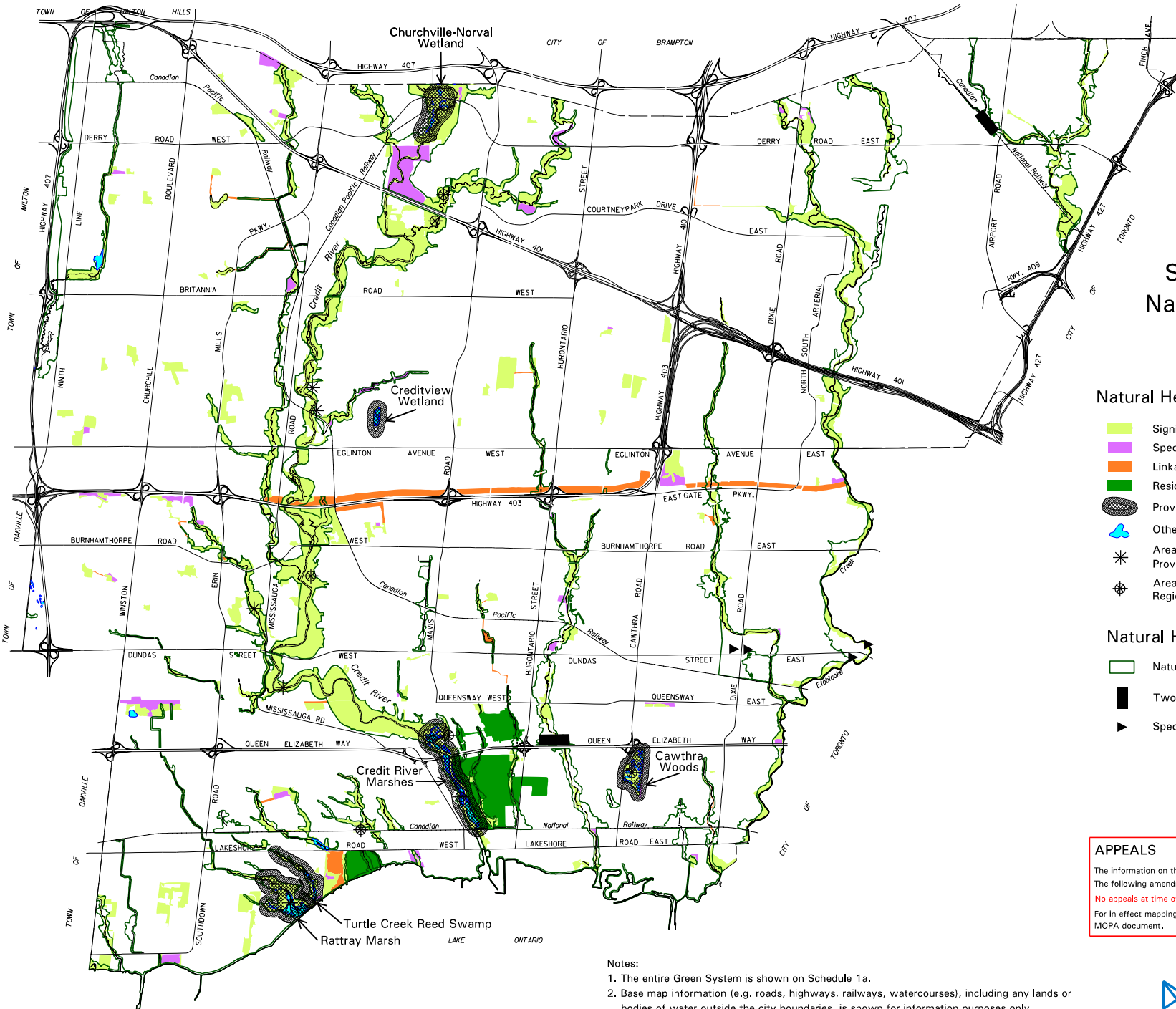
1. File Name

Property Map.png

Total File Size

0.56 MB

Payment confirmation number: 28287102



### Schedule 3 Natural System

#### Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest - Provincial Significance
- Areas of Natural and Scientific Interest - Regional Significance

#### Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

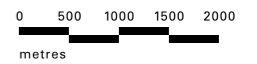
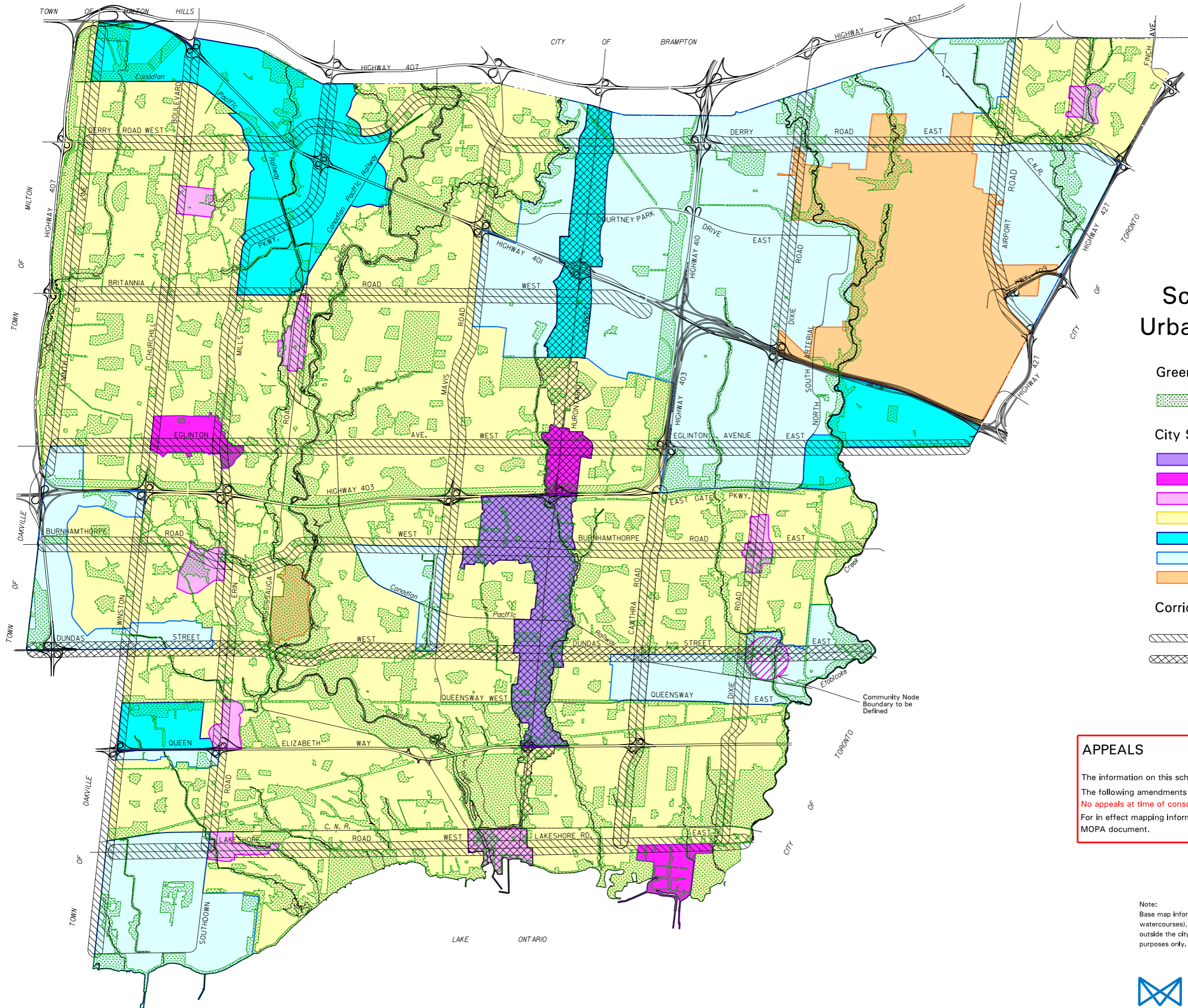
**APPEALS**

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule:  
**No appeals at time of consolidation.**

For in effect mapping information refer to the Consolidation Tables and MOPA document.

- Notes:
1. The entire Green System is shown on Schedule 1a.
  2. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
  3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.





# Schedule 1 Urban System

- Green System**
  - Green System
- City Structure**
  - Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area
- Corridors**
  - Corridor
  - Intensification Corridor

**APPEALS**

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule:  
**No appeals at time of consolidation.**  
 For in effect mapping information refer to the Consolidation Tables and MOPA document.

Note:  
Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.





# 1840 & 1850 Bloor Street, Mississauga

Map created:1/19/2024

## Legend

- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
  - Earth Science Regionally Significant/sciences de la terre d'importance régionale
  - Life Science Provincially Significant/sciences de la vie d'importance provinciale
  - Life Science Regionally Significant/sciences de la vie d'importance régionale
  - Evaluated Wetland
  - Provincially Significant/considérée d'importance provinciale
  - Non-Provincially Significant/non considérée d'importance provinciale
  - Unevaluated Wetland
  - Woodland
  - Conservation Reserve
  - Provincial Park
  - Natural Heritage System



**Notes:**

G2S24012



Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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## RE: Fuel Storage Tank Search (Mississauga)

Public Information Services <publicinformationservices@tssa.org>

Fri 1/19/2024 1:08 PM

To: Blake Zazinsky <blakez@g2sconsulting.com>

### **NO RECORD FOUND IN CURRENT DATABASE**

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

-

### **Accessing the applications**

1. Click <https://forms.tssa.org/Payments/Service-Prepayment-Portal> - TSSA and click "need a copy of a document"
2. Select the appropriate application, download it, complete it in full and save it (Note: you will have to upload the application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

### **Accessing the Service Prepayment Portal**

1. Select new or existing customer (\*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org).

Warm regards,



### **Kimberly Gage | Public Information Agent**

Legal

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: [kgage@tssa.org](mailto:kgage@tssa.org)

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

**Winner of 2022 5-Star Safety Cultures Award**

---

**From:** Blake Zazinsky

&lt;blakez@g2sconsulting.com&gt;

**Sent:** Friday, January 19, 2024 12:57 PM**To:** Public Information Services <publicinformationservices@tssa.org>**Subject:** Fuel Storage Tank Search (Mississauga)**[CAUTION]:** This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good afternoon,

Can I please have the following addresses in Mississauga searched for fuel storage tank records:

-1780, 1785, 1835, 1840, 1850, 1855, 1900 Bloor Street

-3280 Wharton Way

-1865 Sharlyn Road

-3259 Fieldgate Drive

Thanks

**Blake Zazinsky, B.B.R.M.**

Environmental Technician

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735

Fax: 905-642-5999

Cell: 647-981-1564

[blakez@g2sconsulting.com](mailto:blakez@g2sconsulting.com)[www.g2sconsulting.com](http://www.g2sconsulting.com)**Offices in Burlington and Stouffville**

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

**Appendix E:  
Well Records**



**Instructions for Completing Form**

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.
- Please print clearly in blue or black ink only.

**Well Owner's Information and Location of Well Information**

First Name: **WABAX** Last Name: \_\_\_\_\_ Mailing Address (Street Number/Name, R/R, Lot, Concession): **1865 Sharlyn Road**

County/District/Municipality: \_\_\_\_\_ Township/City/Town/Village: **MISSISSAUGA** Province: **Ontario** Postal Code: **L4X 2L5** Telephone Number (include area code): **905 624-5611**

Address of Well Location (County/District/Municipality): \_\_\_\_\_ Township: **MISSISSAUGA** Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

RR#/Street Number/Name: \_\_\_\_\_ City/Town/Village: \_\_\_\_\_ Site/Compartment/Block/Tract etc.: \_\_\_\_\_

GPS Reading: NAD **83** Zone **17** Easting **614437** Northing **4831269** Unit Make/Model: **magellan sport** Mode of Operation:  Undifferentiated  Averaged  Differentiated, specify \_\_\_\_\_

**Log of Overburden and Bedrock Materials (see instructions)**

General Colour	Most common material	Other Materials	General Description	Depth From (metres)	Metres To
Brown	gravel	SILT	FILL	0	0.3
Brown	SILT	sand	TILL - Dense	0.3	6.7
Grey	Shale	Bedrock	LAYERED	6.7	10.8

*A026502 7.1*

Hole Diameter			Construction Record				Test of Well Yield					
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
0	10.8	11.43	2.5	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.68	0	19.1	Pump intake set at - (metres)	1	1	1	1
<b>Water Record</b> Water found at _____ Metres Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas <input type="checkbox"/> Other: <b>NA</b>			<b>Casing</b> <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized				Duration of pumping _____ hrs + _____ min Final water level end of pumping _____ metres Recommended pump type: <input type="checkbox"/> Shallow <input type="checkbox"/> Deep Recommended pump depth _____ metres Recommended pump rate (litres/min): 10, 15, 20, 25, 30, 40, 50, 60					
After test of well yield, water was <input type="checkbox"/> Clear and sediment free <input type="checkbox"/> Other, specify _____ Chlorinated <input type="checkbox"/> Yes <input type="checkbox"/> No			<b>Screen</b> Outside diam: 3.3 Slot No.: 10 Depth: 19.1 to 10.8 <input type="checkbox"/> No Casing or Screen <input type="checkbox"/> Open hole				If flowing give rate - (litres/min): 20, 25, 30, 40, 50, 60 If pumping discontinued, give reason: _____					

**Plugging and Sealing Record**  Annular space  Abandonment

Depth set at - Metres From	Metres To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
10.8	8.5	#2 Global Sandpack	
8.5	0.3	Bentonite holeplug	
0.3	0	concrete seal + flushment	

**Method of Construction**

Cable Tool  Rotary (air)  Diamond  Digging  
 Rotary (conventional)  Air percussion  Jetting  Other  
 Rotary (reverse)  Boring  Driving  Grabber Auger

**Water Use**

Domestic  Industrial  Public Supply  Other  
 Stock  Commercial  Irrigated  Cooling & air conditioning  
 Irrigation  Municipal

**Final Status of Well**

Water Supply  Recharge well  Unfinished  Abandoned, (Other)  
 Observation well  Abandoned, insufficient supply  Dewatering  
 Test Hole  Abandoned, poor quality  Replacement well

**Well Contractor/Technician Information**

Name of Well Contractor: **ALTECH DRILLING** Well Contractor's Licence No.: **1282**  
 Business Address (street name, number, city etc.): **140 BATHURST DRIVE WATERLOO**  
 Name of Well Technician (last name, first name): **MARINELLA DAN** Well Technician's Licence No.: **3022**  
 Signature of Technician/Contractor: \_\_\_\_\_ Date Submitted: **2004 04 30**

**Location of Well**

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No. **2 27698** Date Well Completed: **2004 04 30**  
 Was the well owner's information package delivered?  Yes  No Date Delivered: **2004 04 30**

**Ministry Use Only**

Data Source: \_\_\_\_\_ Contract No.: **2882**  
 Date Received: **08 2005** Date of Inspection: \_\_\_\_\_  
 Remarks: \_\_\_\_\_ Well Record Number: \_\_\_\_\_

**Appendix F:  
Site Photographs**



<b>Picture and Description</b>	
	
<p><b>Photo #1:</b> North portion of the Site, facing west.</p>	<p><b>Photo #2:</b> West portion of the Site, and west portion of 1840 Bloor Street, facing south.</p>
	
<p><b>Photo #3:</b> East portion of 1840 Bloor Street, facing west.</p>	<p><b>Photo #4:</b> South portion of 1840 Bloor Street, facing north.</p>
	
<p><b>Photo #5:</b> Central portion of the Site, facing northeast.</p>	<p><b>Photo #6:</b> South portion of the Site, facing west.</p>



**Picture and Description**



**Photo #7:** Out of service pool located in the central portion of the Site.



**Photo #8:** South central portion of the Site, facing northwest.



**Photo #9:** Southeast portion of the Site, facing south.



**Photo #10:** West portion of the Site, facing south.



**Photo #11:** Southeast portion of 1850 Bloor Street, facing north.



**Photo #12:** South portion of 1850 Bloor Street, facing east.

Picture and Description	
	
<p><b>Photo #13:</b> Waste disposal area located south central of 1850 Bloor Street.</p>	<p><b>Photo #14:</b> North portion of 1850 Bloor Street, facing west.</p>
	
<p><b>Photo #15:</b> Transformer located in the northwest corner of the Site, servicing 1840 Bloor Street.</p>	<p><b>Photo #16:</b> Transformer located between 1840 &amp; 1850 Bloor Street, servicing 1850 Bloor Street.</p>
	
<p><b>Photo #17:</b> Boiler room located on the roof of 1840 Bloor Street.</p>	<p><b>Photo #18:</b> Hot water heater located on the roof of 1840 Bloor Street.</p>

**Picture and Description**



**Photo #19:** Aboveground storage tank suspended on the ceiling, superintendent was unsure of use, but assured it did not contain oil or fuel.



**Photo #20:** Ventilation fans located on roof of 1840 Bloor Street.



**Photo #21:** Laundry room located in the basement of 1840 Bloor Street.



**Photo #22:** Pumping room located in the basement of 1840 Bloor Street.



**Photo #23:** Electrical room located in the basement of 1840 Bloor Street.



**Photo #24:** Lobby of 1840 Bloor Street in the east portion of the building.

**Picture and Description**



**Photo #25:** Boiler room located on the roof of 1850 Bloor Street.



**Photo #26:** Boiler room located on the roof of 1850 Bloor Street.



**Photo #27:** Pumping room located in the basement of 1850 Bloor Street.



**Photo #28:** Electrical room located in the basement of 1850 Bloor Street.



**Photo #29:** Laundry room located in the basement of 1850 Bloor Street.



**Photo #30:** Underground parking area located in 1850 Bloor Street.

**Appendix G:  
Phase One Questionnaire**



**PHASE ONE ESA QUESTIONNAIRE**

Site Address: 1840-1850 Bloor Street	
Project #:	
Owner: Rare Management	Occupant: Owner Representative
Interviewee: Ilana Glickman	Relation to Site:
Property and Building Description and Size: 1840-1850 Bloor - Two High Rise Residential Buildings.	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
		Yes	<input checked="" type="radio"/> No

NOTES:

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
		Yes	<input checked="" type="radio"/> No

NOTES:

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
		Yes	<input checked="" type="radio"/> No

NOTES:

Phase One ESA Questionnaire

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<u>No</u> Unknown	<u>Yes</u>	No

NOTES: *Noted during site visit*

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

AREA OF CONCERN	YES	NO	COMMENT
Chemicals		<input checked="" type="checkbox"/>	
Electrical Equipment		<input checked="" type="checkbox"/>	
Metal Smelting and/or Processing		<input checked="" type="checkbox"/>	
Mining		<input checked="" type="checkbox"/>	
Milling		<input checked="" type="checkbox"/>	
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)		<input checked="" type="checkbox"/>	
Transportation		<input checked="" type="checkbox"/>	
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		<input checked="" type="checkbox"/>	
Wood, Pulp and Paper Products		<input checked="" type="checkbox"/>	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		<input checked="" type="checkbox"/>	
Ash Deposit from boilers and/or other Thermal Facilities		<input checked="" type="checkbox"/>	
Asphalt Tar Manufacturing		<input checked="" type="checkbox"/>	
Coal Gasification		<input checked="" type="checkbox"/>	
Medical/Chemical/Radiological and/or Biological Labs		<input checked="" type="checkbox"/>	
Rifle and/or Pistol Firing Ranges		<input checked="" type="checkbox"/>	
Road Salt Storage Facilities		<input checked="" type="checkbox"/>	
Dry Cleaning Facilities		<input checked="" type="checkbox"/>	
Commercial Printing Facilities and/or Photo Developing Laboratory		<input checked="" type="checkbox"/>	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		<input checked="" type="checkbox"/>	

Phase One ESA Questionnaire

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:



Phase One ESA Questionnaire

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

Phase One ESA Questionnaire

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

Phase One ESA Questionnaire

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records		<input checked="" type="checkbox"/>	
Material Safety Data Sheets		<input checked="" type="checkbox"/>	
Underground Utility Drawings		<input checked="" type="checkbox"/>	
Chemical Inventory and Storage		<input checked="" type="checkbox"/>	
Storage Tanks		<input checked="" type="checkbox"/>	
Environmental Monitoring Data		<input checked="" type="checkbox"/>	
Waste Management Records		<input checked="" type="checkbox"/>	
Process, Production and Maintenance Documents		<input checked="" type="checkbox"/>	
Spills and Discharges		<input checked="" type="checkbox"/>	
Emergency Response and Contingency Plans		<input checked="" type="checkbox"/>	
Environmental Audit Reports		<input checked="" type="checkbox"/>	
Facility Site Plans		<input checked="" type="checkbox"/>	

Phase One ESA Questionnaire

---

Date: Feb 14, 2024

Signature of Assessor: *mb*

Name of Assessor: Monita Biering

Signature of Interviewee: *[Signature]*

Name of Interviewee: Janae Brockman