



**Record of Site Condition**  
**Under Part XV.1 of the Environment Protection Act**

**Summary**

Record of Site Condition Number	219168
Date Filed to Environmental Site Registry	2015/09/04
Certification Date	2015/07/13
Current Property Use	Industrial
Intended Property Use	Industrial
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	Full Depth Generic Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Industrial property use
Property Municipal Address	No Municipal Address, Markham

**Notice to Readers Concerning Due Diligence**

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

**Contents of this Record of Site Condition**

This record of site condition consists (RSC) of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment and Climate Change.

## PART 1: PROPERTY OWNERSHIP, PROPERTY INFORMATION AND OWNER'S CERTIFICATIONS

### Information about the owner who is submitting or authorizing the submission of the RSC

Owner Name	THE CORPORATION OF THE CITY OF MARKHAM
Authorized Person	FRANK SCARPITTI
Mailing Address	101 TOWN CENTRE BOULEVARD, MARKHAM ONTARIO, CANADA
Postal Code	L3R 9W3
Phone	(905) 475-4701
Fax	(905) 479-7764
Email Address	

### Information about the agent

Agent Name	RAKESH KONERU
Mailing Address	16, 110 KONRAD CRESCENT, MARKHAM ONTARIO, CANADA
Postal Code	L3R 9X2
Phone	(905) 940-8509
Fax	(905) 940-8192
Email Address	TIL@TORONTOINSPECTION.COM

### RSC Property Location Information

Municipal Address(es)	No Municipal Address
Municipality	Markham
Legal Description	<b>See Attached Lawyer's Letter</b>
Assessment Roll Number(s)	3602115623015000007 3602015629711000002
Property Identifier Number(s)	03054-1019 (It) 03054-1017 (LT)

### RSC Property Geographical References

Coordinate System	<b>UTM</b>
Datum	<b>NAD 83</b>
Zone	17
Easting	629,684.00
Northing	4,863,188.00

### RSC Property Use Information

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

Current Property Use	Industrial
Intended Property Use	Industrial
Certificate of Property Use has been issued under section 168.6 of the EPA	No

**Please See the Signed Statements of Property Owner, or Agent, or Receiver at the End of this RSC**

The rest of this page has been left intentionally blank

**PART 2: LIST OF REPORTS, SUMMARY OF SITE CONDITIONS AND QUALIFIED PERSON'S STATEMENTS AND CERTIFICATIONS**

**Qualified Person's Information**

Name	RAKESH KONERU
Type of Licence Under Professional Engineers Act	Licence
Licence Number	100050019
QP Employer Name	TORONTO INSPECTION LTD
Mailing Address	16, 110 KONRAD CRESCENT, MARKHAM ONTARIO, L3R 9X2 CANADA
Phone	(905) 940-8509
Fax	(905) 940-8192
Email Address	TIL@TORONTOINSPECTION.COM

**Municipal Information**

Local or Single-Tier Municipality	Markham
Upper-Tier Municipality	York

**Ministry of the Environment and Climate Change District Office**

District Office	York-Durham District Office
District Office Address	230 Westney Rd. S., 5th floor, Ajax ON L1S 7J5

## Phase One Environmental Site Assessment Report

Document used as the phase one environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of O. Reg. 153/04)	(YYYY/MM/DD) 2015-03-10
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Type of Report	Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
P1 ESA	REPORT ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT - PARTS 3 & 4 - HONDA BOULEVARD & WOODBINE AVENUE BYPASS, MARKHAM, ONTARIO	2015-08-14	Fanny Luk, B. E.S., M.E.S.; Rakesh Koneru PEng	TORONTO INSPECTION LTD.

## Reports and Other Documents Related to the Phase One Environmental Site Assessment

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

Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
N/A			

## Phase Two Environmental Site Assessment Report

Document used as the phase two environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(YYYY/MM/DD) 2015-07-13
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Type of Report	Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
P2 ESA	REPORT ON PHASE TWO ENVIRONMENTAL SITE ASSESSMENT - PARTS 3 & 4 - HONDA BOULEVARD & WOODBINE AVENUE BYPASS, MARKHAM, ONTARIO	2015-08-14	Fanny Luk BES, MES; Rakesh Koneru P.Eng.	TORONTO INSPECTION LTD

## Reports and Other Documents Related to the Phase Two Environmental Site Assessment

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

Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
N/A			

## Environmental Condition

Section 41 applies?	No
Section 43.1 applies?	No

## Site Condition Information

Certification date (YYYY/MM/DD)	2015/07/13
Total area of RSC property (in hectares)	2.09060
Number of any previously filed RSC that applies to any part of the RSC property	
Number of any previously filed Transition Notice that applies to any part of the RSC property	
Soil Texture	Coarse
Assessment/Restoration Approach	Full Depth Generic
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the RSC?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	MAXXAM ANALYTICS
Ground water condition (potable, non-potable)	Potable
Applicable Site Condition Standard	TABLE 2



**Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards**

**Measured Concentration for Contaminants in Soil**

Contaminant Name	Maximum Concentration	Applicable Site Condition Standard	Unit of Measure
1 Boron (Hot Water Soluble)*	< 0.054	2	µg/g
2 Chromium VI	< 0.2	8	µg/g
3 Cyanide (CN-)	< 0.01	0.051	µg/g
4 Electrical Conductivity	< 0.17	1.4	mS/cm
5 Mercury	< 0.05	3.9	µg/g
6 Sodium Adsorption Ratio	< 0.36	12	
7 Acetone	< 0.5	16	µg/g
8 Bromomethane	< 0.05	0.05	µg/g
9 Carbon Tetrachloride	< 0.05	0.21	µg/g
10 Chlorobenzene	< 0.05	2.4	µg/g
11 Chloroform	< 0.05	0.47	µg/g
12 Dichlorobenzene, 1,2-	< 0.05	1.2	µg/g
13 Dichlorobenzene, 1,3-	< 0.05	9.6	µg/g
14 Dichlorobenzene, 1,4-	< 0.05	0.2	µg/g
15 Dichlorodifluoromethane	< 0.05	16	µg/g
16 Dichloroethane, 1,1-	< 0.05	0.47	µg/g
17 Dichloroethane, 1,2-	< 0.05	0.05	µg/g
18 Dichloroethylene, 1,1-	< 0.05	0.064	µg/g
19 Dichloroethylene, 1,2-cis-	< 0.05	1.9	µg/g
20 Dichloroethylene, 1,2-trans-	< 0.05	1.3	µg/g
21 Dichloropropane, 1,2-	< 0.05	0.16	µg/g
22 Dichloropropene, 1,3-	< 0.05	0.059	µg/g
23 Ethylene dibromide	< 0.05	0.05	µg/g
24 Hexane (n)	< 0.05	46	µg/g
25 Methyl Ethyl Ketone	< 0.5	70	µg/g
26 Methyl Isobutyl Ketone	< 0.5	31	µg/g
27 Methyl tert-Butyl Ether (MTBE)	< 0.05	1.6	µg/g
28 Methylene Chloride	< 0.05	1.6	µg/g
29 Styrene	< 0.05	34	µg/g
30 Tetrachloroethane, 1,1,1,2-	< 0.05	0.087	µg/g
31 Tetrachloroethane, 1,1,2,2-	< 0.05	0.05	µg/g
32 Tetrachloroethylene	< 0.05	1.9	µg/g
33 Trichloroethane, 1,1,1-	< 0.05	6.1	µg/g
34 Trichloroethane, 1,1,2-	< 0.05	0.05	µg/g
35 Trichloroethylene	< 0.05	0.55	µg/g

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**Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards**  
**Measured Concentration for Contaminants in Soil**

*Continued from previous page....*

Contaminant Name	Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
36 Trichlorofluoromethane	<	0.05	4	µg/g
37 Vinyl Chloride	<	0.02	0.032	µg/g
38 Bromodichloromethane	<	0.05	1.5	µg/g
39 Bromoform	<	0.05	0.61	µg/g
40 Dibromochloromethane	<	0.05	2.3	µg/g
41 Petroleum Hydrocarbons F1****	<	10	55	µg/g
42 Petroleum Hydrocarbons F2	<	10	230	µg/g
43 Petroleum Hydrocarbons F3	<	50	1700	µg/g
44 Petroleum Hydrocarbons F4	<	50	3300	µg/g
45 Polychlorinated Biphenyls	<	0.015	1.1	µg/g
46 Aldrin	<	0.002	0.088	µg/g
47 Chlordane	<	0.002	0.05	µg/g
48 DDD	<	0.002	4.6	µg/g
49 DDE	<	0.002	0.52	µg/g
50 DDT	<	0.002	1.4	µg/g
51 Dieldrin	<	0.002	0.088	µg/g
52 Endosulfan	<	0.002	0.3	µg/g
53 Endrin	<	0.002	0.04	µg/g
54 Heptachlor	<	0.002	0.19	µg/g
55 Heptachlor Epoxide	<	0.002	0.05	µg/g
56 Hexachlorobenzene	<	0.002	0.66	µg/g
57 Hexachlorobutadiene	<	0.005	0.031	µg/g
58 Hexachlorocyclohexane Gamma-	<	0.002	0.056	µg/g
59 Hexachloroethane	<	0.005	0.21	µg/g
60 Methoxychlor	<	0.005	1.6	µg/g
61 Antimony	<	0.2	40	µg/g
62 Arsenic		<b>2.1</b>	18	µg/g
63 Selenium	<	0.5	5.5	µg/g
64 Barium		<b>62</b>	670	µg/g
65 Beryllium		<b>0.31</b>	8	µg/g
66 Boron (total)		<b>5.3</b>	120	µg/g
67 Cadmium	<	0.1	1.9	µg/g
68 Chromium Total		<b>13</b>	160	µg/g
69 Cobalt		<b>6.1</b>	80	µg/g
70 Copper		<b>12</b>	230	µg/g

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**Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards**  
**Measured Concentration for Contaminants in Soil**

*Continued from previous page....*

Contaminant Name	Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
71 Lead		<b>5.9</b>	120	µg/g
72 Molybdenum	<	0.5	40	µg/g
73 Nickel		<b>14</b>	270	µg/g
74 Silver	<	0.2	40	µg/g
75 Thallium		<b>0.097</b>	3.3	µg/g
76 Uranium		<b>0.46</b>	33	µg/g
77 Vanadium		<b>20</b>	86	µg/g
78 Zinc		<b>25</b>	340	µg/g
79 Benzene	<	0.02	0.32	µg/g
80 Ethylbenzene	<	0.02	1.1	µg/g
81 Toluene	<	0.02	6.4	µg/g
82 Xylene Mixture	<	0.02	26	µg/g

**Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards (Continued)**

**Ground Water**

Contaminant Name	Maximum Concentration	Applicable Site Condition Standard	Unit of Measure
1 Chloride	< <b>140</b>	790000	µg/L
2 Chromium VI	< 0.5	25	µg/L
3 Cyanide (CN-)	< 2	66	µg/L
4 Mercury	< 0.1	0.29	µg/L
5 Acetone	< <b>200</b>	2700	µg/L
6 Bromomethane	< 0.5	0.89	µg/L
7 Carbon Tetrachloride	< 0.2	0.79	µg/L
8 Chlorobenzene	< 0.2	30	µg/L
9 Chloroform	< 0.2	2.4	µg/L
10 Dichlorobenzene, 1,2-	< 0.5	3	µg/L
11 Dichlorobenzene, 1,3-	< 0.5	59	µg/L
12 Dichlorobenzene, 1,4-	< 0.5	1	µg/L
13 Dichlorodifluoromethane	< 1	590	µg/L
14 Dichloroethane, 1,1-	< 0.2	5	µg/L
15 Dichloroethane, 1,2-	< 0.5	1.6	µg/L
16 Dichloroethylene, 1,1-	< 0.2	1.6	µg/L
17 Dichloroethylene, 1,2-cis-	< 0.5	1.6	µg/L
18 Dichloroethylene, 1,2-trans-	< 0.5	1.6	µg/L
19 Dichloropropane, 1,2-	< 0.2	5	µg/L
20 Dichloropropene, 1,3-	< 0.5	0.5	µg/L
21 Ethylene dibromide	< 0.2	0.2	µg/L
22 Hexane (n)	< 1	51	µg/L
23 Methyl Ethyl Ketone	< 26	1800	µg/L
24 Methyl Isobutyl Ketone	< 5	640	µg/L
25 Methyl tert-Butyl Ether (MTBE)	< 0.5	15	µg/L
26 Methylene Chloride	< 2	50	µg/L
27 Styrene	< 0.5	5.4	µg/L
28 Tetrachloroethane, 1,1,1,2-	< 0.5	1.1	µg/L
29 Tetrachloroethane, 1,1,2,2-	< 0.5	1	µg/L
30 Tetrachloroethylene	< 0.2	1.6	µg/L
31 Trichloroethane, 1,1,1-	< 0.2	200	µg/L
32 Trichloroethane, 1,1,2-	< 0.5	4.7	µg/L
33 Trichloroethylene	< 0.52	1.6	µg/L
34 Trichlorofluoromethane	< 0.5	150	µg/L
35 Vinyl Chloride	< 0.2	0.5	µg/L

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**Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards (Continued)**

**Ground Water**

*Continued from previous page....*

Contaminant Name	Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
	<			
36 Bromodichloromethane	<	0.5	16	µg/L
37 Bromoform	<	1	25	µg/L
38 Dibromochloromethane	<	0.5	25	µg/L
39 Petroleum Hydrocarbons F1****	<	25	750	µg/L
40 Petroleum Hydrocarbons F2	<	100	150	µg/L
41 Petroleum Hydrocarbons F3	<	200	500	µg/L
42 Petroleum Hydrocarbons F4	<	200	500	µg/L
43 Polychlorinated Biphenyls	<	0.05	3	µg/L
44 Aldrin	<	0.005	0.35	µg/L
45 Chlordane	<	0.005	7	µg/L
46 DDD	<	0.005	10	µg/L
47 DDE	<	0.005	10	µg/L
48 DDT	<	0.005	2.8	µg/L
49 Dieldrin	<	0.005	0.35	µg/L
50 Endosulfan	<	0.005	1.5	µg/L
51 Endrin	<	0.005	0.48	µg/L
52 Heptachlor	<	0.005	1.5	µg/L
53 Heptachlor Epoxide	<	0.005	0.048	µg/L
54 Hexachlorobenzene	<	0.005	1	µg/L
55 Hexachlorobutadiene	<	0.005	0.44	µg/L
56 Hexachlorocyclohexane Gamma-	<	0.003	1.2	µg/L
57 Hexachloroethane	<	0.01	2.1	µg/L
58 Methoxychlor	<	0.01	6.5	µg/L
59 Sodium		<b>49,000</b>	490000	µg/L
60 Antimony		<b>0.53</b>	6	µg/L
61 Arsenic		<b>1.5</b>	25	µg/L
62 Selenium	<	2	10	µg/L
63 Barium		<b>150</b>	1000	µg/L
64 Beryllium	<	0.5	4	µg/L
65 Boron (total)		<b>24</b>	5000	µg/L
66 Cadmium	<	0.1	2.7	µg/L
67 Chromium Total	<	5	50	µg/L
68 Cobalt	<	0.5	3.8	µg/L
69 Copper	<	1	87	µg/L
70 Lead	<	0.5	10	µg/L

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**Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards (Continued)**

**Ground Water**

*Continued from previous page....*

Contaminant Name	Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
71 Molybdenum		<b>17</b>	70	µg/L
72 Nickel	<	1	100	µg/L
73 Silver	<	0.1	1.5	µg/L
74 Thallium	<	0.05	2	µg/L
75 Uranium		<b>4.2</b>	20	µg/L
76 Vanadium		<b>1.8</b>	6.2	µg/L
77 Zinc	<	5	1100	µg/L
78 Benzene	<	0.2	5	µg/L
79 Ethylbenzene	<	0.2	2.4	µg/L
80 Toluene		<b>1.3</b>	24	µg/L
81 Xylene Mixture	<	0.2	300	µg/L

## Remedial Action and Mitigation

### Remediated Soils

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

Soil Remediation Process	Estimated Quantity of Soil (in-ground volume in m <sup>3</sup> )
n/a	0.0

### Description of Remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the RSC property.

n/a

### Soil or Sediment Removed and Not Returned

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

Estimated Quantity of Soil (in-ground volume in m <sup>3</sup> )	0.0
Estimated Quantity of Sediment (in-ground volume in m <sup>3</sup> )	0.0

### Soil Brought to the Property

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

Estimated Quantity of Soil Brought to the Property (in-ground volume in m <sup>3</sup> )	0.0
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### Ground Water Control or Treatment Measures

Ground water control or treatment measures that were required for the RSC property prior to the certification date for the purpose of submitting the RSC for filing.

n/a

Ground water control or treatment measures that are required for the RSC property after the certification date.

n/a

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

Estimated Volume of Ground Water (in litres)	0.0
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**Other Activities Including Risk Management Measures**

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

n/a

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

n/a

**Monitoring or Maintenance**

**Soil Management Measures**

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the RSC property, after the certification date.

n/a

**Ground Water Management Measures**

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

n/a

**Remediated or Removed Soil, Sediment or Ground Water From Near Property Boundary**

Has any soil, sediment or ground water at the RSC property that is or was located within 3 metres of the RSC property boundary been remediated or removed for the purpose of remediation?	No
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## Qualified Person's Statements and Certifications

As the qualified person, I certify that:

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

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

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

As of 2015/07/13, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.

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

As of 2015/07/13, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth generic site condition standards prescribed by section 36 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment.

As of 2015/07/13, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards.

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

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

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

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

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

To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2015/07/13.

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

By checking the boxes above, and entering my membership/licence number in this submission, I, RAKESH KONERU, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2015/08/17:

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

**I Agree**

## **Additional Documentation Provided by Property Owner or Agent**

The following documents have been submitted to the Ministry of the Environment and Climate Change as part of the record of site condition


Authorization for Agent to submit RSC for filing
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the RSC property was acquired
A Current plan of Survey
Area(s) of Potential Environmental Concern
Table of Current and Past Uses of the Phase One Property
Phase 2 Conceptual Site Model
Owner or agent certification statements

As an agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I [have] obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of August 17, 2015.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of the Agent : \_Rakesh Koneru\_

Signature : 

Date Signed : \_August 17, 2015\_

April 14, 2015

Brownfields Filing and Review  
Environmental Approvals Access and Service Integration Branch  
Ontario Ministry of the Environment and Climate Change  
2 St. Clair Avenue West, Floor 12A  
Toronto, ON M4V 1L5

Attention: Record of Site Condition Officer

Dear Sir/Madam:

**Re: Authorization of an Agent by Owner of RSC Property – Part of Lot 28, Concession 3, Parts 3, 4 and 6 on Reference Plan 65R-35210.**

I am the owner of the above-noted property. I hereby authorize Rakesh Koneru P.Eng of Toronto Inspection Ltd. to make the statements required under subsection 6(1), Schedule A of O.Reg. 153/04 and sign the record of site condition on my behalf.

**THE CORPORATION OF THE CITY  
OF MARKHAM**



  
MAYOR FRANK SCARPITTI

<b>APPROVED CITY OF MARKHAM</b>	
COUNCIL <input checked="" type="checkbox"/>	RESOLUTION # 2
CMTE. <u>DSC</u>	REPORT #
BY-LAW #	DATE <u>June 11/14</u>

  
CLERK KIMBERLEY KITTERINGHAM

# AIRD & BERLIS LLP

Barristers and Solicitors

Michael D. Smith  
Direct: 416.865.7731  
E-mail:msmith@airdberlis.com

March 5, 2015

To Whom It May Concern

Dear Sirs

**Re: Legal Descriptions for RSC  
Our File No. 123449 (121392)**

---

Parts 3 & 4, Plan 65R-35210

Owner: The Corporation Of The City Of Markham (Fee Simple)  
Anthony Roman Centre, 101 Town Centre Blvd.  
Markham, ON L3R 9W3

Agent: Rakesh Koneru  
Project Engineer, Toronto Inspection Ltd.  
Unit 16, 110 Konrad Crescent  
Markham, ON L3R 9X2 Tel: 905-940-8509

(a) Transfer: YR2228300

PIN: 03054-1019

(formerly part of 03054-0549. The PIN was changed as the Transfer was a split of PIN 03054-0549)

Legal: Part Lot 28, Concession 3 (Markham), designated as Part 3,  
Plan 65R-35210  
t/w an Easement over Part 2, Plan 65R-35210 as in Instrument YR2236541  
City of Markham

Municipal: not assigned

Ass. Roll No.: these lands formed part of assessment roll no. 36 02 1156 23015 00000 07  
and will not be separately assessed as they are owned by the City of  
Markham

March 5, 2015

Page 2

(b) Transfer: YR2227270

PIN: Part of 03054-1017 (formerly part of 03054-0695. The PIN was changed as the Transfer was a split of PIN 03054-0695)

Legal: Part Lot 28, Concession 3 (Markham), designated as Part 4  
Plan 65R-35210  
t/w an Easement over Part 2, Plan 65R-35210 as in Instrument YR2236541  
City of Markham

Municipal: not assigned

Ass. Roll No.: these lands formed part of assessment roll nos. 36 02 0156 29711 00000 02  
and 36 02 1156 23015 00000 07 and will not be separately assessed as they  
are owned by the City of Markham

Yours truly,

AIRD & BERLIS LLP



Michael D. Smith

MDS:lb

21626289.3

**Properties**

PIN 03054 - 0549 LT Interest/Estate Fee Simple  Split  
Description PART LOT 28 CONCESSION 3 (MARKHAM), DESIGNATED AS PART 3, PLAN 65R-35210, TOWN OF MARKHAM  
Address MARKHAM

**Consideration**

Consideration \$2.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name NORTH MARKHAM DISTRIBUTION NOMINEE INC.  
Address for Service 15 Gormley Industrial Avenue, Box 215  
Gormley, ON L0H 1G0

I, Michael Rice, President, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Transferee(s)** Capacity Share

Name THE CORPORATION OF THE CITY OF MARKHAM  
Address for Service Anthony Roman Centre  
101 Town Centre Blvd.  
Markham, ON L3R 9W3

**Statements**

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

**Signed By**

Michael Donald Smith 181 Bay St., Suite 1800, Box 754 acting for Signed 2014 12 03  
Toronto Transferor(s)  
M5J 2T9

Tel 416-863-1500  
Fax 416-863-1515

I have the authority to sign and register the document on behalf of the Transferor(s).

Jacqueline Win Yen Chan 101 Town Centre Blvd. acting for Signed 2014 12 08  
Markham Transferee(s)  
L3R 9W3

Tel 905-477-7000  
Fax 905-479-7764

I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**

THE CORPORATION OF THE CITY OF MARKHAM 101 Town Centre Blvd. 2014 12 08  
Markham  
L3R 9W3

Tel 905-477-7000  
Fax 905-479-7764

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00



**Fees/Taxes/Payment**

Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

**File Number**

Transferor Client File Number : 121392-MDS

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 03054 - 0549 PART LOT 28 CONCESSION 3 (MARKHAM), DESIGNATED AS PART 3,  
PLAN 65R-35210, TOWN OF MARKHAM

BY: NORTH MARKHAM DISTRIBUTION NOMINEE INC.

TO: THE CORPORATION OF THE CITY OF MARKHAM

1. JACQUELINE WIN YEN CHAN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE CITY OF MARKHAM described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: storm water management facility

5. The land is not subject to an encumbrance

**PROPERTY Information Record**

- A. Nature of Instrument: Transfer  
LRO 65 Registration No. YR2228300 Date: 2014/12/08
- B. Property(s): PIN 03054 - 0549 Address MARKHAM Assessment - Roll No
- C. Address for Service: Anthony Roman Centre  
101 Town Centre Blvd.  
Markham, ON L3R 9W3
- D. (i) Last Conveyance(s): PIN 03054 - 0549 Registration No. YR2225609  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known
- E. Tax Statements Prepared By: Jacqueline Win Yen Chan  
101 Town Centre Blvd.  
Markham L3R 9W3

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

**Properties**

PIN 03054 - 0695 LT Interest/Estate Fee Simple  Split  
 Description PART OF LOT 28, CONCESSION 3, MARKHAM DESIGNATED AS PARTS 4 AND 6 ON  
 PLAN 65R-35210; TOWN OF MARKHAM  
 Address MARKHAM

**Consideration**

Consideration \$ 2.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name VETMAR LIMITED  
 Address for Service 66 Brentcliffe Road  
 Toronto, Ontario.  
 M4G 3Y6

I, Sandra Vettese, Treasurer, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Transferee(s)**

Capacity

Share

Name THE CORPORATION OF THE CITY OF MARKHAM  
 Address for Service Anthony Roman Centre  
 101 Town Centre Blvd.  
 Markham, ON L3R 9W3

**Statements**

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

**Signed By**

Philip Jacobs Draper 610-4100 Yonge St. acting for Signed 2014 12 05  
 Toronto Transferor(s)  
 M2P 2B5  
 Tel 416-250-5800  
 Fax 416-250-5300

I have the authority to sign and register the document on behalf of the Transferor(s).

Jacqueline Win Yen Chan 101 Town Centre Blvd. acting for Signed 2014 12 05  
 Markham Transferee(s)  
 L3R 9W3  
 Tel 905-477-7000  
 Fax 905-479-7764

I have the authority to sign and register the document on behalf of the Transferee(s).

---

**LAND TRANSFER TAX STATEMENTS**

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In the matter of the conveyance of: 03054 - 0695 PART OF LOT 28, CONCESSION 3, MARKHAM DESIGNATED AS PARTS 4 AND 6 ON PLAN 65R-35210; TOWN OF MARKHAM

---

BY: VETMAR LIMITED

TO: THE CORPORATION OF THE CITY OF MARKHAM

%(all PINs)

---

1. JACQUELINE WIN YEN CHAN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE CITY OF MARKHAM described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposited to.

---

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

---

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: right of way and storm water management facility

---

5. The land is not subject to an encumbrance

---

**PROPERTY Information Record**

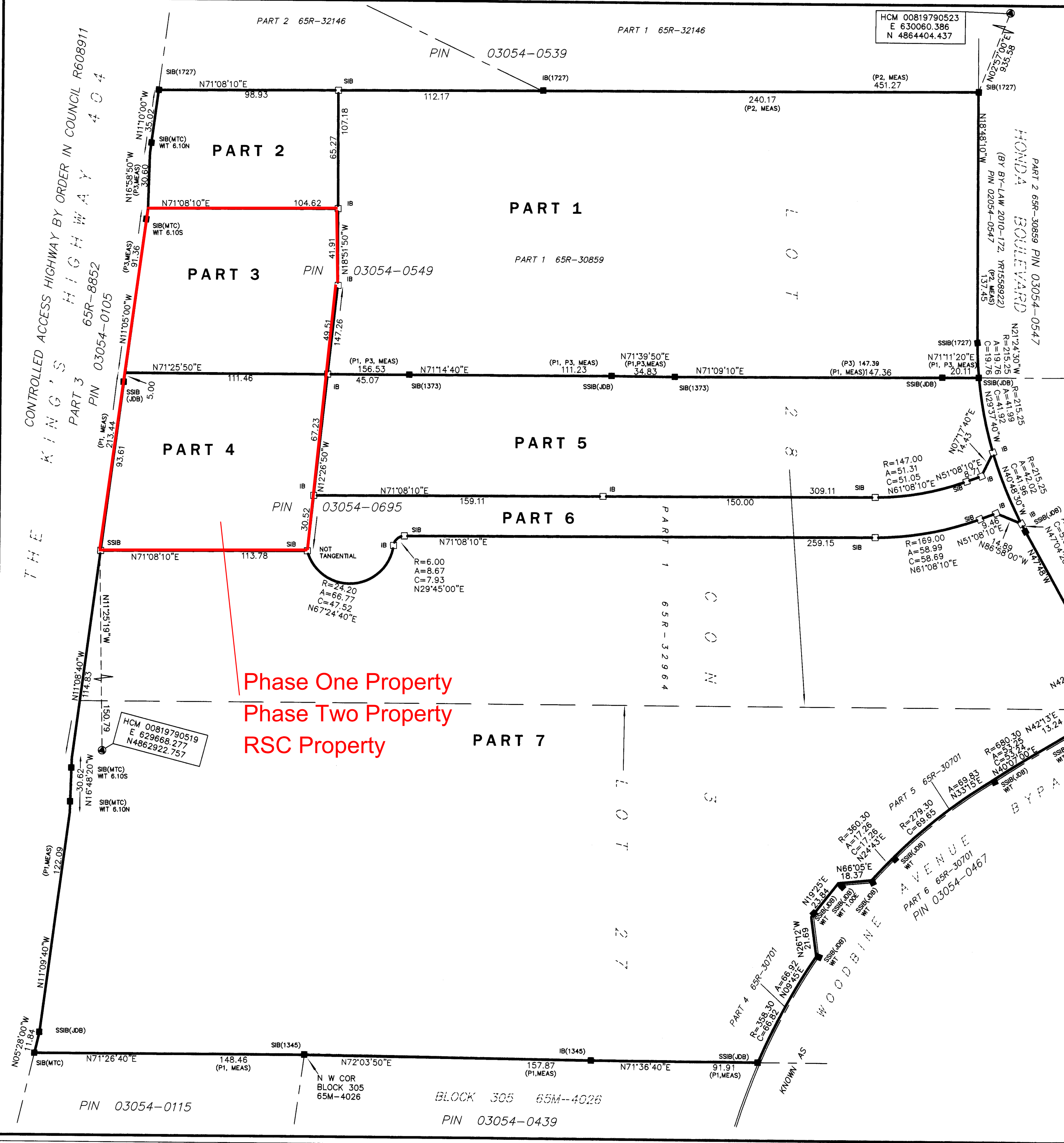
A. Nature of Instrument: Transfer  
LRO 65 Registration No. YR2227270 Date: 2014/12/05

B. Property(s): PIN 03054 - 0695 Address MARKHAM Assessment - Roll No

C. Address for Service: Anthony Roman Centre  
101 Town Centre Blvd.  
Markham, ON L3R 9W3

D. (i) Last Conveyance(s): PIN 03054 - 0695 Registration No. MA106210  
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Jacqueline Win Yen Chan  
101 Town Centre Blvd.  
Markham L3R 9W3



Phase One Property  
 Phase Two Property  
 RSC Property

HCM 00819790523  
 E 630060.386  
 N 4864404.437

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

SEPTEMBER 19, 2014  
 DATE

*E.R. GARDEN*  
 E.R. GARDEN O.L.S.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 65R-35210

RECEIVED AND DEPOSITED

DATE Sept 23, 2014

*J.M. BARNES*

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

SCHEDULE

PART	AREA (ha)	PART LOT	CON	PIN
1	5.5422			
2	0.6697	28	3	ALL OF 03054-0549
3	0.9931			
4	1.0975			
5	2.3990	28	3	ALL OF 03054-0695
6	0.9578			
7	13.7479	27, 28	3	

PLAN OF SURVEY OF PART OF LOTS 27 AND 28, CONCESSION 3  
 GEOGRAPHIC TOWNSHIP OF MARKHAM  
 TOWN OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1: 1500  
 E.R.GARDEN O.L.S.

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 00819790519 AND 00819790523 AND ARE REFERRED TO THE ONTARIO COORDINATE SYSTEM UTM GRID PROJECTION, CENTRAL MERIDIAN 81° WEST LONGITUDE, NAD 1983 (ORIGINAL), ZONE 17

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997900

HORIZONTAL CONTROL MONUMENTS (HCM): UTM ZONE 17, NAD83(ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	EASTING	NORTHING
HCM 00819790519	629668.277	4862922.757
HCM 00819790523	630060.386	4864404.437

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**LEGEND**

■ FOUND  
 □ PLANTED  
 ○ ROUND

IB IRON BAR  
 SIB STANDARD IRON BAR  
 SSIB SHORT STANDARD IRON BAR

(P1) PLAN 65R-32964  
 (P2) PLAN 65R-32146  
 (P3) PLAN 65R-30859  
 (JDB) J.D.BARNES LTD  
 (MTC) MINISTRY TRANSPORTATION COMMUNICATION  
 (1373) D.J.NORSGROVE O.L.S.  
 (1727) E.R.GARDEN O.L.S.

**E.R.GARDEN LIMITED**  
 ONTARIO LAND SURVEYOR  
 1260 JOURNEYS END CIRCLE, UNIT 1  
 NEWMARKET ONTARIO L3Y 8Z7  
 PHONE 905-895-5600 FAX 905-895-7127

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 19TH DAY OF SEPTEMBER 2014.

SEPTEMBER 19, 2014  
 DATE

*E.R. GARDEN*  
 E.R. GARDEN O.L.S.

JOB CAPTAIN *K. BAWUK*  
 DRAWN *D.G. GILES*  
 CHECKED *leg*

FILE NUMBER  
**14 - 6310**

**TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN – Parts 3 & 4, Honda Blvd and Woodbine ByPass, Markham**

**(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)**

APEC	LOCATION OF APEC ON SITE	PCA (O.Reg. 153/04 Table 2)	LOCATION OF PCA	CONTAMINANT OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED
1	Limits of water storage within the stormwater pond	nil	nil	OC Pesticides Metals, As, Sb, Se Cr (VI), Na, Hg, B-HWS VOC PHC BTEX	Soil, Groundwater

*Notes:*

1 - Area of Potential Environmental Concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

(a) identification of past or present uses on, in or under the phase one property, and

(b) identification of potentially contaminating activity.

2 - Potentially Contaminating Activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - when completing this column, identify all contaminants of potential concern using the Method Groups as identified in the

"Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

ABNs PCBs Metals Electrical Conductivity SAR

CPs PAHs As, Sb, Se Cr (VI)

1,4-Dioxane THMs Na Hg

Dioxins/Furans, PCDDs/PCDFs VOCs B-HWS Methyl Mercury

OCs BTEX Cl- high pH

PHCs Ca, Mg CN- low pH

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

**Table of Current and Past Uses of the Phase One Property – Part Lot 28, Concession 3 (Markham), designated as Part 3 and 4, Plan 65R-35210 (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.
<i>Part 3</i>				
1859	John McCague	Agricultural or other	Agricultural or other	From Chain of Title
1895	George A. McCague	Agricultural or other	Agricultural or other	From Chain of Title
1928	Estate of George A. McCague Heber D. McCague	Agricultural or other	Agricultural or other	From Chain of Title
1951	Harry N. Bawden	Agricultural or other	Agricultural or other	From Chain of Title
1968	David E. Bawden Peter C. Bawden Mary M. Wood	Agricultural or other	Agricultural or other	From Chain of Title, each individual held one-third of the property. Aerial photograph of 1970 indicated agricultural lands
1988	706376 Ontario Limited, then 788911 Ontario Limited	Agricultural or other	Agricultural or other	From Chain of Title
2006	11160 Woodbine Avenue Limited	Stormwater pond under construction	Industrial	From Chain of Title; Aerial photograph of 2009 from Google Earth indicated a stormwater pond under construction – first developed land use.
2014	North Markham Distribution Nominee Inc.	A stormwater pond was present on the property	Industrial	From Chain of Title; Aerial photographs from Google Earth indicated a stormwater pond at the site.
2015	The Corporation of the City of Markham	A stormwater pond was present on the property	Industrial	According to Chain of Title, the property was transferred to The Corporation of the City of Markham on 8 Dec 2014.
<i>Part 4</i>				
1859	John McCague	Agricultural or other	Agricultural or other	From Chain of Title
1895	George A. McCague	Agricultural or other	Agricultural or other	From Chain of Title
1928	Estate of George A. McCague Heber D. McCague	Agricultural or other	Agricultural or other	From Chain of Title
1942	Matthew D. Rumney	Agricultural or other	Agricultural or other	From Chain of Title
1979	Vetmar Limited	Agricultural or other	Agricultural or other	From Chain of Title; Aerial photograph of 1970 indicated agricultural lands.
2014	The Corporation of The City of	A stormwater pond	Industrial	From Chain of Title; Aerial photograph of 2009 from Google

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS, FIRE INSURANCE PLANS ETC.
	Markham	was present on the property		Earth indicated a stormwater pond under construction – first developed land use. Aerial photograph of 2014 indicated stormwater pond at the site.
2015	The Corporation of the City of Markham	A stormwater pond was present on the property	Industrial	According to Chain of Title, the property was transferred to The Corporation of the City of Markham on 2 Dec 2014.

Notes:

1 – for each owner, specify one of the following types of property uses (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





## Phase Two Conceptual Site Model

### Description and Assessment

The Phase Two property includes a stormwater pond, which was constructed in 2009, prior to which it was agricultural land. An overflow culvert is located at the central west portion of the pond and a drainage culvert is located at the northwest portion of the pond. The slopes of the pond were generally covered with various vegetation. An access roadway (covered with rip-rap stone and vegetation) is provided along the western portion of the property, for maintenance of the pond and its features.

*Toronto Inspection Ltd.* has used the below conditions established in Ontario Regulation 153/04, as amended, Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act to determine the applicable Site Condition Standard for the Phase Two property.

Condition	Evaluation
Current land use	Industrial
Proposed land use	Industrial
Area of natural significance	The Site is not included nor is adjacent to an area of natural significance nor is part of such an area nor does it include land that is within 30m of an area of natural significance nor part of such an area. Therefore, Section 41 of the Regulation does not apply.
Proximity to surface water body	The Site does not include all or part of a water body nor is adjacent to water body nor includes land that is within 30m of a water body. Therefore, Section 43.1 of the Regulation does not apply.
pH of soil	Accredited laboratory chemical test results indicated that the surface (1.5m depth) soil at the property has a pH value between 5 and 9 and the sub-surface (greater than 1.5m depth) soil has a pH value between 5 and 11. Therefore, Section 41 of the Regulation does not apply.
Potable or Non Potable Ground Water	Potable ground water conditions have been considered.
Depth to bedrock	Based on the Phase Two investigation, the depth to bedrock is greater than 2m and shallow soil was not observed on 1/3 or more of the Site. Therefore, Section 43.1 does not apply.
Soil texture	Coarse soil texture type has been used.

Based on the above evaluation, Ontario Regulation 153/04, as amended, Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act – Table 2 : Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Industrial/ Commercial/ Community property uses with coarse textured soil (Table 2 SCS Criteria) has been used.



## **Areas of Potentially Contaminating Activity (PCA)**

No PCAs were identified within the site. PCAs identified within the study area include #10 : Commercial Autobody Shops.

Identified PCAs are presented in Figure No. 2.

## **Areas of Potential Environmental Concern (APEC)**

Due to bulk storage of stormwater within the stormwater management pond, the water storage area was considered an Area of Potential Environmental Concern.

## **Description and Assessment**

Identified PCAs within the study area include :

- Honda Canada Inc., at 180 Honda Blvd, is located approximately 60m north of the site. Honda Canada Inc. is the corporate head office of Honda, was constructed between 2009 and 2010, and includes a training facility, with possible automotive maintenance activities. EcoLog ERIS report listed wastes generated as aliphatic solvents, waste oils & lubricants, petroleum distillates, oil skimmings & sludges and light fuels, from 2011 to 2014. Therefore, this was considered a PCA. No spills were reported in the EcoLog ERIS report spills database, and the buildings are more than 200m from the northern boundary of the Phase One property. Therefore, environmental concern onto the site was not anticipated.

Within the stormwater pond, no environmental concerns were identified. There were no documented spills in the EcoLog ERIS report and no concerns were identified during the site reconnaissance. For the purposes of Record of Site Condition, Contaminants of Potential Concern considered within APEC-1 include :

- Petroleum Hydrocarbons,
- Volatile Organic Compounds,
- Metals & Inorganics, and
- Pesticides,

in the subsoil and groundwater.

Identified APEC-1 on Site is presented in Figure No. 3.

## **Subsurface Structures & Utilities**

There are no subsurface structures or utilities within the site. A concrete overflow weir structure is located at the central west portion of the site, and a concrete culvert is located at the northwest portion of the pond.



## **Physical Setting**

### **Stratigraphy**

The boreholes were placed within the water line of the stormwater pond to evaluate subsoil (and groundwater) conditions below the water storage depth. Based on the subsoil investigation conducted as part of this Phase Two ESA, the underlying subsoil at the borehole locations BH1, BH2 and BH3 was predominantly a layer of topsoil underlain by native sandy silt till or silty sand till. No deleterious fill was encountered, and no staining or odour was evident in the soil samples.

Figure 6 and 8 shows the soil and groundwater cross sections along with the sampling and analysis information for the RSC property.

### **Hydrogeological Characteristics**

Based on groundwater elevations documented at the borehole locations, the groundwater contours indicated a downward horizontal hydraulic gradient of 0.0041 in the southwesterly direction. Since no contaminants were identified in the soil or groundwater, the investigation did not extend into the lower aquifer, and no vertical hydraulic gradients were calculated.

### **Depth to Bedrock**

Bedrock was not encountered during this Phase Two ESA. Bedrock is expected to be approximately 100m below existing ground surface.

### **Depth to Water Table**

The groundwater at the borehole locations varied between elevations of 233.95m to 234.42m. Due to the presence of a possible artesian condition, the groundwater elevations at the borehole locations were generally equal to or higher than the surface water elevation (234.00m) of the stormwater pond. It should be noted that the groundwater levels in the monitoring wells and the water elevation in the stormwater pond is expected to fluctuate due to seasonal variations. The depth (height) of groundwater at the borehole locations was as follows :

BH1 : 0.57m above existing ground surface

BH2 : 0.12m above existing ground surface

BH3 : 0.57m above existing ground surface

### **Risk Assessment Applicability**

Based on Phase Two ESA findings, risk assessment is not required and Sections 41, 42 of the Regulation do not apply.



### **Soil From Another Property**

No soil from another property was imported to the Site.

### **Proposed Buildings and Other Structures**

No new structures are proposed in the future.

### **Areas of Contamination**

#### **Contaminant Areas**

Based on the Phase Two ESA findings, no contaminant areas were identified within the Site.

#### **Contaminants**

Based on the Phase Two ESA findings, no contaminants were identified within the Site.

#### **Medium Contaminated**

No impacts were identified in the soil or groundwater. Since the stormwater pond is not considered a natural waterbody, sediment was not investigated.

### **Description and Assessment**

#### **Soil**

Select soil samples obtained during the subsoil investigation on June 27 and 30, 2015, were analyzed for parameter groups of Metals & Inorganic, Petroleum Hydrocarbons, Volatile Organic Compounds and Pesticides. Duplicates were included with each parameter group with a ratio of 1 to 10. All analyzed soil samples met Table 2 SCS Criteria.

Figures 5 and 6 provide sampling and analysis layout and cross section for the RSC property.

#### **Groundwater**

Groundwater from all monitoring wells were analyzed for parameter groups of Metals & Inorganic, Petroleum Hydrocarbons, Volatile Organic Compounds and Pesticides. Duplicates were included with each parameter group with a ratio of 1 to 10. Trip Blank and Trip Spike were included for Volatile Organic Compounds. A sample of the pond water was also included in analysis of all of the above parameter groups. All analyzed groundwater samples met Table 2 SCS Criteria.

Figures 7 and 8 provides sampling and analysis layout and cross section for the RSC



property.

### **Distribution of Contamination**

No contaminants of concern were identified in the soil across the Site.

### **Reason for Contamination**

No contaminants of concern were identified on Site at the time of this Phase Two ESA.

### **Migration of Contamination**

No contaminants of concern were identified on Site at the time of this Phase Two ESA, therefore, potential for migration of contaminants is not anticipated.

### **Climatic or Meteorological Conditions**

No contaminants of concern were identified during this Phase Two ESA. Therefore, seasonal fluctuations of the groundwater are not anticipated to influence the environmental conditions within the Site.

### **Soil Vapour Intrusion**

No soil impacts were identified on Site, therefore, soil vapour intrusion is not considered a concern.

### **Existing Building Features**

A poured concrete overflow weir structure is located at the central west portion of the site.

### **Building Heating, Ventilation and Air Conditioning**

Not applicable.

### **Subsurface Utilities**

There are no subsurface utilities within the site.

### **Human & Ecological Receptor Conceptual Model**

The human & ecological receptor conceptual model is presented in Figure No. 9.



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## **Release Mechanisms**

Release mechanisms include subsoils and groundwater. However, all soil and groundwater samples met Table 2 SCS Criteria.

## **Contaminant Transport Pathway**

Contaminants are transported by re-suspension, infiltration and percolation, through the native soil deposits and groundwater under the Phase Two property. Since all the collected soil and groundwater samples met Table 2 SCS Criteria, no contaminant pathways of concern are anticipated.

## **Receptors**

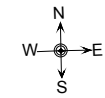
Potential receptors include pond maintenance workers and biodiversity (flora and fauna) within the pond area.

## **Receptor Exposure Points**

Exposure points include contact with surface and underlying soils for maintenance works, and flora and fauna within the pond area. However, all analyzed soil and groundwater the collected soil samples met Table 2 SCS Criteria.

## **Routes of Exposure**

Exposure pathways such as inhalation, ingestion and adsorption are expected for maintenance workers and on-site biodiversity. Personal protective equipment should be used by work personnel when handling soils.



Site



**LEGEND:**

- Site Boundary - Phase One/RSC Property
- Phase One Study Area



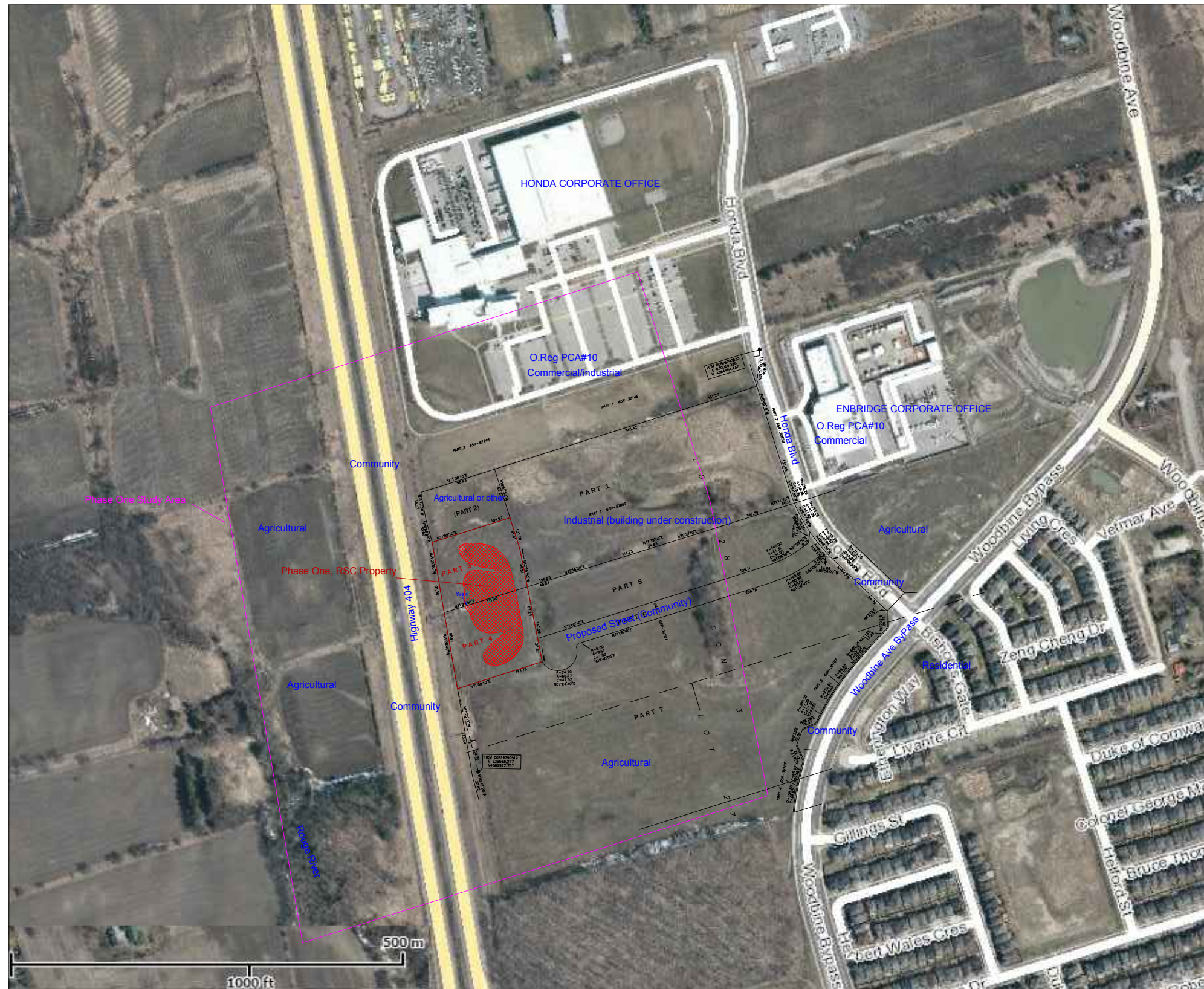
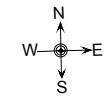
110 Konrad Crescent  
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 L3R 9X2  
 Tel: 905-940 8509  
 Fax: 905-940 8192

Phase One ESA  
 Parts 3 & 4 - Honda Blvd and Woodbine ByPass, Markham, ON

Project Number: 3903-14-E-RIC-F  
 Date: March 2015

Figure 1

Site Location Map



**LEGEND:**

- Site Boundary - Phase One/RSC Property
- Phase One Study Area

Area of Potential Environmental Concern APEC-1



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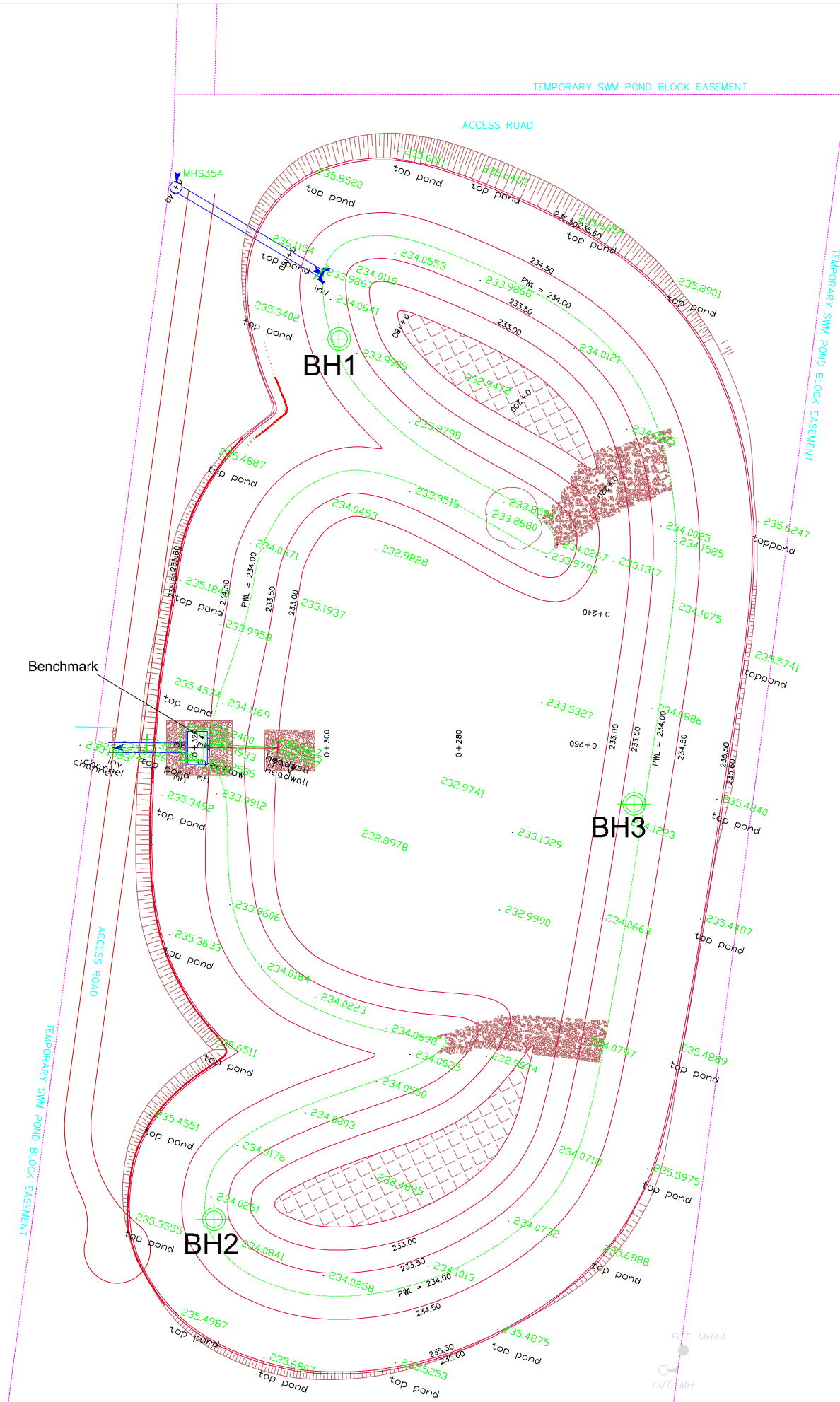
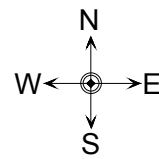
Phase One ESA  
Parts 3 & 4 - Honda Blvd and Woodbine ByPass, Markham, ON

Project Number: 3903-14-E-RIC-F  
Date: March 2015

**Figure 2**

Phase One Conceptual Site Model





**LEGEND :**

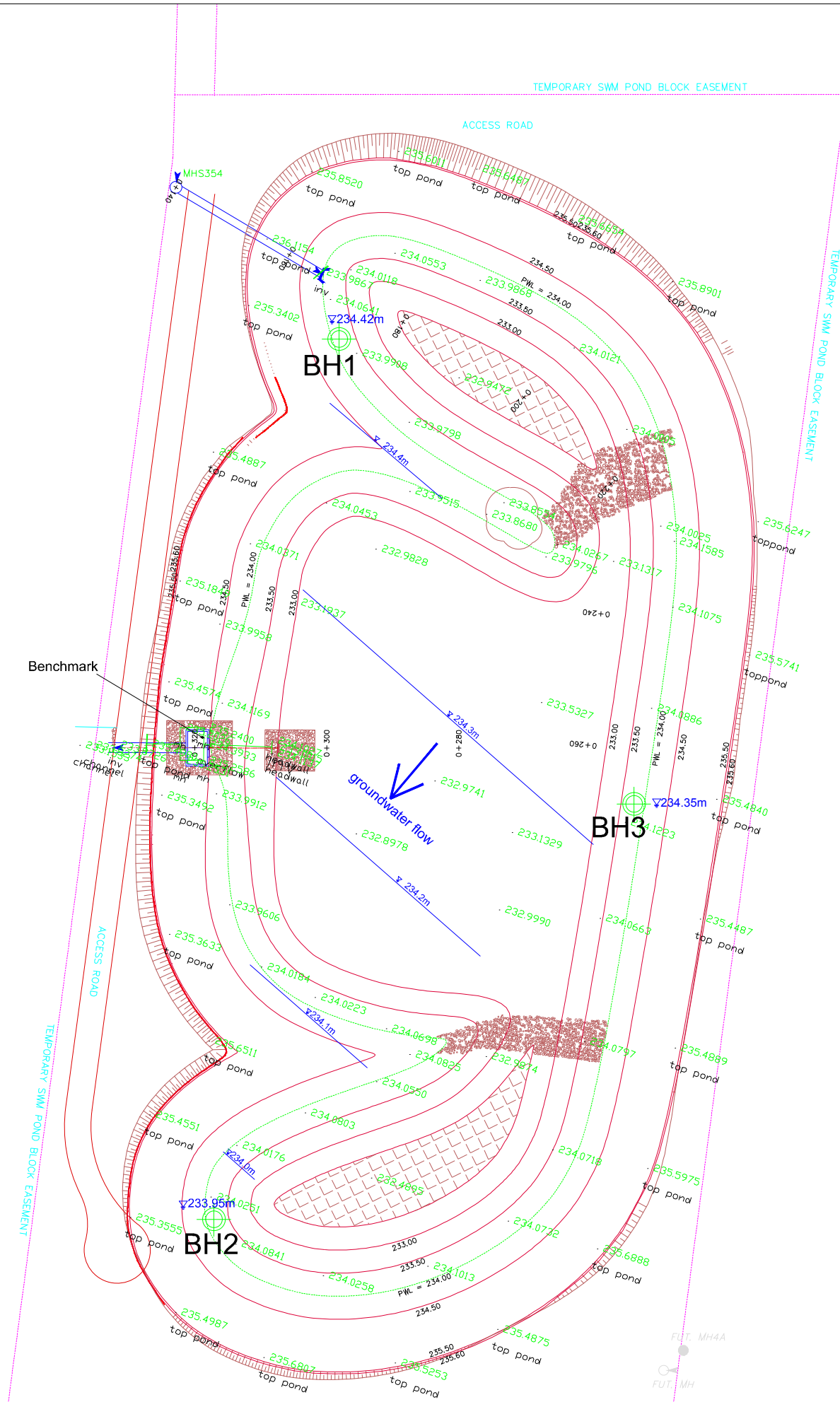
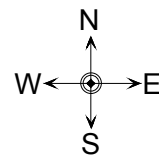
 Borehole / Monitoring Well Location

**SCALE :**



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TITLE: Borehole/Monitoring Well Location Plan		
LOCATION: PARTS 3 & 4, HONDA BLVD AND WOODBINE BYPASS, MARKHAM		
PROJECT NO. 3903-14-E-RIC-F	DATE : AUG 2015	FIGURE NO : 03



**LEGEND :**

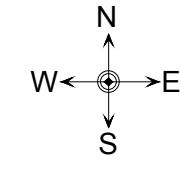
 Borehole / Monitoring Well Location

**SCALE :**

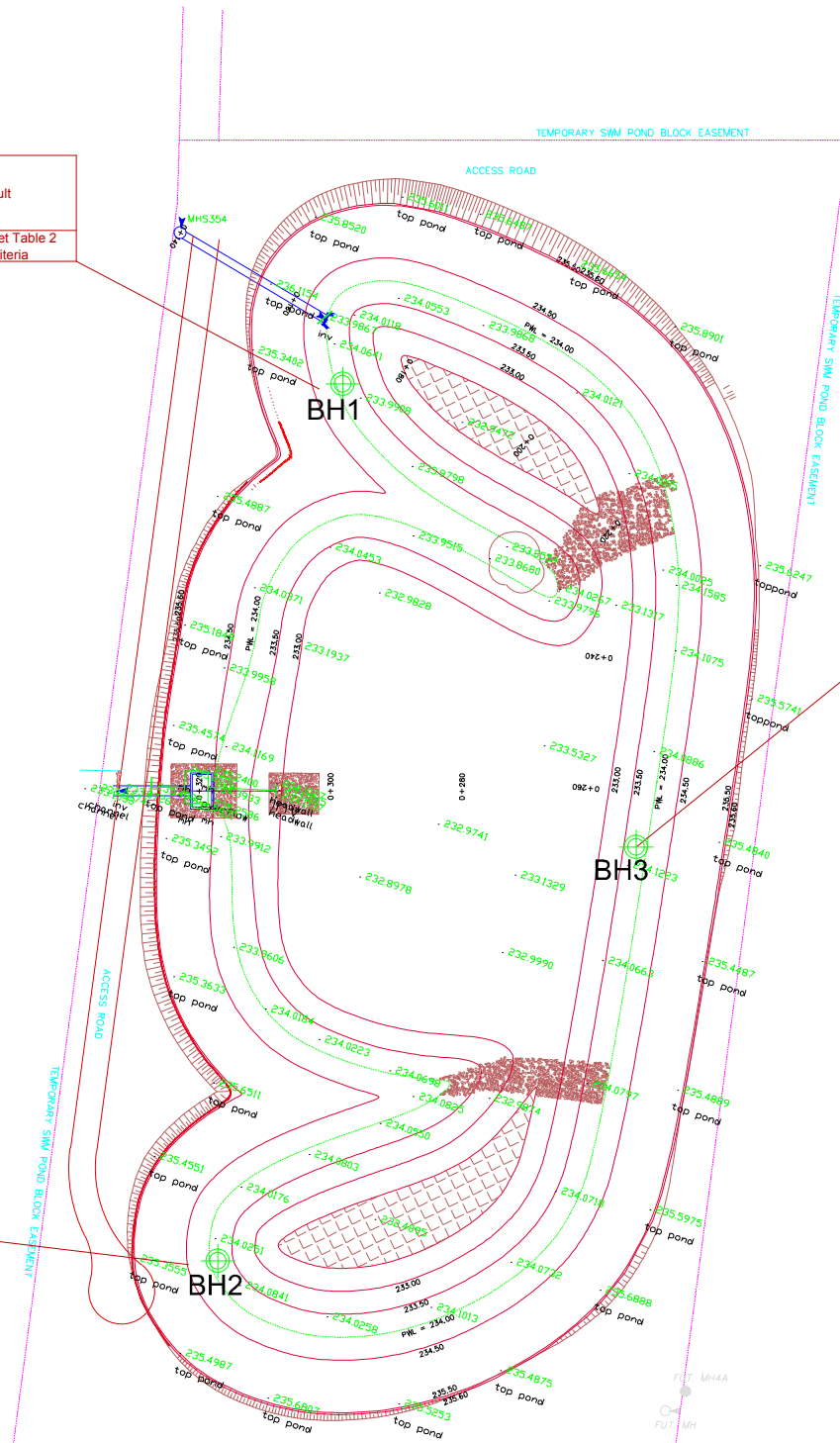


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TITLE: GROUNDWATER CONTOURS		
LOCATION: PARTS 3 & 4, HONDA BLVD AND WOODBINE BYPASS, MARKHAM		
PROJECT NO. 3903-14-E-RIC-F	DATE : AUG 2015	FIGURE NO : 04



Sample ID	Sample Date & Lab ID	SOIL ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH1 SS1	25/06/2015 ANI737	x	x	x	x	All results met Table 2 SCS Criteria



Sample ID	Sample Date & Lab ID	SOIL ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH3 SS1	30/06/2015 ANZ207	x	x	x	x	All results met Table 2 SCS Criteria

Sample ID	Sample Date & Lab ID	SOIL ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH2 SS2	25/06/2015 ANI738	x	x	x	x	All results met Table 2 SCS Criteria

LEGEND :

Borehole / Monitoring Well Location

SCALE :



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Email : TIL1@rogers.com

TITLE:

SOIL ANALYSIS - LAYOUT

LOCATION:

PARTS 3 & 4, HONDA BLVD AND WOODBINE BYPASS, MARKHAM

PROJECT NO.

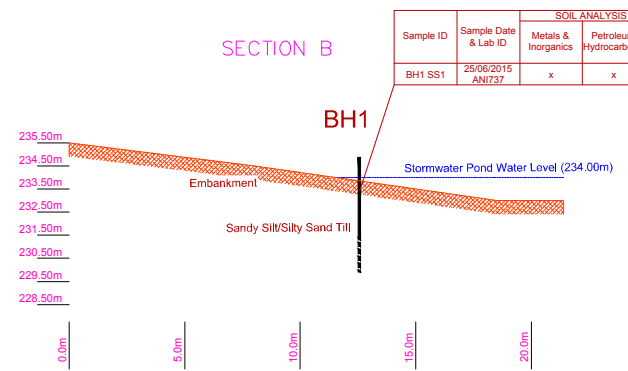
3903-14-E-RIC-F

DATE :

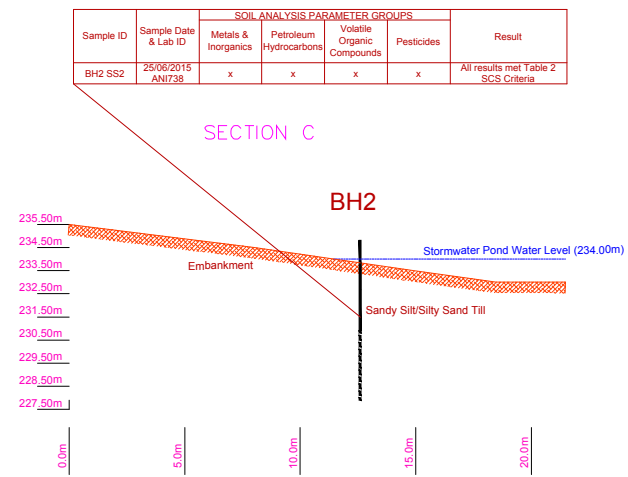
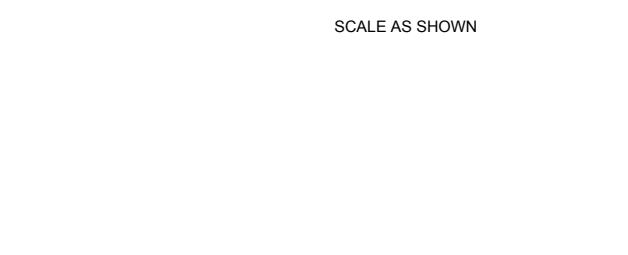
AUG 2015

FIGURE NO :

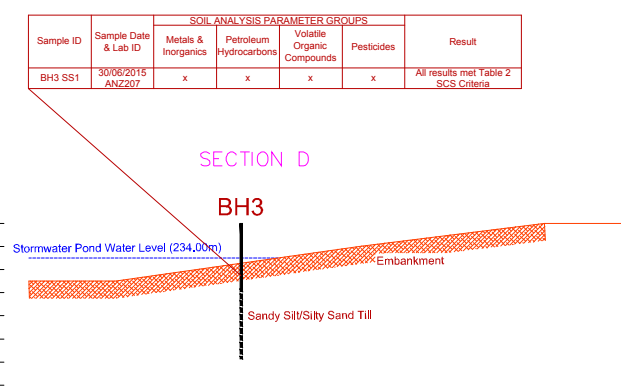
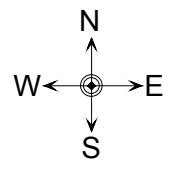
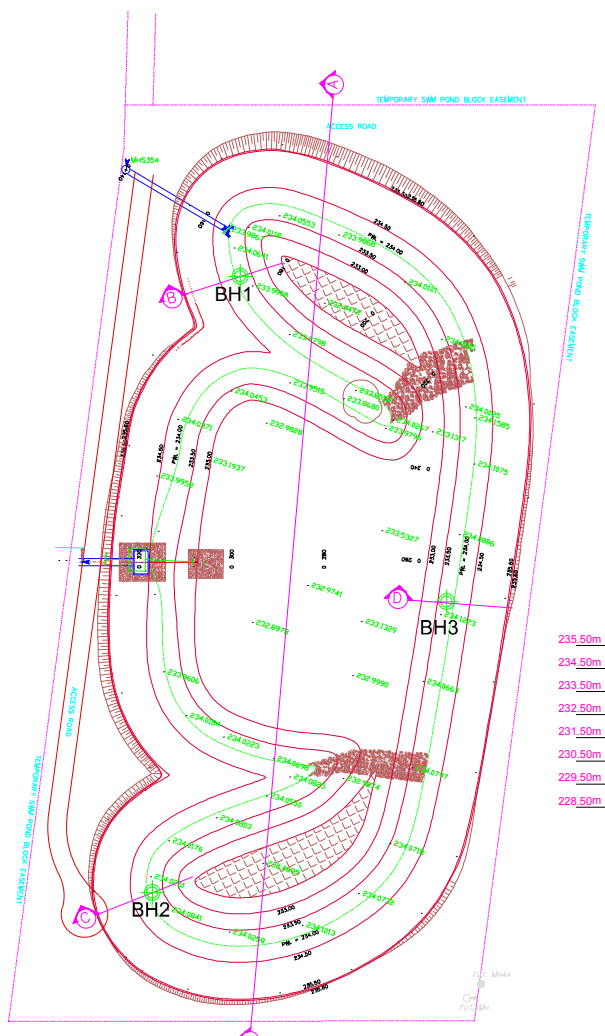
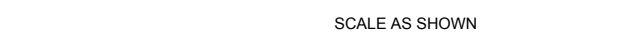
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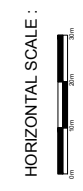
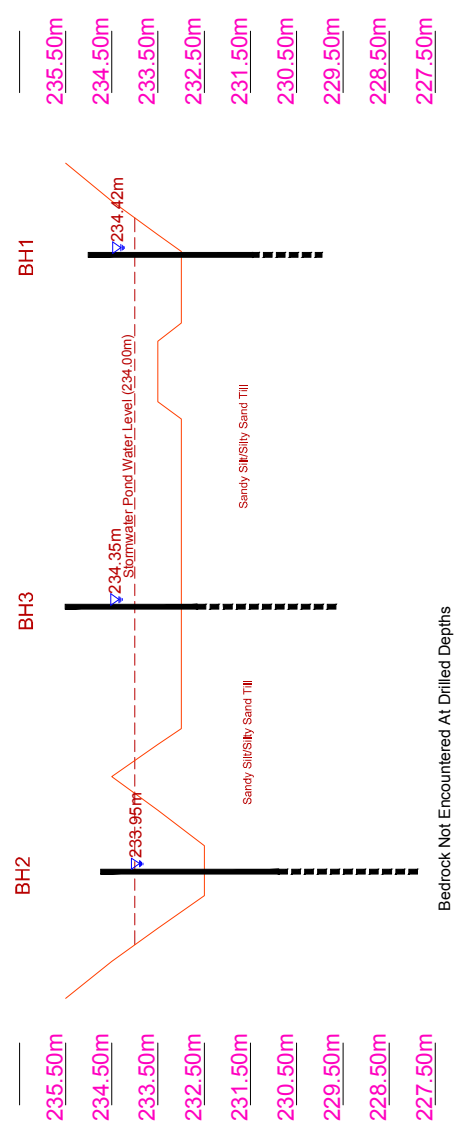
Sample ID	Sample Date & Lab ID	SOIL ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH1 SS1	25/06/2015 AN1737	x	x	x	x	All results met Table 2 SCS Criteria



Sample ID	Sample Date & Lab ID	SOIL ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH2 SS2	25/06/2015 AN1738	x	x	x	x	All results met Table 2 SCS Criteria



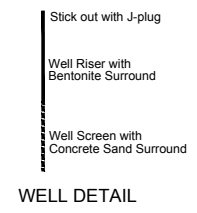
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		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH3 SS1	30/06/2015 ANZ207	x	x	x	x	All results met Table 2 SCS Criteria



SECTION A

Bedrock Not Encountered At Drilled Depths

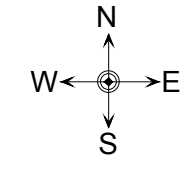
LEGEND :  
 Borehole / Monitoring Well Location



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 L3R 9X2

TITLE: SOIL ANALYSIS - LAYOUT AND SECTIONS		
LOCATION: PARTS 3 & 4, HONDA BLVD AND WOODBINE BYPASS, MARKHAM		
PROJECT NO. 3903-14-E-RIC-F	DATE : AUG 2015	FIGURE NO : 06

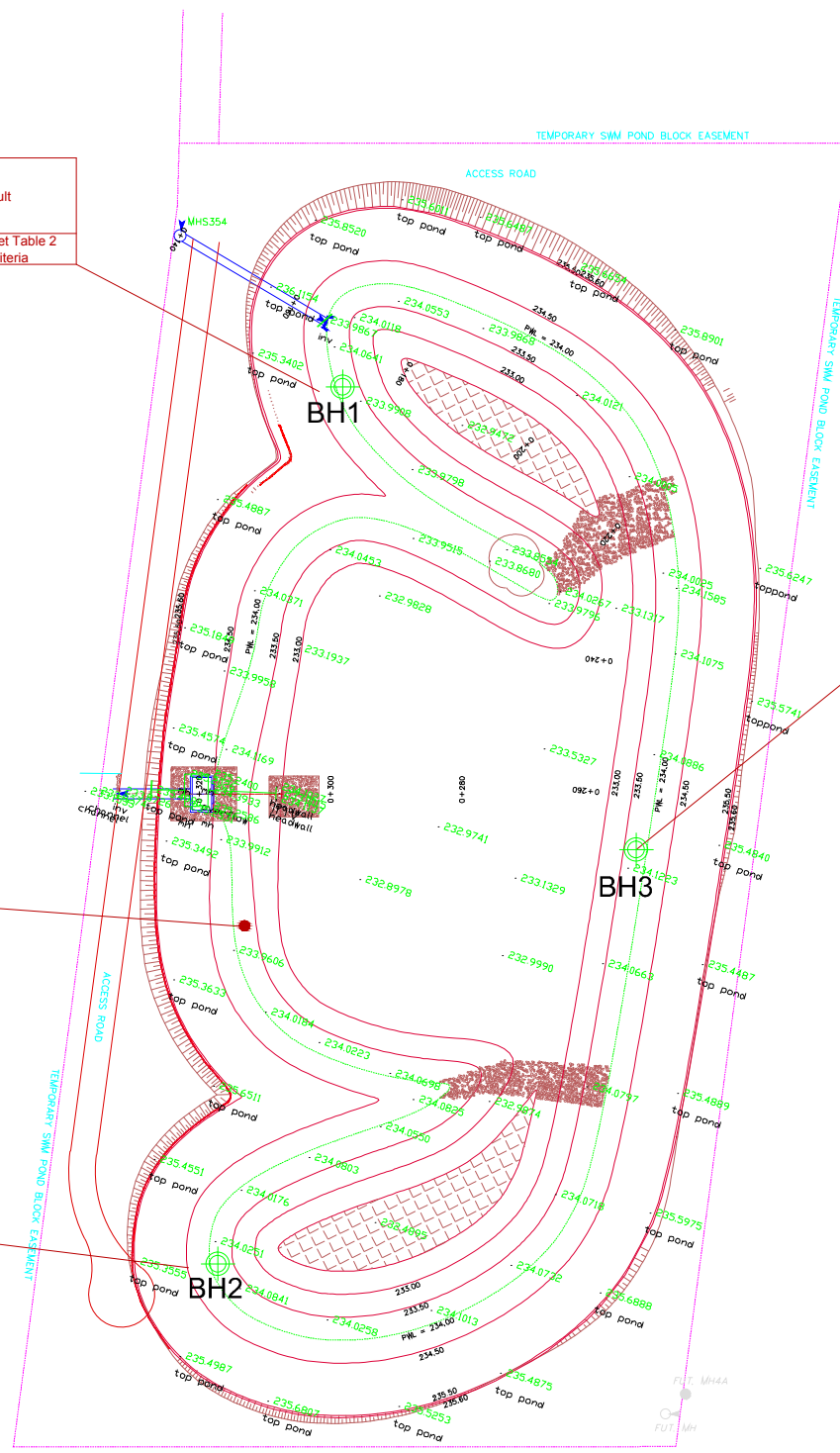


Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH1	13/07/2015 APP643	x	x	x	x	All results met Table 2 SCS Criteria

Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH3	13/07/2015 APP645	x	x	x	x	All results met Table 2 SCS Criteria

Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
POND	13/07/2015 APP647	x	x	x	x	All results met Table 2 SCS Criteria

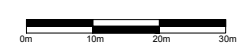
Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS				Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides	
BH2 (Sample A)	13/07/2015 APP644	x	x	x	x	All results met Table 2 SCS Criteria



LEGEND :

Borehole / Monitoring Well Location

SCALE :



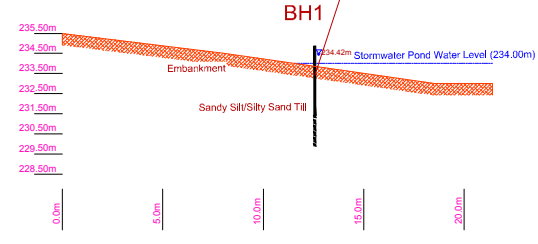
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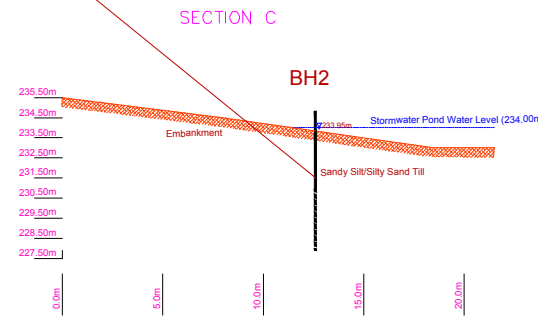
TITLE: GROUNDWATER ANALYSIS - LAYOUT		
LOCATION: PARTS 3 & 4, HONDA BLVD AND WOODBINE BYPASS, MARKHAM		
PROJECT NO. 3903-14-E-RIC-F	DATE : AUG 2015	FIGURE NO : 07

Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS					Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides		
BH1	13/07/2015 APP043	x	x	x	x		All results met Table 2 SCS Criteria

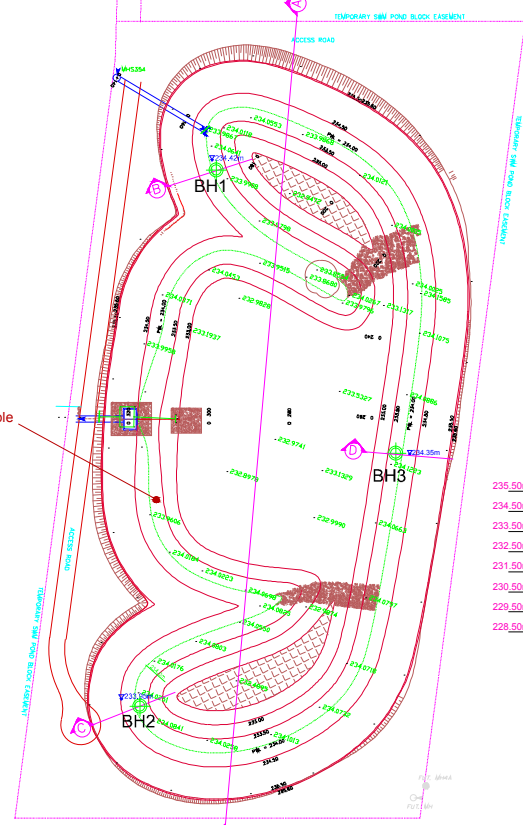


SCALE AS SHOWN

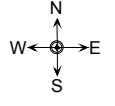
Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS					Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides		
BH2 (Sample A)	13/07/2015 APP044	x	x	x	x		All results met Table 2 SCS Criteria



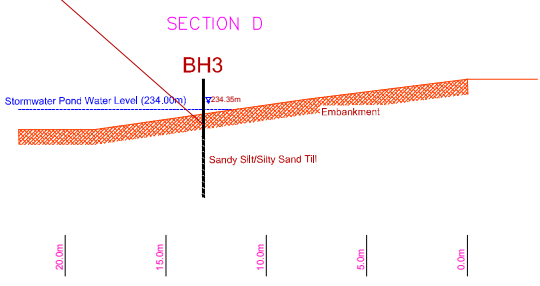
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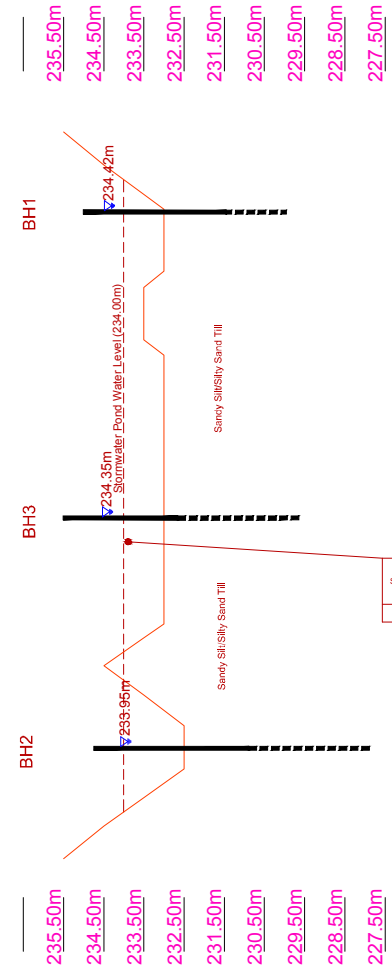
SCALE :



Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS PARAMETER GROUPS					Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides		
BH3	13/07/2015 APP045	x	x	x	x		All results met Table 2 SCS Criteria



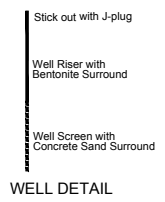
SCALE AS SHOWN



HORIZONTAL SCALE :  
VERTICAL SCALE AS SHOWN

Sample ID	Sample Date & Lab ID	GROUND WATER ANALYSIS					Result
		Metals & Inorganics	Petroleum Hydrocarbons	Volatile Organic Compounds	Pesticides		
POND	13/07/2015 APP047	x	x	x	x		All results met Table 2 SCS Criteria

Bedrock Not Encountered At Drilled Depths



LEGEND :  
Borehole / Monitoring Well Location

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LOCATION: PARTS 3 & 4, HONDA BLVD AND WOODBINE BYPASS, MARKHAM		
PROJECT NO. 3903-14-E-RIC-F	DATE : AUG 2015	FIGURE NO : 08