

Phase I Environmental Site Assessment,
3353-3359 Lakeshore Boulevard West,
Toronto, Ontario

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Executive Summary

TankTek Environmental Services Ltd. (TankTek) was retained by Lakeshore Blvd. G.P. Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 3353-3359 Lakeshore Boulevard West, Toronto (Etobicoke), Ontario, hereinafter referred to as the “Site”.

The Phase I ESA was completed to meet the requirements of the Canadian Standards Association (CSA) - Standard Z768-01 (R2016), entitled ‘Phase I Environmental Site Assessment’.

Due to the current and historical activities and tenancy on the Site (by various auto repair facilities and a retail fuel facility), an intrusive subsurface environmental investigation (Phase II ESA) is recommended to evaluate the soil and groundwater quality on the Site.

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1. Introduction

TankTek Environmental Services Ltd. (TankTek) was retained by Lakeshore Blvd. G.P. Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 3353-3359 Lakeshore Boulevard West, Toronto (Etobicoke), Ontario, hereinafter referred to as the “Site”. The objective of the Phase I ESA was to identify the likelihood, type and location of potential adverse environmental issues at the Site.

The scope of work for a typical Phase I ESA includes:

- i) Historical Search - review of reasonably ascertainable historical records of the Site and surrounding area,
- ii) Visual Review - visual review of the Site and the surrounding area,
- iii) Compliance Review – Municipal, Provincial and Federal records (where applicable).
- iv) Interviews - with available persons that are knowledgeable of past or current Site activities, and
- v) Reporting - evaluation and documentation of the collected information.

The Phase I ESA was completed to meet the requirements of the Canadian Standards Association (CSA) - Standard Z768-01 (R2016), entitled ‘Phase I Environmental Site Assessment’. There were no deletions of tasks from those required under the Standard.

2. Site Description

The Site is located at 3353-3359 Lakeshore Boulevard West, Toronto (Etobicoke), Ontario (Appendix A, Drawing 1). The Site has an area of approximately 1,450 m² (~ 0.145 hectares). The legal description of 3359 Lakeshore Boulevard West is Lot 96 and Part Lot 97, Plan 1545, as in TB469971, Etobicoke, City of Toronto. The legal description of 3353 Lakeshore Boulevard West is Lot 95, Plan 1545 and Part Lot 94, Plan 1545, as in TB371082, Etobicoke, City of Toronto. The current owner of the Site is Lakeshore Blvd GP Inc.

The Site is located on the south side of Lakeshore Boulevard West, between Twenty Seventh Street and Twenty Eighth Street. It is improved with two adjoining commercial buildings. The easternmost building (occupied by Hi-Line Auto Centre - an auto repair facility) is comprised of a small office and customer waiting area, auto repair garage, along with storage on the second floor of the building. The westernmost building (occupied by Angora Auto Sales - a used car sales facility) is comprised of a small office area and a garage provided with three bay doors. Asphalt surfaced areas comprise the remainder of the Site surrounding the buildings. The topography of the Site generally slopes gently downwards towards the south, towards Lake Ontario.

3. Records Review

The information documented in this section was obtained by reviewing all known records that were reasonably ascertainable by TankTek staff. The findings of the historic Site land use and occupancy are described in Sections 3.1 to 3.12. A summary of the historic land use and occupancy of the abutting and adjacent properties, and the general surrounding area is provided in Section 3.13.

3.1 Aerial Photographs

Copies of aerial photographs dated 1947, 1953, 1960, 1965, 1970, 1975, 1981, 1985 and 1992 were reviewed via the City of Toronto Archives website (available at: <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/>).

The 1947 aerial photograph depicted a large rectangular building at the eastern portion of the Site, with a similar footprint to the current building. The areas surrounding the building appeared to be grass-covered.

The 1953 aerial photograph depicted the same building as was depicted in 1947, with gravel or paved areas surrounding it. Several vehicles are depicted surrounding the building.

The 1960, 1965, 1970 and 1975 aerial photograph depicted a large rectangular building at the eastern portion of the Site with a similar footprint to the one depicted in earlier years. A small building was also depicted at the southwest corner of the Site in all of the reviewed aerial photographs. Several vehicles are parked at the west side of the larger building.

The 1981, 1985 and 1992 aerial photographs depicted a large rectangular building at the eastern portion of the Site (similar to the building previously depicted), along with a rectangular building at the southwest corner of the Site that had a larger footprint than the one depicted in this area in earlier years. The remainder of the Site appears to be paved. Vehicles are parked around the perimeter of the larger building in all of the reviewed aerial photographs.

3.2 Property Use Records

3.2.1 Fire Insurance Plans (FIPs)

A search of available Insurer's Advisory Organization (IAO) Fire Insurance Plans (FIPs) was conducted at the Toronto Reference Library, located at 789 Yonge Street, Toronto, Ontario. This search revealed an FIP dated March 1952 (revised November 1962) was available for review that covered the area of the Site.

The FIP depicted a large rectangular building at 3353 Lakeshore Boulevard West that was identified as a 'Garage'. A paint spray booth was depicted at the far southeast corner of the building. A used car lot is depicted at the western portion of the Site (3359 Lakeshore Boulevard West), along with a small office building and parking garage at the southwest corner of the Site.

3.2.2 City Directories

These directories list tenants of properties and are searchable via municipal addresses. A search of available city directories was conducted at the Toronto Reference Library. Available directories dated between 1930 and 2001 were reviewed. This search revealed the following tenancy:

3353 Lakeshore Boulevard West

- Lakeshore Auto Collision - 1976 to 2001;
- Hearn Pontiac Buick Ltd. (body shop) - 1963 to 1975;
- Long Branch Auto Collision - 1954-1962;
- Stedelbauer Motors (body shop) & Del Products (toys) - 1952-1953;
- Bailey Motors Lakeshore - 1948-1951;
- Frazer Motors - 1941-1948;
- Cities Service Oil Co. (service station) - 1933 to 1940 (and Moody & Smith Motors from 1936-1940).

This portion of the Site was listed as 1259 Lakeshore Road in the city directories from 1961 and earlier. It is noted that Cities Service Oil Co. is listed in the city directories from 1933 to 1935 but no municipal address was provided. Shell and Imperial Oil were also listed in the 1931 city directory, but no addresses were provided. It is not known if these petroleum companies occupied the Site or a nearby property. No listings were provided in the 1930 or earlier city directories.

3359 Lakeshore Boulevard West.

- Lakeshore Auto Mart - 1996-2000;
- Bayside Motors - 1993;
- The Auto Connection - 1991;
- G & L Auto Enterprise - 1989;

- VLT Auto Sales Ltd. - 1985/86;
- S & D Auto Sales Ltd. - 1976-1982;
- Toronto Honda BSA Motor (cycle & sporting goods) - 1968-1971;
- OK Used Cars - 1965-1968;
- Voik's Used Car Sales - 1963-1964;
- Hanna Motor Sales - 1959-1960;
- Stedelbauer Motors (used cars) - 1956-1957;
- McCann Motors - 1954-1955;
- Long Branch Motors Co. Ltd. (used cars) - 1948-1953.

This portion of the Site was listed as 1261 Lakeshore Road in the city directories from 1961 and earlier. The Site was listed as vacant from 1972 to 1975, and was not listed in 1961 and 1962. No listings were provided prior to 1948.

The identified historical tenancy listed above indicates commercial use of the Site as an auto body shop between at least 1936 to 2001, and as a service station between at least 1933 to 1940. The historical tenancy represents a potential issue of environmental concern due to the storage and distribution of fuel, and use of various lubricants and solvents.

3.3 Ownership Records

3.3.1 Chain of Title Search

A chain of title search is typically completed for properties to confirm their previous owners. The names of previous owners sometimes suggest the activities conducted on the Site (e.g., a chemical or petroleum company). However, chain of title searches for even large industrial sites sometimes only reveals the names of individual people as previous owners and this information does not indicate the tenancy or use of the Site. It is typical to find names of individual people (not companies) as previous owners for the further back in history that the search is completed.

The chain of title search was completed at the Toronto Land Registry Office located at 20 Dundas Street West, Toronto, Ontario. The search revealed that the current owner of the Site is Lakeshore Blvd GP Inc., who has owned the Site since September 28, 2018. The previous owner of the Site was 2491082 Ontario Inc. (dates of ownership unknown). Prior to that, different owners were listed for 3353 Lakeshore Boulevard West and 3359 Lakeshore Boulevard West, dating back to first registered use of the Site. The following is a chronological order of the previous Site owners for each property, as identified by the chain of land title search:

3353 Lakeshore Boulevard West

- Joseph Polczer - November 24, 1986 to unknown date;
- Joseph and Elena Polczer - January 4, 1974 to November 24, 1986;
- Bengot Construction Ltd. - December 2, 1970 to January 4, 1974;
- William B Ackermom Ltd. - December 31, 1959 to December 2, 1970;
- Ben Dubins (formerly Dubinsky) - November 3, 1953 to December 31, 1959;
- Maury Shankman - November 14, 1952 to November 3, 1953;
- Elliott Stedelbauer Motors Ltd. - March 17, 1952 to November 14, 1952;
- James E. Stedelbauer & Frances his wife - August 31, 1951 to March 17, 1952;
- Aubrey A. Brown - December 15, 1950 to August 31, 1951;
- Victory Bailey - February 18, 1947 to December 15, 1950;
- Cities Service Oil Co. Ltd. - March 26, 1926 to February 18, 1947;
- James W. Orr - April 12, 1923 to March 26, 1926;
- William Allfrey & Dorothy his wife - October 31, 1919 to April 12, 1923;
- Peter Maitland & Mary his wife - July 1, 1916 to October 31, 1919;
- Glencoe Land Co. Ltd. - March 10, 1911 to July 1, 1916.

Anglo Oil Co. Ltd. is also listed as occupying the property between November 12, 1924 to February 16, 1925, but not did not own the Site.

3359 Lakeshore Boulevard West

- Polczer Holdings Inc. - December 15, 1987 to unknown date;
- Everett Ronald Kirkpatrick - May 15, 1975 to December 15, 1987;
- Frank Ferlito - June 5, 1974 to May 15, 1975;
- McCann Motors Ltd. / McCann Volkswagen Ltd. - August 7, 1959 to June 5, 1974;
- Margaret McCann (formerly Washburn) - August 20, 1953 to August 7, 1959;
- Sam Argier - November 13, 1952 to August 20, 1953;

- Long Beach Motors Co. Ltd. - October 4, 1948 to November 13, 1952;
- Russell B. White, Hedley K. Whitelaw and Long Beach Motors - January 8, 1948 to October 4, 1948;
- Harry & Muriel Burr, and Harry & Judy Jordan - November 14, 1946 to January 8, 1948;
- Harry Burr - May 23, 1946 to November 14, 1946;
- Village of Long Branch - October 31, 1934 to May 23, 1946;
- Frederick & Lucy Tibbs - November 20, 1924 to May 21, 1925;
- Glencoe Land Co. Ltd. - March 10, 1911 to November 20, 1924.

The entire property along with the area 10 feet north was originally transferred from Glencoe Land Co. Ltd. for Frederick Tibbs on November 20, 1924. The northern 10 feet section of land was transferred to the Township of Etobicoke on May 21, 1925. The Village of Long Branch was incorporated on December 15, 1930, and held the Site until May 23, 1946, when all but the northern 10 feet were transferred to Harry Burr. The same area of the Site (less the northern 10 feet) was transferred to subsequent owners.

The property was leased to Elliott Stedelbauer on January 18, 1955. The property was listed as being transferred from McCann Motors Ltd. to Derek Browne on February 10, 1967, who then mortgaged the property to McCann Motors Ltd. on the same date. A certificate dated November 27, 1970 from the Supreme Court of Ontario was listed to McCann Motors Ltd., Derek Browne, Toronto Ducati Centre, Household Finance Corp. Ltd. and The Bank of Nova Scotia. After that certificate, the next listed transfer of the property was from McCann Volkswagen Limited to Frank Ferlito on June 5, 1974.

Summary

The historical ownership of the Site by an oil company (Cities Service Oil Co. Ltd. from 1926 to 1947) represents a potential issue of environmental concern, due to the possible storage and/or distribution of fuel on the Site.

3.3.2 Tax Assessment Rolls

Tax assessment roll searches are undertaken to identify previous owners of a property that may have conducted activities of an environmentally hazardous nature. A tax assessment roll search was not completed for the Site, since the previous owners/tenants have been identified in the Chain of Title search and city directories.

3.4 Previous Reports

No previous reports were provided for review.

3.5 Company Records

No company records were provided for review.

3.6 Regulatory Information

Regulatory information is typically obtained by contacting (telephone) or submitting formal record requests to municipal and provincial level organizations, governing bodies or agencies. Regulatory information is sought to identify environmental non-compliance issues, orders, complaints, spill events, and other non-compliance issues.

Technical Standards and Safety Authority (TSSA)

The Technical Standards and Safety Authority (TSSA), Fuel Safety Branch, has computer data-base records (1991 to present) of registered fuel storage on Ontario properties. The TSSA data-base is searchable by municipal addresses (street number, street and city), not by legal addresses (lot and concession number). The TSSA confirmed via email, that they have no database records of fuel storage at the Site.

Ontario Ministry of the Environment, Conservation and Parks (MOECP)

Freedom of Information and Protection of Privacy Act

The Ontario Ministry of the Environment, Conservation and Parks (MOECP) is sometimes contacted to search their records for environmental issues associated with a particular property. Records are provided from the MOECP in accordance with the Freedom of Information and Protection of Privacy Act. It typically takes more than a month for a written response of their findings. Due to the identified current and historical ownership and tenancy of the Site, TankTek submitted a request to the MOECP to conduct a search of their files for potential environmental issues regarding the Site (e.g. orders, reports of spills, certificates of approval, etc.). The results of the search will be reported to the Client when they are received by TankTek (typically within 1 to 2 months after submitting a request).

Environmental Compliance Approvals

The MOECP's Access Environment is a map-based tool that may be used to search for registrations on the Environmental Activity and Sector Registry, Renewable Energy Approvals and Environmental Compliance Approvals issued by MOECP from December 1999 onward. A search of the map application identified no records for the Site or within the Phase I study area (100 m radius from the Site).

Ontario Inventory of PCB Sites

The MOECP document entitled “Ontario Inventory of PCB Sites” contains a list of PCB storage locations in Ontario as of October 1991. A search of the document revealed no PCB storage locations within the Phase I study area (100 m radius from the Site).

Hazardous Waste Information Network

The MOECP documents all waste generator and receiver locations through the Hazardous Waste Information Network (HWIN). A search of active HWIN waste generators, along with archived HWIN generator and receiver locations for the years 2007 to 2016 did not identify a waste generator registration on the Site or within 100 metres of the Site.

Ontario Water Wells

The MOECP maintains well record data from 1899 to present via the Water Well Information System (WWIS). A search of the MOECP well records identified one monitoring well on the Site. No other wells were identified within a 100 m radius from the Site.

The on Site well record was from October 7, 2016. The stratigraphy was comprised of brown sand fill from grade to 1.8 m below grade, which was underlain by brown silty clay from 1.8 m to 2.1 m below grade, grey clay till from 2.7 m to 3.3 m below grade, and shale from 3.3 m to 3.6 m below grade (the termination depth of the borehole). The well was installed to a depth of 3.6 m below grade, with the screened interval placed between 1.2 m and 3.6 m below grade, and the riser (casing) section placed between grade and 1.2 m below grade. Sand was placed from 1.05 m to 3.6 m around and above the well screen, which was overlain by bentonite holeplug from 0.3 m to 1.05 m below grade, and concrete from grade to 0.3 m below grade. Groundwater was encountered within the well at a depth of approximately 1.8 m below grade.

Source Water Protection

The MOECP maintains a Source Protection Information Atlas that identifies locations that are in a vulnerable area – that is, close to a municipal drinking water well or other drinking water intake. In these areas certain land or water activities, if left unchecked, could pollute the water supply. Locations identified to be in a vulnerable area, can be linked to the source protection plan to find out what activities are prohibited or need to be managed. A search of the Source Protection Information Atlas identified that the Site is not in a well head protection area, is not in an issue contributing area, and is not in a significant groundwater recharge area. However the Site is located within an intake protection zone (category 2, score of 4.5). The Site is also considered to be within a highly vulnerable aquifer (with a score of 6).

Brownfields Site Registry

The MOECP maintains records of Records of Site Condition (RSC) for Ontario via the Brownfields Site Registry. No RSCs were identified on the Site or within the Phase I ESA study area (within 100 m of the Site).

Government of Ontario

The Government of Ontario uses the Environmental Registry of Ontario registry to provide information about environmental matters in the province. Consultation is provided with the public on the registry by posting notices on what the Government is doing that may affect the environment, letting the public comment on the notices, and informing the public of any decisions that are made. The registry is searchable by keyword or registry number.

A search of the Environmental Registry of Ontario identified an instrument decision notice for 3353 Lakeshore Boulevard West. The notice was in regards to an application for approval for discharge into the natural environment other than water (i.e. Air). The approval was granted on January 20, 1999. No other notices were identified on the Site or within 100 m of the Site on the Environmental Registry of Ontario.

Environment Canada's National Pollutant Release Inventory

Environment Canada has computer data-base records (1994 to present) of all locations where pollutants are released or transferred. A search of the National Pollutant Release Inventory (NPRI) identified no records for properties located in the study area.

Ministry of Natural Resources

The Ministry of Natural Resources (MNR) has online digital maps of natural heritage areas (including areas of natural significance). No natural heritage areas were identified within a 100 m radius of the Site by the reviewed map.

3.7 Geological and Soil Maps

The following information sources were reviewed to determine the nature of the subsurface materials of the Site:

1. "Quaternary Geology of Toronto and Surrounding Area"; Ontario Geological Survey Preliminary Map 2556, Geological Series. Scale 1:100 000. Issued 1991.
2. "Bedrock Geology of Ontario"; Ontario Geological Survey 1991., Southern Sheet; Ontario Geological Survey, Map No. 2544, scale 1:1,000,000.

A review of Quaternary Geology¹ revealed that the Site and area are dominated by glaciolacustrine deposits (sand, gravelly sand and gravel; nearshore and beach deposits). These subsurface materials generally exhibit moderate to high permeabilities. Glaciolacustrine deposits (silt and clay, minor sand; basin and quiet water deposits) and bedrock (undifferentiated carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift) may also be encountered in the near vicinity of the Site.

The review of Bedrock Geology² reveals that the bedrock in the general area consists of shale, limestone, dolostone, and siltstone.

3.8 Topographical Maps

Highly detailed topographic maps were not reasonably ascertainable and thus were not reviewed for this Phase I ESA.

3.9 Agreement of Purchase and Sale

No agreements of purchase and sale were provided for TankTek's review.

3.10 Land Use Documents

A review of the following publications was carried out as part of this Phase I ESA:

- MOECP - Inventory of Coal Gasification Plant Waste Sites in Ontario (June 1991)
- MOECP - Waste Disposal Site Inventory (June 1991)
- MOECP – Inventory of Industrial Sites Producing and Using Coal, Tar and Related Tars in Ontario (June 1991)

Upon reviewing the “Inventory of Coal Gasification Plant Waste Sites in Ontario”, it was discovered that no coal gasification plant waste sites exist or have existed near the Site.

Upon reviewing the “Waste Disposal Site Inventory” it was discovered that no waste disposal sites exist or have existed near the Site.

Upon reviewing the “Inventory of Industrial Sites Producing and Using Coal, Tar and Related Tars in Ontario”, it was discovered that no industrial sites that produced and used coal, tar and related tars exist or have existed near the Site.

3.11 Public Health Concerns

Based on the nature of the current and previous commercial activities on the Site, public health concerns associated with the Site are unlikely.

3.12 Utility Company Records

A file search request was not forwarded to local utility companies since it is not suspected that they would have readily ascertainable relevant records of potential environmental issues associated with the Site. Utility companies are typically contacted by TankTek if other reviewed records or environmental concerns identified on the Site would warrant a search of their files (e.g., if a PCB contaminated transformer station was identified in the immediate vicinity of the Site).

3.13 Abutting and Adjacent Properties

The term “abutting property” is used here to refer to a property that has a common boundary with the Site. The term “adjacent property” is used here to refer to a property that does not

have a common boundary with the Site, but may have a common boundary with an abutting property and is within 100 m of the Site (reference Appendix A, Drawing 2).

3.13.1 City Directories

The search of the properties using city directories identified the following:

North

- Various commercial tenancy is listed to the north of the Site between the mid 1930's to 2001.
- Auto body shops are listed on the northeast adjacent properties (3320 and 3308 Lakeshore Boulevard West from the early 1950s to 2001.
- An auto repair shop is listed to the northwest of the Site (at 3400 and 3410 Lakeshore Boulevard West) from the early 1950s to early 1990s, including a service station from the early 1950s to late 1970s.
- Residential properties are listed further north of the Site, along the south side of Fairfield Avenue, between the mid 1930's and 2001.
- A church is listed to the northeast of the Site (at the northwest corner of Lakeshore Boulevard West and Twenty Sixth Street from the mid 1930s to 2001.

East

- Various commercial tenancy is listed on the eastern abutting and adjacent properties (along the south side of Lakeshore Boulevard West) from the mid 1930s to 2001.
- A cleaners & dyers facility was identified at 3337 Lakeshore Boulevard West in 1942, and a cleaners and dyers was also identified at 3317 Lakeshore Boulevard West from the early 1950s to early 1960s.
- Primarily residential properties are listed to the east of the Site (along Twenty Seventh Street) from the early 1940's to 2001.

West

- Primarily commercial tenancy is listed to the west of the Site between the mid 1930s to 2001.
- Residential properties are listed to the southwest of the Site, along Twenty Eighth Street, from the mid 1930's to 2001.
- A laundry facility (Quick Clean Self Laundry) is listed at the southwest corner of Lakeshore Boulevard West and Twenty Eighth Street from the mid 1960's to 2001.

South

- Primarily residential properties are listed to the south of the Site (along Ash Crescent and Atherton Crescent) from the mid 1930's to 2001.
- A fuel company (Berry's Fuel) was listed at 18 Atherton Crescent from the mid 1930's to early 1940s.

3.13.2 Aerial Photographs

The reviewed aerial photographs depicted the following improvements on the adjacent properties:

South

- The 1947 aerial photograph depicted several small buildings to the south of the Site, along the north and south side of Ash Crescent.
- The 1953 aerial photograph depicted progressive development to the south of the Site, with several small buildings (houses) depicted along both sides of Ash Crescent and Atherton Crescent.
- The 1960 to 1992 aerial photographs depicted similar structures and features to the south of the Site.

West

- The 1947 aerial photograph depicted several small buildings to the west of the Site, along the south side of Lakeshore Boulevard West.
- The 1953 aerial photograph depicted progressive development to the west of the Site, with several additional buildings depicted along the south side of Lakeshore Boulevard.
- The 1960 aerial photograph depicted some additional progressive development on the western adjacent properties.
- The 1965 to 1992 aerial photographs depicted similar structures on the adjacent properties to the west of the Site.

North

- The 1947 aerial photograph depicts Lakeshore Boulevard West immediately north of the Site, beyond which is primarily undeveloped land on the north side of the roadway. Several small buildings are depicted further north, along the south side of Fairfield Avenue.

- The 1953 aerial photograph depicted a small building surrounded by several vehicles immediately north of the site and the neighboring roadway (Lakeshore Boulevard West). Several small rectangular buildings were depicted to the northeast and northwest of the Site, along the north side of the roadway. A large building is depicted to the northwest of the Site, just east of Twenty Ninth Street. Several small buildings are depicted further north, along Fairfield Avenue.
- The 1960 aerial photograph depicted progressive development to the north, with several additional buildings depicted along the north side of Lakeshore Boulevard West.
- The aerial photographs from 1965 to 1981 depicted similar structures and features on the northern adjacent properties.
- The 1985 aerial photograph depicted a larger building on the adjacent property immediately north of the Site (where a small building was formerly depicted). The northeastern adjacent property (at the northwest corner of the intersection of Lakeshore Boulevard West and Twenty Sixth Street) has also been re-developed with a different building.
- The 1992 aerial photograph depicted similar structures and features to those depicted in 1985.

East

- The 1947 aerial photograph depicts several small buildings to the east of the Site, along the south side of Lakeshore Boulevard West.
- The 1953 aerial photograph depicted progressive development to the east of the Site, with several additional rectangular buildings depicted along the south side of Lakeshore Boulevard West.
- The 1960 to 1970 aerial photographs depicted progressive development on the properties to the east of the Site.
- The 1975 to 1992 aerial photographs depicted similar structures and features to those depicted in the 1970 aerial photograph.

3.13.3 Fire Insurance Plans

The review of the available Fire Insurance Plan (FIP) dated March 1952 (revised November 1962) identified the following:

- A building occupied by a roofing tile supplier was depicted to the west of the Site, beyond which were several commercial buildings along the south side of Lakeshore Boulevard West. A large building depicted as Long Branch Baptist Church is located at the southeast corner of Lakeshore Boulevard West and 28th Street.

- Several commercial buildings were depicted to the east of the Site, along the south side of Lakeshore Boulevard West. A building occupied by a cleaners is depicted at 3307 Lakeshore Boulevard West.
- Lakeshore Boulevard West is depicted immediately north of the Site, beyond which is a used car lot with a small office building at 3356 Lakeshore Boulevard West. Several commercial buildings, including a glass & mirror repair facility, bakery, beauty salon and billiards are located to the northwest. A gasoline service station (occupied by Halnan Motors) is located further northwest (at 3400 Lakeshore Boulevard West), which has two underground storage tanks. A church and several commercial buildings are depicted to the northeast of the Site. Houses are located further north of the Site, along the south side of Fairfield Avenue.
- Houses are depicted to the south of the Site, along the north and south sides of Ash Crescent, and along the east and west sides of Atherton Crescent.

Summary

- The presence of an auto repair facility and service station on the northwestern adjacent property (3400 and 3410 Lakeshore Boulevard West) is not considered to represent a potential issue of environmental concern due to the distance from the Site (approximately 125 m northwest) and because it is at a suspected cross-gradient location.
- The presence of various auto body and repair shops to the northeast of the Site (3308 and 3320 Lakeshore Boulevard West) are not considered to represent potential issues of environmental concern to the Site due to the distance from the Site (approximately 80 m northeast).
- The cleaners & dyers facilities listed on three of the eastern adjacent properties (3337 Lakeshore Boulevard West in 1942, and 3317 Lakeshore Boulevard West from the early 1950s to early 1960s, and 3307 Lakeshore Boulevard West in 1962) are not considered potential issues of environmental concern to the Site. This is due to the distance from the Site (approximately 30 m, 100 m and 125 m east for 3337 Lakeshore Boulevard West, 3317 Lakeshore Boulevard West and 3307 Lakeshore Boulevard West, respectively), and because these properties are at suspected cross-gradient locations from the Site.
- The fuel company listed on the southern adjacent property (18 Atherton Crescent) from mid 1930s to early 1940s is not considered to represent a potential issue of environmental concern to the Site. This is due to the distance from the Site (approximately 100 m south), and because it is at a suspected downgradient location from the Site.

No significant environmental issues were identified on the adjacent properties by the reviewed city directories, fire insurance plans and aerial photographs.

4. Visual Site Review

A visual review of the Site was conducted by Chris Boyd of TankTek. The review was conducted on March 22, 2019. Mr. Boyd was unaccompanied during the Site review.

The information provided within Section 4 represents the conditions observed on the Site at the time of TankTek's Site visit. Section 4 and the findings of this report may require updating in the future when conditions on the Site change.

4.1 Property Use

The Site is developed with two adjoining commercial buildings.

The easternmost building is a split single and two-storey building which is occupied by Hi-Line Auto Centre., an auto repair facility. This subject building is comprised of a general repair area, small office, lobby and washroom on the main floor, with storage rooms, utility rooms and washroom on the second floor. One of the second floor rooms is also used by a photography studio. An automotive hoist with an aboveground oil reservoir is located at the southwest section of the auto repair garage area.

The westernmost building is a single-storey structure which is occupied by Angora Auto Sales, a used car sales facility. The building is comprised of a small office area with a washroom, and a three-bay garage. An automotive hoist with an aboveground oil reservoir is located within the easternmost garage bay.

The portion of the Site not occupied by the subject buildings is surfaced with asphalt paving and is used for exterior parking and general storage.

4.2 Hazardous Materials

Several containers of various oils, paints, cleaning chemicals, etc., generally with capacities ranging from ~ 1 L to 20 L were observed at various locations within the buildings. No significant staining was observed on the concrete floor of the subject buildings in the immediate vicinity of the containers, and no spills or leaks were evident.

4.3 Unidentified Substances

No unidentified substances were discovered during the Site review.

4.4 Special Attention Substances

Polychlorinated Biphenyls (PCBs)

Fluorescent light fixtures were observed throughout the subject buildings. Due to the age of the building, the fluorescent light fixtures may have been manufactured prior to 1978, the

date in which PCBs were banned from commercial use. It is also likely that several of the fluorescent light ballasts have been replaced when they ceased to function. Several original ballasts which contain PCBs are likely still present within the subject building.

Electrical transformers suspected of containing PCBs are not present on the Site.

Asbestos-Containing Materials (ACMs)

Pipe insulation was observed within the auto repair garage of the easternmost building (occupied by Hi-Line Auto Centre) that was suspected to be asbestos-containing material (ACM). The insulation was observed on piping affixed to the ceiling along the eastern and western sides of the building, and within a storage closet at the far southwest corner of the building. No other suspected friable ACMs were observed.

Non-friable ACMs may include (where present) exterior caulking, drywall joint compound, ceiling tiles, and vinyl floor tiles. Non-friable ACMs may also be present in roofing and mastic materials.

Lead

Original painted surfaces were suspected of being coated with paints that have high lead concentrations. Some peeling white paint was observed on the walls within the auto repair area of the easternmost building. Peeling white/beige paint was also observed on the eastern exterior wall of the building.

Ozone Depleting Substances (ODSs)

The eastern subject building is not provided with air-conditioning, thus significant quantities of ODSs are not likely present on the Site. An HVAC unit is located within the westernmost building (western garage bay) that contains ODSs. Refrigerators in the buildings, along with automobiles on the Site that may contain minor quantities of refrigerants that are ODSs.

Urea Formaldehyde Foam Insulation (UFFI)

There was no evidence that suggests the likely presence of UFFI on the Site.

Radon

TankTek is not aware of elevated radon levels in the general area of the Site.

4.5 Storage Tanks

An AST was observed at the north exterior of the building occupied by Angora Auto Sales. The AST had a capacity of approximately 910 L. No evidence of leaks or staining on the ground surface were evident. Several bags of garbage had been stockpiled on and in the near vicinity of the AST.

A small manhole cover was observed within the southern portion of the auto repair garage occupied by Hi-Line Auto Centre. Beneath the cover was a capped steel pipe that had a diameter of 5 cm. It is not known if the pipe is associated with an underground storage tank (UST), or is connected to the floor trench and floor pit located just east of the pipe. No other evidence of a UST (e.g. vent or fill pipes) was observed on the Site.

Three pipes were observed to protrude vertically above the asphalt within the parking area to the north of the westernmost building. The pipes were equally spaced from near the building to near the northern Site boundary, and all located along the western Site boundary, approximately 1 m east of the western abutting building, and had approximate diameters of 75 mm. The pipes had all been cut to near flush with the paving and were filled with soil. It is not known if these pipes were formerly used as posts, or are associated with underground storage tanks.

4.6 Storage Containers

Reference Section 4.2 for a description of the observed storage containers with hazardous materials.

Two general, non-hazardous, waste disposal bins were observed at the east exterior of the easternmost subject building.

4.7 Odours

No significant odours were noted during the Site visit.

4.8 Potable Water Supply

Potable water services to the Site and surrounding area were supplied by municipal potable water utilities. The Site is located in an area that is not dependent on groundwater as a potable water source.

4.9 Interior Observations

4.9.1 General

The office area within the easternmost building generally had drywall wall and ceiling coverings, with laminate floor coverings and fluorescent lighting. The garage area had painted brick walls and drywall ceilings, with concrete floors and fluorescent lighting. The second floor had hardwood floor or carpeted floors, drywall walls and ceilings, and fluorescent lighting.

The office area of the westernmost building had drywall walls and ceilings, with tile or hardwood floor coverings and pot lighting. The garage area had concrete floors, concrete block walls, and drywall ceilings, with fluorescent lighting.

4.9.2 Heating and Cooling

The easternmost subject building is heated with natural gas fired, ceiling mounted, heating units. Cooling is provided via several ceiling fans in the auto repair area. The westernmost subject building is provided with a ceiling mounted HVAC unit within the westernmost bay of the garage area.

4.9.3 Stains

No significant staining was observed within the buildings on the Site.

4.9.4 Drains and Sumps

A floor drain was observed in the middle of the auto repair garage area of the easternmost building. A floor trench (covered with plywood) and floor pit were observed at the southeast corner of the garage. The trenches and pit were reported by the tenant to be an oil-water separator system. The tenant also noted that the pit and trenches were located at the approximate former location of a paint spray booth. The pit is reportedly pumped out approximately once per year. The pit was full of water at the time of TankTek's Site visit. No debris was observed in the vicinity of the floor drain and floor trench/pit.

No floor drains or sumps were observed within the westernmost building.

4.10 Exterior Observations

4.10.1 General

No evidence of gross contamination was observed on the Site.

4.10.2 Topographic, Geologic and Hydrogeologic Conditions

The topography of the Site and surrounding area slopes gently downward towards the south. There was no significant observable geological or hydrogeologic information on the Site.

4.10.3 Structures

The exterior of the easternmost building had vinyl siding at the front (north) and west exterior, and painted stucco at the eastern exterior wall. The small office component at the far north of the building had textured concrete walls. The small office addition, and both levels of the main building have flat roofs. A small addition constructed of concrete block walls and a flat roof is located at the far southeast of the easternmost building. The addition is used storage of tires and a large compressor.

The westernmost building had painted concrete block exterior walls and a flat roof.

A concrete pad with a circular manhole is located in the middle of the parking area of the westernmost property occupied by Angora Auto Sales (3359 Lakeshore Boulevard). The manhole appeared to be a catch basin.

4.10.4 Wells

A groundwater monitoring well was observed in the asphalt paved parking area just north of the bay door of the building occupied by Hi-Line Auto Center. This well was installed by TankTek in 2015 as part of the Phase II Environmental Site Assessment (reference Section 3.4). The exterior casing of the well appeared to be in good condition. Opening and sampling the well is beyond the scope of work of a Phase I ESA. No potable water wells were observed on the Site.

4.10.5 Sewage Disposal

The Site is provided with municipal sewage disposal service.

4.10.6 Pits and Lagoons

No pits or lagoons are present.

4.10.7 Stains

Significant staining was not evident.

4.10.8 Stressed Vegetation

Stressed vegetation was not evident.

4.10.9 Fill Material

The topography of the Site and surrounding area does not suggest the importation of large quantities of fill material. Some fill material likely surrounds the building foundation and any underground utilities on the Site.

4.10.10 Wastewater

No sources of industrial or hazardous wastewater generation are evident.

4.10.11 Watercourses, Ditches or Standing Water

There are no evident watercourses, ditches or standing water present on the Site.

4.10.12 Roads, Parking Facilities and Rights of Way

Lakeshore Boulevard West, a four lane asphalt paved street, fronts the north side of the Site. Access to each building is provided via separate entrances from Lakeshore Boulevard West. Asphalt surfaced parking is provided on the Site to the east of the easternmost building, and to the north of the westernmost building. No rights of way were evident on the Site.

4.10.13 Observations of Abutting and Adjacent Properties

The findings of the visual review of the abutting and adjacent properties (conducted from publicly accessible vantage points) within approximately 100 metres of the Site are as follows:

- North** – Lakeshore Boulevard West is located immediately north of the Site, beyond which are several commercial buildings. A residential subdivision is located further north.
- East** – Several commercial properties are located to the east of the Site.
- West** – Several commercial properties are located to the west of the Site.
- South** – A residential subdivision is located to the south of the Site.

The tenancy and activities on the abutting and adjacent properties are unlikely to pose a significant environmental concern to the Site.

5. Interviews

5.1 *Owner and Tenants*

Information provided by the owner of the property (Lakeshore Blvd. G.P. Inc.) has been incorporated into this report where applicable. Information provided by the tenants of Hi-Line Auto Centre and Angora Auto Sales has also been incorporated into the report where applicable.

5.2 *Government Officials*

The Fuels Safety Branch of the Technical Standards and Safety Authority (TSSA), informed TankTek via email that there are no records of fuel storage on the Site.

6. Summary of Findings and Conclusions

The following are the significant findings, conclusions and/or environmental issues identified by the Phase I ESA:

- The Site is located in a primarily commercial and residential area within the City of Toronto (Etobicoke), Ontario. The Site has frontage on the south side of Lakeshore Boulevard West, between Twenty Seventh Street and Twenty Eighth Street.
- The Site is developed with two adjoining commercial buildings. The easternmost building is occupied by Hi-Line Auto Centre (an auto repair facility) and the westernmost building is occupied by Angora Auto Sales (a used car sales facility). Both tenants have reportedly occupied the Site for approximately three years. The current owner of the Site is Lakeshore Blvd G.P. Inc.
- The easternmost building (3353 Lakeshore Boulevard West) is comprised of a small office and lobby area, and an auto repair garage area. A second storey is provided at the northern portion of the garage area, which is primarily used for storage. The main building was likely constructed between the mid 1930s and mid 1940s, based on review of historical aerial photographs and city directories. The office component was likely constructed in the early to mid 1980s.
- The westernmost building (3359 Lakeshore Boulevard West) is a single-storey structure that is comprised of a small office and three-bay garage. The current building was likely constructed in the late 1970s based on review of historical aerial photographs.
- Historical tenancy on the Site has included various auto repair facilities dating back to the mid 1930s and a service station from the early 1930s to 1940 at 3353 Lakeshore Boulevard West, and auto sales and/or auto repair at 3359 Lakeshore Boulevard West, dating back to the late 1940s. The chain of title search identified that an oil company (Cities Oil Co. Ltd. owned the Site from 1926 to 1947), and another oil company (Anglo Oil. Co. Ltd.) occupied the Site dating back to 1924. The identified historical tenancy listed above indicates commercial use of the Site as an auto body shop between at least 1936 to 2001, and as a service station between at least 1933 to 1940. The historical tenancy represents a potential issue of environmental concern due to the storage and distribution of fuel, and use of various oils and solvents.
- Adjacent properties in the near vicinity of the Site include several commercial properties to the east, west and north, and residential properties to the south and far north. The current tenancy on the abutting and adjacent properties are not considered to represent a significant issue of environmental concern.
- Historical tenancy in the vicinity of the Site has been primarily commercial and residential dating back to the mid 1930s. An auto repair facility and service station occupied the northwestern adjacent property (3400 and 3410 Lakeshore Boulevard West) dating back to the early 1950s to the 1990s. Various auto body and repair

shops occupied the northeastern adjacent properties (3308 and 3320 Lakeshore Boulevard West) from the early 1950s to 2001. Several cleaners & dyers facilities were listed on eastern adjacent properties (3337 Lakeshore Boulevard West in 1942, and 3317 Lakeshore Boulevard West from the early 1950s to early 1960s, and 3307 Lakeshore Boulevard West in 1962). A fuel company was listed on the southern adjacent property (18 Atherton Crescent) from the mid 1930s to early 1940s. The historical tenancy on the neighboring properties is not considered to represent a significant issue of environmental concern to the Site. This is due to the distances from the Site, and/or because these properties are at an approximate cross-gradient or downgradient location from the Site (the land slopes downward slightly to the south in the immediate vicinity of the Site).

- Suspected friable asbestos containing materials (ACMs) include pipe insulation observed within the auto repair garage area and within a storage closet of the easternmost building (3353 Lakeshore Boulevard West). Non-friable materials may include vinyl floor tiles, exterior caulking, drywall joint compound and roofing and mastic materials.
- A floor trench (covered with plywood) and floor pit were observed at the southeast corner of the garage. The trenches and pit were reported by the tenant to be an oil-water separator system. The tenant also noted that the pit and trenches were located at the approximate former location of a paint spray booth. An aboveground storage tank was observed at the north exterior wall of the westernmost building. The AST had a capacity of approximately 910 L. No evidence of leakage or spills was observed.
- A 5 cm diameter capped steel pipe was observed within a covered manhole at the southern portion of the auto repair garage at 3353 Lakeshore Boulevard. The pipe was located in the near vicinity of the floor pit outlined above. It is not known if the pipe is associated with the floor pit, the former spray booth, or an underground storage tank, etc.
- Original painted surfaces are likely coated with paints that have high lead concentrations. Some peeling was observed on the interior and exterior walls of the easternmost building.
- Some of the fluorescent light fixtures observed throughout the subject building likely have ballasts that contain PCBs.

7. Recommendations

Based on the findings and conclusions of the Phase I ESA, the following recommendations are advised:

- Due to the current and historical tenancy of the Site (by various auto repair facilities and a retail fuel facility), an intrusive subsurface environmental investigation (Phase II ESA) is considered warranted to evaluate the soil and groundwater quality on the Site.
- Suspected to be asbestos-containing materials (ACMs) are recommended to be sampled and analyzed to confirm the presence/absence of ACMs. Identified ACMs (friable and non-friable) should be removed, or a management plan developed, in accordance with Ontario Regulation 278/05.
- A designated substance (Bill 208) survey is recommended to be completed prior to any significant renovations or demolition, to identify any designated substances present within the building so workers may take appropriate precautions to protect themselves and appropriately dispose of the identified materials.
- Florescent light ballasts containing PCBs must be disposed of in accordance with applicable regulations (O. Reg. 362). Ballasts should be verified to be PCB-containing or non-PCB-containing prior to arranging for appropriate disposal

8. Qualifications of Assessors

The records review and Site visit for this assessment was conducted by Chris Boyd of TankTek Environmental Services Ltd. (TankTek). Mr. Boyd has been thoroughly trained in conducting Phase I ESAs in accordance with the CSA Standard. The report was reviewed by Mr. Thomas Burt, P. Eng., President of TankTek, who has completed more than 450 Phase I ESAs across Canada, as well as managed and conducted peer reviews of many more Phase I ESAs. Mr. Burt is recognised by the MOECC as a “Qualified Person”.

TankTek Environmental Services Ltd. (TankTek) maintains a Certificate of Authorization issued by Professional Engineers Ontario. The Certificate of Authorization confirms TankTek has been granted authorization to engage in the business of providing services that are within the practice of Professional Engineering in the Province of Ontario in accordance with the provisions of the Professional Engineers Act.

9. References

9.1 *Regulatory Framework*

Appendix C gives details of the regulatory framework used to conduct the Phase I ESA of the Site.

The following are some of the environmental acts or regulations that were referenced for the purposes of this assessment:

- The Technical Standards and Safety Act, 2001
- Ontario Regulation 362 (PCBs);
- Ontario Regulation 838/90 (Asbestos);
- Ontario Regulation 837/90 (Asbestos);
- Ontario Regulation 356 (Ozone Depleting Substances-General);
- Ontario Regulation 189/94 (Refrigerants);
- Waste Management Act and Bill 143, Chapter 1, S.O. 1992;
- Occupational Health and Safety Act and Bill 208;
- Ontario Environmental Protection Act and Regulations, RSO 1990,
- Ontario Water Resources Act, RSO 1990, Chapter O.40
- MOE Model Sewer use Bylaw.
- Ontario Regulations 347 and 558 (General Waste Management)

10. General Limitations

This report was prepared by TankTek Environmental Services Ltd. (TankTek) for the exclusive use of Lakeshore Blvd G.P. Inc. With the permission of Lakeshore Blvd G.P. Inc., TankTek will provide a letter of reliance allowing a specified third party to rely on the information contained in this report to the same extent and subjected to the same limitations as Lakeshore Blvd G.P. Inc. TankTek is in no way responsible for any liability due to decisions or actions taken by any additional party (based on the information contained in this report) that has not been issued an original reliance letter by TankTek.

The findings, conclusions and recommendations regarding the environmental condition of the Site (3353-3359 Lakeshore Boulevard West, Toronto, Ontario) presented in this report are based on the authorized scope of work (Phase I ESA). TankTek's visual observations at the time of TankTek's Site visit are presented in Section 4 of this report. It is noted that conditions on this Site and other properties are continually changing. Significant changes on the Site may warrant modifications to Section 4 of this report and/or summary of findings and conclusions, recommendations and/or executive summary. It is also noted that no materials were sampled or tested and that no intrusive investigation was conducted as a part of the Phase I ESA.

This report presents an overview of issues of potential environmental concern on the Site, based on TankTek's interpretation of the reasonably ascertainable historical information and the information obtained during TankTek's Site visit. TankTek prepared this report using information understood to be correct and factual. TankTek shall not be responsible or in any way liable for conditions arising from information or facts that were not fully disclosed or that were concealed at the time of TankTek's Site visit.

TankTek strived to clearly identify the findings of the authorized Phase I ESA in this report. TankTek also strived to clearly present the conclusions and recommendations. It is the responsibility of the reader to seek clarification and the intended interpretation from TankTek. TankTek is in no way liable for decisions or actions taken due to the misinterpretation of this report. We trust this report is satisfactory and meets your requirements at this time. Should you have any questions, please do not hesitate to contact TankTek Environmental Services Ltd.

Sincerely,



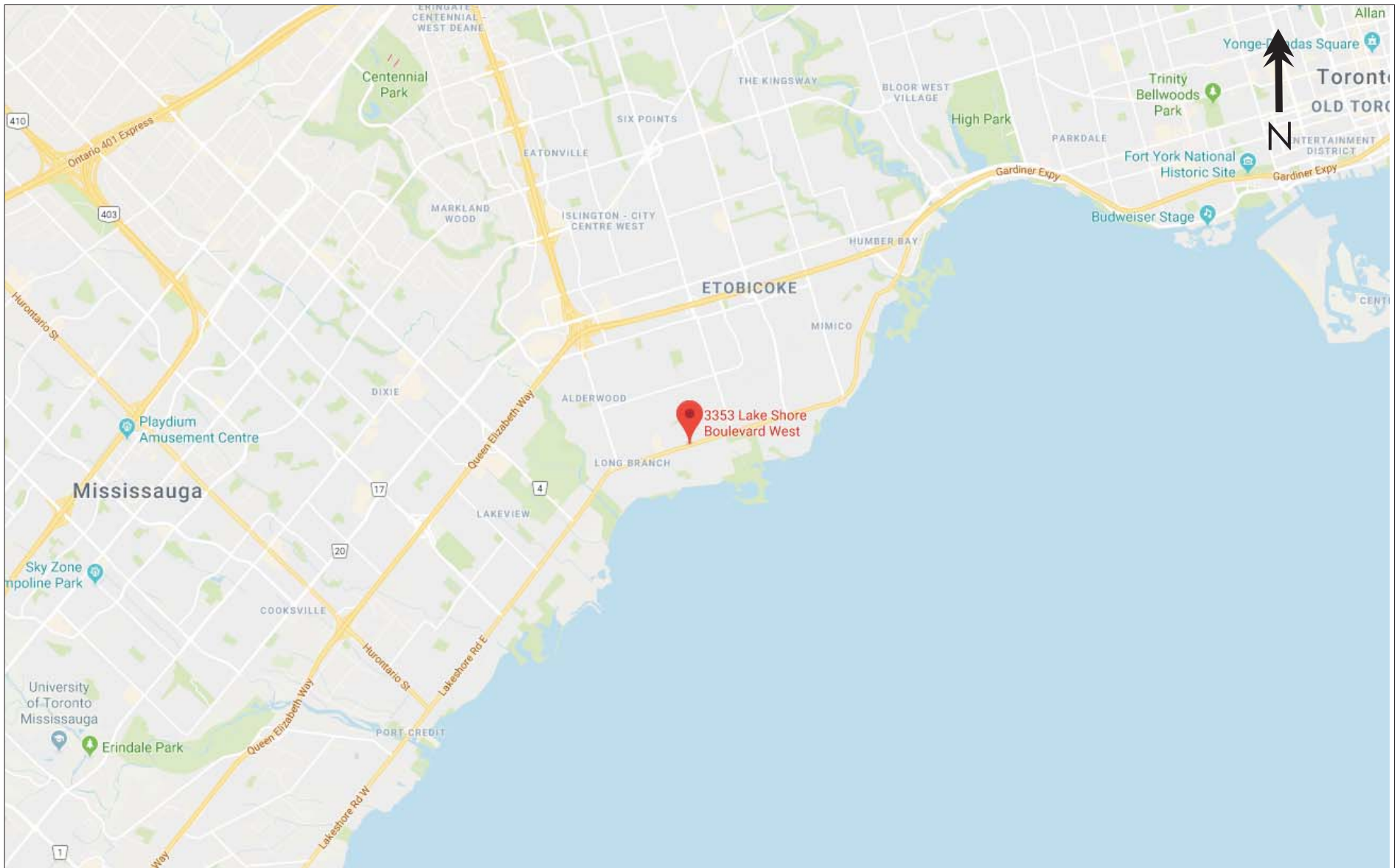
Chris Boyd, B.E.S., PMP
Project Manager



Thomas Burt, P. Eng., QP
General Manager


TankTek
Environmental Services Ltd.

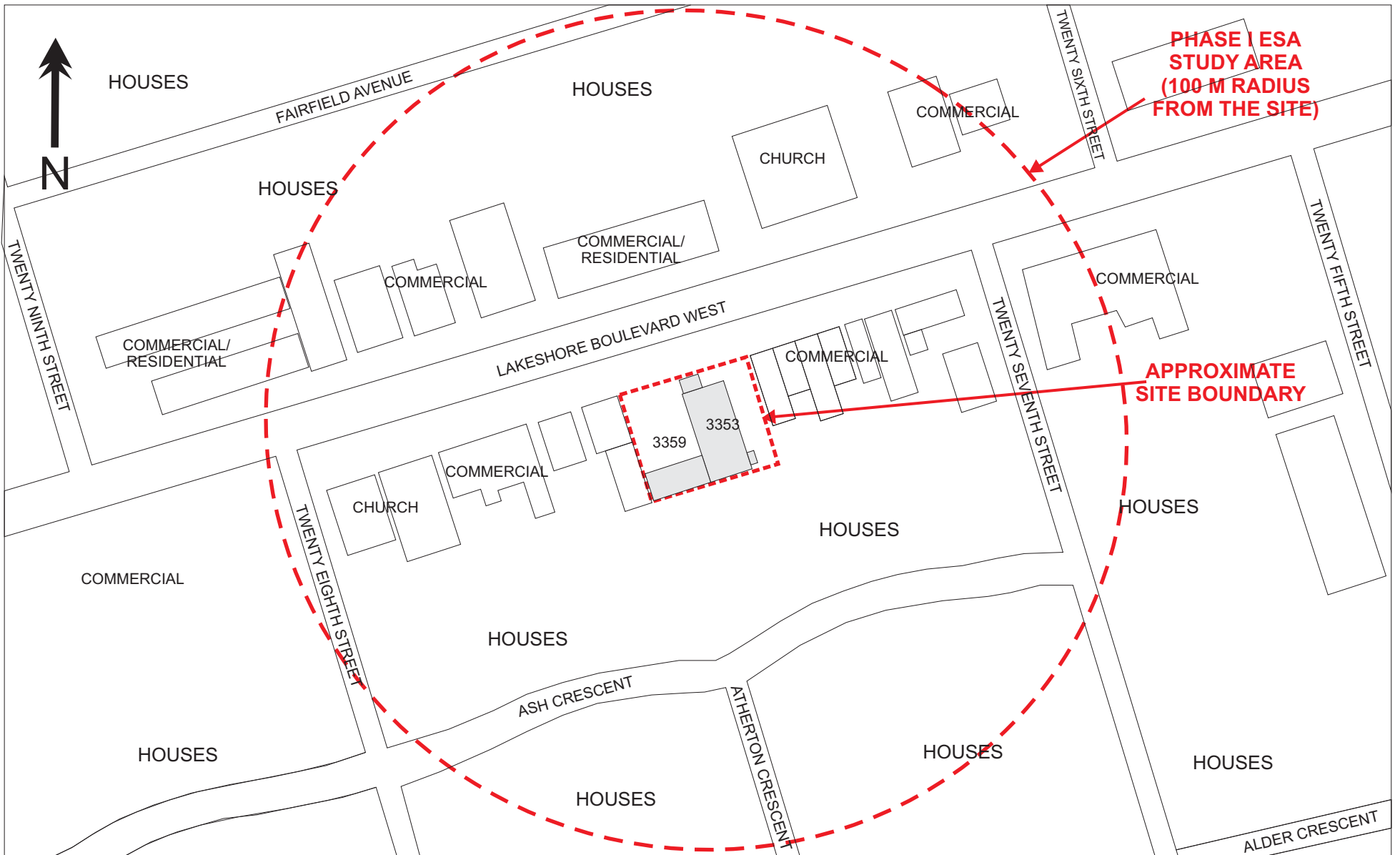
Appendix A: Drawings




Environmental Services Ltd.

Drawing No.: **1 - SITE MAP**
Project No.: **TT05753.1**
Sheet: **1 of 1**

Date: **MARCH 25, 2019**
Site: **3353-3359 LAKESHORE BOULEVARD WEST,
TORONTO, ONTARIO**



**PHASE I ESA
STUDY AREA
(100 M RADIUS
FROM THE SITE)**

**APPROXIMATE
SITE BOUNDARY**

Appendix B: Photographs

SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO



Photo 1:

View of the front (north) side of the Site. Photo taken facing south.

Photo 2:

View of the auto repair garage area at 3353 Lakeshore Boulevard West (occupied by Hi-Line Auto Centre). Photo taken facing south.



Photo 3:

View of the hydraulic hoist with aboveground oil reservoir in the Hi-Line Auto garage area. Photo taken facing south.

SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO

Photo 4

View of the floor trench and floor pit located at the south end of the Hi-Line Auto garage area. Photo taken facing east.



Photo 5:

View of the 5cm diameter capped steel pipe at the south end of the Hi-Line Auto garage. Photo taken facing northeast.

Photo 6:

View of the floor drain in the middle of the garage area of Hi-Line Auto. Photo taken facing north.



SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO



Photo 7:

View of a section of the insulation on the piping affixed to the ceiling that runs along the east side of the Hi-Line Auto garage. Photo taken facing south.

Photo 8:

View of the pipe insulation within the storage closet at the southwest corner of the Hi-Line Auto garage. Photo taken facing west.

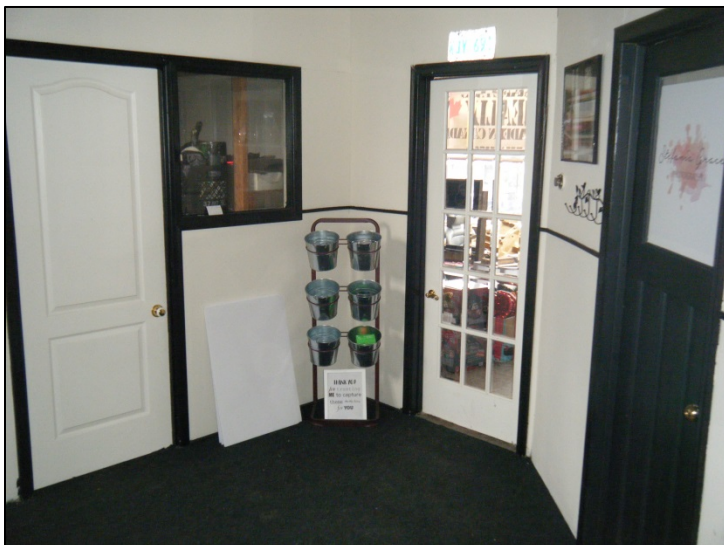


Photo 9:

View of the storage rooms and washroom on the second floor of 3353 Lakeshore Boulevard West. Photo taken facing northwest.

SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO

Photo 10:

View of roof of the building at 3353 Lakeshore Boulevard West. Photo taken facing south.



Photo 11:

View of the small addition at the southwest exterior of the building at 3353 Lakeshore Boulevard West, along with the two waste disposal bins. Photo taken facing south.

Photo 12:

View of the groundwater monitoring well located at the north exterior of 3353 Lakeshore Boulevard West. Photo taken facing northeast.



SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO



Photo 13:

View of the westernmost garage bay of 3359 Lakeshore Boulevard West.

Photo 14:

View of the various paint spray containers in a storage rack within the middle garage bay at 3359 Lakeshore Boulevard West. Photo taken facing west.



Photo 15:

View of the automotive hoist with aboveground hydraulic oil reservoir, located within the easternmost bay garage of 3359 Lakeshore Boulevard West. Photo taken facing south.



SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO

Photo 16:

View of the office area at the west end of the building at 3359 Lakeshore Boulevard West (occupied by Angora Auto Sales). Photo taken facing southwest.

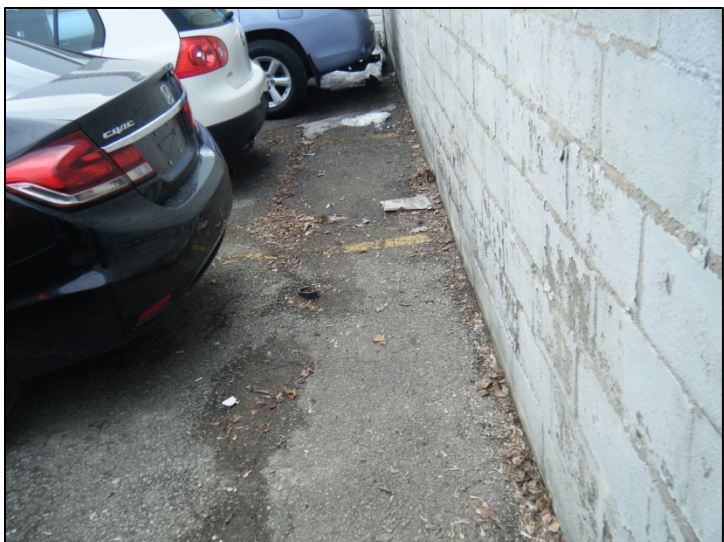


Photo 17:

View of the concrete slab and catchbasin located in the middle of the parking lot at 3359 Lakeshore Boulevard West. Photo taken facing south.

Photo 18:

View of one of the three pipes cut near flush with the asphalt, along the west Site boundary at 3359 Lakeshore Boulevard West. Photo taken facing south.



SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO



Photo 19:

View of the aboveground storage tank located adjacent to the north exterior wall of the Angora Auto Sales building. Photo taken facing east.

Photo 20:

View of the commercial buildings located immediately west of the Site. Photo taken facing south.



Photo 21:

View of the commercial buildings located immediately east of the Site. Photo taken facing south.

SITE PHOTOGRAPHS
3353-3359 LAKESHORE BOULEVARD WEST, TORONTO, ONTARIO

Photo 22:

View of the commercial / residential building located to the north of the Site. Photo taken facing north.



Photo 23:

View of the residential subdivision located south of the Site. Photo taken facing west.

Appendix C: Regulatory Framework

Regulatory Framework

PROVINCIAL STATUTES

Technical standards and Safety Act, 2000

The applicable sections of the Fuel Oil Regulation (Ontario Regulation 213/01) may be referenced for installation, protection, containment and abandonment of aboveground storage tanks (ASTs) and underground storage tanks (USTs), as well as leak, spill, and permanent removal reporting requirements. Also described is the requirement for contaminated soil removal, if this is identified while a tank removal is being undertaken.

The Liquid Fuels Handling Code outlines the requirements for installation, protection, containment and abandonment of ASTs and USTs containing liquid fuels (i.e., gasoline, diesel etc.). Also outlines the requirement for cleanup of any soil surrounding the tank which may be contaminated.

Regulation respecting Asbestos, Ontario Regulation 837/90, as amended by Ontario Regulation 509/92; and Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 838/90, as amended by Ontario Regulation 510/92

Regulation 837/90 (formerly 570/82) is primarily concerned with the mining of asbestos and its use in industrial processes. However, if an asbestos management program was developed under this regulation prior to the filing of Regulation 838 (formerly 654) (December 16, 1985), this regulation still applies to building owners.

Regulation 838/90 was developed to address friable asbestos-containing material. A friable material is one that can be crumbled, pulverized, or powdered by hand pressure when dry. It has the potential for asbestos to become airborne. Materials of concern include insulation used on pipe, boilers, or sprayed on roofs. These applications have been banned by the regulations. Automotive and elevator system brake pads are examples of other asbestos materials that may become friable.

Regulation 838/90 requires that a management program be established in buildings where friable asbestos is known to be present. This program includes training of workers who may disturb the materials containing asbestos. The program must also include a program of inspection and maintenance of the materials. This regulation is designed to prevent worker exposure to airborne asbestos fibers.

Although asbestos is not considered a hazardous waste, Regulation 347, made under the Ontario Environmental Protection Act, does define specific requirements for the disposal of materials containing friable asbestos at landfills. These requirements include notification of the landfill site, labeling and containment of the material.

Ozone Depleting Substances - General, Regulation 356/90, as amended by Ontario Regulation 851/93; and Ontario Regulation 189/94, Refrigerants.

Regulation 356/90 is concerned with the use of ozone depleting substances in the making of pressurized containers, flexible foams and rigid insulation foams. It restricts the amounts of ozone depleting substances used to make these products over a period of time.

Ontario Regulation 189/94 is concerned with the discharge of a refrigerant into the natural environment, the use and disposal of refrigeration equipment, the sale of refrigerant, the use and disposal of refrigerant containers and the certification in use of refrigerants and refrigeration equipment.

Waste Management Act, Bill 143

This Act is divided into four separate parts. Parts I through III deal with the control and location of landfill sites. Part IV deals with an Amendment to the Ontario Environmental Protection Act. Part IV of the Act is "Enabling Legislation" which has been passed, and which will allow the MOECC to write regulations which will require Industrial, Commercial, and Institutional (IC&I) sectors to recycle. Such measures include recycling, composting, etc.

The following regulations have been adopted:

- 101/94 - Recycling and composting of municipal waste
- 102/94 - Waste Audits and Waste Reduction Work Plans
- 103/94 - Industrial, Commercial and Institutional Source Separation Programs
- 104/94 - Packaging Audits and Packaging Reduction Work Plans
- 105/94 - Amendments to Ontario Reg. 347 to accommodate recyclable materials

Occupational Health & Safety Act, Bill 208

Bill 208, an Act to amend the Occupational Health and Safety Act and the Workers Compensation Act, requires the building owner to report to contractors and subcontractors any "Designated Substances" present, especially before any construction work is undertaken on the owner's building/property. The Designated Substances, identifying hazardous materials which are subject to Ontario Ministry of Labour regulations, include the following:

Acrylonitrile	Arsenic	Asbestos
Benzene	Coke Oven Emissions	Ethylene Oxide
Isocyanates	Lead	Mercury
Silica	Vinyl Chloride	

Although PCB is not a designated substance, the building is required to be surveyed for its identification as required under O.R. 362.

Ontario Environmental Protection Act, RSO 1990, C.E. 19

Key Regulations

Air Pollution - General, RSO 1990, Regulation 346 - Controls the certification of air discharges to the Environment. Further outlines contaminants and quantities which may be discharged through air emissions. Requires all air emissions to have a Certificate of Approval (C of A) with few exceptions. The C of A must be gained prior to installation of the air discharge vent or aperture.

General Waste Management, RSO 2000, Regulation 558 amendment to, RSO 1990, Regulation 347, this regulation outlines the registration and disposal requirements for generators of hazardous and liquid industrial waste. The regulation requires that all waste identified in any of the associated schedules be given a generator number which applies to the site, and may not be transferred.

PCB Waste Management - RSO 1990, Regulation 362 - formerly known as Ontario Regulation 11/82, details the management of PCB waste. Also defines what is considered PCB waste and the requirements for storage.

Ozone Depleting Substances - General Regulation 356/90 formerly (349/89) and Part VI of RSO 1990 - Details the definition of ozone depleting substances. In reference to the sites, ODS recovery has not been legislated from stationary sources such as chillers. Amendments to Regulation 356/90 include 851/93 and 189/94. Further, refrigerant use is outlined in the Ontario EPA, Part 5(A), and in Regulation 347 (formerly Regulation 309), section 27 to Section 29.

Spills, Regulation 360/90-Part X RSO 1990. This regulation defines a spill, outlines compensation procedures, and gives exemption to the regulation. The spill may be broadly termed an event or release which may cause, or is likely to cause, adverse effects on human health or the natural environment.

Ontario Water Resources Act

The Act governs surface water bodies and ground water. The MOECC Reasonable Use Policy 15-08 and Notice 3/87 incorporate this Act and are used to determine suitable levels for discharges to specific receiving bodies.

Municipal Statutes

Ontario Ministry of Environmental Model and Municipal Sewer Use By-Laws

Each Municipality has its own version of both sanitary and storm sewer use regulations. However, under the Municipal Industrial Strategy for Abatement (MISA), a Model Sewer Use

By-Law has been developed. The vast majority of municipalities have adopted the values and parameters outlined by the MISA Model. In general, the MISA Model is an important comparison as a Municipality will generally be working towards this as a discharge goal.

Discharge of Sewage, Storm Water and Land Drainage Bylaw (Bylaw No. 2011-56) - The Regional Municipality of York. States that any wastewater that is connected to storm water, land drainage, or sanitary sewer in excess of the limits in Table 1 as set out in schedule "A" of the bylaw, shall install, operate and properly maintain an oil and grease interceptor in any piping system at its site that connects directly or indirectly to a sewage works.

FEDERAL STATUTES

Canadian Environmental Protection Act:

In general, a more broadly based guideline which outlines objectives of environmental protection. CEPA is much more goal oriented than Provincial or Municipal regulations, which are more directed at quantitative discharge limits. Although Provincial and Municipal regulations are generally more comprehensive and stricter, CEPA must be complied within all cases.

Chlorobiphenyls Regulation, SOR/91-152, February 1991.

Extract from Canada Gazette, Part II, Department of the Environment. This regulation outlines prohibition, quantities which may be released, and defined PCB as a waste.

Storage of PCB Material Regulation (SOR/92-507)

This regulation defines PCBs, outlines access to site, storage requirements, maintenance and inspection and record keeping requirements. This regulation is outlined in Ontario by Provincial PCB regulation (O.R. 362) with comparable enforceable requirements and effect.

Atomic Energy Control Act

Exposure to radioactive materials is regulated by the Atomic Energy Control Board. Exposure to radon is regulated by Health and Welfare Canada.

Other Guidelines

Canada Mortgage and Housing Corporation (CMHC) Mortgage Insurance

Policy for managing environmental risks, June 1993, from Canada Mortgage and Housing Corporation (CMHC).

CMHC identifies requirements for environmental site assessments to be conducted for all mortgage insurance applications or potential claims involving more than six housing units.

Canadian Standards Association (CSA)

CSA Standard Z768-01 Phase I Environmental Site Assessment.

The Canadian Standards Association prepared a comprehensive document (Z768-01) to provide standard reporting formats for documenting information necessary to assess environmental liability on a property.

CSA Standard Z769-01 Phase II Environmental Site Assessment.

The Canadian Standards Association prepared a comprehensive document (Z768-021) to provide a standard planning, interpretation and reporting formats for the completion of a Phase II Environmental Site Assessment (ESA). A Phase II ESA is typically completed to confirm the presence/absence of an issue of environmental risk associated with a Site. It typically includes an intrusive investigation (physical sampling and analysis). Since the scope of work for each Phase II ESA is widely variable (scope of work typically determined based on the findings of a Phase I ESA), the CSA standard Z769-01 does not specifically indicate what should be included within the scope of work for a Phase II ESA. Thus this standard is much more general in nature than the standard for completing Phase I ESAs (CSA standard – Z768-01).

Canadian Council for Ministers of the Environment (CCME)

Criteria used by CCME to define soil and groundwater contamination, where provinces or territories do not have such criteria defined. The CCME Canada-Wide Standard (CWS) for Petroleum Hydrocarbons (PHC) in soil is now applicable in Ontario (effective October 1, 2004).

MOECC “Guideline for Use at Contaminated Sites in Ontario”, Revised February 1997

Provides criteria to define soil and groundwater contamination at sites to various land and groundwater uses. This guideline, however, recently has been phased out as of October 1, 2004, when Ontario Regulation 153/04 came in to force. This Regulation is also known as the “Record of Site Condition Regulation”. This regulation dictates that the CCME CWS for PHC in soil is now in effect within Ontario.

Appendix D: Aerial Photographs



PHASE I ESA
STUDY AREA
(100 M RADIUS
FROM THE SITE)

APPROXIMATE
SITE BOUNDARY





**PHASE I ESA
STUDY AREA
(100 M RADIUS
FROM THE SITE)**

**APPROXIMATE
SITE BOUNDARY**

 **TankTek**
Environmental Services Ltd.

Drawing No.: **1960 AERIAL PHOTOGRAPH**
Project No.: **TT05753.1**
Sheet: **1 of 1**

Date: **MARCH 15, 2019**
Site: **3353-3359 LAKE SHORE BOULEVARD WEST
TORONTO**





PHASE I ESA
STUDY AREA
(100 M RADIUS
FROM THE SITE)

APPROXIMATE
SITE BOUNDARY

 **TankTek**
Environmental Services Ltd.

Drawing No.: **1970 AERIAL PHOTOGRAPH**
Project No.: **TT05753.1**
Sheet: **1 of 1**

Date: **MARCH 15, 2019**
Site: **3353-3359 LAKE SHORE BOULEVARD WEST
TORONTO**



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