



**Project Number: 22-110-100**

**March 15, 2023**

**Pickering Ridge Lands Inc  
c/o Bayfield Realty Advisors Inc.  
2300 Yonge Street, Suite 904  
Toronto, Ontario  
M4P 1E4**

**Re: Phase One Environmental Site Assessment Update  
Development Phase 2: 1755 and 1805 Pickering Parkway, Pickering, Ontario**

**1. Introduction**

DS Consultants Ltd. (DS) was retained by Pickering Ridge Lands Inc. to complete Phase One Environmental Site Assessment (ESA) Update for a portion of the parcel of land with the municipal address of 1755 Pickering Parkway, Pickering Ontario (Site). The Site is comprised of the second Phase (Phase 2) of the future residential development. It is understood that this scope of work has been requested in association with the proposed redevelopment of the Site and in support of the filing of a Record of Site Condition.

The Phase One Property is a 9.15-hectare (22.6 acre) parcel which is currently developed with three (3) single storey commercial building blocks, asphalt surfaced parking lots, internal routes, sidewalks and landscaped areas. The Phase One Property is located approximately 240 m south of Pickering Parkway and bounded by Highway 401 to the east. A Site Location Plan depicting the general location of the Phase One Property is provided in Figure 1. A summary the details related to the Site is provided in the following table:

<b>Criteria</b>	<b>Information</b>	<b>Source</b>
Legal Description	<p><b><u>1755 Pickering Parkway:</u></b> Part Lot 18, Con 1, Pickering as Parts 1-6, 40R-11780 Part Lot 18, Con 1, Pickering as Parts 3, 7-10, 40R20443 Part Lot 17 &amp; 18, Con 1, Pickering as Parts 1, 5, 6 &amp; 11, 40R20443</p> <p><b><u>1805 Pickering Parkway:</u></b> Part Lot 17, Con 1, Pickering as Part 2, 40R20443</p>	Lawyer
Property Identification Number (PIN)	26330-0072 (LT); 26330-0073 (LT); 26330-0165 (LT); 26330-0164 (LT)	Lawyer



Municipal Address	1755 and 1805 Pickering Parkway, Pickering, Ontario	Lawyer
Property Owner	Pickering Ridge Lands Inc.	Lawyer
Site Area	9.15 hectares (22.61 acres)	Plan of Survey
Centroid UTM Coordinates	Northing: 4856154 m N Easting: 655438 m E Zone: 17T	Google Earth

For the purposes of this report, Pickering Parkway and Ontario Highway 401 are assumed to be aligned in an east-west orientation, and Brock Street in a north-south orientation.

A Phase One Environmental Site Assessment was previously completed for the Site by Terraprobe Inc. the results of which were enclosed in the document “*Phase One Environmental Site Assessment, 1755 Pickering Parkway, Pickering, Ontario*”, prepared on behalf of Pickering Ridge Lands Inc, dated January 8, 2021 (2021 Terraprobe Phase One ESA).

## 2. Scope of Work

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04, as amended (Phase One ESA requirements). This included:

- ♦ A review of reasonably ascertainable records to confirm that there were no significant changes since the original Phase One ESA report by Terraprobe was completed. Records reviewed included:
  - Physical setting information such as aerial photographs, topographic mapping, available historical maps and drawings;
  - Company records (e.g., site plans, building plans, permit records, production and maintenance records, asbestos surveys, site utility drawings, emergency response and contingency plans, spill reporting plans and records, inventories of chemicals and their usage (e.g. WHMIS), environmental monitoring data, waste management records, inventory of underground and aboveground tanks, environmental audit reports) provided to DS;
  - Geological and hydrogeological information in published government maps and/or reports;
  - A review of information on file with Ecolog ERIS, a commercial database that provides information from numerous private, provincial, and federal environmental databases/registries;



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- Review of fire insurance plans, municipal directory documentation and available environmental reports that are pertinent to the Phase One Property;
  - Regulatory Information, including such as Permits or Certificates of Approval (pertaining to activities that may impact the condition of the property, orders, control orders, or complaints related to environmental compliance that may impact the condition of the property, and violations of environmental statutes, regulations, by-laws, and permits that may impact the condition of the property);
  - Environmental source information including published and online records from Ministry of Environment, Conservation and Parks (MECP), Environment Canada, Technical Standards and Safety Authority (TSSA), and the City of Toronto; and
  - The Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre database and the Conservation Authority website for information specific to natural areas, such as locations of environmentally sensitive areas or species.
  - ♦ Interviews with available individuals having knowledge of current and/or past site activities;
  - ♦ An inspection of the Phase One Property, and the activities on the adjacent properties, including and assessment of the following:
    - The site operations, processes, and waste management currently carried out on the Phase One Property.
    - The neighbouring land uses (i.e. identification of environmentally sensitive neighbours, as well as an assessment of potential off-site sources of contamination);
    - The source of potable water for the Phase One Property and properties within the Phase One Study Area;
    - The potential presence of existing or former above-ground or underground fuel storage tanks (ASTs or USTs);
    - Possible cut and fill operations that may resulted in the importation of fill material of unknown quality;
    - The presence/absence of floor cracks, hydraulic hoists, elevators, sumps and drains;
    - Areas suspected to contain evidence of surficial and sub-surface impacts (e.g. areas of staining);
    - The potential presence of various Designated Substances and building materials including:
      - Friable and non-friable asbestos
      - Urea formaldehyde foam insulation (UFFI)
      - Chlorofluorocarbons (CFCs) in air conditioning and refrigeration equipment
      - PCB-containing materials and electrical equipment
      - Lead-based paint



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- Mould
  - The presence/absence of wells, pits and lagoons, drainage sumps and floor drains, sewage and wastewater disposal pipelines; and
  - General site conditions, including topography and drainage, standing water, right-of-ways, presence of underground utilities, evidence of stained or odorous soils, and stressed vegetation.
- ♦ Evaluation of the information and documentation of the results in the form of a Phase One ESA Update Report.

The objectives of the Phase One ESA are:

1. To assess the environmental condition of the Phase One Property to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in, or under the Phase One Property;
2. To identify potentially contaminating activities within the Study Area (i.e., areas within 250 m of the Property), and to assess if Areas of Potential Environmental Concern (APECs) exist on the Phase One Property;
3. To identify the Potential Contaminants of Concern associated with the PCAs identified; and
4. To provide a basis for subsequent investigation, if required, based on the findings of the Phase One ESA.

### **3. Previous Report Summary**

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The following environmental and geotechnical reports were provided for DS to review:

- ♦ *“Phase One Environmental Site Assessment, 1755 Pickering Parkway, Pickering, Ontario”* dated January 8, 2021, prepared for Pickering Ridge Lands Inc., c/o Bayfield Realty Advisors Inc., prepared by Terraprobe Inc. (2021 Terraprobe Phase One ESA)
- ♦ *“Phase Two Environmental Site Assessment, 1755 and 1805 Pickering Parkway, Pickering, Ontario”* dated June 11, 2021, prepared for Pickering Ridge Lands Inc., c/o Bayfield Realty Advisors Inc., prepared by Terraprobe Inc. (2021 Terraprobe Phase Two ESA)

A summary of the details pertinent to this investigation is provided below.

#### 2021 Terraprobe Phase One ESA

The 2021 Terraprobe Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, dated April 15, 2011 (as amended), and included a review of readily available historical records and reasonably ascertainable regulatory information, a Site Reconnaissance, interviews, evaluation of



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information, and reporting. The Phase One ESA was reported to have been conducted to identify the presence or absence of PCAs within the Phase One Property and Phase One Study Area.

It should be noted that the Phase One ESA report was completed for the entirety of 1755 and 1805 Pickering Parkway, which has a total area of 10.22 hectares (25.3 acres).

The following pertinent information was noted by DS:

- ♦ The Phase One Property is currently developed with three (3) single storey commercial building blocks, asphalt surface parking lots, internal routes, sidewalks and landscaped areas. The Property is currently in commercial use.
- ♦ The report indicated that the date of patent from the Crown ranged between 1796 and 1801. The majority of the property was reportedly used for agricultural purposes from the date of patent until the early 2000s when the existing commercial plaza was developed. It was noted that the southern portion of 1755 Pickering Parkway was developed with a house prior to 1954, and that this house was demolished and redeveloped with the existing commercial plaza in the early 2000s.
- ♦ No potentially contaminating activities were identified in the review of the fire insurance plans and city directories.
- ♦ Terraprobe indicated that there was no evidence of the historical placement of fill material on-Site.
- ♦ Aerial photography was obtained for the years 1954, 1959, 1961, 1965, 1971, 1973, 1975, 2002, 2005, 2009, 2013, 2015, 2017 and 2019. Based on a review of the aerial photography it is noted that there was a residential dwelling situated within the subject Site. The remainder of the lands associated with 1755 Pickering Parkway appear to have been used for agricultural purposes. The 2002 aerial photograph depicted the current site development had been constructed.
- ♦ The topography of the Site was indicated to be flat, with an approximate elevation of 89 masl. The nearest body of water was indicated to be Duffins Creek which traverses southeasterly on the lands to the east of the Site. The depth to groundwater based on a review of available well records was stated to be 2.5 mbgs. The groundwater flow direction was stated to be northeast. No areas of natural or scientific interest were identified within the Phase One Study Area.
- ♦ The surficial geology was indicated to be silty and clay with minor sand and gravel derived from glaciolacustrine deposits. The bedrock geology was indicated to be shale with minor limestone of the Blue Mountain Formation. The depth to bedrock was stated to be 17 mbgs.
- ♦ Terraprobe summarized the “Phase II Environmental Site Assessment 1755 and 1805 Pickering Parkway and 1842-1856 Notion Road, Pickering, Ontario” report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated June 21, 2011. A copy of this report was not available for DS to review:



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- A review of 1972 and 1973 Property Underwriters' Plans completed during the Phase I ESA of the Property identified a gasoline pump located at the northeast corner of the Site. The presence of both a historic gasoline pump and a possible underground storage tank had a potential to cause soil and/or groundwater impacts on the Property. This was considered to be a potentially contaminating activity.
  - Five (5) boreholes to a maximum depth of 4.6 meters below ground surface. Three (3) of the boreholes were instrumented with monitoring wells to enable groundwater monitoring and sampling.
  - Five (5) soil samples were selected for chemical analysis of petroleum hydrocarbons (PHCs, F1-F4), and benzene, toluene, ethylbenzene and xylene (BTEX) as well as pH and grain size.
  - Three (3) groundwater samples were collected from installed wells and submitted for chemical analysis of PHCs and BTEX.
  - All measured concentrations in soil and groundwater samples submitted for analysis satisfied their respective Table 3 and Table 2 (non-potable groundwater condition) Standards.
  - ◆ Terraprobe summarized the "Phase I Environmental Site Assessment Update: 1755 and 1805 Pickering Parkway and 1842-1856 Notion Road, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated March 7, 2016:
    - The Phase I ESA Update was completed in general accordance with the Canadian Standards Association (CSA) document entitled 'Phase I Environmental Site Assessment, CSA Standard Z768-01' dated November 2001 (reaffirmed 2012) and included a review of available historical records, regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting. Based on the materials reviewed, Pinchin concluded that nothing was identified that would likely result in potential subsurface impacts to the Property.
  - ◆ Terraprobe summarized the "Phase I Environmental Site Assessment: 1755 and 1805 Pickering Parkway and 1842-1856 Notion Road, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated February 15, 2018:
    - The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled 'Phase I Environmental Site Assessment, CSA Standard Z768-01' dated November 2001 (reaffirmed 2012) and included a review of available historical records, regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting. Based on the materials reviewed, Pinchin concluded that nothing was identified that would likely result in potential subsurface impacts to the Property. Based on the results of the Phase I ESA, nothing was identified



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that was likely to result in potential subsurface impacts at the Site. Pinchin did not recommend a subsurface investigation (Phase II ESA).

- ♦ Terraprobe summarized the “Asbestos Assessment: Site Building A 1755 Pickering Parkway, Pickering, Ontario” report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated November 22, 2019:
  - The objective of the assessment was to document the location of identified asbestos building materials, evaluate their condition and develop corrective action plans as required.
  - All accessible areas of the building were assessed excluding the roof and any elevated finishes. Asbestos containing materials within unit A104 were identified. Pinchin recommended an Asbestos Management Plan (AMP).
- ♦ Terraprobe summarized the “Asbestos Assessment: Site Building B 1755 Pickering Parkway, Pickering, Ontario” report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated November 22, 2019:
  - The objective of the assessment was to document the location of identified asbestos building materials, evaluate their condition and develop corrective action plans as required.
  - All accessible areas of the building were assessed excluding the roof and any elevated finishes. No asbestos-containing materials were identified within the assessed areas. Pinchin did not recommend any further action.
- ♦ Terraprobe summarized the “Asbestos Assessment: Site Building C 1755 Pickering Parkway, Pickering, Ontario” report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated November 22, 2019:
  - The objective of the assessment was to document the location of identified asbestos building materials, evaluate their condition and develop corrective action plans as required.
  - All accessible areas of the building were assessed excluding the roof and any elevated finishes. No asbestos-containing materials were identified within the assessed areas. Pinchin did not recommend any further action.

The Terraprobe report summarized that there were three (3) potentially contaminating activities identified which were considered to be contributing to APECs on the Site as follows:

1. TSSA records of three (3) active USTs at 1735 Pickering Parkway
2. Ecolog ERIS records of two (2) historic USTs at 1735 Pickering Parkway
3. Waste generation records at 1735 Pickering Parkway.



It is noted by DS that the records of the USTs at 1735 Pickering Parkway were associated with a retail fuel outlet. The retail fuel outlet associated with the Canadian Tire Store is physically situated 190 metres north of the subject Site. The waste generation records were associated with the Canadian Tire retail store. In the opinion of DS, it is unlikely that significant quantities of waste were generated at this location, as such this is not considered to be a potentially contaminating activity. The USTs associated with the Canadian Tire RFO are considered to be too far from site to be likely to be contributing to an APEC on the Phase One Property.

#### **4. Phase One ESA Site Reconnaissance**

DS completed a Phase One Site Reconnaissance on April 4, 2022 as part of this Phase One ESA Update. A summary of the Site Reconnaissance is provided in the following Table.

**Table 3-4-1: Site Reconnaissance Notes**

<b>Information</b>	<b>Details</b>
Date of Investigation:	March 9, 2023
Time of Investigation:	9:00am
Weather Conditions:	Sunny, clear, 0 degrees Celsius
Duration of Investigation:	2 hours
Facility Operation	Commercial Shopping Plaza
Name and Qualification of Person(s) conducting the assessment	Madineh Ghazili, M.Sc., under the supervision of Patrick (Rick) Fioravanti, B.Sc., P.GEO., QP <sub>ESA</sub>
Limitations	No limitations

The Phase One Site Reconnaissance completed confirmed that there had been no change in land use since the Terraprobe Phase One ESA, nor had there been any significant changes on the adjacent lands. No new potentially contaminating activities were identified at the time of Site Reconnaissance. The Site Building was occupied by several furniture shops, restaurants, clothing stores, fitness club, hair salon at the time of the Site Reconnaissance. The remaining of the Site was comprised of a parking lot and driveways servicing the plaza.

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

A Conceptual Site Model was developed for the Phase One Property, located at 1755 and 1805 Pickering Parkway, Pickering, Ontario. The Phase One Conceptual Site Model is presented in Figures 1 through 5 and visually depict the following:

- ♦ Any existing buildings and structures
- ♦ Water bodies located in whole, or in part, on the Phase One Study Area
- ♦ Areas of natural significance located in whole, or in part, on the Phase One Study Area





- ♦ Water wells at the Phase One Property or within the Phase One Study Area
- ♦ Roads, including names, within the Phase One Study Area
- ♦ Uses of properties adjacent to the Phase One Property
- ♦ Areas where any PCAs have occurred, including location of any tanks
- ♦ Areas of Potential Environmental Concern

### 5.1. Potentially Contaminating Activity Affecting the Phase One Property

DS has reviewed the PCAs identified in the Terraprobe Phase One ESA. Based on the information reviewed, DS has assessed what records are considered to be potentially contaminating activities. All PCAs identified within the Phase One Study Area by DS are presented on Figure 4 and discussed below:

**Table 5-1: Summary of PCAs identified within Phase One Study Area**

PCA Item.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC?
PCA-1	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Retail Fuel Storage Tank, Gasoline Service Station – two (2) historic USTs identified at this location. Current TSSA records indicate 3 USTs present.	No – based on distance from the Site.
PCA-2	PCA-46: Rail Yards, Tracks and Spurs	There is a railway line approximately 195 m south of the Site	No – based on distance from the Site.
PCA-3	PCA-27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	A Canadian Tire auto-service garage is located on the north neighbouring property, approximately 65m northwest of the Site.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-4	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	The ERIS report and TSSA records identified presence of a retail fuel outlet at 1800 Brock Road, located approximately 220m northwest of the Phase One Property.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-5	PCA-49: Salvage Yard, including automobile wrecking	A AAA A Durham Rescue Towing was listed in ERIS Report for Automobile Wrecking and Recycling, located at 91 Notion Road.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-6	PCA-58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Monster Bins Inc., located at 1700 Squires Beach Road, is a registered Waste Management System, listed in ERIS report.	No – based on distance from the Site.



PCA Item.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC?
PCA-7	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Historic Gasoline pump and suspected underground storage tank located at 1842 Notion Road.	Yes – APEC 2
PCA-8	#12: Concrete, Cement and Lime Manufacturing	A Ready-Mix Concrete Manufacturing located at 87 Notion Road, approximately 250 m northeast of the Site was listed in ERIS report.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-9	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes within the paved portions of the Site.	Yes – APEC 1
PCA-10	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes along Highway 401.	Yes – APEC 3
PCA-11	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes along Pickering Parkway.	Yes – APEC 4
PCA-12	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes along Brock Road.	No – based on distance from Site.

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

## 5.2. Contaminants of Potential Concern

The following contaminants of potential concern were identified for the Phase One Property: VOCs, Metals, As, Sb, Se, B-HWS, CN-, Cr (VI), Hg, low or high pH, PAHs.

## 5.3. Underground Utilities and Contaminant Distribution and Transport

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface. Plans were not available to confirm the depths of these utilities, however they are estimated to be installed at depths ranging from 2 to 3 metres below ground surface.

The depth to groundwater at the Phase One Property is inferred to be approximately 2.5 metres below ground surface, therefore the utility corridors are expected to be well above the water table and would not act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property.



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#### **5.4. Geological and Hydrogeological Information**

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The topography of the Site was indicated to be flat, with an approximate elevation of 89 masl. The nearest body of water was indicated to be Duffins Creek which traverses southeasterly on the lands to the east of the Site. The depth to groundwater based on a review of available well records was stated to be 2.5 mbgs. The groundwater flow direction was stated to be northeast. No areas of natural or scientific interest were identified within the Phase One Study Area.

The surficial geology was indicated to be silty and clay with minor sand and gravel derived from glaciolacustrine deposits. The bedrock geology was indicated to be shale with minor limestone of the Blue Mountain Formation. The depth to bedrock was stated to be 17 mbgs.

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#### **5.5. Uncertainty and Absence of Information**

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DS has relied upon information obtained from federal, provincial, municipal, and private databases, in addition to records and summaries provided by EcoLog ERIS. All information obtained was reviewed and assessed for consistency, however the conclusions drawn by DS are subject to the nature and accuracy of the records reviewed.

All reasonable inquiries were made to obtain reasonably accessible information, as mandated by O.Reg.153/04 (as amended). All responses to database requests were received prior to completion of this report, with the exception of the MECP FOI request. If the MECP FOI request produces information which may alter the conclusions of this report, an addendum will be provided to the Client. This report reflects the best judgement of DS based on the information available at the time of the investigation.

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of potentially contaminating activities.

The QP has determined that the uncertainty does not affect the validity of the Phase One ESA Conceptual Site Model or the conclusions of this report.

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### **6. Findings and Conclusions**

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DS conducted a Phase One ESA Update for the property located at 1755 and 1805 Pickering Parkway, Pickering, Ontario. The Phase One ESA Update was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objective of the Phase One ESA Update was to provide an update with respect to the findings of the 2021 Phase One ESA completed by Terraprobe, and to determine if any new PCAs within the Phase One



Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property.

Based on the results of the Phase One ESA Update it is concluded that no new PCAs or APECs were identified. A summary of the APECs identified is provided below.

**Table 6-1: Summary of APECs Identified**

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Entire Site	N/S: Seasonal application of de-icing salts for safety purposes.	On-Site	EC, SAR	Soil
				Na, Cl-	Groundwater
APEC-2	Eastern Portion of Site	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site PCA-7	PHCs, BTEX, VOCs, Metals	Groundwater
APEC-3	Southern Portion of Site	N/S: Seasonal application of de-icing salts for safety purposes.	Off-Site PCA-10	Na, Cl-	Groundwater
APEC-4	Northern Portion of Site	N/S: Seasonal application of de-icing salts for safety purposes.	Off-Site PCA-11	Na, Cl-	Groundwater

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

It should be noted that further investigation of APEC-4 is not warranted per Section 49/1 (1) of O.Reg. 153/04: *If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act*: "...that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both".

Based on the findings of this Phase One ESA, it is concluded that a Phase Two ESA would be required in order to investigate the aforementioned APECs and to assess the environmental soil and groundwater conditions on the Phase One Property. A Record of Site Condition cannot be filed based on the findings of the Phase One ESA.



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## 6.1. Limitations

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This report was prepared for the account of Pickering Ridge Lands Inc. c/o Bayfield Realty Advisors Inc. All material contained within this report reflects the interpretation of the information available to DS at the time of this investigation. Any use, which a Third Party not noted above makes use of this report, or any reliance on the decisions to be made based on it are the responsibility of such Third Parties. DS accepts no responsibility for any damages suffered by any Third Party as a result of decisions made or actions taken based on the findings of this report.

## 6.2. Qualifications of the Assessors

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### **Alice Gong, B.Sc**

Ms. Gong is an Environmental Specialist with DS Consultants Ltd and holds a Bachelor's degree in Environmental Science from McMaster University and a Post Graduate Certificate in Environmental Management and Assessment from Niagara College. Alice has experience in conducting Phase One and Phase Two Environmental Site Assessments, data interpretation and reporting.

### **Mr. Patrick (Rick) Fioravanti, B.Sc., P.Geo., OP<sub>ESA</sub>**

Mr. Fioravanti is the Manager of Environmental Services with DS Consultants Ltd. Patrick holds an Honours Bachelor of Science with distinction in Toxicology from the University of Guelph and is a practicing member of the Association of Professional Geoscientists of Ontario (APGO). Patrick has over ten years of environmental consulting experience and has conducted and/or managed hundreds of projects in his professional experience. Patrick has extensive experience conducting Phase One and Phase Two Environmental Site Assessments in support of brownfields redevelopment in urban settings, and been involved in numerous remediation projects, supported many risk assessments, and successfully filed Records of Site Condition with the Ministry of Environment, Conservation and Parks. He has conducted work across southern and eastern Ontario, and Quebec in his professional experience. Patrick is considered a Qualified Person to conduct Environmental Site Assessments as defined by Ontario Regulation 153/04 (as amended).

## 7. Closure

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Thank for you the opportunity to have been of service on this project. Should you have any questions regarding the findings of this investigation please do not hesitate to contact the undersigned.



Sincerely,

**DS Consultants Ltd.**

**Prepared by:**

Alice Gong, B.Sc  
Environmental Specialist

**Reviewed by:**

Patrick Fioravanti, B.Sc., P.Geo., QP<sub>ESA</sub>  
Manager – Environmental Services



**Enclosed:**

**Figures**

Figure 1 – Site Location Plan

Figure 2 – Site Plan

Figure 3 – Phase One Study Area

Figure 4 – PCAs within Phase One Study Area

Figure 5 – APECs on Phase One Study Area

**Appendices**

Appendix A – Survey Plan

Appendix B – Regulatory Requests

Appendix C – Site Photographs

Appendix D – Table of Current and Past Use



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## 8. References

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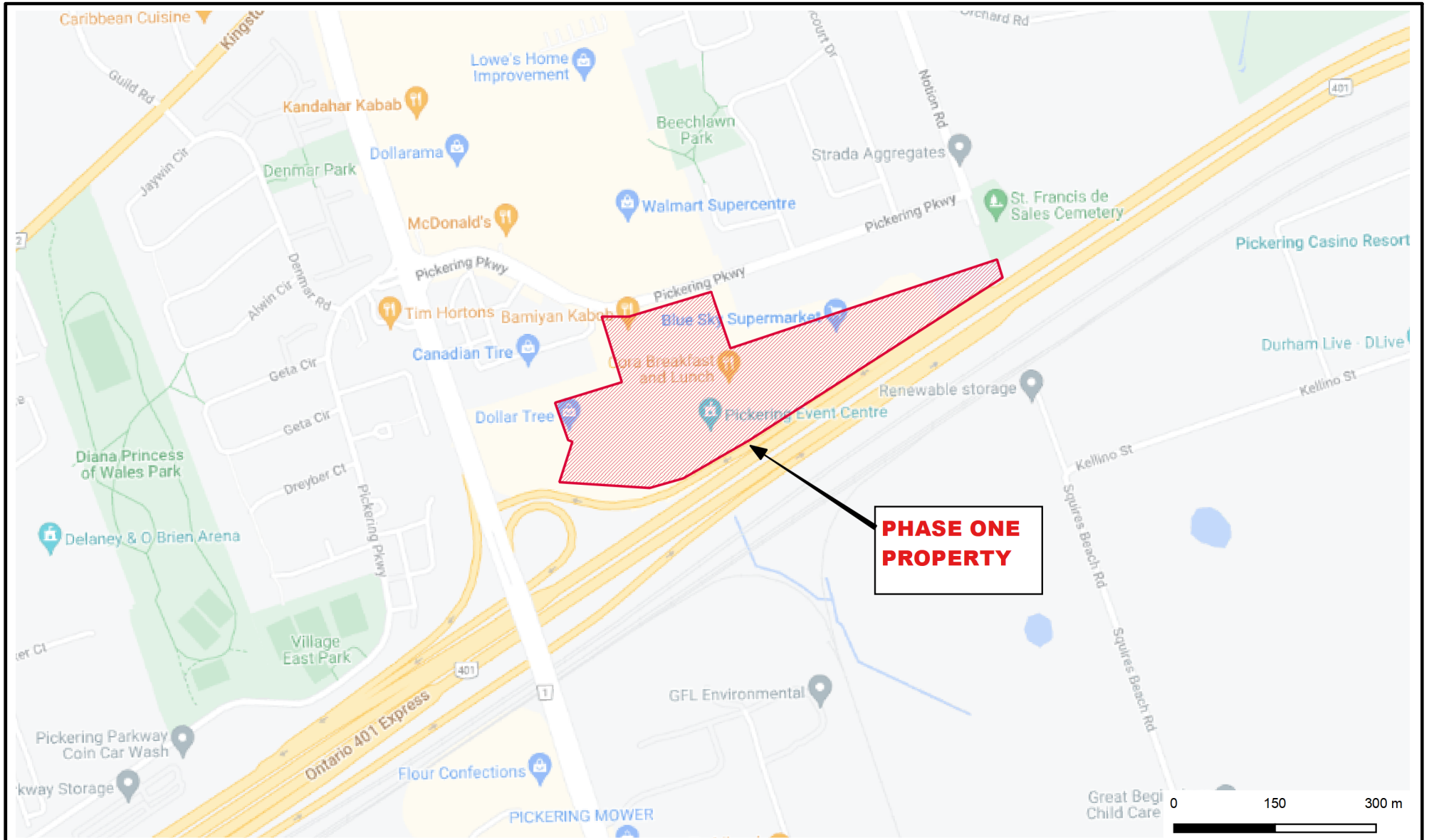
- Canadian Standards Association (CSA) Document Z768-01 Phase 1 Environmental Site Assessment, Nov. 2001
- Ontario Regulation 153/04 Records of Site Condition — Part Xv.1 of The Act
- Natural Resources Canada Toporama <http://atlas.gc.ca/toporama/en/index.html>
- Environment Canada, National Pollutant Release Inventory
- Ontario Ministry of the Environment Hazardous Waste Information Network <https://www.hwin.ca/hwin/>
- Ontario Ministry of the Environment, Certificate of Approval search
- Ontario Ministry of the Environment, Brownfields Environmental Site Registry <https://www.ontario.ca/page/ministry-environment-and-climate-change>
- Ontario Ministry of the Environment, Inventory of Coal Gasification Plan Waste Sites in Ontario, 1987
- Ontario Ministry of the Environment, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, 1998
- Ontario Ministry of the Environment, Inventory of PCB Storage Sites, 1994-2004
- Waste Disposal Site Inventory, 1991
- Ministry of Environment, Conservation and Parks-Freedom of Information
- Technical Standards and Safety Authority – Fuel Safety Division inquiry
- Ontario Geological Survey, 2013. Quaternary Geology of Ontario. Ontario Geological Survey, scale 1:100,000.
- Ontario Ministry of Northern Development and Ontario Geological Survey, 1991. Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000.
- Ontario Ministry of Natural Resources. Quaternary Geology of Toronto and Surrounding Area. Scale 1:100,000. Map number 2204.
- Historical Maps, aerial photos and Ontario Base Map
- City of Mississauga online-services
- Environmental Risk Information Services (Ecolog ERIS Report)






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## Figures



**Legend**

 Phase One Property Boundary



**DS CONSULTANTS LTD.**

6221 Highway 7, UNIT 16  
 Vaughan, Ontario L4H 0K8  
 Telephone: (905) 264-9393  
 www.dsconsultants.ca

Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 1755 & 1805 Pickering Parkway, Pickering ON

Title: **SITE LOCATION PLAN**



Client:  
**BAYFIELD REALTY ADVISORS INC.**

Size:  
 8.5 x 11

Rev:  
 0

Approved By: R.F

Scale: As Shown

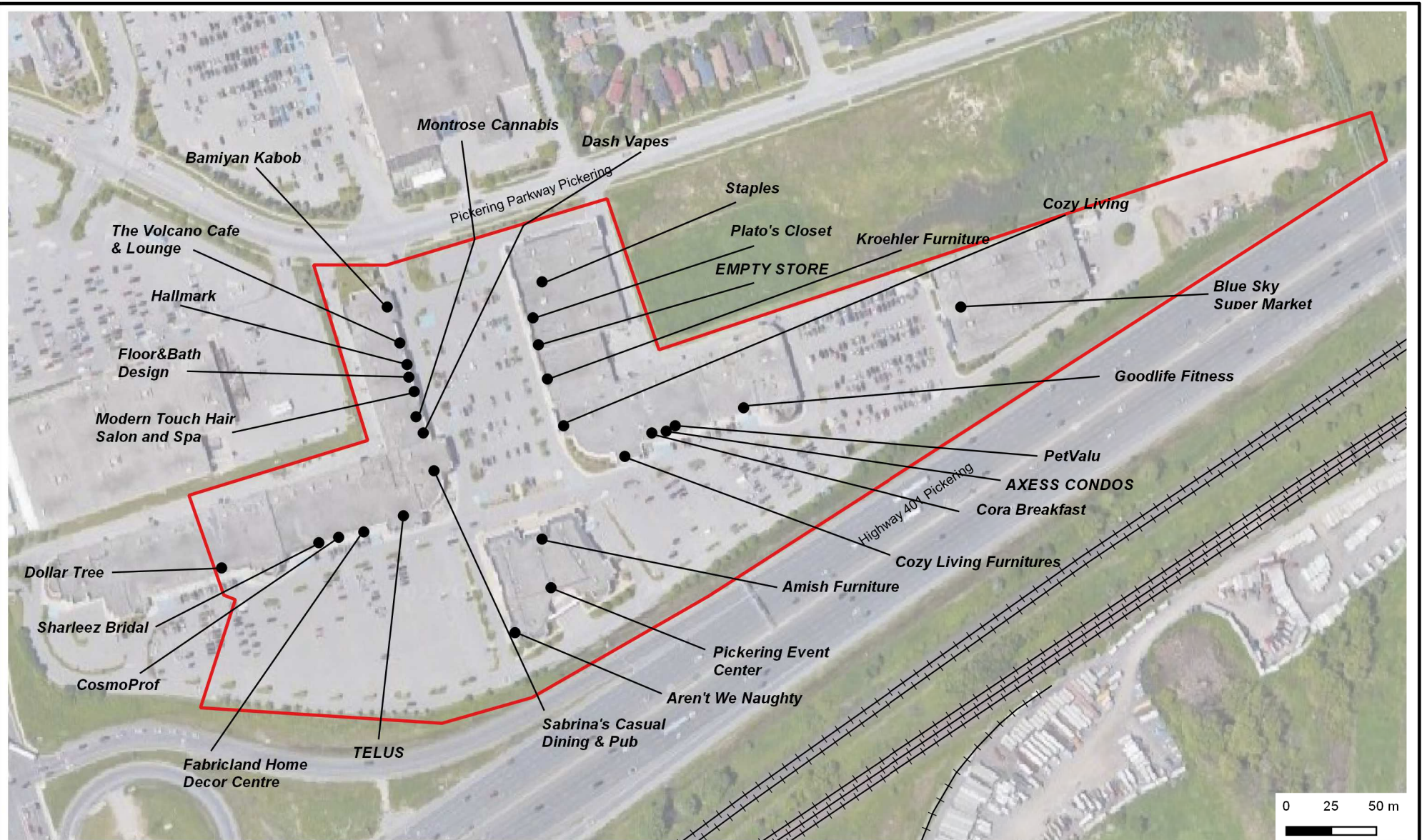
Image/Map Source: Google Street Map

Drawn By: S.Y / P.P.

Project No.: 22-110-100

Date: March 2023

Figure No.: **1**



**Legend**

Phase One Property Boundary



**DS CONSULTANTS LTD.**

6221 Highway 7, UNIT 16  
 Vaughan, Ontario L4H 0K8  
 Telephone: (905) 264-9393  
 www.dsconsultants.ca

Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
 1755 & 1805 Pickering Parkway, Pickering ON

Title: **PHASE ONE PROPERTY SITE PLAN**



Client:  
 BAYFIELD REALTY ADVISORS INC.

Size:  
 8.5 x 11

Rev:  
 0

Approved By: R.F

Scale: As Shown

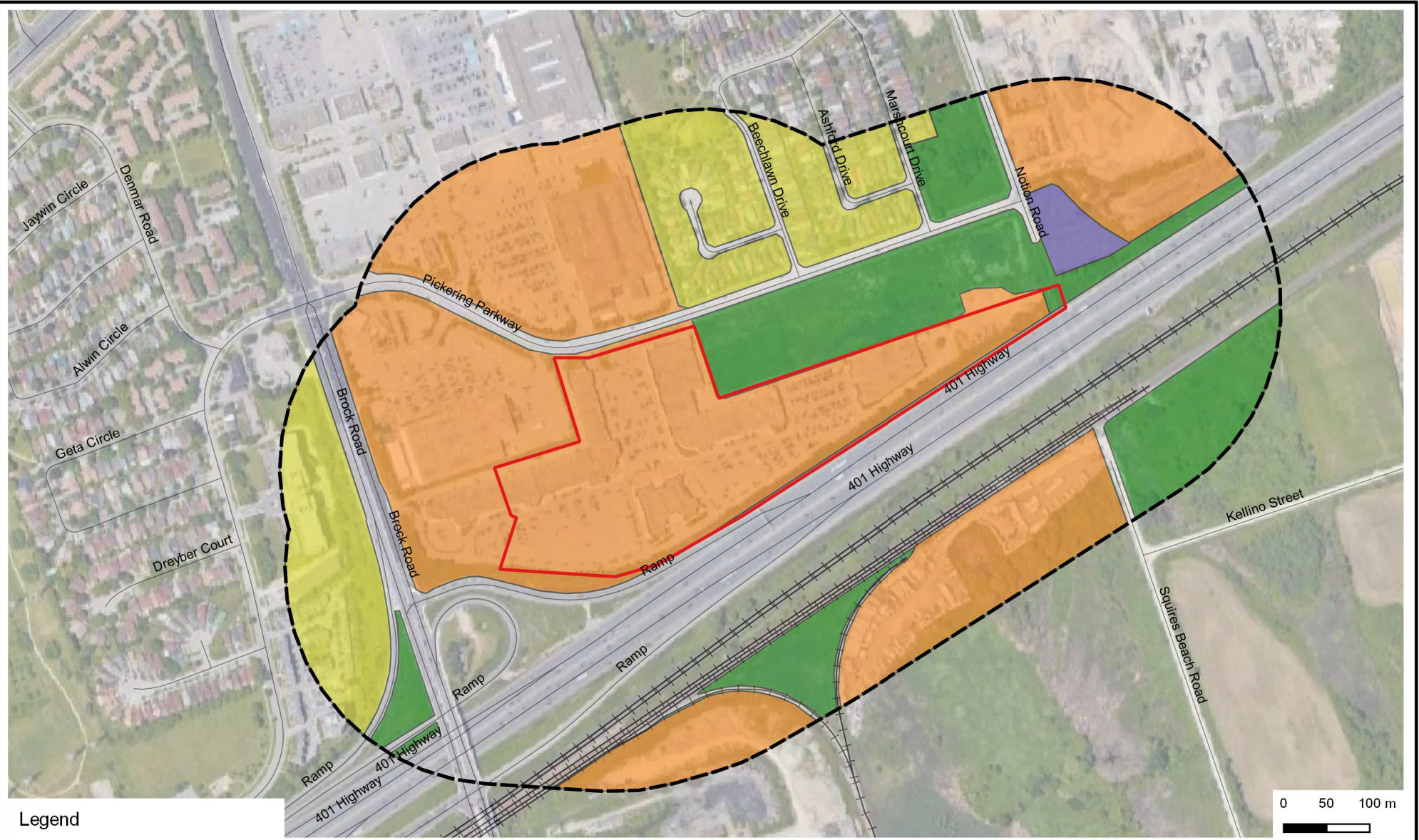
Image/Map Source: Google Satellite Image

Drawn By: S.Y / P.P.

Project No.: 22-110-100



Date: March 2023

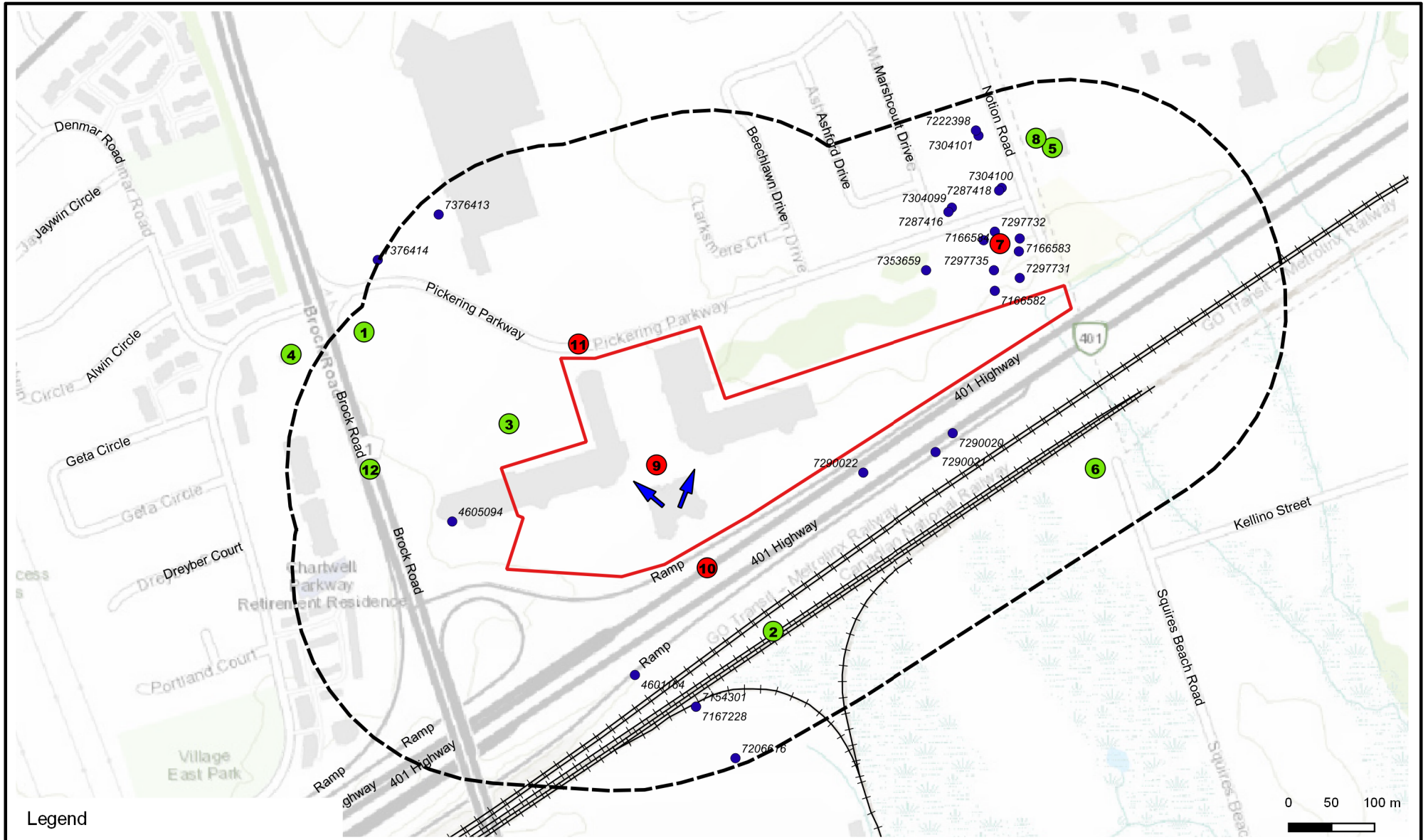
Figure No.: **2**



**Legend**

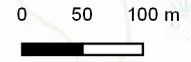
- Phase One Property Boundary
- 250m Buffer
- Commercial Use
- Community Use
- Parkland Use
- Residential Use

 <p><b>DS CONSULTANTS LTD.</b> 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca</p>	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 1755 Pickering Parkway, Pickering ON			
	Title: <b>PHASE ONE STUDY AREA</b>			
Client:  BAYFIELD REALTY ADVISORS INC.	Size: 8.5 x 11	Approved By:  R.F	Drawn By:  P.P.	Date:  March 2023
	Rev: 0	Scale:  As Shown	Project No.: 22-110-100	Figure No.: <b>3</b>
Image/Map Source: Google Satellite Image				

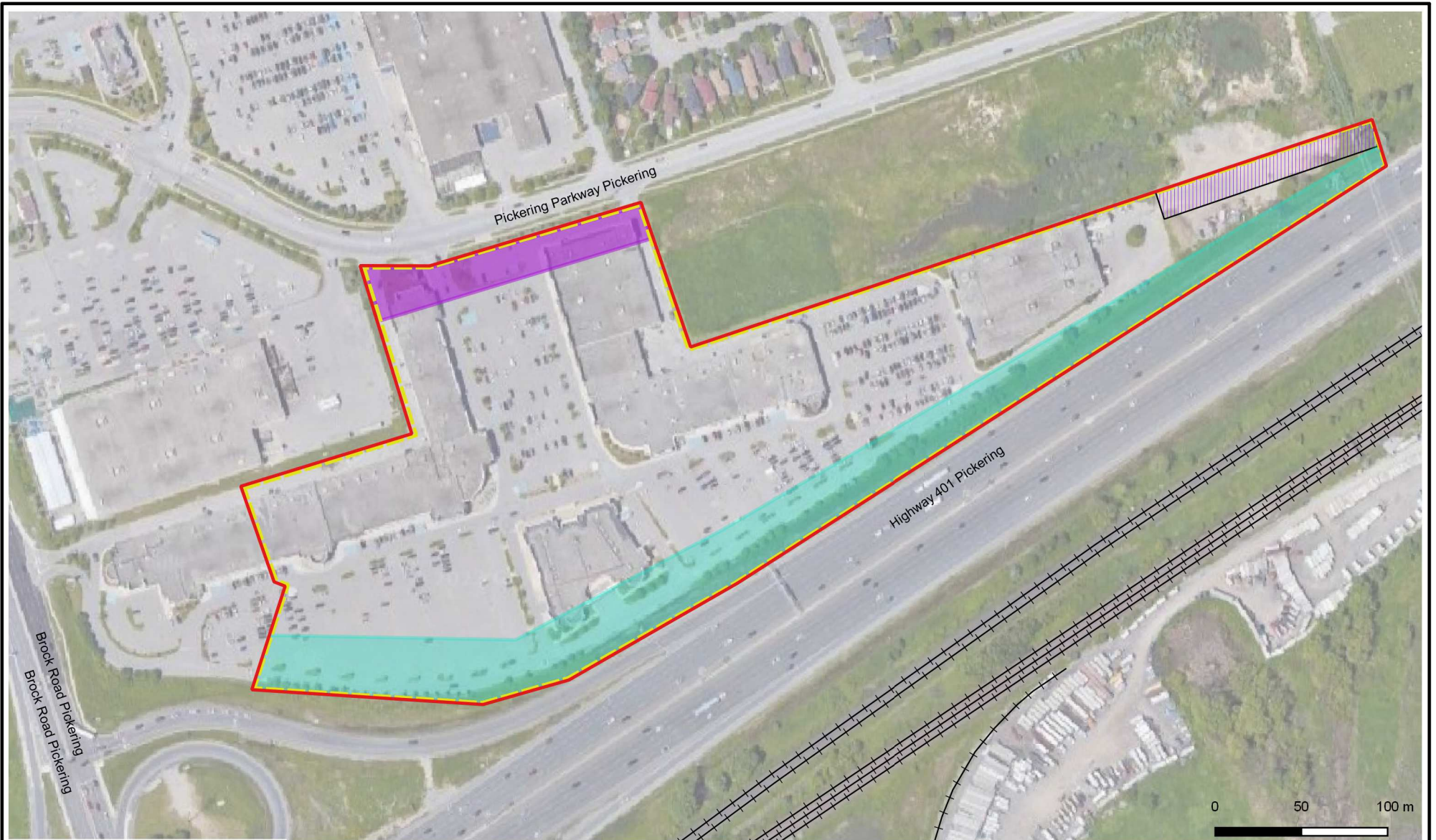


**Legend**

- Phase One Property Boundary
- 250m Buffer
- PCA Not Contributing to APEC
- PCA Contributing to APEC
- ➔ Groundwater Flow Direction
- Registered Water Well (MECP WWR)





<p><b>DS CONSULTANTS LTD.</b> 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca</p>	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 1755 Pickering Parkway, Pickering ON			
	Title: <b>PCAs WITHIN PHASE ONE STUDY AREA</b>			
Client:	Size:	Approved By:	Drawn By:	Date:
BAYFIELD REALTY ADVISORS INC.	8.5 x 11	R.F	P.P.	April 2023
	Rev:	Scale:	Project No.:	Figure No.:
	0	As Shown	22-110-100	4
Image/Map Source: Esri Topo Image				



**Legend**

- Phase One Property Boundary
- APEC-1
- APEC-2
- APEC-3
- APEC-4

 <p><b>DS CONSULTANTS LTD.</b> 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca</p>	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 1755 & 1805 Pickering Parkway, Pickering ON			
	Title: <b>APEC LOCATION PLAN</b>			
Client:  BAYFIELD REALTY ADVISORS INC.	Size: 8.5 x 11	Approved By: R. F.	Drawn By: P. P.	Date: April 2023
	Rev: 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: <b>5</b>
Image/Map Source: Google Satellite Image				



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# Appendix A



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# Appendix B



## Ministry of the Environment, Conservation and Parks

### Freedom of Information Request for Property Information

#### Instructions

Use this form to:

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

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

**Are you: \***

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

#### Section 1 – Description of Records Requested

##### Time Period for Records Requested

From (yyyy/mm/dd) \*

1900/01/01

To (yyyy/mm/dd) \*

2023/02/28

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

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

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

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

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

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

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

Other Specific Document(s)

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

- Drinking Water Licenses
- No Supporting Documents  All Supporting Documents  Some Supporting Documents
- Pesticide Licenses

Only pesticide licenses post September 2018 are available. Prior to September 2018, only Pesticide license applications and supporting documentation is available

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Permits to Take Water

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Water Source \*

Groundwater  Surface Water

Noise Vibrations Approvals/Registrations

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Air Emissions Approvals/Registrations

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Waste Water - Industrial discharge

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

No Supporting Documents  All Supporting Documents  Some Supporting Documents

Company Name

Waste Generator Registration - number/class

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

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

## Section 2 – Requester Information

Last Name \*  First Name \*  Middle Initial

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

Project/Reference Number (if applicable)

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

Yes  No

### Mailing Address

Unit Number Street Number \* Street Name \*

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

Telephone Number \* Email Address \*

ext.

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

Yes  No

### Alternate Contact

Last Name \* First Name \*

Telephone Number \* Email Address \*

ext.

## Section 3 – Current Property Address Information

Is the property a:

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

Are you requesting information about multiple addresses? \*

Yes  No

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

Do the multiple addresses belong to one site? \*

Yes  No

Please submit a separate FOI request for each address.

Site Name

### Property Address

#### Address 1

Unit Number Street Number Street Name

Full Lot Number  Concession  Geographic Township

City/Town/Village \*

Pickering

Closest Intersection

Highway 401 & Brock Road

**Address 2**

Unit Number  Street Number  Street Name   
1805 Pickering Parkway

Full Lot Number  Concession  Geographic Township

City/Town/Village \*

Pickering

Closest Intersection

Highway 401 & Brock Road

**Section 4 – Previous Property Address Information**

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

Yes  No

**Section 5 – Owner Information**

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

**Current Property Owner/Tenant**

**Address 1**

1755 Pickering Parkway  
Pickering

Owner Name  Date of Ownership (yyyy/mm/dd)   
Pickering Ridge Lands Inc.

Tenant Name

**Address 2**

1805 Pickering Parkway  
Pickering

Owner Name  Date of Ownership (yyyy/mm/dd)   
Pickering Ridge Lands Inc.

Tenant Name

## Section 6 – Supporting Documents

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

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

1. File Name

Total File Size

Payment confirmation number: 25480380



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# Appendix C



**Picture 1: View of the adjacent Highway on south of the Phase One Property, facing west.**



**Picture 2: View of the adjacent Highway on south of the Phase One Property, facing east.**



**Picture 3: View from the south of the Phase One Property, facing north.**



**Picture 4: View from the central portion of the Phase One Property, facing west.**



**Picture 5: View from the central portion of the Phase One Property, facing east.**



**Picture 6: View of the adjacent properties on east of the Phase One Property, facing east.**





**Picture 7: View of the adjacent properties on east of the Phase One Property, facing northeast.**



**Picture 8: View of the adjacent properties on north of the Phase One Property, facing west.**



**Picture 9: View Pickering Pkwy on northeast of Phase One Property, facing east.**



**Picture 10: View Pickering Pkwy on northeast of Phase One Property, facing west.**



**Picture 11: View of the north of the Phase One Property, facing south.**



**Picture 12: View of the adjacent property (Canadian Tire) on north of the Phase One Property, facing south.**



**Picture 13: View of the adjacent properties on north of the Phase One Property, facing north.**



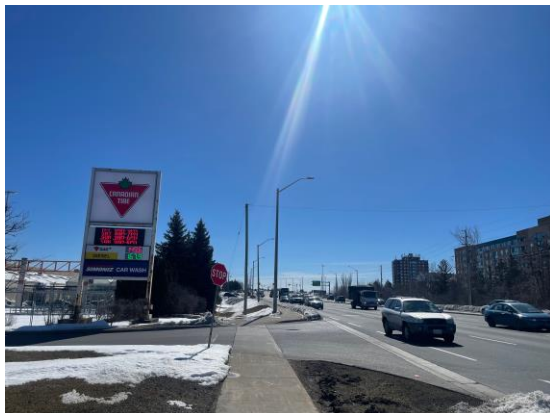
**Picture 14: View of the neighbouring property (CT gas station) on northwest of the Phase One Property, facing west.**



**Picture 15: View of the intersection of Brock Rd and Pickering Pkwy, facing north.**



**Picture 16 : View of the adjacent properties across the Brock Rd, on west of the Phase One Property, facing west.**



**Picture 17: View of the Highway entry on west of Phase One Property, facing south.**



**Picture 18: View of the north of Phase One Property, facing east.**



**Picture 19: View from the middle of the Phase One Property, facing north.**



**Picture 20: View of the adjacent properties on east of the Phase One Property, facing east.**





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# Appendix D

**"Table of current and past uses of the phase one property"  
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)**

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Prior to 1796	Crown	Undeveloped Crown Land	Agricultural or other use	Date of Patent: 11-11-1796
1796-1820	Catherine McGill	Inferred agricultural land	Agricultural or other use	None available
1820-1842	Hon. George Crookshank	Inferred agricultural land	Agricultural or other use	None available
1842-1842	William Smith	Inferred agricultural land	Agricultural or other use	None available
1842-1862	James Greig	Inferred agricultural land	Agricultural or other use	None available
1862-1873	Barbara Wales	Inferred agricultural land	Agricultural or other use	None available
1873-1878	John Gilman	Inferred agricultural land	Agricultural or other use	None available
1878-1900	Uriah Jones	Inferred agricultural land	Agricultural or other use	None available
1900-1911	Martha Pollard	Inferred agricultural land	Agricultural or other use	None available
1911-1940	William Sleep	Inferred agricultural land	Agricultural or other use	None available
1940-1979	William Morley Sleep	Inferred agricultural land	Agricultural or other use	<p><u>1954 Aerial</u>: Site appears to be an undeveloped agricultural land.</p> <p><u>1959, 1961, 1965, 1971, 1973, 1975 Aerial</u>: An orchard appears to be depicted at western portion of the Site, associated with the farmhouse at west adjacent property.</p>

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
1979-1986	Waringstown Investments Limited	Agricultural land	Agricultural or other use	No significant changes noted in 1975 aerial photograph.
1986-1989	Armcorp 4-12 Ltd. and Tocana Developments (Canada) Inc.	Agricultural land	Agricultural or other use	None available
1989-1998	Canada Life Assurance Company	Agricultural land	Agricultural or other use	None available
1998-2003	1755 Pickering Parkway Inc.	Part of a strip commercial shopping mall	Commercial Use	Existing strip mall was developed by 2002, as evident in 2002 aerial photograph.
2003-2006	RRVP Pickering West Inc.	Part of a strip commercial shopping mall	Commercial Use	
2006-2019	Pickering Brock Centre Inc.	Part of a strip commercial shopping mall	Commercial Use	
2019-Present	<u>Registered Owner</u> Pickering Ridge Lands Inc.  <u>Beneficial Owners</u> Bayfield-Pickering Limited Partnership by its general partner Bayfield Pickering Limited  And Brock Pickering Fund I Limited Partnership by its general partner Brock Pickering Fund I GP Inc.	Part of a strip commercial shopping mall	Commercial Use	The Site Building was occupied by Bamiyan Kabob, The Volcano Café & Lounge, Hallmark, Floor&Bath Design, Modern Touch Hair Salon and Spa, Dollar Tree, Sharleez Bridal, CosmoProf, Fabricland Home Décor Centre, Sky Wireless Communications Inc., Sabrina's Casual Dining & Pub, Dash Vapes, Montrose Cannabis, Staples, Plato's Closet, Stitches, Aren't We Naughty, Kroehler Furniture, Cozy Living, Goodlife Fitness, PetValu, Cora Breakfast, Amish Furniture and Pickering Event Center at the time of the Site Reconnaissance.  The remaining of the Site was comprised of a parking lot and driveways servicing the plaza.

**Notes:**

1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

Agriculture or other use

Commercial use

Community use  
Industrial use  
Institutional use  
Parkland use  
Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

***\*\*Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290***