



September 27, 2023

1785 Bloor Holdings Inc.
181 Eglinton Avenue East, Suite 204
Toronto, ON M4P 1J4

E-mail: michi@sajeckiplanning.com

Attention: Daniel Greenberg

Re: Update Phase Two Environmental Site Assessment
1785 Bloor Street, Mississauga, Ontario
Pinchin File: 291885.005

1.0 INTRODUCTION

This Update Phase Two Environmental Site Assessment (ESA) Letter has been prepared by Pinchin Ltd. (Pinchin) for 1785 Bloor Holdings Inc. (Client) in relation to the above-noted property (herein referred to as the Site or the Phase Two Property) to supplement a Phase Two ESA that was previously documented in the Pinchin report entitled, "*Phase Two Environmental Site Assessment, 1785 Bloor Street, Mississauga, Ontario*", dated March 11, 2022 (2022 Phase Two ESA Report).

The Site is currently occupied by a ten-storey residential apartment building. Pinchin understands that the Client intends to construct an additional fourteen-storey apartment building with up to three levels of underground parking on the north portion of the property. Although the proposed development does not result in a change of land use to a more sensitive land use, it is Pinchin's understanding that the City of Mississauga (City) requires the completion of Phase One and Two ESAs compliant with O. Reg. 153/04 to support the development approval. Based on available information, Pinchin understands that the City has requested the conveyance of a 2.0-metre-wide strip of land fronting Bloor Street as a condition of the proposed development.

Pinchin prepared a Phase Two ESA in 2022. However, given that the 2022 Pinchin Phase Two ESA Report date is greater than 18 months, an Update Phase Two ESA is required prior to the Client's submission to the City.

Pinchin notes that for clarity, information unchanged from the 2022 Pinchin Phase Two ESA Report (e.g., Site Description, Property Ownership, Summary of Previous Investigations, etc.) has been excluded from this report.

2.0 UPDATED PHASE TWO ESA

Based on Pinchin's observations as documented in 2023 Update Pinchin Phase One ESA, no additional APECs were identified, and nothing was identified that alters the conclusions made in the 2022 Pinchin



Phase Two ESA previously prepared in connection with the Site. It is the opinion of the Qualified Person, that the Phase Two ESA activities completed as part of the 2022 Pinchin Phase Two ESA meet the general objectives of Ontario Regulation 153/04 – as amended, and as such, no further assessment work is required. The results of the 2022 Pinchin Phase Two ESA are deemed to be representative of the current environmental condition of the Site by Pinchin’s Qualified Person.

2.1 Phase Two Conceptual Site Model

The Phase Two Property is located at 1785 Bloor Street, Mississauga, Ontario. The Phase Two Property is bounded by a hydro corridor to the northeast, Bloor Street to the southeast and multi-tenant residential buildings to the southwest and northwest. A key map showing the Phase Two Property location is provided as Figure 1, and the surrounding land uses are illustrated on Figure 3. The Phase Two Property is presently developed with a ten-storey, multi-tenant residential building (Site Building), that was originally constructed in approximately 1967. The Site is relatively flat to rolling low local relief with poor surface water drainage conditions. Local groundwater flow is inferred to be to the east-northeast, based on the topography of the area surrounding the Phase Two Property. A Figure illustrating the Phase Two Property is provided as Figure 2.

An Update Phase One CSM was created during the Update Pinchin Phase One ESA in order to provide a detailed visualization of the APECs which could occur on, in, under, or affecting the Phase Two Property. The Phase One CSM is summarized in Figures 1 through 5, which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures.
- Water bodies located in whole or in part within the Phase One Study Area.
- Areas of natural significance located in whole or in part within the Phase One Study Area.
- Drinking water wells located at the Phase One Property.
- Land use of adjacent properties.
- Roads within the Phase One Study Area.
- PCAs within the Phase One Study Area, including the locations of tanks.
- APECs at the Phase One Property.

The following subsections expand on the Phase One CSM with the information collected during the completion of the Phase Two ESA.



2.1.1 Applicable Site Condition Standards

As previously noted above, based on information obtained from the Phase Two ESA and from previous environmental investigations (i.e., the 2022 Pinchin Phase Two ESA), the appropriate Site Condition Standards for the Phase Two property are:

- “Table 3: Generic Site Condition Standards for Non-Potable Ground Water Condition”, provided in the MECP document entitled, “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, dated April 15, 2011 (*Table 3 Standards*) for:
 - Medium and fine-textured soils; and
 - Residential/parkland/institutional property use.

Analytical results included within this Update letter have been compared to these *Table 3 Standards*.

2.1.2 Potentially Contaminating Activities

The Phase One ESA identified a total of 14 PCAs within the Phase One Study Area, and the Phase One Update identified an additional 6 PCAs. These PCAs consisted of four PCAs at the Phase Two Property and 10 PCAs within the Phase One Study Area, outside of the Phase Two Property. Each of the on-Site PCAs were interpreted as potentially affecting the environmental condition of the subsurface media on, in or under the Phase Two Property and were considered to result in APECs. Identified on-Site and off-Site PCAs are summarized in Table 1 and their locations are shown on Figure 4.

2.1.3 Areas of Potential Environmental Concern

Table 2 summarizes the APECs identified at the Phase Two Property, as well as their respective PCAs, contaminants of potential concern (COPCs) and the media that could potentially be impacted. APECs at the Phase Two Property are illustrated on Figure 5. The Phase Two ESA included an assessment of soil quality within each of the APECs. It should be noted that the additional 6 PCAs identified as part of the Update Phase One ESA were not determined to contribute to new APECs at the Phase One Property.

The following table summarizes the boreholes completed to investigate each of the APECs:

APEC	Investigation Location
APEC-1	BH101
APEC-2	BH105
APEC-4	BH102, BH103 and BH104

An additional APEC (APEC-3) was identified as part of the Pinchin Phase One ESA. However, APEC-3 is related to salt application for de-icing purposes on the exterior of the Phase Two Property, and as such



Pinchin has applied the exemption in Section 49.1 of O. Reg. 153/04 and this APEC was not investigated as part of the Phase Two ESA.

A summary of the findings for each of the APECs is provided below.

APEC-1

The Pinchin Phase One ESA identified a pad-mounted oil-cooled electrical transformer in the southeastern portion of the Phase Two Property. The subsurface investigation of APEC-1 completed by Pinchin as part of the Phase Two ESA included borehole BH101. Soil samples were collected from the borehole and submitted for laboratory analysis of the COPCs. The soil samples submitted from borehole BH101 completed within APEC-1 met the *Table 3 Standards*.

APEC-2

The Pinchin Phase One ESA identified a hydro vault along the northwestern elevation of the Site Building. The subsurface investigation of APEC-2 completed by Pinchin as part of the Phase Two ESA included borehole BH105. A soil sample was collected from the borehole and submitted for laboratory analysis of the COPCs. The soil sample submitted from borehole BH105 completed within APEC-2 met the *Table 3 Standards*.

APEC-3

It is Pinchin's understanding that salt has historically been applied to the parking areas of the Phase Two Property for safety reasons during winter conditions to remove snow and ice, which represents a PCA at the Phase Two Property that would have contributed to APEC-3. It is Pinchin's opinion that Section 49.1 of O.Reg.153/04 is considered applicable in this situation, and as such, all salt-related parameters are deemed to meet the Table 3 Standards and do not require further investigation as part of this Phase Two ESA.

APEC-4

The Pinchin Phase One ESA identified the potential historical use of an AST to store fuel oil in, or nearby, the Site Building boiler room. The subsurface investigation of APEC-4 completed by Pinchin as part of the Phase Two ESA included boreholes BH102, BH103 and BH104. Soil samples collected from the boreholes and submitted for laboratory analysis of the COPCs. The soil samples submitted from boreholes BH102, BH103 and BH104 completed within APEC-4 met the *Table 3 Standards*.

2.1.4 Subsurface Structures and Utilities

A number of underground utilities are understood to be present at the Phase One Property, including natural gas, communication, electrical, municipal water and storm and sanitary sewer lines. The approximate known locations of these underground utilities are illustrated on Figure 2



Groundwater was not considered a potentially impacted media and as such no monitoring wells were installed as part of this Phase Two ESA. As such, Pinchin is unable to comment on the interaction of groundwater with buried utilities at the Phase Two Property.

2.1.5 Physical Setting

Based on the work completed as part of this Phase Two ESA, the following subsections provide a summary of the physical setting of the Phase Two Property.

Stratigraphy

The observed stratigraphy at the borehole locations completed for the Phase Two ESA generally consisted of native or reworked native soil comprised primarily of sandy silt to the maximum investigation depth of 3.7 mbgs. The borehole locations are shown on Figure 6. Cross-sections summarizing the subsurface geological conditions at the time of the Phase Two ESA are provided in the Phase Two ESA report appendix showing the cross-section lines.

Since groundwater was not identified as a potentially impacted media, monitoring wells were not installed within any of the boreholes. As such, the presence of aquifers at the Phase Two Property was not assessed as part of this Phase Two ESA.

Hydrogeological Characteristics

Groundwater was not considered a potentially impacted media and as such no monitoring wells were installed as part of this Phase Two ESA. As such, Pinchin is unable to comment on horizontal or vertical hydraulic gradients. In addition, given that groundwater was not identified as a potentially impacted media at the Phase Two Property, preferential migration of contaminants along utilities is not considered to be a concern.

Depth to Bedrock

Bedrock was not encountered at any of the borehole locations up to the maximum depth drilled of approximately 3.7 mbgs and based on the available water well records, bedrock depth at the Phase Two Property is located below at least 9.0 mbgs.

Depth to Water Table

Since groundwater was not identified as a potentially impacted media, monitoring wells were not installed within any of the boreholes. As such, the depth to water table was not determined during this Phase Two ESA.

Applicability of Section 35 of O. Reg 153/04 – Non-Potable Site Condition Standards

Site Condition Standards for non-potable groundwater use have been applied to the Phase Two Property given that the following conditions specified in Section 35 of O. Reg. 153/04 have been met:



- The Phase Two Property and all properties within 250 metres of the Phase Two Property are supplied by a municipal drinking water system.
- The Phase Two Property is not located within a well head protection area or other designation identified by the Region of Peel for the protection of groundwater.
- There are no wells located at the Phase Two Property or within the Phase One Study Area that are used or intended for use as a water source for human consumption or agriculture.
- Pinchin submitted a notification letter to the Clerk for the Region of Peel regarding the intention to apply the *Table 3 Standards* in assessing soil quality at the Phase Two Property. A response was received from the Region of Peel, dated February 28, 2022, confirming they had no objection to the application of the *Table 3 Standards* at the Site.

Applicability of Section 41 of O. Reg 153/04 – Environmentally Sensitive Area

Section 41 of O. Reg. 153/04 states that a property is classified as an “environmentally sensitive area” if the property is within an area of natural significance, the property includes or is adjacent to an area of natural significance or part of such an area, the property includes land that is within 30 metres of an area of natural significance or part of such an area, the soil at the property has a pH value for surface soil less than 5 or greater than 9 or the soil at the property has a pH value for subsurface soil less than 5 or greater than 11.

The Phase Two Property is not located in or adjacent to, nor does it contain land within 30 metres of, an area of natural significance. Furthermore, the pH values measured in the submitted soil samples were within the limits for non-sensitive sites. As such, the Phase Two Property is not an environmentally sensitive area as defined by Section 41 of O. Reg. 153/04.

Applicability of Section 43.1 of O. Reg 153/04 – Shallow Soil Property and Proximity to a Water Body

Section 43.1 of O. Reg. 153/04 states that a property is classified as a “shallow soil property” if one-third or more of the area consists of soil less than 2 metres in depth.

Bedrock was not encountered at any of the borehole locations, three of which (BH101, BH102 and BH105) were extended to depths below 2.0 mbgs. Shallow refusal above 2.0 metres below floor surface was encountered at boreholes BH103 and BH104; however, this is understood to be the result of equipment limitations. As stated above, bedrock depth at the Phase Two Property is located below at least 9.0 mbgs. As such, the Phase Two Property is not a shallow soil property as defined by Section 43.1 of O. Reg. 153/04.

As per Section 43.1 of O. Reg. 153/04, the proximity of the Phase Two Property to a water body must be considered when selecting the appropriate Site Condition Standards.



The Phase Two Property does not include all or part of a water body, it is not adjacent to a water body and it does not include land within 30 metres of a water body. As such, Site Condition Standards for use within 30 metres of a water body were not applied.

Soil Imported to Phase Two Property

No soil was imported to the Phase Two Property during completion of the Phase Two ESA.

Proposed Buildings and Other Structures

It is Pinchin's understanding that the construction of a fourteen-storey multi-tenant residential building, with up to three levels of underground parking, is proposed in the northwestern portion of the Phase Two Property.

2.1.6 Contaminants Exceeding Applicable Site Condition Standards in Soil

All soil samples collected during the Phase Two ESA met the applicable *Table 3 Standards* for the parameters analyzed.

2.1.7 Meteorological and Climatic Conditions

Minor temporal groundwater table fluctuations are expected to have had a minimal effect on contaminant distribution throughout the Phase Two Property. As such, it is the QP's opinion that meteorological or climatic conditions have not influenced the distribution or migration of the contaminants at the Phase Two Property.

2.1.8 Soil Vapour Intrusion

No volatile parameters were identified at concentrations exceeding the *Table 3 Standards*. As such, soil vapour intrusion into buildings at the Phase Two Property is not considered a concern.

2.1.9 Contaminant Exposure Assessment

Given that all soil samples collected during the Phase Two ESA met the applicable *Table 3 Standards*, Pinchin considered that an evaluation of potential exposure pathways and receptors was unnecessary.

2.1.10 Applicability of Section 49.1 Exemptions

The Phase Two Property has a paved parking area, walkways and access routes located to the north, east and south of the Site Building. Salt has historically been applied to the parking area for safety reasons during winter conditions to remove snow and ice. It is the opinion of the QP_{ESA} supervising the Phase Two ESA that, although salt-related parameters such as SAR and EC in soil and sodium and chloride in groundwater may be present at concentrations exceeding the applicable Site Condition Standards (i.e., Table 3), the exemption provided in Section 49.1 of O. Reg. 153/04 can be applied. As



such, these parameters would be deemed to meet the Site Condition Standards and do not need to be further assessed as part of a Phase Two ESA.

3.0 CONCLUSIONS

Pinchin completed an Update Phase Two ESA at the Phase Two Property in accordance with the requirements stipulated in O. Reg. 153/04. The Update Phase Two ESA report is required by the Client in relation to the future construction of a multi-tenant residential building at the Phase Two Property.

The 2022 Pinchin Phase Two ESA completed by Pinchin included the advancement of five boreholes at the Phase Two Property.

Based on Site-specific information, the applicable regulatory standards for the Phase Two Property were determined to be the *Table 3 Standards* for residential land use and medium and fine-textured soils. Soil samples were collected from each of the borehole locations and submitted for laboratory analysis of relevant COPCs.

The laboratory results for the submitted soil samples indicated that all reported concentrations for the parameters analyzed met the corresponding *Table 3 Standards*.

Pinchin noted that the use of road salts were identified as a PCA at the Phase One Property that results in an APEC (APEC-3); however, given that the MECP has amended O. Reg. 153/04 (Section 49.1 of the Regulation) to make substances used for the purpose of safety under conditions of snow/ice that exceed the applicable site condition standards exempt, it is the QP's opinion that the salt contaminant exemption for roadway, traffic and pedestrian safety included in O. Reg. 153/04 is applicable to this Site and this APEC does not warrant further assessment.

The 2022 Pinchin Phase Two ESA concluded that the applicable *Table 3 Standards* for soil at the Phase Two Property had been met as of the Certification Date of January 20, 2022, and that no further subsurface investigation was required in relation to assessing the environmental quality of soil at the Phase Two Property. The findings of this Update Phase Two ESA are in agreement with this conclusion.

The conclusions of this Update Phase Two ESA represent the best judgment of the assessor and QP. The 2022 Pinchin Phase Two ESA Report and this Update Phase Two ESA report constitute the Phase Two ESA reporting requirements in accordance with O. Reg. 153/04 necessary to support the proposed redevelopment for the Site.

4.0 LIMITATIONS

This letter was prepared in order to identify changes at the property located at 1785 Bloor Street in Mississauga, Ontario (Site), in relation to the information presented in the Reports noted herein. This



Update Phase One ESA and Update Phase Two ESA was performed in general compliance with currently acceptable practices, and specific client requests, as applicable to the Site.

This letter was prepared for the exclusive use of Client, subject to the conditions and limitations contained within the duly authorized work plan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Site Reconnaissance did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on 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 and these interpretations may change over time.



Update Phase Two Environmental Site Assessment

1785 Bloor Street, Mississauga, Ontario
1785 Bloor Holdings Inc.

September 27, 2023
Pinchin File: 291885.005
FINAL

5.0 SIGNATURES

Update Phase Two ESA work was undertaken under the supervision of Mike Wilson, C.E.T., LET, QP_{ESA} in accordance with the requirements of O. Reg. 153/04.

Should you have any questions about the report or require additional information, please contact the undersigned.

Pinchin Ltd.

Prepared by:

Reviewed by:

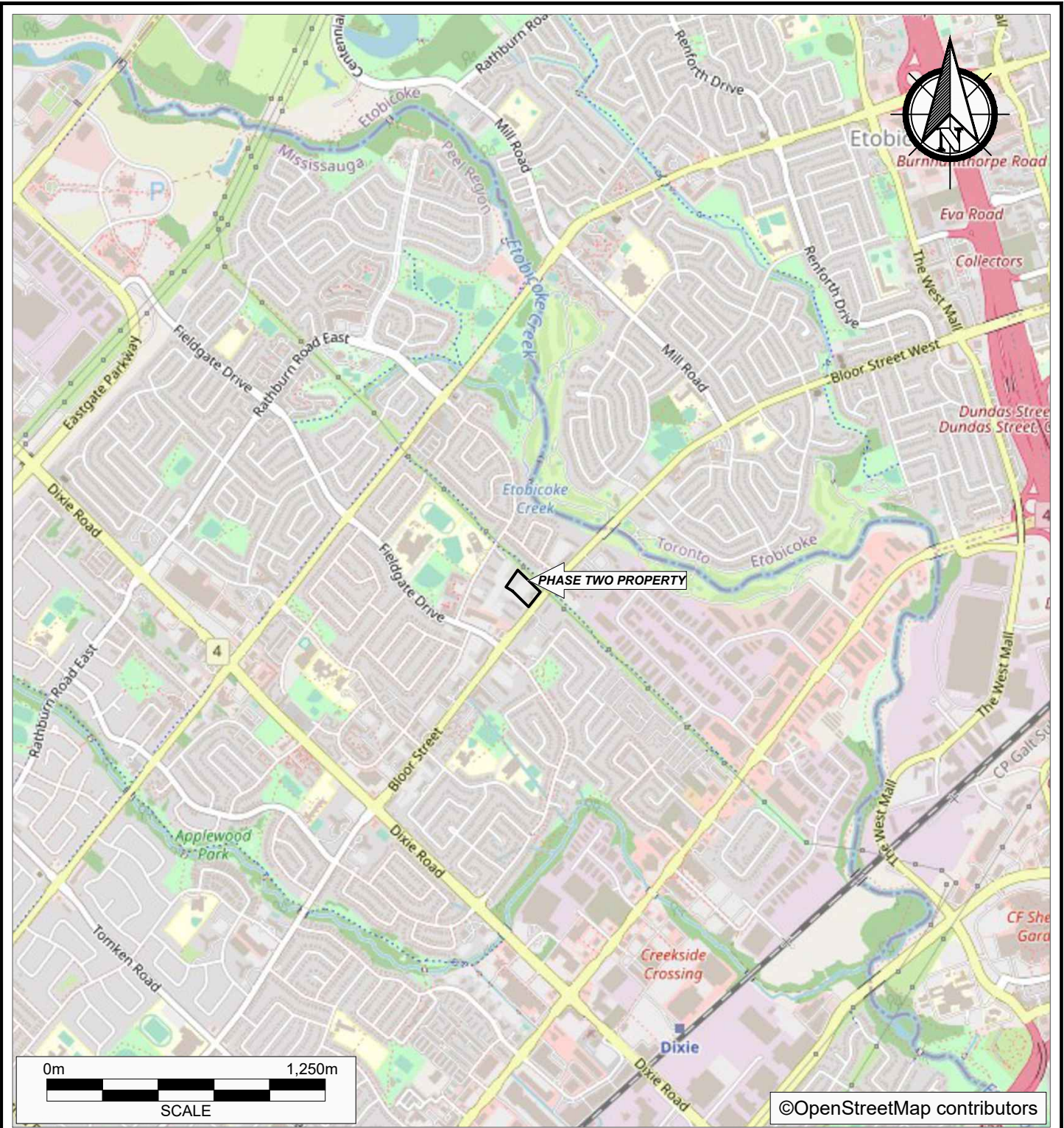
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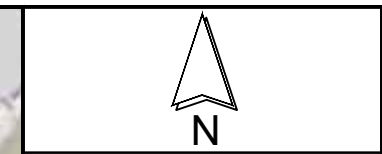
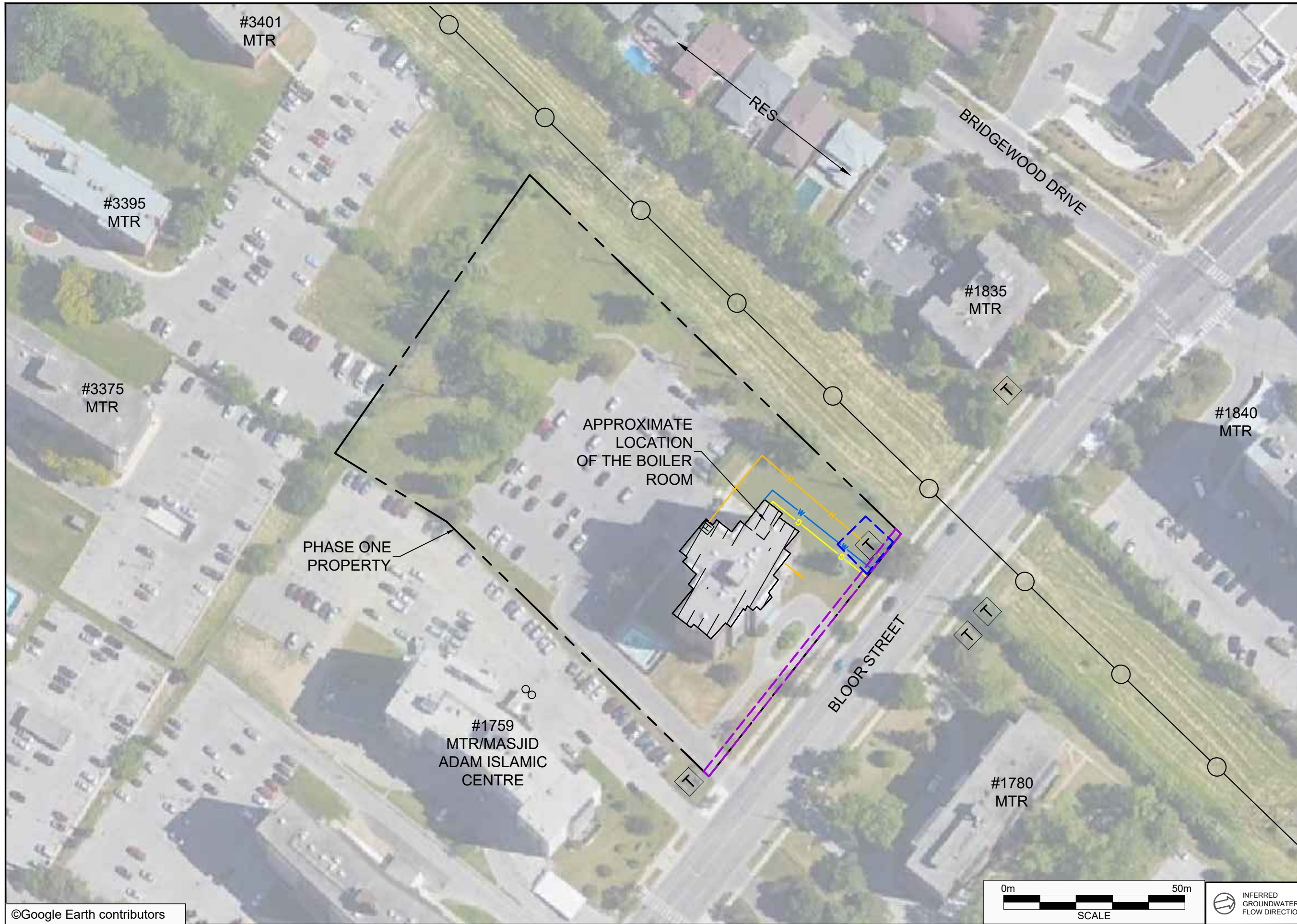
Encl. Appendix A – Figures

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Template: Groundwater Monitoring Report Template, EDR, May 28, 2019

APPENDIX A
Figures



PROJECT NAME			UPDATE PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME			1785 BLOOR HOLDINGS INC.
PROJECT LOCATION			1785 BLOOR STREET, MISSISSAUGA, ONTARIO
FIGURE NAME		KEY MAP	FIGURE NO.
SCALE	PROJECT NO.	DATE	1
AS SHOWN	291885.005	SEPTEMBER 2023	



- LEGEND**
- PHASE TWO PROPERTY BOUNDARY
 - CONVEYANCE LAND
 - ▨ SITE BUILDING
 - T PAD MOUNTED TRANSFORMER
 - RES RESIDENTIAL
 - MTR MULTI-TENANT RESIDENTIAL
 - HYDRO CORRIDOR
 - H HYDRO VAULT
 - ∞ VENT/FILL PIPE
 - H— UNDERGROUND HYDRO LINE
 - W— UNDERGROUND WATER LINE
 - G— UNDERGROUND GAS LINE

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PROJECT NAME:
UPDATE PHASE TWO
ENVIRONMENTAL SITE
ASSESSMENT

CLIENT NAME:
1785 BLOOR HOLDINGS
INC.

PROJECT LOCATION:
1785 BLOOR STREET,
MISSISSAUGA, ONTARIO

FIGURE NAME:
PHASE ONE PROPERTY

PROJECT NUMBER:
291885.005

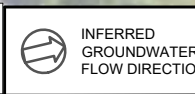
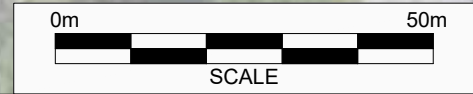
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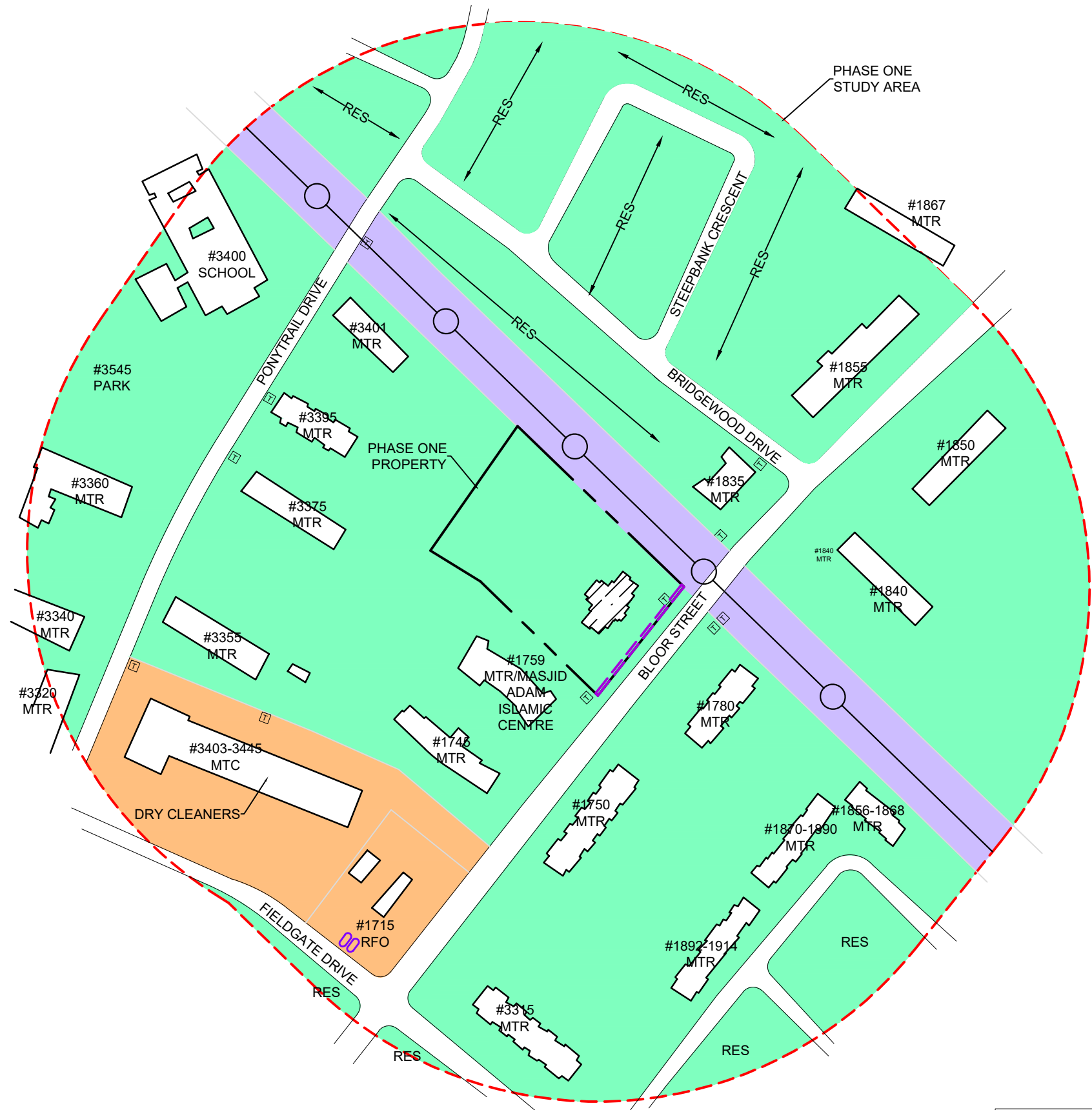
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REVIEWED BY:
FA

DATE:
SEPTEMBER 2023

FIGURE NUMBER:
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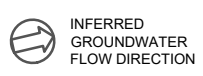
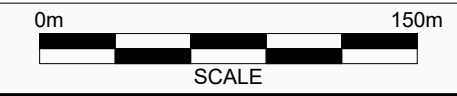


- LEGEND**
- PHASE TWO PROPERTY BOUNDARY
 - - - PHASE ONE STUDY AREA BOUNDARY
 - - - CONVEYANCE LAND
 - [Hatched Box] SITE BUILDING
 - [T Symbol] PAD MOUNTED TRANSFORMER
 - RES RESIDENTIAL
 - MTR MULTI-TENANT RESIDENTIAL
 - MTC MULTI-TENANT COMMERCIAL
 - RFO RETAIL FUEL OUTLET
 - HYDRO CORRIDOR
 - [Orange Box] INDUSTRIAL/COMMERCIAL/COMMUNITY LAND USE
 - [Green Box] RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE
 - [Purple Box] AGRICULTURAL OR OTHER LAND USE
 - CURRENT UNDERGROUND STORAGE TANK

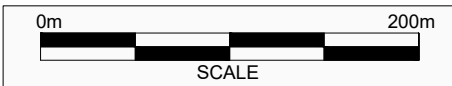
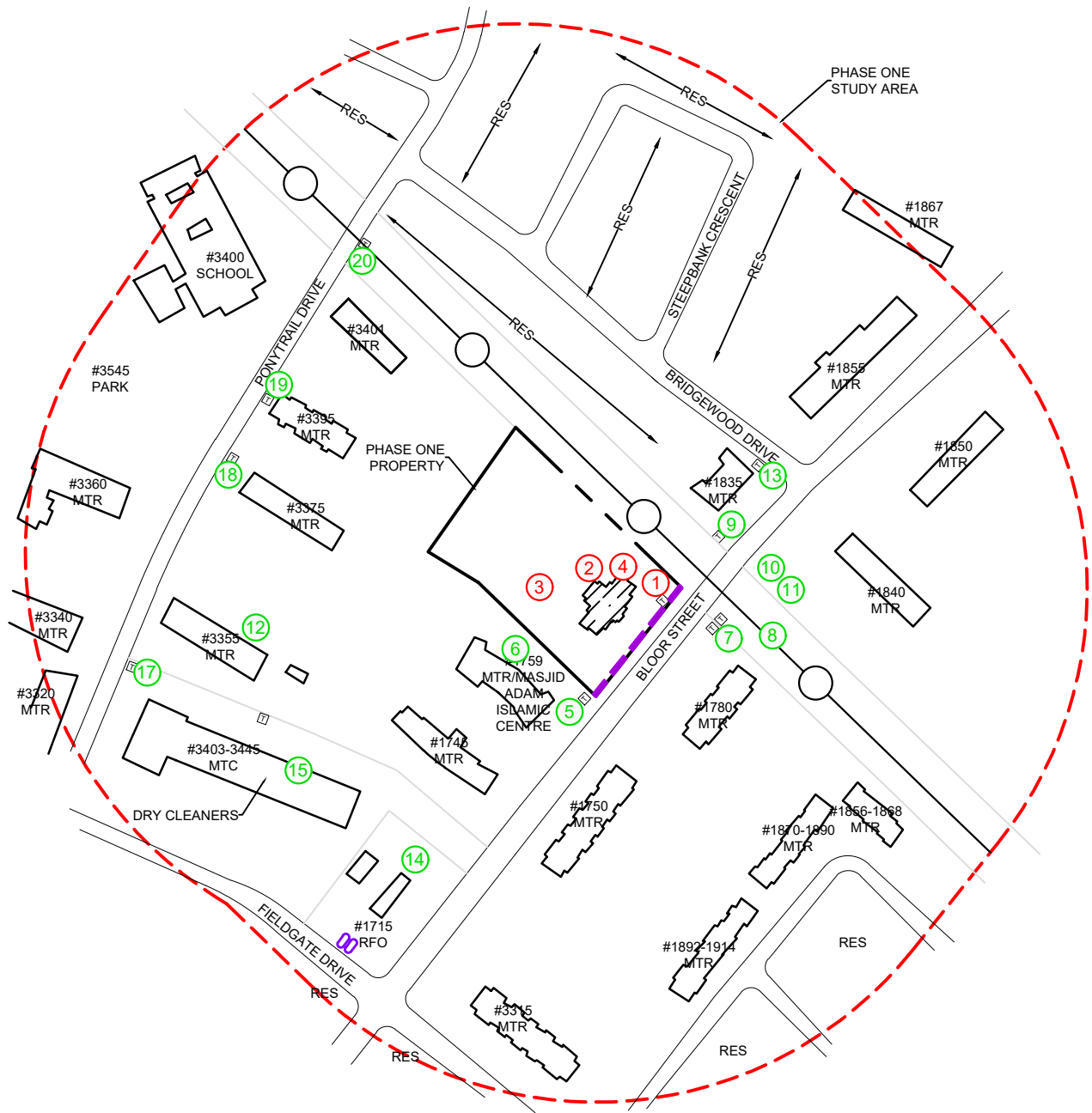
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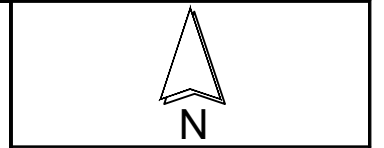
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CLIENT NAME: 1785 BLOOR HOLDINGS INC.	
PROJECT LOCATION: 1785 BLOOR STREET, MISSISSAUGA, ONTARIO	
FIGURE NAME: PHASE ONE STUDY AREA	
PROJECT NUMBER: 291885.005	SCALE: AS SHOWN
DRAWN BY: KP	REVIEWED BY: FA
DATE: SEPTEMBER 2023	FIGURE NUMBER: 3



INFERRED GROUNDWATER FLOW DIRECTION



PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contributing to an APEC at the Site (Yes/No)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-1	Southeastern corner of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	Yes	Soil
PCA-2	Northwestern portion of the Site Building.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	Yes	Soil
PCA-3	Paved areas of the Phase One Property.	Other - Salt Application for De-icing Purposes	On-Site	Yes	Soil and Groundwater
PCA-4	Interior and exterior to the Site Building boiler room.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil
PCA-5	1759 Bloor Street.	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-6	1759 Bloor Street.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Not Applicable
PCA-7	1780 Bloor Street.	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-8	Hydro corridor (no address).	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-9	1835 Bloor Street.	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-10	1840 Bloor Street.	Other - Spill	Off-Site	No	Not Applicable
PCA-11	1840 Bloor Street.	Item 40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off-Site	No	Not Applicable
PCA-12	3355 Ponytail Drive.	Other - Hazardous Waste Generation	Off-Site	No	Not Applicable
PCA-13	1835 Bloor Street	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-14	1715 Bloor Street.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Not Applicable
PCA-15	3403-3445 Fieldgate Drive.	Item 37 - Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	No	Not Applicable
PCA-16	3403-3445 Fieldgate Drive	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-17	3403-3445 Fieldgate Drive	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-18	3375 Ponytrail Drive	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-19	3395 Ponytrail Drive	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable
PCA-20	Hydro corridor (no address)	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Not Applicable



- LEGEND**
- PHASE TWO PROPERTY BOUNDARY
 - - - PHASE ONE STUDY AREA BOUNDARY
 - - - CONVEYANCE LAND
 - ▭ SITE BUILDING
 - ⊠ PAD MOUNTED TRANSFORMER
 - RES RESIDENTIAL
 - MTR MULTI-TENANT RESIDENTIAL
 - MTC MULTI-TENANT COMMERCIAL
 - RFO RETAIL FUEL OUTLET
 - HYDRO CORRIDOR
 - CURRENT UNDERGROUND STORAGE TANK
 - APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
 - PCA POTENTIALLY CONTAMINATING ACTIVITY
 - ① PCA CONTRIBUTES TO AN APEC
 - ② PCA DOES NOT CONTRIBUTE TO AN APEC

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PROJECT NAME:
UPDATE PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
1785 BLOOR HOLDINGS INC.

PROJECT LOCATION:
1785 BLOOR STREET, MISSISSAUGA, ONTARIO

FIGURE NAME:
POTENTIALLY CONTAMINATING ACTIVITIES

PROJECT NUMBER: 291885.005	SCALE: AS SHOWN
DRAWN BY: KP	REVIEWED BY: FA
DATE: SEPTEMBER 2023	FIGURE NUMBER: 4

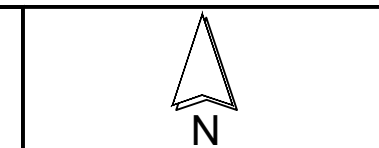


INFERRED GROUNDWATER FLOW DIRECTION



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Area of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Oil-cooled pad-mounted electrical transformer)	Southeastern corner of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil
APEC-2 (Hydro vault)	Northwest portion of the Site Building.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil
APEC-3 (Salt application for de-icing purposes)	Paved exterior areas.	Other - Salt Application for De-icing Purposes	On-Site	EC SAR Na Cl-	Soil and Groundwater
APEC-4 (Potential historical use of fuel oil as a heating source stored in an aboveground storage tank)	Interior and exterior to the Site Building boiler room.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs	Soil



- LEGEND**
- PHASE TWO PROPERTY BOUNDARY
 - - - CONVEYANCE LAND
 - ▭ SITE BUILDING
 - T PAD MOUNTED TRANSFORMER
 - RES RESIDENTIAL
 - HYDRO CORRIDOR
 - ▣ HYDRO VAULT
 - ∞ VENT/FILL PIPE
 - APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
 - APEC-1
 - APEC-2
 - APEC-3
 - APEC-4

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PROJECT NAME:
UPDATE PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
1785 BLOOR HOLDINGS INC.

PROJECT LOCATION:
1785 BLOOR STREET, MISSISSAUGA, ONTARIO

FIGURE NAME:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

PROJECT NUMBER:
291885.005

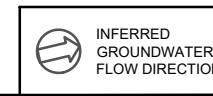
SCALE:
AS SHOWN

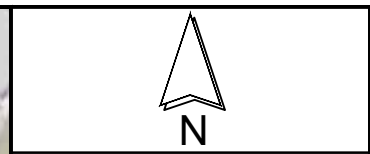
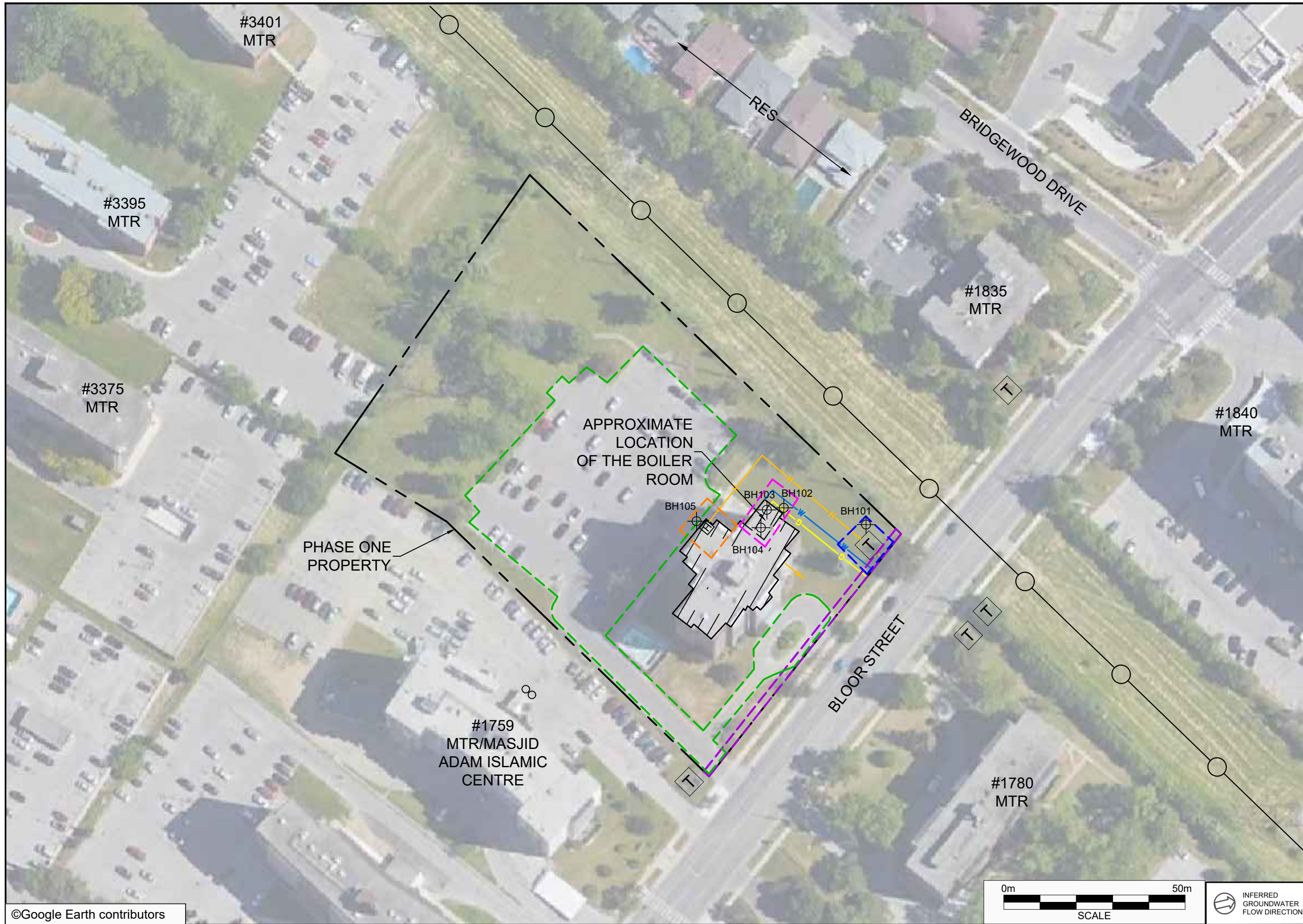
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DATE:
SEPTEMBER 2023

FIGURE NUMBER:
5





LEGEND

- PHASE TWO PROPERTY BOUNDARY
- - - CONVEYANCE LAND
- ▨ SITE BUILDING
- T PAD MOUNTED TRANSFORMER
- RES RESIDENTIAL
- MTR MULTI-TENANT RESIDENTIAL
- HYDRO CORRIDOR
- ▣ HYDRO VAULT
- ∞ VENT/FILL PIPE
- H- UNDERGROUND HYDRO LINE
- W- UNDERGROUND WATER LINE
- G- UNDERGROUND GAS LINE
- ⊕ BOREHOLE LOCATION (PINCHIN, 2023)
- APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
- APEC-1
- APEC-2
- APEC-3
- APEC-4

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PROJECT NAME: UPDATE PHASE TWO ENVIRONMENTAL SITE ASSESSMENT	
CLIENT NAME: 1785 BLOOR HOLDINGS INC.	
PROJECT LOCATION: 1785 BLOOR STREET, MISSISSAUGA, ONTARIO	
FIGURE NAME: BOREHOLE LOCATION PLAN	
PROJECT NUMBER: 291885.005	SCALE: AS SHOWN
DRAWN BY: KP	REVIEWED BY: FA
DATE: SEPTEMBER 2023	FIGURE NUMBER: 2

