



September 28, 2023

Manager, Environmental Site Management & Compliance
Environmental Services
Transportation & Work Department
City of Mississauga
201 City Centre Drive, 8th Floor
Mississauga, ON L5B 2T4

Attention: Manager, Environmental Site Management & Compliance

Re: Certification Letter Conveyance Land Along Bloor Street
Parts 1, 2 and 3, Part of Block P, Registered Plan 719, City of Mississauga
1785 Bloor Street, Mississauga, Ontario
Pinchin File: 291885

Pinchin Ltd. (Pinchin) understands that 1785 Bloor Holdings Inc. (Owner) is seeking approval of a development application from the Corporation of the City of Mississauga (City) regarding the 1785 Bloor Street, Mississauga, Ontario (Site). Pinchin has prepared the following report on behalf of the Owner:

- Report entitled, "*Phase One Environmental Site Assessment, 1785 Bloor Street, Mississauga, Ontario*", dated January 14, 2022.
- Report entitled, "*Phase Two Environmental Site Assessment, 1785 Bloor Holdings Inc., Mississauga, Ontario*", dated March 11, 2022.
- Report entitled, "*Update Phase One Environmental Site Assessment, 1785 Bloor Street, Mississauga, Ontario*", dated September 27, 2023.
- Report entitled, "*Update Phase Two Environmental Site Assessment, 1785 Bloor Street, Mississauga, Ontario*", dated September 27, 2023.

As a condition of the development application, it is Pinchin's understanding that the City requires dedication of lands from the Site, being Parts 1, 2 and 3, Part of Block P, Registered Plan 719, City of Mississauga as shown on the attached legal survey (i.e., Conveyance Lands).

In the opinion of the Qualified Person, it is unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto the Conveyance Lands that would exceed the applicable Site Condition Standards. Furthermore, Pinchin did not identify any evidence of well(s) (monitoring/domestic) or debris (including buried debris or waste, as defined by Ontario Regulation 347/90, as amended) within the Conveyance Lands.



Certification Letter Conveyance Land Along Bloor Street

Parts 1, 2 and 3, Part of Block P, Registered Plan 719, City of Mississauga
1785 Bloor Street,, Mississauga, Ontario

September 28, 2023

Pinchin File: 291885

Land to be conveyed to the City meets the applicable Ministry Generic Site Condition Standards (Table 3 Standards) for the most environmentally sensitive adjacent land use and would be considered suitable for the intended use as part of a Right-of-way (ROW) widening.

Michael Wilson, C.E.T., LET, QP_{ESA}
Senior Project Manager
365.822.3975
mwilson@pinchin.com

291885 Certification Letter 1785 Bloor Street Mississauga ON Sept 28 2023

Template: Master Template for Peer Review Letter, EDR, May 28, 2019

PLAN OF SURVEY
PART OF BLOCK P
REGISTERED PLAN 719
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200
0m 3m 6m 12m 18m 24metres
R-PE SURVEYING LTD., O.L.S.

THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- SCP DENOTES SPECIFIED CONTROL POINT
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D1 DENOTES INSTRUMENT No. TT172757
- D2 DENOTES INSTRUMENT No. TT171776
- D3 DENOTES INSTRUMENT No. R0969037
- D4 DENOTES INSTRUMENT No. VS59671
- PL DENOTES REGISTERED PLAN 719
- PL1 DENOTES PLAN 43R-19078
- PL2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F. G. CUNNINGHAM INCORPORATED, O.L.S., DATED MARCH 1, 1997
- PL3 DENOTES PLAN OF SURVEY AND TOPOGRAPHY BY R-PE SURVEYING LTD., O.L.S. DATED MAY 6, 2021
- (1302) DENOTES A. SKRANDA SURVEYING LTD., O.L.S.
- (WIT) DENOTES WITNESS
- (NI) DENOTES NOT IDENTIFIED
- N/S DENOTES NORTH/ SOUTH
- CLF DENOTES CHAIN LINK FENCE
- IF DENOTES IRON FENCE
- X- DENOTES FENCE LINE

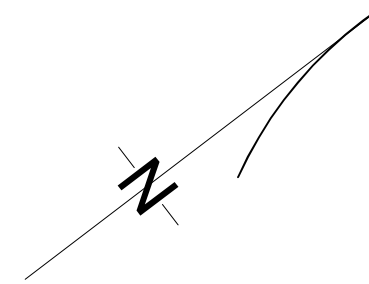
INTEGRATION NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 075850129 AND 075850130, UTM ZONE 17, NAD-1983; CSRS: CBNV6-2010.0.

COORDINATES ARE UTM ZONE 17, NAD-1983; CSRS: CBNV6-2010.0, TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
SCP 075850129	4831464.48	613914.05
SCP 075850130	4831604.91	614006.30

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999745.

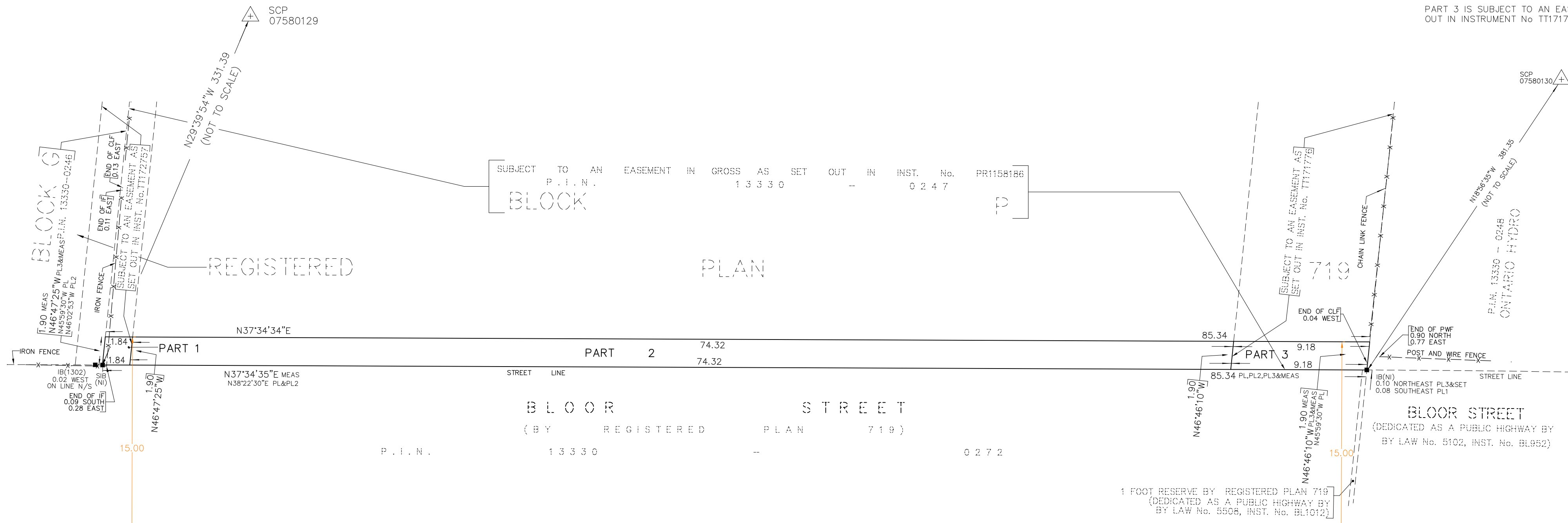


SCHEDULE			
PART	BLOCK	REGISTERED PLAN	P.I.N.
1		719	PART OF 13330-0247
2	PART OF P		
3			

PARTS 1, 2 AND 3 ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INSTRUMENT No PR1158186.

PART 1 IS SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT No TT172757.

PART 3 IS SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT No TT171776.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2023.

DATE _____ 2023

S. GOONEWARDENA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____.

rpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: Y.L. CHECKED:
JOB No. 21-092 CAD FILE No.21-092R01