May 10, 2023
File: PE5236-LET.02

**Smart Living Properties**
226 Argyle Avenue
Ottawa, Ontario
K2P 1B9

PATERSON GROUP

**Consulting Engineers**
9 Auriga Drive
Ottawa, Ontario
K2E 7T9
**Tel: (613) 226-7381**

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

**patersongroup.ca**

Attention: **Mr. Andrew Levitan**

Subject: **Phase I - Environmental Site Assessment Update**
**112 Nelson Street**
**Ottawa, Ontario**

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) conducted a Phase I – Environmental Site Assessment (Phase I ESA) Update for the aforementioned property. This report updates previous environmental investigations carried out in 2017 and 2021.

This letter report is intended to meet the requirements for an updated Phase I ESA, as per Ontario Regulation 153/04, and is to be read in conjunction with the previous 2017, and 2021 Phase I ESA reports, as well as the Record of Site Condition (RSC) filed by Paterson Group.

## Previous Engineering Report

The following report was reviewed prior to conducting this assessment:

- *"Phase I Environmental Site Assessment, 112 Nelson Street, Ottawa, Ontario"* prepared by Paterson Group and dated November 2, 2017.

According to the findings of the previous 2017 Phase I ESA, no potentially contaminating activities (PCAs) were identified on the subject site. Five off-site PCAs, which were identified on the surrounding lands, were deemed to result in areas of potential environmental concern (APECs) with respect to the subject site. These APECs include:

- An existing off-site transformer substation (Hydro Ottawa), located adjacent to the southwest of the subject site;
- A former off-site truck terminal and garage (Canadian National Railway), located adjacent to the southwest of the subject site;

- A former off-site transformer substation (Ottawa Electric Railway); located approximately 10 m to the south of the subject site;
- A former off-site dry cleaners (Superior Cleaners and Dyers), located approximately 50 m to the south of the subject site;
- A former off-site printing facility (Le Droit Journal), located approximately 20 m to the southeast of the subject site.

Several other off-site PCAs were also identified by the Phase I ESA, however, based on their significant distances and/or their cross-gradient or down-gradient orientation, these properties were not considered to pose an environmental concern to the subject site.

Based on the findings of the Phase I ESA, Paterson recommended and subsequently carried out a Phase II ESA for the subject site to investigate the aforementioned APECs.

- *"Phase II Environmental Site Assessment, 112 Nelson Street, Ottawa, Ontario"* prepared by Paterson Group and dated November 24, 2017.

As part of the subsurface investigation for this assessment, three boreholes (BH1-BH3) were drilled on the subject site on November 2, 2017, all of which were instrumented with groundwater monitoring wells. The boreholes were advanced to depths ranging from approximately 7.47 m to 9.75 m below ground surface and terminated in a layer of grey silty clay. Bedrock was not encountered during the drilling program, however a dynamic cone penetration test conducted at BH1 and BH3 encountered practical refusal on inferred bedrock at depths measuring 11.73 m and 11.56 m below ground surface, respectively.

The soil profile encountered at the borehole locations generally consisted of asphalt over granular fill material (engineered fill), followed by brown silty sand, underlain by grey silty clay with traces of gravel.

Four soil samples, obtained from the boreholes, were submitted for laboratory analysis of volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs $F_1$-$F_4$), polycyclic aromatic hydrocarbons (PAHs), metals, and polychlorinated biphenyls (PCBs). Based on the analytical test results, all detected parameter concentrations were in compliance with the selected MECP Table 3 residential standards.

Groundwater samples, recovered from monitoring wells installed at BH1 and BH2, were submitted for laboratory analysis of VOCs, PHCs, PAHs, and/or PCBs. One duplicate sample, collected from BH2, was submitted for analysis of VOCs. None of the aforementioned parameters were detected above the laboratory method detection limits, and as a result, the groundwater samples were in compliance with the selected MECP Table 3 residential standards. At the time of groundwater sampling, the monitoring well at BH3 contained an insufficient volume of groundwater, and a sample was not collected from that location.

No further work was recommended following the completion of the Phase II ESA investigation.

- ❒ *"Phase I-Environmental Site Assessment Update, 112 Nelson Street, Ottawa, Ontario"* prepared by Paterson Group and dated June 17, 2021.

No significant changes were noted to the subject site since the 2017 investigation with the exception of the presence of a pad-mounted transformer, located within the subject site. As part of this update, the pad-mounted transformer was identified as a new APEC, in addition to the APECs identified in the previous Phase I-ESA.

It was recommended to proceed with an update to the Phase II-ESA from 2017, and to address the new APEC.

- ❒ *"Phase II-Environmental Site Assessment Update, 112 Nelson Street, Ottawa, Ontario"* prepared by Paterson Group and dated June 17, 2021.

As part of the Phase II-ESA Update, new groundwater levels were collected and supplemental groundwater samples were collected from the existing monitoring wells situated on the subject site. In addition, soil samples were collected from the area located around the pad-mounted transformer.

One representative soil sample was submitted for analysis of PCBs, and the groundwater samples were submitted for a combination of VOCs, PAHs, PHCs and PCBs, as per the contaminants of potential concern identified during the investigation.

Based on analytical test results, all updated soil and groundwater results were found to have remained in compliance with selected site standards, and no further investigation was recommended.

- ❒ Record of Site Condition – 112 Nelson Street, filed February 7, 2022, by Paterson Group.

On February 7, 2022, Paterson Group filed a Record of Site Condition for the subject site based on the previous investigations carried out on-site. The Record of Site Condition confirms the property is in compliance with a residential land use, consistent with the planned redevelopment of the site.

## Site Information

Since the filing of the Record of Site Condition in 2022, no changes have occurred to the subject site; the building has remained vacant and unused. In addition, Paterson recently completed a Phase I, and Phase II ESA on the adjacent property (134 Nelson Street) in

early 2023. Historical searches and a site review of that property did not identify any new information pertaining to 112 Nelson Street.

## Conclusion

A review of Paterson documentation pertaining to the subject site, as well as information collected as part of recent Phase I and Phase II investigations completed for the property immediately adjacent to 112 Nelson Street, it is our opinion that no changes have occurred to the subject site since Paterson's 2021 reports and Record of Site Condition, and that **no further work is required at the subject site.**

## Statement of Limitations

This Phase I - Environmental Site Assessment (Phase I ESA) Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of this Phase I ESA Update are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Smart Living Properties. Permission and notification from Smart Living Properties and Paterson Group will be required prior to the release of this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions, please contact the undersigned.

Regards,

**Paterson Group Inc.**

Adrian Menyhart, P.Eng., ing., QPESA


**Appendix:**

- Record of Site Condition – 2021

Ontario

**Ministry of the Environment, Conservation and Parks**

Environmental Permissions Branch

135 St. Clair Avenue West
1st Floor
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax: 416 314-8452

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

Direction des permissions environnementales

135, avenue St. Clair Ouest
Rez-de-chaussée
Toronto ON M4V 1P5
Tél : 416 314-8001
Téléc. : 416 314-8452

*Via Email*

February 7, 2022

ALY DAMJI
FORUM/SLP GP INC
181 BAY STREET
TORONTO ON M5J 2T3

Dear ALY DAMJI:

**Record of Site Condition Number 230611 Has Been Filed in the Environmental Site Registry for 112 NELSON STREET, OTTAWA**

Pursuant to paragraph 3 of subsection 168.4(3.1) of the *Environmental Protection Act*, this is a written acknowledgment that Record of Site Condition (RSC) number 230611 has been filed in the Environmental Site Registry on February 7, 2022.

An electronic copy of this RSC can be viewed and downloaded from the Environmental Site Registry located here:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search?request_locale=en

If you have any questions or require additional information, please contact Thomas Cruttwell, Brownfields Unit, Environmental Permissions Branch, at 416-710-7582.

Regards,

Thomas Cruttwell
Director
Subsection 168.4(3), *Environmental Protection Act*

Attachment

c: ADRIAN MENYHART, PATERSON GROUP INC.
District Manager, Ottawa District Office, MECP

File No.: 22-278

Ontario

# Record of Site Condition
## Under Part XV.1 of the Environmental Protection Act

### Summary

| | |
|---|---|
| Record of Site Condition Number | 230611 |
| Date Filed to Environmental Site Registry | 2022/02/07 |
| Certification Date | 2021/04/14 |
| Current Property Use | Commercial |
| Intended Property Use | Residential |
| Certificate of Property Use Number | No CPU |
| Applicable Site Condition Standards | Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Residential property use |
| Property Municipal Address | 112 NELSON STREET, OTTAWA, ON, K1N 7R5 |

### Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

### Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment, Conservation and Parks.

## Part 1: Property Ownership, Property Information and Owner's Certifications

**Information about the owner who is submitting or authorizing the submission of the record of site condition**

| | |
|---|---|
| Owner name | FORUM/SLP GP INC. AS GENERAL PARTNER BY AND ON BEHALF OF FORUM/SLP 112 NELSON LIMITED PARTNERSHIP |
| Owner type | Firm, corporation or partnership |
| Authorized person | ALY DAMJI |
| Mailing address | 181 BAY STREET, TORONTO<br>Ontario, Canada |
| Postal Code | M5J 2T3 |
| Phone | (416) 947-0389 |
| Fax | |
| Email address | alyd@forumequitypartners.com |

**Record of site condition property location information**

| | |
|---|---|
| Municipal address(es) | 112 NELSON STREET, OTTAWA, ON K1N 7R5 |
| Municipality | Ottawa |
| Legal description | **See attached Lawyer's letter** |
| Assessment roll number(s) | 614020601430010000<br>614020601430020000<br>614020601430030000<br>614020601430040000<br>614020601430050000<br>614020601430060000<br>614020601430070000<br>614020601430080000<br>614020601430090000<br>614020601430100000<br>614020601430110000<br>614020601430120000<br>614020601430130000<br>614020601430140000<br>614020601430150000 |
| Property identifier number(s) | 04213-0325 (LT) |

**Record of site condition property geographical references**

| | |
|---|---|
| Coordinate system | **UTM** |
| Datum | **NAD 83** |
| Zone | 18 |
| Easting | 446,377.00 |
| Northing | 5,030,994.00 |

**Record of site condition property use information**

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

| | |
|---|---|
| Current property use | Commercial |
| Intended property use | Residential |
| Certificate of property use has been issued under section 168.6 of the Environmental Protection Act | No |

**Please see the signed statements of property owner, or agent, or receiver at the end of this record of site condition**

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## Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

### Qualified person's information

| | |
|---|---|
| Name | ADRIAN MENYHART |
| Type of licence under Professional Engineers Act | Licence |
| Licence number | 100172056 |
| Quallified person's employer name | PATERSON GROUP INC. |
| Mailing address | 154 COLONNADE ROAD SOUTH, OTTAWA<br>Ontario, K2E 7J5 Canada |
| Phone | (613) 226-7381 |
| Fax | (613) 226-6344 |
| Email address | amenyhart@patersongroup.ca |

### Municipal information

| | |
|---|---|
| Local or single-tier municipality | Ottawa |

### Ministry of the Environment, Conservation and Parks District Office

| | |
|---|---|
| District office | Ottawa District Office |
| District office address | 2430 Don Reid Drive, Ottawa ON K1H 1E1 |

## Phase one environmental site assessment report

**Document used as the phase one environmental site assessment report and updates in submitting the record of site condition for filing**

| | |
|---|---|
| The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of O. Reg. 153/04) | (yyyy/mm/dd)<br>2021-06-16 |

| Type of report | Report title | Date of report (yyyy/mm/dd) | Author of report | Name of consulting company |
|---|---|---|---|---|
| Phase one environmental site assessment | Phase I Environmental Site Assessment, 112 Nelson Street, Ottawa, Ontario | 2017-11-02 | Mark D'Arcy | PATERSON GROUP INC. |
| Update to phase one environmental site assessment | Phase I Environmental Site Assessment Update, 112 Nelson Street, Ottawa, Ontario | 2021-06-17 | Adrian Menyhart | PATERSON GROUP INC. |

## Reports and other documents related to the phase one environmental site assessment

**Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment**

| Report title | Date of report (yyyy/mm/dd) | Author of report | Name of consulting company |
|---|---|---|---|
| N/A | | | |

## Phase two environmental site assessment report

**Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing**

| | |
|---|---|
| The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04) | (yyyy/mm/dd)<br>2021-04-14 |

| Type of report | Report title | Date of report (yyyy/mm/dd) | Author of report | Name of consulting company |
|---|---|---|---|---|
| Phase two environmental site assessment | Phase II Environmental Site Assessment, 112 Nelson Street, Ottawa, Ontario | 2017-11-24 | Mark D'Arcy | PATERSON GROUP INC. |
| Update to phase two environmental site assessment | Phase II Environmental Site Assessment Update, 112 Nelson Street, Ottawa, Ontario | 2021-08-30 | Adrian Menyhart | PATERSON GROUP INC. |

## Reports and other documents related to the phase two environmental site assessment

**Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment**

| Report title | Date of report (yyyy/mm/dd) | Author of report | Name of consulting company |
|---|---|---|---|
| N/A | | | |

## Environmental condition

| | |
|---|---|
| Section 41 applies? | No |
| Section 43.1 applies? | No |

## Site condition information

| | |
|---|---|
| Certification date (yyyy/mm/dd) | 2021/04/14 |
| Total area of record of site condition property (in hectares) | 0.29493 |
| Number of any previously filed record of site condition that applies to any part of the record of site condition property | |
| Number of any previously filed transition notice that applies to any part of the record of site condition property | |
| Soil texture | Coarse |
| Assessment/restoration approach | Full depth generic |
| Site investigation includes the investigation, sampling and analysis of ground water? | Yes |
| Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04? | Yes |
| Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the record of site condition? | Yes |
| Name of the laboratory used to analyze any samples collected of soil, ground water or sediment | PARACEL LABORATORIES LTD. |
| Ground water condition (potable, non-potable) | Non-potable |
| Applicable site condition standard | TABLE 3 |
| Local or single-tier municipality non-potable written notification date | 2021/12/09 |

**Table 1 – Maximum contaminant concentrations compared to applicable site condition standards**

**Measured concentration for contaminants in soil**

| | Contaminant name | Maximum concentration | | Applicable site condition | Unit of measure |
|---|---|---|---|---|---|
| 1 | Chromium VI | < | 0.2 | 8 | µg/g |
| 2 | Mercury | < | 0.1 | 0.27 | µg/g |
| 3 | Acetone | < | 0.5 | 16 | µg/g |
| 4 | Bromomethane | < | 0.05 | 0.05 | µg/g |
| 5 | Carbon Tetrachloride | < | 0.05 | 0.05 | µg/g |
| 6 | Chlorobenzene | < | 0.05 | 2.4 | µg/g |
| 7 | Chloroform | < | 0.05 | 0.05 | µg/g |
| 8 | Dichlorobenzene, 1,2- | < | 0.05 | 3.4 | µg/g |
| 9 | Dichlorobenzene, 1,3- | < | 0.05 | 4.8 | µg/g |
| 10 | Dichlorobenzene, 1,4- | < | 0.05 | 0.083 | µg/g |
| 11 | Dichlorodifluoromethane | < | 0.05 | 16 | µg/g |
| 12 | Dichloroethane, 1,1- | < | 0.05 | 3.5 | µg/g |
| 13 | Dichloroethane, 1,2- | < | 0.05 | 0.05 | µg/g |
| 14 | Dichloroethylene, 1,1- | < | 0.05 | 0.05 | µg/g |
| 15 | Dichloroethylene, 1,2-cis- | < | 0.05 | 3.4 | µg/g |
| 16 | Dichloroethylene, 1,2-trans- | < | 0.05 | 0.084 | µg/g |
| 17 | Dichloropropane, 1,2- | < | 0.05 | 0.05 | µg/g |
| 18 | Dichloropropene,1,3- | < | 0.05 | 0.05 | µg/g |
| 19 | Ethylene dibromide | < | 0.05 | 0.05 | µg/g |
| 20 | Hexane (n) | < | 0.05 | 2.8 | µg/g |
| 21 | Methyl Ethyl Ketone | < | 0.5 | 16 | µg/g |
| 22 | Methyl Isobutyl Ketone | < | 0.5 | 1.7 | µg/g |
| 23 | Methyl tert-Butyl Ether (MTBE) | < | 0.05 | 0.75 | µg/g |
| 24 | Methylene Chloride | < | 0.05 | 0.1 | µg/g |
| 25 | Styrene | < | 0.05 | 0.7 | µg/g |
| 26 | Tetrachloroethane, 1,1,1,2- | < | 0.05 | 0.058 | µg/g |
| 27 | Tetrachloroethane, 1,1,2,2- | < | 0.05 | 0.05 | µg/g |
| 28 | Tetrachloroethylene | < | 0.05 | 0.28 | µg/g |
| 29 | Trichloroethane, 1,1,1- | < | 0.05 | 0.38 | µg/g |
| 30 | Trichloroethane, 1,1,2- | < | 0.05 | 0.05 | µg/g |
| 31 | Trichloroethylene | < | 0.05 | 0.061 | µg/g |
| 32 | Trichlorofluoromethane | < | 0.05 | 4 | µg/g |
| 33 | Vinyl Chloride | < | 0.02 | 0.02 | µg/g |
| 34 | Petroleum Hydrocarbons F1**** | < | 7 | 55 | µg/g |
| 35 | Petroleum Hydrocarbons F2 | < | 4 | 98 | µg/g |

*...Continued on next page*

**Table 1 – Maximum contaminant concentrations compared to applicable site condition standards**

**Measured concentration for contaminants in soil**

*Continued from previous page....*

| Contaminant name | | Maximum concentration | | Applicable site condition | Unit of measure |
|---|---|---|---|---|---|
| 36 | Petroleum Hydrocarbons F3 | < | 8 | 300 | µg/g |
| 37 | Petroleum Hydrocarbons F4 | < | 6 | 2800 | µg/g |
| 38 | Polychlorinated Biphenyls | < | 0.05 | 0.35 | µg/g |
| 39 | Acenaphthene | < | 0.02 | 7.9 | µg/g |
| 40 | Acenaphthylene | < | 0.02 | 0.15 | µg/g |
| 41 | Anthracene | < | 0.02 | 0.67 | µg/g |
| 42 | Benz[a]anthracene | < | 0.02 | 0.5 | µg/g |
| 43 | Benzo[a]pyrene | < | 0.02 | 0.3 | µg/g |
| 44 | Benzo[b]fluoranthene | < | 0.02 | 0.78 | µg/g |
| 45 | Benzo[ghi]perylene | < | 0.02 | 6.6 | µg/g |
| 46 | Benzo[k]fluoranthene | < | 0.02 | 0.78 | µg/g |
| 47 | Chrysene | < | 0.02 | 7 | µg/g |
| 48 | Dibenz[a h]anthracene | < | 0.02 | 0.1 | µg/g |
| 49 | Fluoranthene | < | 0.02 | 0.69 | µg/g |
| 50 | Fluorene | < | 0.02 | 62 | µg/g |
| 51 | Indeno[1 2 3-cd]pyrene | < | 0.02 | 0.38 | µg/g |
| 52 | Methlynaphthalene, 2-(1-) *** | < | 0.04 | 0.99 | µg/g |
| 53 | Naphthalene | < | 0.01 | 0.6 | µg/g |
| 54 | Phenanthrene | < | 0.02 | 6.2 | µg/g |
| 55 | Pyrene | < | 0.02 | 78 | µg/g |
| 56 | Antimony | < | 1 | 7.5 | µg/g |
| 57 | Arsenic | < | 1 | 18 | µg/g |
| 58 | Selenium | < | 1 | 2.4 | µg/g |
| 59 | Barium | | **96.5** | 390 | µg/g |
| 60 | Beryllium | < | 1 | 4 | µg/g |
| 61 | Boron (total) | | **22.7** | 120 | µg/g |
| 62 | Cadmium | < | 0.5 | 1.2 | µg/g |
| 63 | Chromium Total | | **12.5** | 160 | µg/g |
| 64 | Cobalt | | **6.5** | 22 | µg/g |
| 65 | Copper | | **13** | 140 | µg/g |
| 66 | Lead | | **29.9** | 120 | µg/g |
| 67 | Molybdenum | < | 1 | 6.9 | µg/g |
| 68 | Nickel | | **12.5** | 100 | µg/g |
| 69 | Silver | < | 0.5 | 20 | µg/g |
| 70 | Thallium | < | 1 | 1 | µg/g |

*...Continued on next page*

**Table 1 – Maximum contaminant concentrations compared to applicable site condition standards**

**Measured concentration for contaminants in soil**

*Continued from previous page....*

| Contaminant name | | Maximum concentration | | Applicable site condition | Unit of measure |
|---|---|---|---|---|---|
| 71 | Uranium | < | 1 | 23 | µg/g |
| 72 | Vanadium | | **17** | 86 | µg/g |
| 73 | Zinc | | **18** | 340 | µg/g |
| 74 | Benzene | < | 0.02 | 0.21 | µg/g |
| 75 | Ethylbenzene | < | 0.05 | 2 | µg/g |
| 76 | Toluene | < | 0.05 | 2.3 | µg/g |
| 77 | Xylene Mixture | < | 0.05 | 3.1 | µg/g |

**Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)**

**Ground water**

| Contaminant name | | Maximum concentration | | Applicable site condition | Unit of measure |
|---|---|---|---|---|---|
| 1 | Acetone | < | 5 | 130000 | µg/L |
| 2 | Bromomethane | < | 0.5 | 5.6 | µg/L |
| 3 | Carbon Tetrachloride | < | 0.2 | 0.79 | µg/L |
| 4 | Chlorobenzene | < | 0.5 | 630 | µg/L |
| 5 | Chloroform | < | 0.5 | 2.4 | µg/L |
| 6 | Dichlorobenzene, 1,2- | < | 0.5 | 4600 | µg/L |
| 7 | Dichlorobenzene, 1,3- | < | 0.5 | 9600 | µg/L |
| 8 | Dichlorobenzene, 1,4- | < | 0.5 | 8 | µg/L |
| 9 | Dichlorodifluoromethane | < | 1 | 4400 | µg/L |
| 10 | Dichloroethane, 1,1- | < | 0.5 | 320 | µg/L |
| 11 | Dichloroethane, 1,2- | < | 0.5 | 1.6 | µg/L |
| 12 | Dichloroethylene, 1,1- | < | 0.5 | 1.6 | µg/L |
| 13 | Dichloroethylene, 1,2-cis- | < | 0.5 | 1.6 | µg/L |
| 14 | Dichloroethylene, 1,2-trans- | < | 0.5 | 1.6 | µg/L |
| 15 | Dichloropropane, 1,2- | < | 0.5 | 16 | µg/L |
| 16 | Dichloropropene,1,3- | < | 0.5 | 5.2 | µg/L |
| 17 | Ethylene dibromide | < | 0.2 | 0.25 | µg/L |
| 18 | Hexane (n) | < | 1 | 51 | µg/L |
| 19 | Methyl Ethyl Ketone | < | 5 | 470000 | µg/L |
| 20 | Methyl Isobutyl Ketone | < | 5 | 140000 | µg/L |
| 21 | Methyl tert-Butyl Ether (MTBE) | < | 2 | 190 | µg/L |
| 22 | Methylene Chloride | < | 5 | 610 | µg/L |
| 23 | Styrene | < | 0.5 | 1300 | µg/L |
| 24 | Tetrachloroethane, 1,1,1,2- | < | 0.5 | 3.3 | µg/L |
| 25 | Tetrachloroethane, 1,1,2,2- | < | 0.5 | 3.2 | µg/L |
| 26 | Tetrachloroethylene | < | 0.5 | 1.6 | µg/L |
| 27 | Trichloroethane, 1,1,1- | < | 0.5 | 640 | µg/L |
| 28 | Trichloroethane, 1,1,2- | < | 0.5 | 4.7 | µg/L |
| 29 | Trichloroethylene | < | 0.5 | 1.6 | µg/L |
| 30 | Trichlorofluoromethane | < | 1 | 2500 | µg/L |
| 31 | Vinyl Chloride | < | 0.5 | 0.5 | µg/L |
| 32 | Petroleum Hydrocarbons F1**** | < | 25 | 750 | µg/L |
| 33 | Petroleum Hydrocarbons F2 | < | 100 | 150 | µg/L |
| 34 | Petroleum Hydrocarbons F3 | < | 100 | 500 | µg/L |
| 35 | Petroleum Hydrocarbons F4 | < | 100 | 500 | µg/L |

*...Continued on next page*

**Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)**

**Ground water**

*Continued from previous page....*

| Contaminant name | | Maximum concentration | | Applicable site condition | Unit of measure |
|---|---|---|---|---|---|
| 36 | Polychlorinated Biphenyls | < | 0.05 | 7.8 | µg/L |
| 37 | Acenaphthene | < | 0.05 | 600 | µg/L |
| 38 | Acenaphthylene | < | 0.05 | 1.8 | µg/L |
| 39 | Anthracene | < | 0.01 | 2.4 | µg/L |
| 40 | Benz[a]anthracene | < | 0.01 | 4.7 | µg/L |
| 41 | Benzo[a]pyrene | < | 0.01 | 0.81 | µg/L |
| 42 | Benzo[b]fluoranthene | < | 0.05 | 0.75 | µg/L |
| 43 | Benzo[ghi]perylene | < | 0.05 | 0.2 | µg/L |
| 44 | Benzo[k]fluoranthene | < | 0.05 | 0.4 | µg/L |
| 45 | Chrysene | < | 0.05 | 1 | µg/L |
| 46 | Dibenz[a h]anthracene | < | 0.05 | 0.52 | µg/L |
| 47 | Fluoranthene | < | 0.01 | 130 | µg/L |
| 48 | Fluorene | < | 0.05 | 400 | µg/L |
| 49 | Indeno[1 2 3-cd]pyrene | < | 0.05 | 0.2 | µg/L |
| 50 | Methlynaphthalene, 2-(1-) *** | < | 0.1 | 1800 | µg/L |
| 51 | Naphthalene | < | 0.05 | 1400 | µg/L |
| 52 | Phenanthrene | < | 0.05 | 580 | µg/L |
| 53 | Pyrene | < | 0.01 | 68 | µg/L |
| 54 | Benzene | < | 0.5 | 44 | µg/L |
| 55 | Ethylbenzene | < | 0.5 | 2300 | µg/L |
| 56 | Toluene | < | 0.5 | 18000 | µg/L |
| 57 | Xylene Mixture | < | 0.5 | 4200 | µg/L |

## Remedial action and mitigation

### Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

| Soil remediation process | Estimated quantity of soil (in ground-volume in cubic metres) |
|---|---|
| | |

### Description of remediation

| Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property. |
|---|
| No remediation required, all soil in compliance with site standards. |

### Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

| | |
|---|---|
| Estimated quantity of soil (in ground-volume in cubic metres) | 0.0 |
| Estimated quantity of sediment (in ground-volume in cubic metres) | 0.0 |

### Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

| | |
|---|---|
| Estimated quantity of soil brought to the property (in ground-volume in cubic metres) | 0.0 |

**Ground water control or treatment measures**

| Ground water control or treatment measures that were required for the record of site condition property prior to the certification date for the purpose of submitting the record of site condition for filing. |
| --- |
| |

| Ground water control or treatment measures that are required for the record of site condition property after the certification date. |
| --- |
| |

Estimated volume of ground water, if any, removed from and not returned to the record of site condition property.

| Estimated volume of ground water (in litres) | |
| --- | --- |

**Other activities including risk management measures**

| Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property. |
|---|
| |

| Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property. |
|---|
| |

**Monitoring or Maintenance**

**Soil Management Measures**

| Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date. |
|---|
| |

**Ground water management measures**

| Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date. |
|---|
| |

**Remediated or removed soil, sediment or ground water from near property boundary**

| | |
|---|---|
| Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation? | No |

**Qualified person's statements and certifications**

As the qualified person, I certify that:

☒ A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☒ A phase two environmental site assessment of the RSC property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☒ The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

☒ As of 2021/04/14, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.

☒ The RSC property and all other properties located, in whole or in part, within 250 metres of the boundary of the property are supplied by a municipal drinking water system, as defined in the *Safe Drinking Water Act, 2002*.

☒ The RSC property is not located in an area mentioned in subparagraph i and I have or the owner of the property or a person authorized by the owner of the property has, within the year immediately before the submission of this record of site condition, given written notice of intention to apply non-potable ground water site condition standards to the clerk of the municipality mentioned in subsection 35 (3) of the regulation.

☒ The owner of the property has informed me that no notice of objection was received within 30 days after receiving the notice described in subparagraph 2 iii, nor have I received such a notice.

☒ Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☒ As of 2021/04/14, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth generic site condition standards prescribed by section 37 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment.

☒ As of 2021/04/14, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, maximum contaminant concentrations compared to applicable site condition standards.

☒ I am a qualified person and have the qualifications required by section 5 of the regulation.

☒ I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

☒ I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

☒ The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

☒ I do not hold and have not held and my employer, if any, does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this record of site condition is based.

☒ To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2021/04/14.

☒ By signing this RSC, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, ADRIAN MENYHART, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2021/12/15:

a) signing this record of site condition as a qualified person; and
b) making all certifications required as a qualified person for this record of site condition.

☒ I Agree

## Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the record of site condition

| |
|---|
| Certificate of status or equivalent for the owner |
| Lawyer's letter consisting of a legal description of the property |
| Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired |
| A Current plan of survey |
| A copy of no objection statement from municipality |
| Area(s) of potential environmental concern |
| Table of current and past uses of the phase one property |
| Phase 2 conceptual site model |
| Owner or agent certification statements |

10.1.2

As an owner:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of December 13, 2021.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner:___Forum/SLP GP Inc._____

Signature:  _____Date Signed: December 13, 2021

Name of Person Signing:____Aly Damji_____

I, _ Aly Damji _, am authorized to and hereby do bind _ Forum/SLP GP Inc._____