

**S2S PROJECT NO. 11398**

**REPORT TO**

**MILANI GROUP**

**ON**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**1489 HURONTARIO STREET  
MISSISSAUGA, ONTARIO**

**CONDUCTED BY:**



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**SEPTEMBER 27, 2023**

## EXECUTIVE SUMMARY

S2S Environmental Inc. (S2S) was retained by Milani Group (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the multi-tenant residential/commercial property located at 1489 Hurontario Street in Mississauga, Ontario (Subject Property).

At the time of the site visit, the Subject Property was occupied by a two-storey multi-tenant residential/commercial building (with a residential living area and a commercial unit) with a partially below grade level on the northwest portion of the building (Subject Building). The Subject Building was reportedly constructed between approximately the 1930s and 1950s. Vehicular access to the Subject Property was from an asphalt paved driveway off Pinewood Trail, located on the south side of the Subject Property and from an asphalt paved driveway off Hurontario Street, located on the west side of the Subject Property. Asphalt paved surface parking and driveway areas were observed on the south and west sides of the Subject Building. Landscaped areas were present along all of the property boundaries, and on all sides of the Subject Building. The total floor area of the Subject Building was reportedly approximately 279 m<sup>2</sup> (3,000 ft<sup>2</sup>), and the Subject Property had a total area of approximately 0.2 hectare (0.4 acre). At the time of site visit, the Subject Property was reportedly owned by Twin Townhomes Inc. and managed by the Client.

Based on information gathered and observations made to-date, the Phase I ESA has revealed that the likelihood of current significant adverse environmental contaminant impact to the Subject Property appears low.

There are no recommendations made for a Phase II ESA at the Subject Property at this time based on the findings of this Phase I ESA.

A written response has not yet been received from the Ontario Ministry of the Environment, Conservation and Parks (MECP) for the request of information regarding the Subject Property at the time of issuance of this report. Should further information be received which alters the conclusions of this report, an addendum will be forwarded to the Client.

The statements made in this Executive Summary text are subject to the same limitations included in the Closure Section 9.0 and are to be read in conjunction with the remainder of this report.



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## GLOSSARY OF TERMS

<b>AC</b>	Air Conditioning
<b>ACM</b>	Asbestos-Containing Material
<b>AST</b>	Aboveground Storage Tank
<b>BTEX</b>	Benzene, Toluene, Ethylbenzene and Xylene
<b>CFC</b>	Chlorofluorocarbon
<b>CSA</b>	Canadian Standards Association
<b>DSS</b>	Designated Substances Survey
<b>EMF</b>	Electromagnetic Fields
<b>EMS</b>	Environmental Management System
<b>ERIS</b>	Environmental Risk Information Service
<b>ESA</b>	Environmental Site Assessment
<b>FIP</b>	Fire Insurance Plan
<b>HBFC</b>	Hydrobromofluorocarbon
<b>HCFC</b>	Hydrochlorofluorocarbon
<b>HVAC</b>	Heating Ventilation and Air Conditioning
<b>HWIN</b>	Hazardous Waste Information Network
<b>HWIS</b>	Hazardous Waste Information Systems
<b>MECP</b>	Ministry of the Environment, Conservation and Parks
<b>m bgs</b>	meters below ground surface
<b>O. Reg.</b>	Ontario Regulation
<b>ODS</b>	Ozone Depleting Substance
<b>Opta</b>	Opta Information Intelligence
<b>PAH</b>	Polycyclic Aromatic Hydrocarbon
<b>PCB</b>	Polychlorinated Biphenyl
<b>PHC</b>	Petroleum Hydrocarbon
<b>PFO</b>	Private Fuel Outlet
<b>PUP</b>	Property Underwriters Plan
<b>PUR</b>	Property Underwriters Report
<b>RFO</b>	Retail Fuel Outlet
<b>RSC</b>	Record of Site Condition
<b>SAC</b>	Spills Action Centre
<b>TPH</b>	Total Petroleum Hydrocarbon
<b>TSSA</b>	Technical Standards & Safety Authority
<b>UFFI</b>	Urea Formaldehyde Foam Insulation
<b>UST</b>	Underground Storage Tank
<b>VOC</b>	Volatile Organic Compound



## 1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by Milani Group (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the multi-tenant residential/commercial property located at 1489 Hurontario Street in Mississauga, Ontario (Subject Property).

A site location map, aerial photograph and a site plan are included in Appendix A of this report as Drawing Nos. 1 to 3, respectively. At the time of the site visit, the Subject Property was occupied by a two-storey multi-tenant residential/commercial building (with a residential living area and a commercial unit) with a partially below grade level on the northwest portion of the building (Subject Building). The Subject Building was reportedly constructed between approximately the 1930s and 1950s. At the time of the site, the commercial portion of the Subject Property was occupied by Bella Body. Vehicular access to the Subject Property was from an asphalt paved driveway off Pinewood Trail, located on the south side of the Subject Property and from an asphalt paved driveway off Hurontario Street, located on the west side of the Subject Property. Asphalt paved surface parking and driveway areas were observed on the south and west sides of the Subject Building. Landscaped areas were present along all of the property boundaries, and on all sides of the Subject Building. The total floor area of the Subject Building was reportedly approximately 279 m<sup>2</sup> (3,000 ft<sup>2</sup>), and the Subject Property had a total area of approximately 0.2 hectare (0.4 acre). At the time of site visit, the Subject Property was reportedly owned by Twin Townhomes Inc. and managed by the Client.

We understand that this Phase I ESA was requested by the Client for mortgage financing purposes only, and that the Client will rely upon the contents of this report for their purposes in that regard.

The purpose of the Phase I ESA was to identify any potential or actual environmental contamination associated with the Subject Property which exists as a result of current or past activities.



## 2.0 SCOPE AND METHODOLOGY

### 2.1 Scope of Work

The Phase I ESA carried out by S2S on this Subject Property was generally based on the requirements of the CSA Phase I ESA document, Z768-01 (R2022), November 2001, reaffirmed in 2022 (CSA Standard). This Phase I ESA has not been completed in accordance with the requirements of the O. Reg. 153/04 (as amended) – RSC, and therefore cannot be used for the purposes of filing a RSC in the Environmental Site Registry maintained by the Ontario MECP.

The Phase I ESA consisted of the following:

- Records review including readily available city directories and FIPs, selected aerial photographs, previous environmental reports (if made available to S2S), available regulatory publications and databases (as discussed in Section 5.2), and selected topographic and geological maps;
- Contact with selected regulatory officials and personnel associated with the Subject Property;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

A list of information sources is provided in Appendix C of this report.

A CSA Standard Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. For this Phase I ESA, no enhancements were made to the CSA Standard; a review of title information or assessment rolls was not conducted since these documents were not made available to S2S by the Client/site contact. Furthermore, a title or assessment roll search was not performed since other mandatory records (as defined by the above noted CSA Standard) were available for review.

The assessment of the Subject Property for the potential presence of hazardous building materials was based on the age of the Subject Building and its components, and a non-intrusive visual review of the Subject Property. No sampling of materials was conducted. A Phase I ESA does not constitute a hazardous materials survey or Designated Substances Survey.

The professional qualifications of the project team are provided in Appendix B.

## 2.2 Methodology

### 2.2.1 Records Review

The applicable search distance for the records review included properties immediately adjacent to the Subject Property and other properties (as identified by city directories, aerial photographs and the site visit, up to a maximum of approximately 250 m radius of the Subject Property) where the



potential for environmental contamination to impact the Subject Property was apparent (e.g. petroleum products storage in the immediate area of the Subject Property).

S2S requested from the Client to provide all available information for the Subject Property. A list of the reviewed company records provided by the Client is included in Appendix C of this report.

### **2.2.2 Interviews**

Interviews with regulatory officials and site personnel were carried out to obtain or confirm information on the environmental characteristics of this property. A summary of interviewees and contact information is presented in Appendix C.

### **2.2.3 Site Visit**

The Phase I ESA site visit was completed by Mr. Andrew Fazio of S2S on August 4, 2023. The weather was sunny and the ambient temperature was approximately 19°C. The S2S representative was accompanied by Mr. Liam Nicolson (Property Manager) of Milani Group during part of the site visit. S2S was permitted to access all commercial and residential portions of the Subject Building, as well as the laundry room, a few storage rooms, the south portion of the roof, and the electrical rooms of the Subject Building. All of the exterior areas of the Subject Property were accessible to S2S. It should be noted that the north portion of the roof sections of the Subject Building were not accessed at the time of the site visit due to safety concerns.

The Subject Property and readily visible and publicly accessible portions of the immediate adjacent and neighbouring properties were examined for the presence of potential or actual environmental contamination.





### 3.0 REGULATORY FRAMEWORK

Applicable federal and provincial regulations and applicable municipal bylaws were reviewed to identify and assess potential or actual environmental contamination at the site and to develop appropriate recommendations. It should be noted, however, that this assessment did not include a review or audit of operational environmental compliance and health and safety issues, zoning/property ownership issues, easements or encumbrances, or of any EMS, which may exist for the property.

In Ontario, the roles and powers of the MECP when dealing with contaminated sites are outlined primarily in the Environmental Protection Act (R.S.O. 1990). The MECP has a mandate to address conditions where there is an adverse effect, or the likelihood of an adverse effect, associated with the presence or discharge of a contaminant. O. Reg. 153/04 (as amended) - Records of Site Condition, provides advice and information to property owners and consultants to use when assessing the environmental condition of a property, when determining whether or not restoration is required and in determining the kind of restoration needed to allow continued use or reuse of the property. The regulation includes generic numerical standards for soil and groundwater quality for specific land and groundwater uses. A Phase I ESA is an initial step in the site assessment process, which may lead to the requirement for restoration work if actual or potential sources of environmental contamination are identified.

A Phase I ESA also involves a review of Subject Buildings (if present) for the potential presence of hazardous materials related to building components and materials. Specific federal or provincial regulations exist for these individual hazardous materials. Where required, the applicable regulations (as noted below) were utilized to determine appropriate conclusions and formulate appropriate recommendations.

#### PCBs:

It was historically common to use PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. The federal Environmental Contaminants Act, 1976, prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, the storage and disposal of PCB waste materials is regulated.

It should be noted that as per PCB Regulations SOR/2008-273, there is a requirement to phase out the usage of PCB containing equipment, as classified below:

**Table 1 - Phase Out Dates for PCB Containing Equipment Usage**

Equipment Types	Phase Out Dates Requirement
(i) Electrical capacitors, other than light ballasts, and electrical transformers and their auxiliary electrical equipment, other than pole-top electrical transformers and their pole-top auxiliary electrical equipment	(a) December 31, 2009, in the case of equipment containing PCBs in a concentration of 500 mg/kg or more; or  (b) In the case of equipment containing PCBs in a



Equipment Types	Phase Out Dates Requirement
(ii) Electromagnets that are not used in the handling of food, feed or any additive to food or feed, and  (iii) Heat transfer equipment, hydraulic equipment, vapour diffusion pumps and bridge bearings	concentration of at least 50 mg/kg but less than 500 mg/kg: <ul style="list-style-type: none"> <li>• December 31, 2009, if the equipment is located at a drinking water treatment plant or food or feed processing plant, in a child care facility, preschool, primary school, secondary school, hospital or senior citizens' care facility or on the property on which the plant or facility is located and within 100 m of it, or</li> <li>• December 31, 2025, if the equipment is located at any other place.</li> </ul>
Light ballasts, and pole-top electrical transformers and their pole-top auxiliary electrical equipment with PCBs in a concentration of 50 mg/kg or more	December 31, 2025
Any other type of PCB-containing equipment with liquid containing 2 mg/kg or more of PCBs	Until the day on which the liquid is removed from the equipment

Asbestos:

The common use of potential friable (breakable by hand) ACMs (pipe/boiler insulation and fireproofing) in construction generally ceased voluntarily in the mid-1970s; however, ACMs are known to be present in buildings constructed as late as 1990. Furthermore, asbestos is still utilized in the manufacturing of some vinyl floor tiles and cement products (i.e. Transite piping and panelling). As of November 1, 2005, an updated asbestos regulation (O. Reg. 278/05 made under the Occupational Health and Safety Act) came into effect; however, all provisions of O. Reg. 278/05 came into effect on November 1, 2007. Asbestos Surveys undertaken prior to November 1, 2007, should be reviewed and reassessed to determine if they meet the requirements of the current applicable regulation (O. Reg. 278/05). Materials known or suspected to contain asbestos should be assessed and, asbestos management plans should be implemented.

Possible friable ACMs present within the Subject Building may include vermiculite fill insulation (usually present within the voids of cinder block walls), acoustical plaster, textured material, pipe insulation, mechanical insulation, parging cement on pipe elbows, joint tape on rain water leaders and acoustic ceiling tiles. Possible non-friable ACMs present within the Subject Building may include drywall with suspect asbestos containing drywall joint compound, vinyl floor tiles, mastic, cement (Transite) products, roofing materials, gasket materials (usually observed within “bells and spigots” style steel water drainage pipe connections) and caulking.

UFFI:

The sale and installation of UFFI as thermal insulation began in approximately 1970, and continued until December 1980 when it was banned under the federal Hazardous Products Act. UFFI was installed in both new and existing buildings during this period. UFFI can begin to deteriorate if exposed to water and moisture and this will result in formaldehyde gas emission. While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations.



Lead:

In 2005 and updated on April 8, 2011, the allowable lead content in paint was limited to 0.009% (90 ppm) by weight by the federal Surface Coating Materials Regulations, SOR/2005-109 under the Hazardous Products Act. Lead is also associated with plumbing solder and old pipes (pre-1990) as well as other lead-based products such as wall shielding (x-ray rooms).

ODSs:

The federal government filed the Ozone-Depleting Substances Regulations (1998 and its subsequent amendments) to control the import, manufacture, use, sale and export of ODSs. These ODSs include: halons, carbon tetrachloride, CFCs (often referred to as Freon), methyl chloroform, HBFCs, methyl bromide and HCFCs.

The dates for reduction and phase out of various ODSs are as follows:

- Halons, carbon tetrachloride, CFCs, methyl chloroform, HBFCs, and methyl bromide: 100% reduction from January 1, 1994 to January 1, 2005; and
- HCFCs: 65%, 90%, 99.5% and 100% reductions by January 1, 2010, January 1, 2015, January 1, 2020 and January 1, 2030, respectively.

In addition, there are restrictions on the refill of equipment such as mobile air-conditioning units, mobile refrigeration, household appliances, commercial refrigeration and air-conditioning and chillers with CFCs as of 2006. There are no restrictions on the use of HCFCs as refrigerants in the refrigeration and air-conditioning sectors. Furthermore, currently, there is no prohibition on the sale of refrigeration or air-conditioning systems that contain HCFCs.



## 4.0 SITE DESCRIPTION

### 4.1 Subject Property and On-Site Building Information

The Subject Property was located on the northeast corner of the intersection of Hurontario Street and Pinewood Trail. A summary of pertinent information on the Subject Property and Subject Building is presented below in Table 2.

Selected photographs of the Subject Property are included in Appendix D.

**Table 2 - Summary of Subject Property and Subject Building Information**

<b>Subject Property</b>	
Legal Description	Part of Lot 1, Range 2 Cir, As In RO513259, Save & Except Part 1, Plan 43R38695 Subject To An Easement In Gross Over Part 2, 43R38695 As In PR3420438 City Of Mississauga
Max Length, Max Width	Approximately 60 m, 27 m
Area	Approximately 0.2 hectare (0.4 acre)
Services: Sewer, Water, Natural Gas, Electricity	Municipal (for sewers and water), Enbridge (for natural gas), Alectra Utilities (for electricity)
<b>Subject Building</b>	
Construction Date	Approximately between the 1930s and 1950s (approximately 70 to 90 years old in 2023)
Total Floor Area	Approximately 279 m <sup>2</sup> (3,000 ft <sup>2</sup> )
Number of Storeys	Two
Foundation Walls	Concrete
Basement	Partially below-grade floor on the north portion of the Subject Building.
Roof	Ethylene propylene diene monomer (EPDM) membrane roof on the south portion and pitched asphalt shingle roof on the north portion
HVAC	Natural gas-fired hot water heating boiler and tenant-owned electric window-mounted AC units



## 4.2 Soil, Topography and Drainage

A summary of soil, topographic and drainage information for the Subject Property is as follows:

**Table 3 - Summary of Soil, Topography and Drainage Information**

Subject	Data and/or Visual Observations	Sources of Information
Coverage of Subject Property by Subject Building	Approximately 15%	Google Earth
Soils	Sand, gravel, minor silt and clay.	Available Ontario Surficial Geology Map
Bedrock	Shale, limestone, dolostone and siltstone	Available Ontario Bedrock Map
Local Drainage	A drainage ditch on the south portion of the Subject Property and landscaped areas	Visual Observations
Slope of Subject Property Ground Surface	Generally flat	Visual Observations
Inferred Direction of Groundwater Flow <sup>1</sup>	South towards Lake Ontario, located approximately 1.8 km south of the Subject Property	Available Ontario Topographic Map
Approximate Depth to Groundwater	6.5 m bgs to 6.6 m bgs	Water well records in vicinity of Subject Property
Subject Property Elevation Relative to Immediate Adjacent/Neighbouring Properties	Adjacent/neighbouring properties located to the north, east, south (across Pinewood Trail), and west (across Hurontario Street) of the Subject Property generally appeared to be at the same elevation as the Subject Property.	Visual Observations
Pits, Monitoring and Potable Water Wells on the Subject Property	None observed	Visual Observations
Stressed Vegetation on the Subject Property	No significant areas observed	Visual Observations
Presence of Fill Material at the Subject Property	No significant areas observed	Visual Observations
Lagoons and Watercourses at the Subject Property	None observed	Visual Observations
Pits, Monitoring and Potable Water Wells on the Immediate Adjacent/Neighbouring Properties	None observed	Visual Observations

<sup>1</sup> The direction of the shallow groundwater flow in limited areas can be influenced by the presence of underground utility corridors and is not necessarily a reflection of regional or local groundwater flow or a replica of the Subject Property or area topography.



## 5.0 CURRENT/HISTORICAL LAND USES AND REGULATORY HISTORY

Historical information describing the Subject Property was obtained from a variety of sources as detailed in Appendix C of this report.

### 5.1 On-Site Operations

The Subject Building was occupied by a residential living area and a commercial unit. The commercial unit of the Subject Building was occupied by Bella Body (cosmetic procedure clinic). The operations in the Subject Building generally included various health and wellness procedures, and patient care. Based on discussions with Mr. Nicolson, no hazardous wastes were generated in association with the commercial unit.

At the time of the site visit, the Subject Building was reportedly heated by a natural gas-fired heating boiler and tenant-owned AC units.

### 5.2 Historical Land Uses – Subject Property

The following is a review of available records obtained for the Subject Property as listed in Appendix C.

#### 5.2.1 *Previous Environmental Reports*

##### 2020 Altech Phase I ESA Report

Altech Environmental Consulting Limited (Altech) reportedly completed a Phase I ESA on the Subject Property in 2020. Based on the findings, Altech concluded that they “did not identify any environmental concerns resulting from current or past uses of the Subject [Property] or the neighbouring properties.” Additionally, Altech determined that the Subject Property was developed between the 1930s and 1950s, based on information retrieved at the time of the site visit. However, it should be noted that Altech stated “Three surface soil samples will be collected and submitted to an accredited laboratory for analysis of petroleum hydrocarbons (PHCs). At least one of these samples will be collected in the previously identified stained floor of the metal shed.”. However, based on a review of the report conducted by S2S, the punctuation would suggest that this comment was made in error, and was a part of template wording for Altech reports. Additionally, no other area of the report referenced the sampling, and a metal shed was not identified onsite. Based on discussions with the site contact, no Phase II ESA work was completed for the Subject Property. Therefore, it is S2S’ opinion that this statement can be disregarded, and no further investigation is required at this time.

##### 2021 Sirati Preliminary Geotechnical Investigation Report

Sirati and Partners (Sirati) reportedly conducted a preliminary geotechnical investigation report for the Subject Property in 2021. The purpose of this investigation was to support a residential



redevelopment on the Subject Property, and to obtain baseline information about the subsurface conditions at two borehole locations. At the time of the site visit in 2021, a total of two boreholes were drilled on May 10, 2021, extending to approximately 6.6 m bgs. Based on the results of the report, a layer of fill material was identified which consisted of sand or clayey silt. The fill material extended to 0.8 m bgs. No contamination was noted in the report, and no further environmental work was recommended at that time.

### **5.2.2 Historical Records (including Aerial Photographs, City Directories, FIPs)**

The earliest record available for the Subject Property were aerial photographs from 1954, which indicated that the Subject Property was developed as a single-family residential home at that time. Based on available City Directories from 1958, 1965, 1970, 1975, 1979, 1985, 1990, 1995 and 2001, the Subject Property reportedly remained residential during those times. Based on discussions with the site contact, the Subject Building was first commercially used by Bella Body in November 2022, and it is unknown if previous commercial tenants operated onsite.

Natural gas was reportedly supplied to the Subject Building in October 1998. The Subject Building was reportedly heated and cooled by natural gas-fuelled rooftop HVAC units and tenant-owned AC units since 1998 and to the present. It is unknown how the Subject Building was heated prior to 1998. However, at the time of the site visit, no obvious visual evidence of fuel storage in USTs or ASTs was identified to be present on the Subject Property. Furthermore, no obvious visual evidence of vent or fill pipes which indicated the potential presence of abandoned or decommissioned USTs/ASTs was identified on the Subject Property. Additionally, a geomagnetic scan was completed in conjunction with the 2020 Altech Phase I ESA report, to address the possibility of a historical UST used for heating. The scan was completed for the front parking area on the west portion of the Subject Property and the grassed area on the east portion of the Subject Property. Based on the results of the scan, no magnetic anomalies were found. Therefore, based on the available information to-date and the site observations, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from the historical storage and usage of fuel oil in USTs/ASTs appears low.

### **5.2.3 Chain of Title**

A title or assessment roll search was not performed for the Subject Property by S2S since other mandatory records (as defined by the above noted CSA Standard) were available for review, however, an Abbreviated Title Search was completed by Service Ontario in March 2021 and provided by the Client. Based on the Abbreviated Title Search, the Subject Property was owned by Twin Townhomes Inc. from January 2021.

### **5.2.4 Insurance Products (PUPs/PURs)**

A PUP/PUR search was completed for the Subject Property, however no PUPs/PURs for the Subject Property were found in the files of Opta..



### 5.2.5 Summary

A summary of historical and current land uses for the Subject Property is provided in Table 4 below.

**Table 4 - Historical and Current Information for the Subject Property**

Period/Dates	Land Uses	Sources of Information
Prior to approximately between the 1930s and 1950s	Undeveloped/Agricultural Purposes	Previous Phase I ESA Report, Interviews, Aerial Photograph, Abbreviated Title Search
From approximately between the 1930s and 1950s to the present	Residential/Commercial (including Bella Body)	City Directories, Aerial Photographs, Survey Plan, Previous Phase I ESA Report, Geowarehouse Database, Site Visit, Interviews

Based on available information to-date and site observations, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from historical and current land/tenant uses appears low.

## 5.3 Selected Regulatory History

Appropriate selected regulatory agencies at the provincial (MECP and TSSA) level were contacted (via the Freedom of Information process) to determine if there had been any reported incidents for the Subject Property (see Appendix C for sources contacted). Municipal authorities were not contacted since pertinent environmental information was reportedly available from the provincial level. Information that was requested included:

- i). environmental permits;
- ii). past or pending environmental control orders, charges, convictions or complaints;
- iii). outstanding environmental regulatory non-compliance issues;
- iv). reported spills filed under SAC (it should be noted that the SAC database starts from 1988 and many spills registered on file were reported voluntarily); and
- v). any other pertinent information they may provide with respect to environmental search requests.

### 5.3.1 Technical Standards & Safety Authority

Correspondence with the TSSA on August 14, 2023, indicated that there were no records on file (from 1990 to present) indicating any historical or present aboveground (for private retail fuel outlets) or underground fuel oil storage tanks at the Subject Property or on the following adjacent/neighbouring properties:





- 1471, 1484 and 1495 Hurontario Street, Mississauga; and
- 29 Pinewood Trail, Mississauga.

It should be noted that the Fuels Safety Division of the TSSA did not license or register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, or aboveground gasoline or diesel tanks for non-retail fuel outlets.

### 5.3.2 Freedom of Information and Privacy Protection Office

A written request has been made to the MECP on August 14, 2023, with regards to the Subject Property. As of the date of issuance of this report, a written response has not yet been received from the MECP. Should further information be received which alters the conclusions of this report, an addendum will be forwarded to the Client.

### 5.3.3 MECP Publications Review

A review of the following publications and databases was carried out as part of this ESA:

1. MECP Inventory of Coal Gasification Plant Waste Sites in Ontario, Vol. I & II, April, 1987;
2. MECP Waste Disposal Site Inventory, June 1991;
3. MECP Ontario Inventory of PCB Storage Sites, October 2004;
4. The MECP on-line HWIN, Registered Generator List (August 2023);
5. The MECP on-line Brownfields Environmental Site Registry (October 2004 to August 2023);
6. MECP HWIS, Public Information Data Set, 1986 to 2020;
7. MECP Access Environment online inventory of Environmental Compliance Approvals and Renewable Energy Approvals (December 1999 to August 2023); and
8. MECP on-line Environmental Registry (August 2023).

**Table 5 - Summary of MECP Inventories**

Record	Location/Distance	Assumed Groundwater Gradient	Conclusion
Waste Disposal Site	None identified	Not applicable (N/A)	N/A
PCB Storage Site	None identified	N/A	N/A
Coal Gasification Plant Waste Sites	None identified	N/A	N/A

Based on a review of the above-mentioned records, no records were identified for PCB Storage Sites, Waste Disposal Sites, and Coal Gasification Plant Waste Sites on the Subject Property and in the vicinity of the Subject Property.



Furthermore, the Subject Property and the immediate adjacent/neighbouring properties were not listed on the Brownfields Environmental Site Registry in accordance with the Record of Site Condition (O. Reg. 153/04 as amended) requirements of Part XV.1 of the Environmental Protection Act. However, the following neighbouring property was listed in the Brownfields Environmental Site Registry:

- RSC (#226331) was filed in January 2020 for 1575 Hurontario Street (approximately 230 m northwest of the Subject Property, in an assumed cross-gradient location). Phase I and II ESAs were reportedly completed in conjunction with the RSC. No contaminated soil was reportedly removed from this neighbouring property. The above-noted neighbouring property was observed to be occupied by a residential building at the time of the site visit.

It should be noted that there were no Risk Assessments requested/completed for the above-noted neighbouring property. Based on the information included in the above-noted record and the distance (approximately 230 m) from the Subject Property of the above-noted neighbouring property, the likelihood of current significant adverse environmental contaminant impact to the Subject Property appears low.

The Subject Property and the adjacent/neighbouring properties (within 250 m radius of the Subject Property) were not listed in the MECP HWIS (1986 to 2020) list.

The Subject Property and neighbouring properties (within 250 m radius of the Subject Property) were listed in the MECP HWIN (August 2023) list as generators of registerable wastes. Information with regards to these listings have been reviewed and summarized in Table 6 accordingly.

**Table 6 - HWIN Summary**

Generator Number	Generator Name	Location	Assumed Groundwater Direction	Waste Information
ON2744662	Medione Specialty Pharmacy	1541 Hurontario Street (located approximately 135 m northwest of the Subject Property)	Cross-gradient	Pathological wastes (312), Pharmaceuticals (261).
ON4756133	The Plastic Surgery Clinic Inc.	1421 Hurontario Street (located approximately 150 m southeast of the Subject Property)	Cross-gradient	Pathological wastes (312).
ON2029800	Hurontario Veterinary Hospital	1424 Hurontario Street (located approximately 180 m south of the Subject Property)	Down-gradient	Photo processing wastes (264), Pathological wastes (312).
ON7374805	Dermcare Clinic 2	1435 Hurontario Street (located approximately 120 m southeast of the Subject Property)	Cross-gradient	Pathological wastes (312).
ON7157728	Mobilinx	1435 Hurontario Street (located approximately 120	Cross-gradient	Other specified inorganic sludges, slurries or solids (146),



Generator Number	Generator Name	Location	Assumed Groundwater Direction	Waste Information
		m southeast of the Subject Property)		Waste oils/sludges (petroleum based) (251).
ON7556780	Mobilinx	1523 Hurontario Street (located approximately 160 m northwest of the Subject Property)	Cross-gradient	Other specified inorganic sludges, slurries or solids (146), Waste oils/sludges (petroleum based) (251).
ON6467037	Zih and Associates Inc.	1553 Hurontario Street (located approximately 170 m northwest of the Subject Property)	Cross-gradient	Pathological wastes (312).

Observations of the above-noted neighbouring properties (where accessible/visible) did not reveal any visual evidence of outside chemical storage in drums and obvious visual evidence of spills or staining. Based on our visual observations and available information, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from the current generation of registerable wastes at the above-noted neighbouring properties appears low.

The Subject Property and the immediate adjacent/neighbouring properties were not listed in the MECP Access Environment online inventory (December 1999 to August 2023) for any Environmental Compliance Approvals and Renewable Energy Approvals. Furthermore, the Subject Property and the immediate adjacent/neighbouring properties were not listed in the MECP Environmental Registry (August 2023) for any records.

### 5.3.5 Regulatory Information Summary

Based on the above regulatory history searches and responses or information received (from regulatory agencies) to-date, and our visual observations, the likelihood of current significant adverse environmental contaminant impact to the Subject Property appears low.



## 6.0 SITE VISIT FINDINGS AND DISCUSSIONS

The site visit was carried out by Mr. Fazio of S2S on August 4, 2023. The S2S representative was accompanied by Mr. Nicolson during part of the site visit.

### 6.1 ASTs and USTs

No obvious visual evidence of chemical or fuel storage in USTs or ASTs was identified to be present on the Subject Property at the time of the site visit. Furthermore, no obvious visual evidence of vent or fill pipes indicating the potential presence of abandoned or decommissioned USTs was identified on the Subject Property. Based on the available information to-date, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from historical USTs or ASTs appears low.

### 6.2 Other Chemical Handling and Storage

Chemicals located at the Subject Property (as observed in the accessed areas) primarily consisted of janitorial and maintenance supplies, and were stored in containers that were 20 L in size or smaller (or bags that were 25 kg in size or smaller) and located in the accessed storage rooms. There was no obvious visual evidence of significant spills or leaks or stains identified in the vicinity of the chemical storage areas.

Based on the above observations, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from current chemical handling/storage appears low.

### 6.3 Waste Materials

There was no evidence of the generation of hazardous wastes at the Subject Property at the time of the site visit. Waste materials generated at the Subject Property reportedly consisted of typical residential/commercial wastes (solid, non-hazardous wastes) including cardboard, plastic and other recyclable materials. The residential/commercial wastes were stored in plastic waste bins, and were located outside at the south portion of the Subject Building. The waste materials were reportedly removed from the Subject Property by licensed waste haulers including the City of Mississauga on a regular basis.

Based on the above observations, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from waste materials appears low.

### 6.4 Spill and Stained Areas

The interior floors of the accessed areas of the Subject Building were observed to be generally ceramic/vinyl tiles in the residential/commercial units and the common areas. These floor areas were visually noted to be in fair to good condition.



At the time of the site visit, no obvious visual evidence of significant staining or spills was observed in the accessed areas of the Subject Building and on the exterior areas of the Subject Property.

Based on the information obtained during the site visit, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from stained areas appears low.

## **6.5 Wastewater Discharges**

Based on the areas accessed, process wastewater was not reported to be produced as part of the on-site operations. General wastewater discharge consisted of kitchen, kitchenette, washroom and laundry room wastewater which was reportedly discharged to the municipal sanitary system.

Based on the information obtained during the site visit, the likelihood of current significant adverse environmental contaminant impact to the Subject Property from wastewater discharges appears low.

## **6.6 Air Discharges**

No sources of air emissions that are suspected to result in significant residual contamination to the property were identified to be present on the Subject Property.

Based on our site observations and information obtained during the site visit, the likelihood of current significant residual environmental contaminant impact to the Subject Property from air emissions appears low.

## **6.7 PCBs**

An undetermined number of fluorescent light fixtures were present at the Subject Property. A concrete pad-mounted transformer was observed on the southeast portion of the Subject Property. No obvious visual evidence of significant spills or staining was identified in the vicinity of the transformer. Dry-type (air-cooled) transformers were also observed on the Subject Property; however, the dry-type transformers would not contain oils/PCBs.

Based on the construction date (approximately between the 1930s and 1950s) of the Subject Building, it is possible that electrical equipment containing PCBs is present at the Subject Property.

There were no environmental concerns noted with respect to PCBs at the Subject Property. If on-site electrical equipment from the Subject Building is being serviced or decommissioned, appropriate testing and inspection of the equipment should be undertaken to determine if PCBs are present.



## 6.8 Asbestos

Based on the construction date (approximately between the 1930s and 1950s) of the Subject Building, it is possible that ACMs are present in the building materials. Suspect friable ACMs observed included acoustic ceiling tiles within the Subject Building. No other suspect friable ACMs were observed within the accessed areas of the Subject Building. Suspect non-friable ACMs observed within the Subject Building included drywall with suspect asbestos containing drywall joint compound, vinyl floor tiles and caulking. No Transite materials were observed at the time of the site visit.

At the time of the site visit, the suspect ACM materials observed in the accessed areas were generally noted by S2S to be in good condition. Based on discussions with the site representative, an asbestos survey had not been completed for the Subject Property in accordance with O. Reg. 278/05.

In accordance with O. Reg. 278/05, an asbestos survey should be conducted on building(s) that are known or suspected to have ACMs and if asbestos is found to be present, an asbestos management plan should be implemented. Furthermore, where ACMs are in poor or deteriorated condition and potential human health risks exists due to exposure, appropriate abatement measures should be taken in accordance with O. Reg. 278/05.

## 6.9 UFFI

As the Subject Building was in existence during the period from 1970 to 1980, it is possible that UFFI may be present at the Subject Property. However, evidence of UFFI was not observed in the accessed areas during the site visit. It should be noted that the assessment for UFFI was not exhaustive and analyses were not performed to confirm the absence of UFFI.

There were no environmental concerns noted with respect to UFFI at the Subject Property.

## 6.10 Lead

Based on the construction date (approximately between the 1930s and 1950s) of the Subject Building, it is possible that lead is present in paint and plumbing materials. Visual observations (where possible) in accessed areas did not indicate the presence of lead plumbing materials.

There were no environmental concerns noted with respect to lead in the accessible areas of Subject Property. Prior to any renovations and/or building demolition activities, a Designated Substance Survey (DSS) should be undertaken to determine if any of the paint to be disturbed is lead containing.



## 6.11 ODSs

Sources of ODSs present on the Subject Property were likely limited to minor quantities of refrigerant within rooftop HVAC and AC units, and in the refrigerators within individual tenant units.

Inquiries made with Mr. Nicolson indicated that there were no reported leaks associated with the above noted equipment, and that servicing of the site-owned HVAC units, AC units and refrigerators were completed by appropriately licensed technicians. Furthermore, visual observations in the accessed areas during the site visit did not indicate leaks or damage associated with the visually observed on-site sources of ODSs.

There were no environmental concerns noted with respect to ODSs at the Subject Property.

## 6.12 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements.

According to Health Canada's Cross-Canada Survey of Radon Concentrations in Homes, approximately none (of the surveyed) of homes in Peel Region have radon gas levels above Health Canada's guideline (200 Becquerels per cubic metre (Bq/m<sup>3</sup>)). A site-specific radon testing would be required to confirm the radon gas levels in the Subject Building.

## 6.13 EMF

Electrical currents cause electromagnetic fields. Common household current is alternating current, which reverses its direction (its charge) then switches back. This cycle creates electric and magnetic fields at the same frequency. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

There were no high-voltage transmission lines or electrical substations, which could generate significant electromagnetic frequencies, identified on or adjacent to the Subject Property.

## 6.14 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

There were no major or persistent sources of noise and/or vibration identified on or adjacent to the Subject Property during the site visit.



## **6.15 Mould**

There was no obvious visual evidence of suspect mould growth or apparent water damage/staining on visible interior building materials in the accessed areas of the Subject Building.





## 7.0 ADJACENT AND NEIGHBOURING PROPERTIES

### 7.1 Previous Environmental Reports

No previous environmental reports were made available to S2S for the properties adjacent/neighbouring to the Subject Property. Based on the 2020 Altech Phase I ESA Report, the Subject Property was surrounded by residential/commercial properties located to the north and south (across Pinewood Trail) and residential properties to the east and west (across Hurontario Street) of the Subject Property at that time.

### 7.2 Historical Records (Aerial Photographs, City Directories, FIPs)

The earliest record available for the properties in the vicinity of the Subject Property was a 1954 aerial photograph which indicated that the adjacent/neighbouring properties located to the north, east, south (across Pinewood Trail) and west (across Hurontario Street) were developed with single family residential dwellings at that time. Based on available city directories from 1979, the adjacent property located to the north of the Subject Property was first used commercially in 1979. The adjacent property located to the east of the Subject Property reportedly remained residential historically and to the present. Additionally, it is unknown when the immediate adjacent/neighbouring located to the south (across Pinewood Trail) and west (across Hurontario Street) properties transitioned from residential to commercial/residential properties.

### 7.3 Adjacent and Neighbouring Properties – Summary

A summary of historical and current land uses for the adjacent and immediate neighbouring properties is provided in Table 7 below.

**Table 7 - Adjacent and Neighbouring Properties – Historical and Current Land Uses**

Boundary Side of Subject Property	Comments	Sources of Information
North (adjacent)	<p style="text-align: center;"><b>1495 Hurontario Street</b></p> <p><u>Prior to approximately 1954</u> – Unknown</p> <p><u>From approximately 1954 to approximately the late 1970s</u> – Single Family Residential Dwelling</p> <p><u>From approximately the late 1970s to the present</u> – Residential/Commercial Building (Natural Health Pain Relief Clinic)</p>	<p>City Directories, Aerial Photographs, Previous Phase I ESA Report, Geowarehouse Database, Interviews, Site Visit</p>



Boundary Side of Subject Property	Comments	Sources of Information
East (adjacent)	<p align="center"><b>29 Pinewood Trail</b></p> <p><u>Prior to approximately 1954</u> – Unknown</p> <p><u>From approximately the 1954 to the present</u> – Single Family Residential Dwelling</p>	<p>City Directories, Aerial Photographs, Previous Phase I ESA Report, Geowarehouse Database, Interviews, Site Visit</p>
South (across Pinewood Trail)	<p align="center"><b>1471 Hurontario Street</b></p> <p><u>Prior to approximately 1954</u> – Unknown</p> <p><u>From approximately 1954 to the present</u>– Residential/Commercial (Currently Vacant commercial space with Residential Tenants)</p>	<p>City Directories, Aerial Photographs, Previous Phase I ESA Report, Geowarehouse Database, Interviews, Site Visit</p>
West (across Hurontario Street)	<p align="center"><b>1484 and 1498 Hurontario Street</b></p> <p><u>Prior to approximately 1954</u> – Unknown</p> <p><u>From approximately 1954 to the present</u>– Residential/Commercial (including RockFay Developments, FenceArt)</p>	<p>City Directories, Aerial Photographs, Previous Phase I ESA Report, Geowarehouse Database, Interviews, Site Visit</p>

At the time of the site visit, the Subject Property was surrounded by residential/commercial properties to the north, south (across Pinewood Trail), and west (across Hurontario Street) of the Subject Property; and a single family residential home to the east of the Subject Property. These residential/commercial buildings were occupied by Natural Health Pain Relief Clinic, RockFay, and FenceArt at the time of site visit.

It is unknown how the immediate adjacent/neighbouring properties were historically heated. However, there was no obvious visual evidence of vent or fill pipes indicating the potential presence of existing, abandoned or decommissioned USTs identified on the immediate adjacent/neighbouring properties on all sides of the Subject Property (where accessible/visible). Furthermore, observations of these adjacent/neighbouring properties (where accessible/visible) from publicly accessible areas did not reveal any obvious visual evidence of outside chemical storage in ASTs, USTs and drums, and/or major spills.

Based on available information to-date, the likelihood of current significant environmental contaminant impact to the Subject Property from the above noted historical and current adjacent and neighbouring property uses appears low.



## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

Based on information gathered and observations made to-date, the Phase I ESA has revealed that the likelihood of current significant adverse environmental contaminant impact to the Subject Property appears low.

There are no recommendations made for a Phase II ESA at the Subject Property at this time based on the findings of this Phase I ESA.

A written response has not yet been received from the MECP for the request of information regarding the Subject Property at the time of issuance of this report. Should further information be received which alters the conclusions of this report, an addendum will be forwarded to the Client.



## 9.0 CLOSURE

This report has been prepared for the sole benefit of Milani Group (Client).

The report may not be relied upon by any other person or entity without the express written consent of S2S Environmental Inc. (S2S) and the Client. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

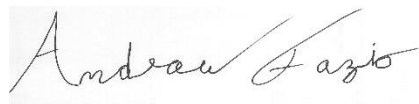
S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus the Client should review such issues with appropriate legal counsel.

Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, S2S in certain instances has been required to assume that this information provided is accurate.

The conclusions as presented represent the best judgment of the assessor based on the visual observations of the accessible property elements of the Subject Property and adjacent/neighbouring properties observed on August 4, 2023. Should additional information become available, S2S requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Respectfully Submitted,

**S2S ENVIRONMENTAL INC.**



Andrew Fazio, B.A.Sc.  
Project Scientist  
[afazio@s2se.com](mailto:afazio@s2se.com)



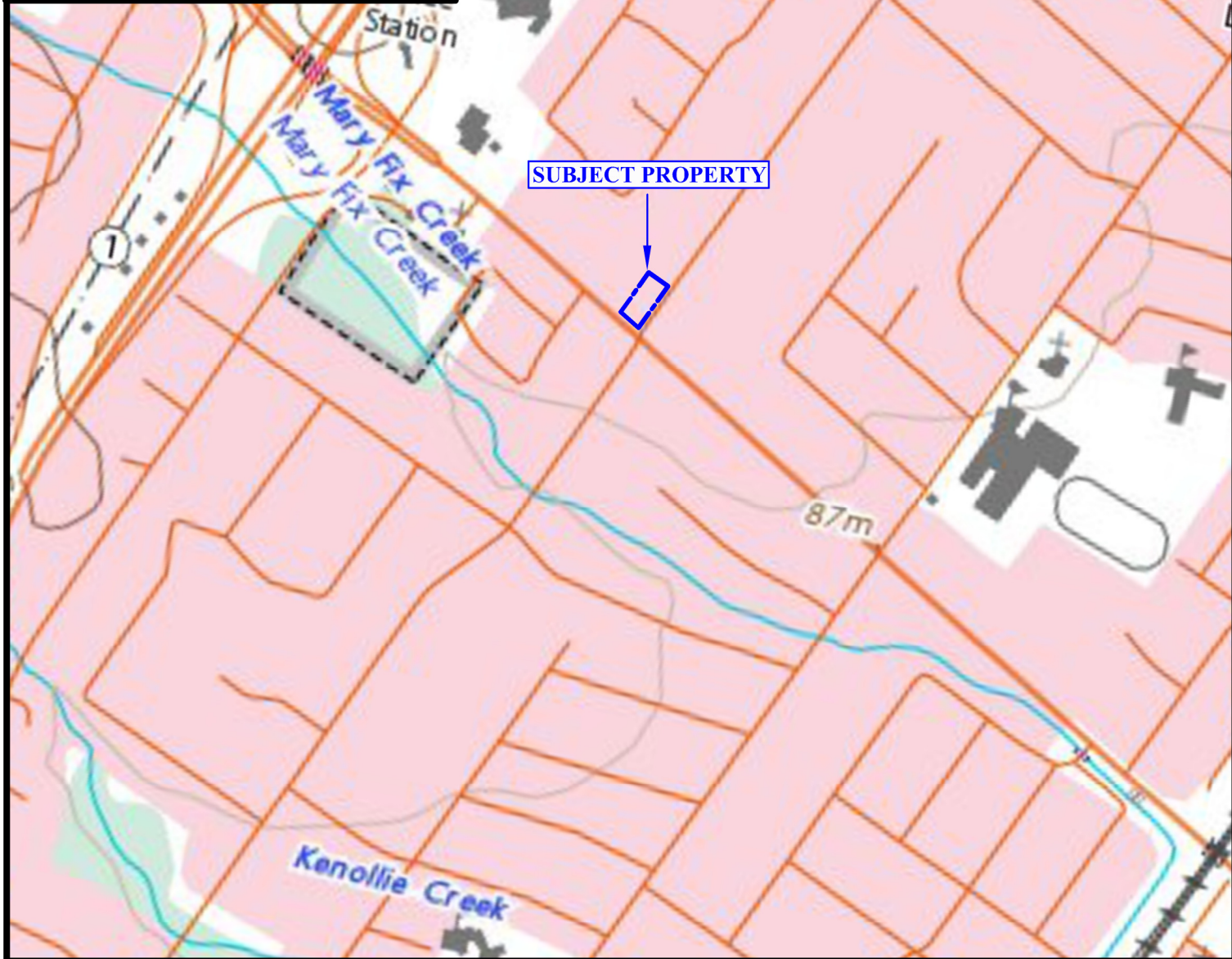
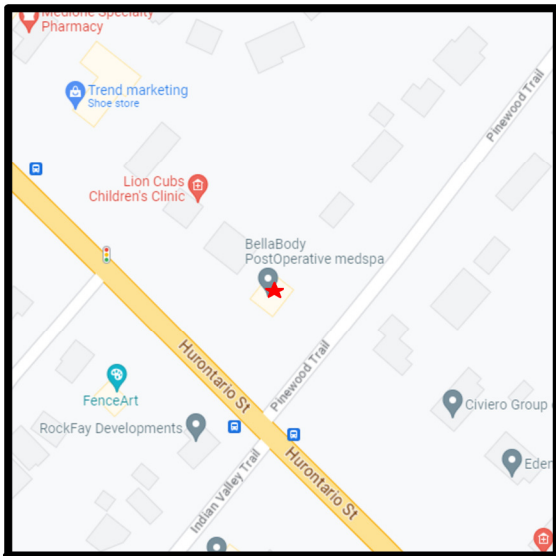
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Technical Reviewer  
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Distribution: (1 PDF Copy) - Mr. Cam Milani (Milani Group)



**APPENDIX A**  
**DRAWINGS**





0 m      250 m      500 m

DRAWN BY: MA    DATE: AUG 28, 2023    SCALE : 1:17,500

**SITE LOCATION MAP**

 **S2S Environmental Inc.**

PROJECT NO:	SITE LOCATION:	DRAWING NO:
11398	1489 HURONTARIO STREET MISSISSAUGA, ONTARIO	1



**LEGEND**

 ASSUMED PROPERTY LINE

DRAWN BY: MA

DATE: AUG 28, 2023

**AERIAL PHOTOGRAPH SHOWING  
NEIGHBOURING LAND USES**

IMAGERY DATE: June 2019, Google Earth



**S2S  
Environmental Inc.**

SCALE:

0m  30m

PROJECT NO:

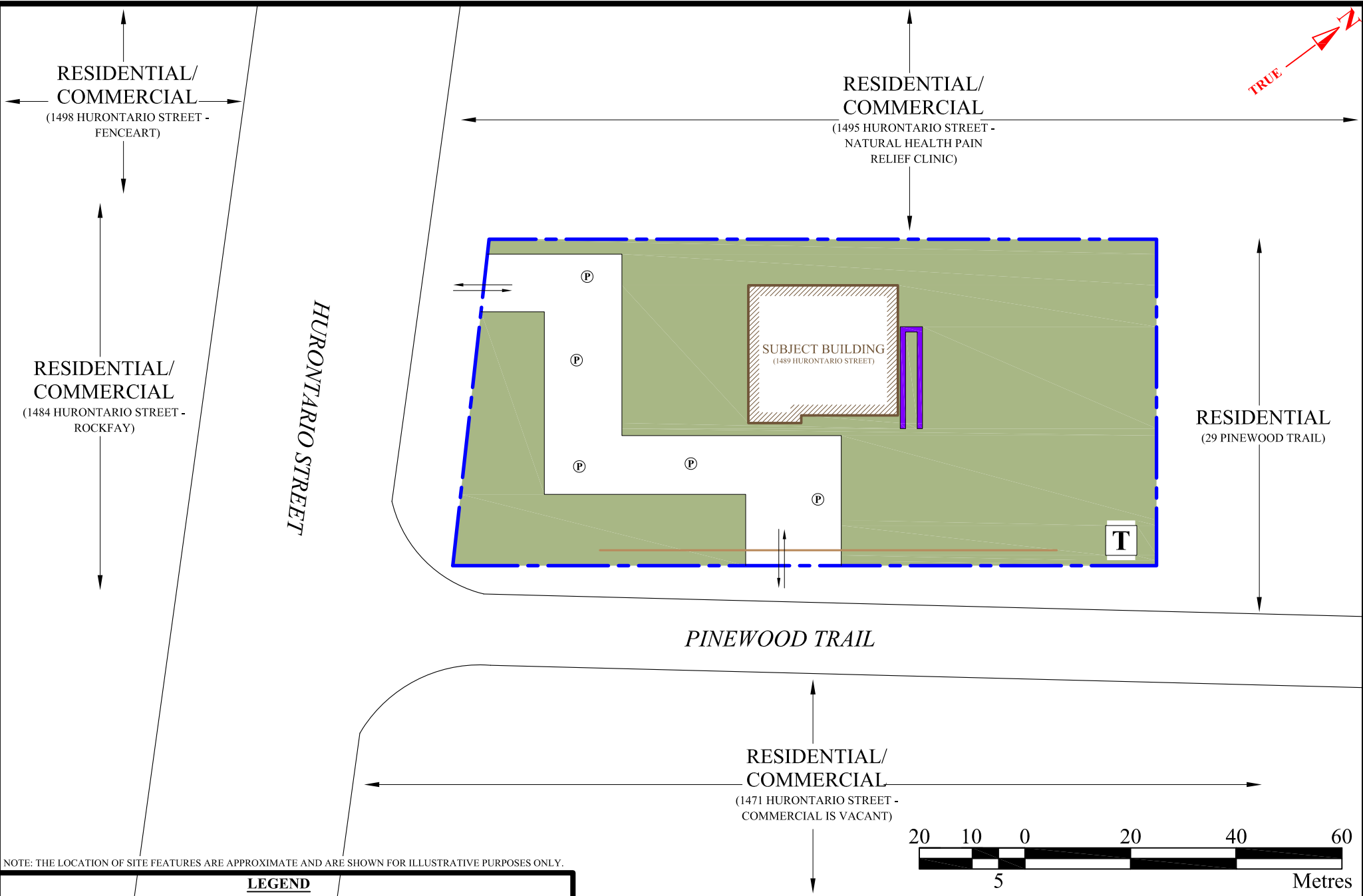
SITE LOCATION:

DRAWING NO:

11398

1498 HURONTARIO STREET  
MISSISSAUGA, ONTARIO

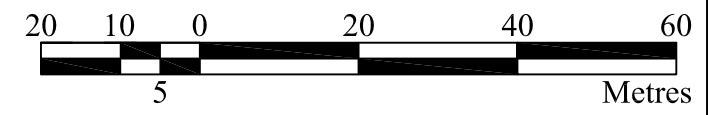
2



NOTE: THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND	
	ASSUMED PROPERTY LINE
	SITE ACCESS
	DRAINAGE DITCH
	ASPHALT PAVED PARKING AND DRIVEWAY
	CONCRETE PAD-MOUNTED TRANSFORMER
	SUBJECT BUILDING
	CONCRETE WALKWAY
	LANDSCAPED AREA
	CONCRETE BLOCK RETAINING WALL

<b>SITE PLAN SHOWING NEIGHBOURING LAND USES</b>	
DRAWN BY: MA	DATE: AUG 28, 2023



		SCALE: AS SHOWN
PROJECT NO: <b>11398</b>	SITE LOCATION: 1498 HURONTARIO STREET MISSISSAUGA, ONTARIO	DRAWING NO: <b>3</b>



**APPENDIX B**  
**ASSESSOR AND REVIEWER QUALIFICATIONS**



**Name:** Andrew Fazio, B.A.Sc.

**Position:** Project Scientist

**Education/** **B.A.Sc., Chemical Engineering, Biochemical Option,**  
Queen's University, ON, 2021

**Courses**

- **Industrial Waste Treatment Processes**, Queen's University, 2020
- **Engineering Economics**, Queen's University, 2020

**Environmental Site Assessments**

- Project Scientist, Phase I Environmental Site Assessments (ESA) for various industrial, commercial and residential properties
- Reviewed environmental registries, city directories, topographic and geological maps, for historical data
- Conducted interviews with property owners, occupants, key site personnel and local government officials to obtain information concerning the environmental conditions related to the Subject Property and adjacent properties.
- Identified and assessed potential or actual environmental contamination and presence of hazardous materials.
- Developed conclusions and recommendations based on applicable federal, provincial, and municipal regulations

**Baseline Property Condition Assessments**

- Project Scientist, Property Condition Assessments (PCA) for various commercial and residential buildings.
- Conducted visual assessments to determine physical deficiencies of property elements
- Reported findings in PCAs in accordance with ASTM standards
- Assessed the conditions of various roofing systems, the exterior and interior walls, floors, ceilings of buildings and paved areas.
- Recommended replacement, reconstruction and/or repair of building elements with estimated economics



**Name:** Emmanuel Larbi, M.A.Sc., P.Eng.

**Position:** Principal

**Education/**

**Courses** **M.A.Sc., Geological Engineering**, University of Windsor, Windsor, Ontario, 1988

**B.Sc. (Eng.) Geological Engineering**, University of Science & Technology, Kumasi, Ghana, 1981

- **Environmental Regulation & Compliance** - one day course organized by Tory's Environment, Health & Safety Law Group, 2001
- **How To Manage Multiple Projects, Meet Deadlines, And Achieve Objectives** – one day course organized by Fred Pryor Seminars, 1998
- **Hazardous Waste Management** - University of Toronto Continuing Education, 1994
- **Compliance With Environmental Legislation** - University of Toronto Continuing Education, 1993
- **Deterioration & Failure of Concrete Structures, Investigations, Testing Methods, Repairs & Restoration** - University of Toronto Continuing Education, 1992
- **Solid Waste Management** - University of Toronto Continuing Education, 1991

**Environmental Site Assessments**

- Project Manager/Senior Engineer, Phase I Environmental Site Assessments at over 500 sites for Merrill Lynch Commercial Mortgage Conduit, Manulife Financial, GE Capital Real Estate, First National Bank, CIBC, Royal Bank, Morguard Investments Limited, GMAC Commercial Mortgage and numerous other financial, industrial, real estate and legal clients. Also, participated in a number of Phase II ESA investigations for some of the clients.
- Assessed waste management practices on industrial, commercial and residential sites.
- Reviewed Phase I & II ESAs and remediation reports for update environmental site assessments.
- Supervised subsurface drilling investigations for potential environmental contamination.
- Prepared technical reports.



### **Baseline Property Condition Assessments**

- Project Manager/Senior Engineer, Baseline Property Condition Assessments of over 500 sites for Abacus Real Estate Investments, Sandalwood Properties, Bentall Real Estate, Column Financial, Canadian Mortgage Capital Corporation, Merrill Lynch Commercial Mortgage Conduit, Manulife Financial, GE Capital Real Estate, First National Bank, CIBC, Royal Bank, Morguard Investments Limited, GMAC Commercial Mortgage and numerous other financial, industrial, real estate and legal clients.
- Conducted visual assessment of property elements and various industrial, commercial, residential buildings.
- Evaluated visually the structural elements of buildings and related structures.
- Assessed the conditions of various roofing systems, the exterior and interior walls, floors, ceilings of buildings and paved areas.
- Inspected mechanical and electrical systems on properties from a non-specialist viewpoint.
- Recommended replacement, reconstruction and/or repair of building elements.
- Estimated costs for immediate and replacement costs in capital reserve tables for clients.

### **Geotechnical Investigations**

- Conducted footing and caisson excavation inspections on various project sites.
- Monitored excavation of topsoil, placement of structural fill and proof-rolling of exposed sub-grade.
- Co-ordinated, tested and supervised earthworks, roads and municipal services within residential and commercial subdivisions.
- Supervised geotechnical drilling and prepared technical reports.

### **Field & Laboratory Materials Investigations**

- Supervised qualification and compliance testing of concrete materials.
- Tested products including bricks, asphalt, aggregates, admixtures and building panels.
- Researched the durability of construction materials while completing M.A.Sc. program.
- Assisted undergraduate students during laboratory sessions in engineering geology, hydrogeology and construction materials.
- Co-ordinated and supervised field and laboratory technicians.
- Undertook condition surveys of buildings, pavements, roofs, bridge decks and piers.
- Performed petrographic analysis of aggregates.



**APPENDIX C**  
**RESOURCE INFORMATION**



## HISTORICAL SOURCES, REGULATORY CONTACTS, BACKGROUND INFORMATION AND PERSONS INTERVIEWED

Source	Information Received/Reviewed
<b>Client Representative:</b> Cam Milani of Milani Group <b>Site Representative:</b> Liam Nicolson of Milani Group	Site access, current and historical information.
<b>Previous Environmental Reports / Background Information</b>	- “Phase I Environmental Site Assessment, 1489 Hurontario Street, Mississauga, Ontario” report, prepared for Milani Group, prepared by Altech, dated December 2020; and - “Preliminary Geotechnical Report, 1489 Hurontario Street, Mississauga, Ontario” report, prepared for Milani Group, prepared by Sirati and Partners, dated August 2021.
<b>City Directories</b>  <i>Toronto Reference Library:</i>	1958, 1965, 1969, 1975, 1979, 1985, 1990, 1995, and 2001.
<b>Fire Insurance Plans</b>  <i>Environmental Risk Information Services:</i>	Subject Property and adjacent/neighbouring properties not covered.
<b>Aerial Photographs</b>  <i>Mississauga Archives:</i>	1954, 1966, 1975, 1980, 1985, 1992, 2000, 2005, 2010, 2015 and 2021.
<b>Topographic/Ontario Base Maps – SoftMap Plus Software</b>	Ontario Base Maps Volume 1
<b>Ontario Geological Survey 2010 – Surficial Geology of Southern Ontario, Ontario Geological Survey, Miscellaneous Release – Data 128-REV</b> <b>OGS Earth Mapping Service “Google Earth”</b>	Regional Geological Soil Data
<b>MECP Inventory of Coal Gasification Plant Waste Sites in Ontario, Vol. I &amp; II, April 1987</b>	Coal Gasification Plant Waste Sites potentially near Subject Property
<b>MECP Waste Disposal Site Inventory, June 1991</b>	Waste Disposal Sites potentially near Subject Property
<b>MECP Ontario Inventory of PCB Storage Sites, October 2004</b>	PCB Storage Sites potentially near Subject Property
<b>MECP on-line Hazardous Waste Information Network (HWIN), Registered Generator List (Accessed August 2023).</b>	Potential list of current hazardous waste generators for the Subject Property and neighbouring properties



Source	Information Received/Reviewed
<b>MECP Hazardous Waste Information Systems, Public Information Data Set, 1986 to 2020</b>	Potential list of historical hazardous waste generators for the Subject Property and neighbouring properties
<b>The MECP on-line Brownfields Environmental Site Registry, October, 2004 to August 2023</b>	A list of sites that have voluntarily filed a Records of Site Condition in the accordance with the Environmental Protection Act
<b>MECP Access Environment online inventory of Environmental Compliance Approvals and Renewable Energy Approvals (December 1999 to August 2023).</b>	A list of sites in Ontario with Environmental Compliance Approvals (ECAs), Renewable Energy Approvals (REAs) and registrations on the Environmental Activity and Sector Registry (EASR).
<b>The MECP on-line Environmental Registry (Accessed August 2023)</b>	A list of sites with proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment.
<b>Health Canada's Cross-Canada Survey of Radon Concentrations in Homes (<a href="https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/cross-canada-survey-radon-concentrations-homes-final-report-health-canada-2012.html">https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/cross-canada-survey-radon-concentrations-homes-final-report-health-canada-2012.html</a>)</b>	Survey of Radon Concentrations in Homes across Canada
<b>Technical Standards and Safety Authority (TSSA) Contact: Kimberly Gage, <a href="mailto:publicinformation@tssa.org">publicinformation@tssa.org</a></b>	Review of computer database for possible storage of fuels on Subject Property from 1990 to present.
<b>MECP Freedom of Information Request</b>	Records from public sector institutions for parameters including environmental concerns, orders, spills, investigations/prosecutions, and waste generation

NOTE: The available historical coverage (i.e. city directories, fire insurance plans and aerial photographs) is not a continuous record. It is possible that features of interest may have appeared and disappeared between coverage dates, or in some cases may have predated available coverage. In addition, aerial photograph quality is variable and in some instances site features are difficult to identify or their purpose may be difficult to establish.



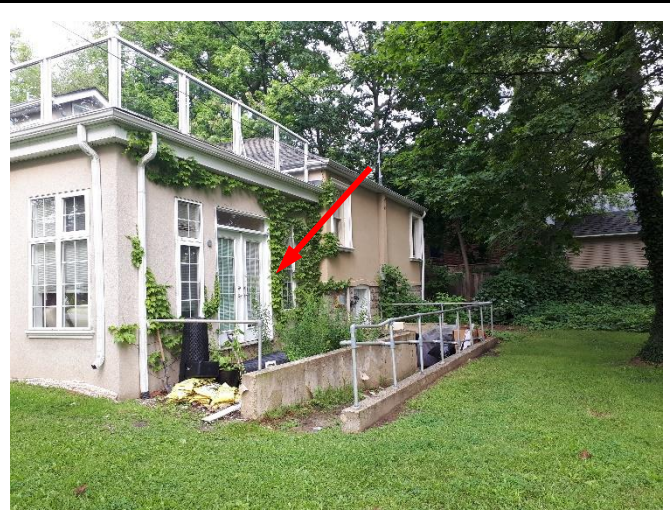
**APPENDIX D**  
**SITE PHOTOGRAPHS**







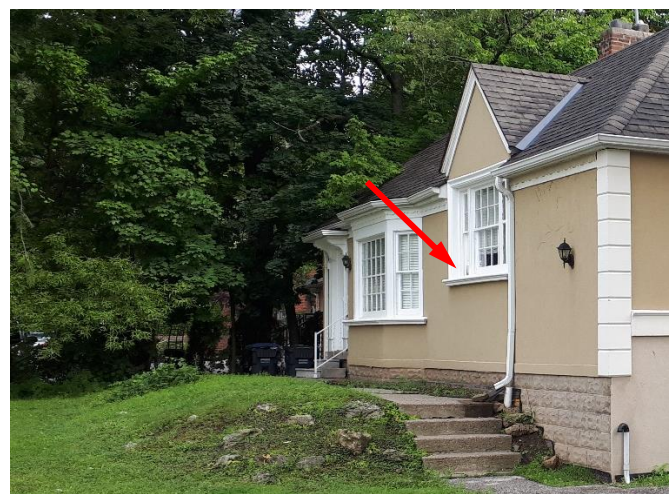
**Photo 1: View of a portion of the north elevation (see arrow) of the Subject Building, looking west.**



**Photo 2: View of a portion of the east elevation (see arrow) of the Subject Building, looking northwest.**



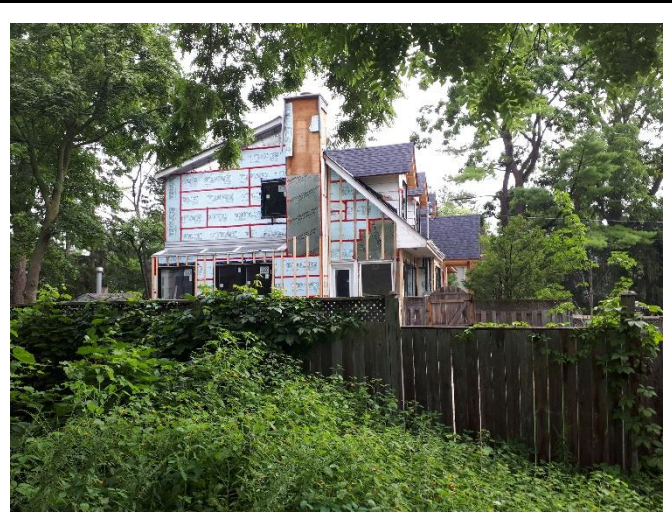
**Photo 3: View of a portion of the south elevation (see arrow) of the Subject Building, looking northwest.**



**Photo 4: View of a portion of the west elevation (see arrow) of the Subject Building, looking northeast.**



**Photo 5: View of a portion of the adjacent residential/commercial property (see arrow), located to the north of the Subject Property, looking northeast.**



**Photo 6: View of a portion of the adjacent single-family residential home, located to the east of the Subject Property, looking east.**



**Photo 7: View of a portion of the neighbouring residential/commercial property, located to the south (across Pinewood trail) of the Subject Property, looking southeast.**



**Photo 8: View of a portion of the neighbouring residential/commercial property, located to the west (across Hurontario Street) of the Subject Property, looking west.**



**Photo 9: View of the concrete pad mounted transformer (see arrow) located on the southeast portion of the Subject Property.**



**Photo 10: View of a portion of the drainage ditch (see arrow) located on the south portion of the Subject Property.**



**Photo 11: View of a portion of the interior of the residential space of the Subject Building.**



**Photo 12: View of a portion of the interior of the commercial tenant unit (Bella Body) of the Subject Building.**