

## Certificate of Property Use

Environmental Protection Act, R.S.O. 1990, c.E.19, s.168.6

Certificate of Property use number 4810-B8BR8A  
Risk Assessment number 5467-9K6KRM

**Owner:** Sentinel (Sherbourne) Land Corporation, in its capacity as general partner  
for and on behalf Front and Sherbourne Limited Partnership  
50 Confederation Parkway  
Concord ON L4K 4T8

**Site:** 177, 183, 197 Front Street East and 15 and 21 Lower Sherbourne Avenue  
Toronto, Ontario

with a legal description in Schedule '1' of the CPU

The conditions of this Certificate of Property Use (CPU) address the Risk Management Measures in the Risk Assessment noted above and described in detail in Part 1 below (Risk Assessment). In the event of a conflict between the CPU and the Risk Assessment, the conditions of the CPU take precedence.

**Summary:**

*Refer to Part 1 of the CPU, Interpretation, for the meaning of all the defined capitalized terms that apply to the CPU.*

- i) CPU requirements addressed in Part 4 of the CPU, Director Requirements, are summarized as follows:
- |   |     |
|---|-----|
| a. Installing/maintaining any equipment                     | Yes |
| b. Monitoring any contaminant                               | Yes |
| c. Refraining from constructing any building specified      | Yes |
| d. Refraining from using the Property for any use specified | No  |

- e. Other: Maintaining a barrier to site soils, and preparing and implementing a soil management plan and health and safety plan for the Property. Yes
- ii) Duration of Risk Management Measures identified in Part 4 of the CPU is summarized as follows:
  - a. The barrier to site soils over the entirety of the Property shall be maintained indefinitely until the Director alters or revokes the CPU.
  - b. The soil management plan and the health and safety plan shall be required for the Property during any activities potentially in contact with or exposing site soils for as long as the Contaminants of Concern are present on the Property.
  - c. All other Risk Management Measures shall continue indefinitely until the Director alters or revokes the CPU.

## Part 1: Interpretation

In the CPU the following terms shall have the meanings described below:

“Adverse Effect” has the same meaning as in the Act; namely,

- (a) impairment of the quality of the natural environment for any use that can be made of it;
- (b) injury or damage to property or to plant or animal life;
- (c) harm or material discomfort to any person;
- (d) an adverse effect on the health of any person;
- (e) impairment of the safety of any person;
- (f) rendering any property or plant or animal life unfit for human use;
- (g) loss of enjoyment of normal use of property; and,
- (h) interference with the normal conduct of business.

“Act” means the *Environmental Protection Act*, R.S.O. 1990, c. E. 19, as amended.

“Building Code” means the Ontario Regulation 332/12; ‘Building Code’ as amended January 1, 2018.

“Contaminant” has the same meaning as in the Act; namely any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them, resulting directly or indirectly from human activities that causes or may cause an Adverse Effect.

“Contaminants of Concern” has the meaning as set out in section 3.2 of the CPU.

“CPU” means this Certificate of Property Use as may be altered from time to time and bearing the document number 4810-B8BR8A.

"Director" means the undersigned Director or any other person appointed as a Director for the purpose of issuing a certificate of property use.

"EBR" means the *Environmental Bill of Rights, 1993*, S.O. 1993, c. 28, as amended.

"Licenced Professional Engineer" means a person who holds a licence, limited licence or temporary licence under the Professional Engineers Act, R.S.O. 1990, c. P.28.

"Ministry" means Ontario Ministry of the Environment, Conservation and Parks.

"O. Reg. 153/04" means Ontario Regulation 153/04, "Record of Site Condition – Part XV.1 of the Act" as amended, made under the Act.

"O. Reg. 347/90 means Ontario means R.R.O. 1990, Regulation 347 General - Waste Management" as amended, made under the Act.

"Owner" means the owner(s) of the Property, beginning with the person(s) to whom the CPU is issued, described in the "Owner" section on Page 1 above, and any subsequent owner(s) of the Property.

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c.O.40, as amended.

"Property" means the property that is the subject of the CPU and described in the "Site" section on page 1 above.

"Property Specific Standards" means the property specific standards established for the Contaminants of Concern set out in the Risk Assessment and in section 3.2 of the CPU and are the same standards specified in the Risk Assessment.

"Provincial Officer" means a person who is designated as a provincial officer for the purposes of the Act.

"Qualified Person" means a person who meets the qualifications prescribed in subsection 5 (2) of O. Reg. 153/04, namely a person who:

- a. Holds a license, limited license or temporary license under the *Professional Engineer Act*, or
- b. Holds a certificate of registration under the *Professional Geoscientists Act, 2000*, and is a practicing member, temporary member, or limited member of the Association of Professional Geoscientists of Ontario.

"Risk Assessment" means the Risk Assessment number 5467-9K6KRM accepted by the Director on January 14, 2019 and set out in the following documents:

- Report entitled “Risk Assessment of 15 and 21 Lower Sherbourne Street and 177, 183 and 197 Front Street East, Toronto, Ontario” prepared by Intrinsik Corporation, dated July 2015;
- Report entitled “A Revised Risk Assessment of 15 and 21 Lower Sherbourne Street and 177, 183 and 197 Front Street East, Toronto, Ontario” prepared by Intrinsik Corporation, dated June 2017;
- Report entitled “A Revised Risk Assessment of 15 and 21 Lower Sherbourne Street and 177, 183 and 197 Front Street East, Toronto, Ontario” prepared by Intrinsik Corporation, dated April 2018; and
- Report entitled “An Addendum to a Revised Risk Assessment of 15 and 21 Lower Sherbourne and 177, 183 and 197 Front Street East, Toronto, Ontario” prepared by Intrinsik Corporation, dated October 2018.

"Risk Management Measures" means the risk management measures specific to the Property described in the Risk Assessment and/or Part 4 of the CPU.

“Active Sub Slab Venting Layer” means an engineered venting layer and associated Venting Components above the structural slab and Vapour Barrier between the concrete mud and wear slab materials for building construction, as described in the Risk Assessment and as designed by a Licenced Professional Engineer, which operates in an active manner providing minimum pressure relief of 4 Pa across the system and the venting of vapours away from a building.

“Tribunal” has the same meaning as in the Act; namely, the Environmental Review Tribunal.

“Vapour Barrier” means a polymer based modified bitumen barrier meeting the appropriate gas permeability and chemical resistance specifications to be considered impermeable and resistant to the Contaminants of Concern as per Risk Assessment and is considered appropriate by the Licenced Professional Engineer and Qualified Person for its application.

Venting Components” means a network of perforated piping/plenums or venting composites embedded in granular materials of sufficient permeability or other venting products with continuous formed void space that convey vapours and direct these vapours into vent risers that terminate above the roof elevation with active venting.

## **Part 2: Legal Authority**

- 2.1 Section 19 of the Act states that a certificate of property use is binding on the executor, administrator, administrator with the will annexed, guardian of property or attorney for property of the person to whom it was directed, and on any other successor or assignee of the person to whom it was directed.
- 2.2 Subsection 132(1.1) of the Act states that the Director may include in a certificate of property use a requirement that the person to whom the certificate is issued provide

- financial assurance to the Crown in right of Ontario for any one or more of,
- a. the performance of any action specified in the certificate of property use;
  - b. the provision of alternate water supplies to replace those that the Director has reasonable and probable grounds to believe are or are likely to be contaminated or otherwise interfered with by a contaminant on, in or under the property to which the certificate of property use relates; and
  - c. measures appropriate to prevent adverse effects in respect of the property to which the certificate of property use relates.
- 2.3 Section 168.6 (1) of the Act states that if a risk assessment related to the property has been accepted under clause 168.5 (1) (a), the Director may issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:
1. Take any action that is specified in the certificate and that, in the Director's opinion, is necessary to prevent, eliminate or ameliorate any adverse effect that has been identified in the risk assessment, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
  2. Refrain from using the property for any use specified in the certificate or from constructing any building specified in the certificate on the property.
- 2.4 Subsection 168.6(2) of the Act states that a certificate of property use shall not require an owner of property to take any action that would have the effect of reducing the concentration of a contaminant on, in or under the property to a level below the level that is required to meet the standards specified for the contaminant in the risk assessment.
- 2.5 Subsection 168.6(3) of the Act states that the Director may, on his or her own initiative or on application by the owner of the property in respect of which a certificate has been issued under subsection 168.6(1),
- a. alter any terms and conditions in the certificate or impose new terms and conditions;
  - or
  - b. revoke the certificate.
- 2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of property to refrain from using the property for a specified use or from constructing a specified building on the property,
- a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
  - b. the provision applies, with necessary modifications, to every occupant of the property who receives a copy of the provision; and
  - c. the owner of the property shall ensure that every occupant of the property complies with the provision.
- 2.7 Subsection 197(1) of the Act states that a person who has authority under the Act to make an order or decision affecting real property also has authority to make an order requiring any person with an interest in the property, before dealing with the property in any way, to give a copy of the order or decision affecting the property to every person who will acquire an interest in the property as a result of the dealing.

- 2.8 Subsection 197(2) of the Act states that a certificate setting out a requirement imposed under subsection 197(1) may be registered in the proper land registry office on the title of the real property to which the requirement relates, if the certificate is in a form approved by the Minister, is signed or authorized by a person who has authority to make orders imposing requirements under subsection 197(1) and is accompanied by a registrable description of the property.
- 2.9 Subsection 197(3) of the Act states that a requirement, imposed under subsection 197(1) that is set out in a certificate registered under subsection 197(2) is, from the time of registration, deemed to be directed to each person who subsequently acquires an interest in the real property.
- 2.10 Subsection 197(4) of the Act states that a dealing with real property by a person who is subject to a requirement imposed under subsection 197(1) or 197(3) is voidable at the instance of a person who was not given the copy of the order or decision in accordance with the requirement.

### **Part 3: Background**

- 3.1 The Risk Assessment was undertaken for the Property on behalf of the Owner to assess the human health risks and ecological risks associated with the presence or discharge of Contaminants on, in or under the Property and to identify appropriate Risk Management Measures to be implemented to ensure that the Property is suitable for the intended use: “residential use”, as defined in O. Reg. 153/04.
- 3.2 The Contaminants on, in or under the Property that are present above the Residential/Parkland/Institutional Property Use Standards within **Table 7** of the **Soil, Ground water and Sediment Standards for Use under Part XV.1 of the Act** published by the Ministry and dated April 15, 2011 for coarse textured soil or for which there are no such standards are defined as the Contaminants of Concern. The Property Specific Standards for the Contaminants of Concern are set out in Schedule “A”, the Air Trigger Levels are set out in Schedule ‘B’ and Groundwater Monitoring Program are set out in Schedule ‘C’ and attached to and forming part of the CPU with the following figures:
- Plan of Survey with the Property outlined in red; and
  - Drawings 1, 2, 3 and 4.
- 3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and outlined in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property.

## Part 4: Director Requirements

Pursuant to the authority vested in me under section 168.6(1) of the Act, I hereby require the Owner to do or cause to be done the following:

### Risk Management Measures

- 4.1 Implement, and thereafter maintain or cause to be maintained, the Risk Management Measures.
- 4.2 Without restricting the generality of the foregoing in Item 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures:
  - a. The Property shall be covered by a barrier to site soils designed, installed and maintained in accordance with the Risk Assessment so as to prevent exposure to the Contaminants of Concern. The barrier to site soils shall consist of a hard cap, fill/soil cap and/or fence as specified below:
    - i. Hard caps for floor slabs, building footings or foundations on the Property shall consist of concrete to a minimum thickness of 75 mm.
    - ii. All other hard caps on the Property shall consist of asphalt, concrete or stone pavers surfaces underlain by granular fill to a minimum thickness of 225 mm (as illustrated in drawing 2 of the CPU).
    - iii. Fill caps on the Property shall consist of a minimum thickness of 1.0 m consisting of soil meeting the Residential/Parkland/Institutional Property Use Standards within **Table 3** of the **Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act** for coarse textured soils published by the Ministry and dated April 15, 2011 (as illustrated in drawing 1 of the CPU).
    - iv. Fill caps for deep rooting plants (including trees or bushes) shall include a fill cap that is two times the root ball diameter of the plant with a minimum thickness of 1.5 m consisting of soil meeting the Residential/Parkland/Institutional Property Use Standards within **Table 3** of the **Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act** for coarse textured soils published by the Ministry and dated April 15, 2011.
    - v. For portion(s) of the Property, not under development or not in use, these areas shall have a fence barrier to prevent the general public from accessing the site and a dust control plan to prevent surface soil from impacting the adjacent properties.
  - b. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the barriers to site soils risk management measures (including any fence barrier) as long as the Contaminants of Concern are present on the Property. The inspection program shall include, at a minimum, semi-annual (every six months) inspections of the barrier to site soils integrity. Any barrier to site soils deficiencies shall be repaired forthwith. Inspection, deficiencies

and repairs shall be recorded in a log book maintained by the Owner and made available upon request by a Provincial Officer.

- c. A soil management and odour control plan shall be prepared for the Property and implemented during any activities potentially coming in contact with or exposing site soils and free phase product. A copy of the plan shall be kept by the Owner and made available for review by a Provincial Officer upon request. Implementation of the plan shall be overseen by a Qualified Person and shall include, but not be limited to, provisions for soils excavation, stockpiling, characterization, disposal and record keeping specified below:
- i. Dust control measures and prevention of soil tracking by vehicles and personnel from the Property, which may include wetting of soil with potable water, reduced speeds for on-site vehicles, tire washing stations and restricting working in high wind conditions, as required;
  - ii. Management of excavated materials which may include cleaning equipment, placement of materials for stockpiling on designated areas lined and covered with polyethylene sheeting, bermed and fenced to prevent access, runoff control to minimize contact and provisions for discharge to sanitary sewers or other approved treatment, as required;
  - iii. Characterization of excavated soils to determine if soils exceed the Property Specific Standards shall follow the sampling strategy in the Risk Assessment. Excavated soils and materials requiring off-site disposal as a waste shall be disposed of in accordance with the provisions of O. Reg. 347/90, as amended, made under the Act. Excavated soil meeting the Property Specific Standards may be placed on-site below the barrier to site soils if deemed suitable by a Qualified Person and in accordance with the Risk Assessment.
  - iv. Soils brought to the Property shall follow the soil sampling strategy in the Risk Assessment and only soils meeting the Residential/Parkland/Institutional Property Use Standards within **Table 3 of the *Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 is to be placed on, in or under the Property.
  - v. Record keeping including dates and duration of work, weather and site conditions, location and depth of excavation activities, dust and odour control measures, stockpile management and drainage, soil characterization results, names of the Qualified Person, contractors, haulers and receiving sites for any soil or contaminated ground water removed from the Property and any complaints received relating to site activities potentially coming in contact with or exposing site soils and ground water.
- d. A site-specific health and safety plan shall be developed for the Property and implemented during all intrusive, below-grade construction activities potentially coming in contact with or exposing site soil or groundwater and a copy shall be maintained on the Property for the duration of these intrusive activities. The Owner shall ensure that the health and safety plan take into account the presence of the Contaminants of Concern and free phase product and is implemented prior to any intrusive work being done on the Property in order to protect workers from exposure to the Contaminants of Concern and free phase product. The health and safety plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, shall address any potential risks identified in the Risk



Assessment, and shall include, but not be limited to, occupational hygiene requirements, requirements for personal protective equipment, and contingency plan requirements including site contact information. Prior to initiation of any project (as defined in the Occupational Health and Safety Act, as amended) on the Property, the local Ministry of Labour office shall be notified of the proposed activities and that the Property contains contaminated soil, groundwater and free phase product. Implementation of the health and safety plan shall be overseen by persons qualified to review the provisions of the plan with respect to the proposed site work and conduct daily inspections. The Owner shall retain a copy of the plan, which shall be made available for review by the Ministry upon request.

- e. Refrain from constructing any buildings on, in or under the Property unless the building contains a vapour mitigation system as follows:
  - i. All buildings on the Property include the sealing of foundation penetrations; a concrete mud-wear slab with a Vapour Barrier between concrete mud slab and concrete wear slab; and Active Sub Slab Venting Layer and Venting Components (as illustrated in drawing 3 of the CPU) and as described in the Risk Assessment. Vapour Barrier shall also be installed along the foundation walls and is non-continuous over structural caissons as illustrated in drawing 3 of the CPU.
  - ii. The Owner shall retain a copy of all structural slab, Vapour Barriers, Sub Slab Venting Layers and Venting Components as-built drawings signed by a Professional Engineer along with the proposed testing and performance requirements for the Vapour Barrier, Sub Vapour Venting Layer and Venting Components of any building on the Property for inspection by a Provincial Officer.
  - iii. A final inspection for structural cracks, through-holes or penetrations in the below grade walls and floors shall be conducted before any finishes are applied to the walls and floors and prior to occupancy and shall be recorded in a log book. Any through-holes, structural cracks or penetrations shall be repaired and sealed immediately and recorded in a log book maintained by the Owner and made available upon request by a Provincial Officer.
  - iv. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the vapour mitigation system. In regard to the venting layer and Venting Components, inspections of the venting layer and Venting Components, where visually accessible, will be made for potential breaches. The inspection program shall include semi-annually (every six months) inspections and any deficiencies shall be repaired forthwith. The inspection results shall be recorded in a log book maintained by the Owner and made available upon request by a Provincial Officer.
  
- f. The soil vapour monitoring requirements on the Property is to commence prior to occupancy of any building on the Property. All soil vapour monitoring programs shall be done in accordance to USEPA Method TO-15 for the Contaminants of Concerns listed in Schedule 'B' of the CPU except for mercury which shall be sampled in accordance to USEPA method 7470A and except for acenaphthene, acenaphthylene and benz(a)anthracene which shall be sampled in accordance to USEPA TO-13A. The air monitoring program shall be carried out as follows:
  - i. The sub slab vapour monitoring shall be carried out on a quarterly basis (every three months) for the first year, and semi-annually (every six months)

for the second year and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.

- ii. The sub slab vapour monitoring shall occur at a minimum of three locations for each building on the Property.
- ii. If the air concentration for any Contaminants of Concern exceeds Schedule 'B' for any target level, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of the laboratory's certificate of analysis, chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature, soil vapour construction logs.
- iii. The Owner shall keep a copy of all sampling data available for inspection by a Provincial Officer upon request.
- iv. If the air concentration for the Contaminants of Concern exceed Schedule 'B' for any target level, then sub slab vapour monitoring shall recommence for all Contaminants of Concern within thirty (30) days of receipt of the analytical results and be carried out as follows:
  - 1. If none of the concentrations of the Contaminants of Concern exceed Schedule 'B' (trigger levels) on the recommenced sub slab vapour monitoring event, then the sub slab monitoring event shall be carried out on a quarterly basis (every three months) for a twelve (12) month period (4 additional monitoring events).
  - 2. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (trigger levels), on the recommenced sub slab vapour monitoring event, then within 30 days of the receipt of the analytical results: either
    - i. develop and submit a detailed contingency plan to the Director (as outlined in the Risk Assessment); or
    - ii. develop and submit a report to the Director that details these indoor air exceedances are due to background sources.

The sub slab vapour monitoring shall continue on a quarterly basis (every 3 month) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.

- g. The indoor air monitoring requirements on the Property is to commence prior to occupancy of any building on the Property. All soil vapour monitoring programs shall be done in accordance to USEPA Method TO-15 for the Contaminants of Concerns listed in Schedule 'B' of the CPU except for mercury which shall be sampled in accordance to USEPA method 7470A and except for acenaphthene, acenaphthylene and benz(a)anthracene which shall be sampled in accordance to USEPA TO-13A. The indoor air monitoring program shall be carried out as follows:
  - i. The indoor air monitoring shall be carried out on a quarterly basis (every three months) for the first year, and semi-annually (every six months) for the second year and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
  - ii. All indoor air monitoring shall be done with a summa canister, using a 24-hour regulator and the outdoor air sample shall be in accordance of The Ministry of the Environment's "Operations Manual for Air Quality Monitoring

- in Ontario”, dated March 2018 for the Contaminants of Concerns listed in Schedule ‘B’.
- iii. Sampling locations for the indoor air monitoring shall be identified by an industrial hygienist or other appropriately qualified person to be protective of human health for any persons using or occupying the buildings on the Property.
  - iv. If the air concentration for any Contaminants of Concern exceeds Schedule ‘B’ for any target level, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of the laboratory’s certificate of analysis, chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature.
  - v. The Owner shall keep a copy of all sampling data available for inspection by a Provincial Officer upon request.
  - iv. If the air concentration for the Contaminants of Concern exceed Schedule ‘B’ for any target level, then indoor air monitoring shall recommence for all Contaminants of Concern within thirty (30) days of receipt of the analytical results and be carried out as follows:
    - 1. If none of the concentrations of the Contaminants of Concern exceed Schedule ‘B’ (trigger levels) on the recommenced indoor air monitoring event, then the sub slab monitoring event shall be carried out on a quarterly basis (every three months) for a twelve (12) month period (4 additional monitoring events).
    - 2. If any of the concentrations of the Contaminants of Concern exceeds Schedule ‘B’ (trigger levels), on the recommenced indoor air monitoring event, then within 30 days of the receipt of the analytical results: either
      - i. develop and submit a detailed contingency plan to the Director (as outlined in the Risk Assessment); or
      - ii. develop and submit a report to the Director that details these indoor air exceedances are due to background sources.
 The indoor air monitoring shall continue on a quarterly basis (every 3 month) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
  - h. The groundwater monitoring program shall be carried out on a quarterly basis (once every three months) for first year, semi-annually (every six months) for the second and third year and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and either amends or revokes the CPU. The groundwater monitoring shall be carried out as follows:
    - i. The groundwater monitoring program shall consist of the sampling of twelve (12) groundwater monitoring wells labeled as OW1 to OW12 as shown on drawing 4 and described in Schedule ‘C’ of the CPU.
    - ii. The Contaminants of Concern to be monitored are listed on Schedule ‘C’; of the CPU;
    - iii. Water from all monitoring wells shall be sampled according to Ministry’s Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (MOE, 2004b) as amended from time to time.
    - iv. The Owner shall keep a copy of all sampling data available for inspection by a Provincial Officer upon request.
    - v. Should there be a reason to change the selected groundwater monitoring

wells and/or should a measured groundwater concentration exceed the Property Specific Standards of Schedule 'A', the Owner shall immediately notify the Director in writing of the exceedance(s), along with a copy of the laboratory's certificate of analysis, chain of custody and borehole logs.

- vi. If the groundwater concentration for the Contaminants of Concern exceed Schedule 'A' for any Property Specific Standard, then groundwater monitoring shall recommence for all Contaminants of Concern within thirty (30) days of receipt of the analytical results and be carried out as follows:
    - a. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'A' (Property Specific Standards) on the recommenced groundwater monitoring event; then within 30 days of the receipt of the analytical results; develop and submit a contingency plan to the Director (as outlined in the Risk Assessment); and  
The groundwater monitoring shall continue on a quarterly basis (every 3 month) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
  
  - i. The Owner shall retain a copy of the site plan prepared and signed by a Qualified Person prior to occupancy which will describe the Property, placement and quality of all of the barriers to site soils. The site plan will include a plan and cross section drawings specifying the vertical and lateral extent of the barriers. This site plan shall be retained by the Owner for inspection upon request by a Provincial Officer. The site plan shall be revised following the completion of any alteration to the extent of the barriers to site soils.
  
  - j. The Owner shall prepare by March 31 each year, an annual report documenting activities relating to the Risk Management Measures undertaken during the previous calendar year. A copy of this report shall be maintained on file by the Owner and shall be made available upon request by a Provincial Officer. The report shall include, but not be limited to, the following minimum information requirements:
    - i. a copy of all records relating to the inspection and maintenance program for the barrier to site soils and vapour mitigation systems;
    - ii. a copy of all records relating to the soil management plan and to the health and safety plan;
    - iii. a copy of all signed site plans including any alterations;
    - iv. a copy of all records for the air monitoring programs including laboratory's certificate of analyses, chain of custody, field notes indicating the initial and final canister pressures, QA/QC program, and soil vapour construction logs.
    - v. a copy of the updated cost estimate with respect to the matters dealt with in Item 4.12 every three years from the date of issuance of the CPU.
- 4.3 Refrain from using the Property for any of the following use(s): N/A
- 4.4 Refrain from constructing the following building(s): No building construction unless construction is in accordance with Item 4.2 e) of the CPU.

- 4.5 The Owner shall ensure that every occupant of the Property is given notice that the Ministry has issued this CPU and that it contains the provisions noted above in Items 4.3 and 4.4, unless noted N/A. For the purposes of this requirement, an occupant means any person with whom the Owner has a contractual relationship regarding the occupancy of all or part of the Property.

### Site Changes

- 4.6 In the event of a change in the physical site conditions or receptor characteristics at the Property that may affect the Risk Management Measures and/or any underlying basis for the Risk Management Measures, forthwith notify the Director of such changes and the steps taken, to implement, maintain and operate any further Risk Management Measures as are necessary to prevent, eliminate or ameliorate any Adverse Effect that will result from the presence on, in or under the Property or the discharge of any Contaminant of Concern into the natural environment from the Property. An amendment to the CPU will be issued to address the changes set out in the notice received and any further changes that the Director considers necessary in the circumstances.

### Reports

- 4.7 Retain a copy of any reports required under the CPU, the Risk Assessment and any reports referred to in the Risk Assessment (until otherwise notified by the Director) and within ten (10) days of the Director or a Provincial Officer making a request for a report, provide a copy to the Director or Provincial Officer.

### Property Requirement

- 4.8 For the reasons set out in the CPU and pursuant to the authority vested in me under subsection 197(1) of the Act, I hereby order you and any other person with an interest in the Property, before dealing with the Property in any way, to give a copy of the CPU, including any amendments thereto, to every person who will acquire an interest in the Property as a result of the dealing.

### Certificate of Requirement

- 4.9 Within fifteen (15) days from the date of receipt of a certificate of requirement issued under subsection 197(2) of the Act and as set out in Schedule 'D', register the certificate of requirement on title to the Property, in the appropriate land registry office.
- 4.10 Immediately after registration of the certificate of requirement, provide to the Director written verification that the certificate of requirement has been registered on title to the Property.

## Owner Change

- 4.11 While the CPU is in effect, the Owner shall forthwith report in writing, to the Director any changes of ownership of the Property, except that while the Property is registered under the Condominium Act, 1998, S.O.1998 c.19, as amended, no notice shall be given of changes in the ownership of individual condominium units or any appurtenant common elements on the Property.

## Financial Assurance

- 4.12 Within fifteen (15) days of the date of the CPU, the Owner shall provide financial assurance to the Crown in right of Ontario in the amount of seven hundred, thirty-eight thousand and four and eighty dollars (\$738,480.00) in a form satisfactory to the Director and in accordance with Part XII of the Act.
- 4.13 A written report reviewing the financial assurance required by the CPU shall be included in the annual report referred to as Item 4.2 (j) with an updated cost estimate with respect to the matters dealt with in Item 4.12 above every three years from the date of issuance of the CPU.

## Part 5: General

- 5.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, the application of such requirement to other circumstances and the remainder of the CPU shall not be affected thereby.
- 5.2 An application under sub section 168.6(3) of the Act to,  
a. alter any terms and conditions in the CPU or impose new terms and conditions; or  
b. revoke the CPU;  
shall be made in writing to the Director, with reasons for the request.
- 5.3 The Director may alter the CPU under subsections 132(2) or (3) of the Act to change a requirement as to financial assurance, including that the financial assurance may be increased or reduced or released in stages. The total financial assurance required may be reduced from time to time or released by an order issued by the Director under section 134 of the Act upon request and submission of such supporting documentation as required by the Director.
- 5.4 Subsection 186(3) of the Act provides that non-compliance with the requirements of the CPU constitutes an offence.
- 5.5 The requirements of the CPU are minimum requirements only and do not relieve the Owner from,

- a. complying with any other applicable order, statute, regulation, municipal, provincial or federal law; or
  - b. obtaining any approvals or consents not specified in the CPU.
- 5.6 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require. The Director shall also alter the CPU where the approval or acceptance of the Director is required in respect of a matter under the CPU and the Director either does not grant the approval or acceptance or does not grant it in a manner agreed to by the Owner.
- 5.7 In the event that, any person is, in the opinion of the Director, rendered unable to comply with any requirements in the CPU because of,
  - a. natural phenomena of an inevitable or irresistible nature, or insurrections,
  - b. strikes, lockouts or other labour disturbances,
  - c. inability to obtain materials or equipment for reasons beyond your control, or
  - d. any other cause whether similar to or different from the foregoing beyond your control, the requirements shall be adjusted in a manner defined by the Director. To obtain such an adjustment, the Director must be notified immediately of any of the above occurrences, providing details that demonstrate that no practical alternatives are feasible in order to meet the requirements in question.
- 5.8 Failure to comply with a requirement of the CPU by the date specified does not absolve the Owner from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.
- 5.9 In the event that the Owner complies with the provisions of Items 4.9 and 4.10 of the CPU regarding the registration of the certificate of requirement on title to the Property, and then creates a condominium corporation by the registration of a declaration and description with respect to the Property pursuant to the Condominium Act, 1998, S.O. 1998, c.19, as amended, and then transfers ownership of the Property to various condominium unit owners, the ongoing obligations of the Owner under this CPU can be carried out by the condominium corporation on behalf of the new Owners of the Property

## **Part 6: Hearing before the Environmental Review Tribunal**

- 6.1 Pursuant to section 139 of the Act, you may require a hearing before the Environmental Review Tribunal (the "Tribunal"), if within fifteen (15) days after service on you of a copy of the CPU, you serve written notice upon the Director and the Tribunal.
- 6.2 Pursuant to section 142 of the Act, the notice requiring the hearing must include a statement of the portions of the CPU and the grounds on which you intend to rely at the

hearing. Except by leave of the Tribunal, you are not entitled to appeal a portion of the CPU, or to rely on a ground, that is not stated in the notice requiring the hearing.

- 6.3 Service of a notice requiring a hearing must be carried out in a manner set out in section 182 of the Act and Ontario Regulation 227/07: *Service of Documents*, made under the Act as they may be amended from time to time. The address, email address and fax numbers of the Director and the Tribunal are:

The Secretary  
Environmental Review Tribunal  
655 Bay Street, Suite 1500  
Toronto, ON, M5G 1E5  
Fax: 1-877-849-2066  
Email: [ERTTribunalSecretary@ontario.ca](mailto:ERTTribunalSecretary@ontario.ca)

and

Marcel Parent  
Ministry of the Environment, Conservation and Parks  
5775 Yonge St., 8<sup>th</sup> Floor  
Toronto, Ontario  
M2M 4J1  
Fax: 416-326-5536  
Email: [marcel.parent@ontario.ca](mailto:marcel.parent@ontario.ca)

- 6.4 Unless stayed by application to the Tribunal under section 143 of the Act, the CPU is effective from the date of issue.
- 6.5 If you commence an appeal before the Tribunal, under section 47 of the Environmental Bill of Rights, 1993 (the “EBR”), you must give notice to the public in the EBR registry. The notice must include a brief description of the CPU (sufficient to identify it) and a brief description of the grounds of appeal.

The notice must be delivered to the Environmental Commissioner of Ontario who will place it on the EBR registry. The notice must be delivered to the Environmental Commissioner at 605-1075 Bay Street, Toronto, Ontario M5S 2B1 by the earlier of:

- 6.5.1 two (2) days after the day on which the appeal before the Tribunal was commenced; and
- 6.5.2 fifteen (15) days after service on you of a copy of the CPU.



- 6.6 Pursuant to subsection 47(7) of the EBR, the Tribunal may permit any person to participate in the appeal, as a party or otherwise, in order to provide fair and adequate representation of the private and public interests, including governmental interests, involved in the appeal.
- 6.7 For your information, under section 38 of the EBR, any person resident in Ontario with an interest in the CPU may seek leave to appeal the CPU. Under section 40 of the EBR, the application for leave to appeal must be made to the Tribunal by the earlier of:
- 6.7.1 fifteen (15) days after the day on which notice of the issuance of the CPU is given in the EBR registry; and
- 6.7.2 if you appeal, fifteen (15) days after the day on which your notice of appeal is given in the EBR registry.

Issued at Toronto this day of XXXX, 2019.

**DRAFT**

Marcel Parent  
Director, section 168.6 of the Act

**Schedule '1'**

**Legal Description**

177 Front Street East / 21 Sherbourne Street

PT WALKS AND GARDENS LANDS SOUTH OF FRONT ST E PL 5A TORONTO; PT WATER LT 10 PL 5A TORONTO; PT STRIP BTN TOP OF BANK & WATER'S EDGE PL 5A TORONTO PT 1, 65R13818; CITY OF TORONTO

Being all of PIN 21092-0227 (LT)

183 Front Street East / 200 The Esplanada

PT WALKS AND GARDENS PL 5A TORONTO; PT STRIP OF LAND LYING BTN THE TOP OF THE BANK AND THE WATERS EDGE PL 5A TORONTO; PT WATER LT 8-10 PL 5A TORONTO PT 2, 64R13818; CITY OF TORONTO

Being all of PIN 21092-0229 (LT)

197 Front Street East

PT WATER LT 8-9 PL 5A TORONTO; PT STRIP OF LAND LYING BTN THE S LIMIT OF FRONT ST AND THE TOP OF THE BANK KNOWN AS WALKS AND GARDENS PL 5A TORONTO; PT LAND LYING BTN THE TOP OF THE BANK AND THE WATERS EDGE OF THE BAY PL 5A TORONTO PT 3, 64R13818

Being all of PIN 21092-230 (LT)

15 Lower Sherbourne Street

PT WATER LT 10 PL 5A TORONTO AS IN CA270812; DESCRIPTION MAY NOT BE ACCEPTABLE IN THE FUTURE AS IN CA270812; CITY OF TORONTO

Being all of PIN 21092-0228 (LT)

## Schedule 'A'

### Property Specific Standards (Soil and Groundwater) for each Contaminant of Concern

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Acenaphthene	56	130
Acenaphthylene	220	700
Acetone	24	NA
Anthracene	170	380
Antimony	320	NA
Arsenic	180	NA
Barium	1700	NA
Benzene	8	22,000
Benzo(a)anthracene	130	290
Benzo(a)pyrene	70	130
Benzo(b)fluoranthene	100	100
Benzo(g,h,i)perylene	14	32
Benzo(k)fluoranthene	19	56
Boron (HWS)	4.8	NA
Bromoform	2.4	480
Bromomethane	2.4	1200
Cadmium	2.3	NA
Carbon Tetrachloride	2.4	240

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Chloride	NA	27,000,000
Chlorobenzene	NA	240
Chloroform	2.4	240
Chrysene	83	190
Cresol, m&p-	0.24	20,000
Cresol, o-	0.12	43,000
Cyanide (CN-)	0.2	NA
Dibenzo(a,h)anthracene	6.8	30
Dichlorobenzene, 1,2-	NA	480
Dichlorobenzene, 1,4-	2.4	480
Dichloroethane, 1,1-	NA	240
Dichloroethane, 1,2-	2.4	480
Dichloroethylene, 1,1-	2.4	240
Dichloroethylene, cis-1,2-	NA	240
Dichloroethylene, trans-1,2-	2.4	240
Dichloropropane, 1,2-	2.4	240
Dichloropropene, 1,3-	NA	72
Dimethylphenol, 2,4-	NA	64,000
Electrical Conductivity (mS/cm)	3.9	NA
Ethylbenzene	7.1	9,000

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Ethylene dibromide	2.4	480
Fluoranthene	180	340
Fluorene	220	650
Hexane (n)	3.6	1200
Indeno(1,2,3-cd)pyrene	18	40
Lead	2200	30
Mercury	300	0.6
Methyl ethyl ketone	24	NA
Methyl isobutyl ketone	24	12,000
Methyl tert-butyl ether (MTBE)	2.4	480
Methylene chloride	2.4	1200
Methylnaphthalene, 2-(1-)-	1300	4100
Molybdenum	24	NA
Naphthalene	1400	7700
Nickel	300	NA
Petroleum Hydrocarbons F1	530	35,000
Petroleum Hydrocarbons F2	8000	180,000
Petroleum Hydrocarbons F3	6500	140,000
Petroleum Hydrocarbons F4	NA	2000
Phenanthrene	490	900

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Polychlorinated biphenyls (total)	NA	1.2
Pyrene	170	320
Selenium	7.8	NA
Silver	26	2.4
Sodium	NA	9,200,000
Sodium adsorption ratio (unitless)	15	NA
Styrene	2.4	3,500
Tetrachloroethane, 1,1,1,2-	2.4	240
Tetrachloroethane, 1,1,2,2-	2.4	480
Tetrachloroethylene	2.4	240
Toluene	6.8	29,000
Trichlorobenzene, 1,2,4-	NA	6
Trichloroethane, 1,1,1-	2.4	240
Trichloroethane, 1,1,2-	2.4	480
Trichloroethylene	2.4	240
Vinyl chloride	1.0	480
Xylene mixture	36	10,000
Zinc	1200	NA

NA= not applicable

## Schedule 'B'

### Air Trigger Levels (residential)

Contaminants of Concern (COC)	Indoor Air Trigger Levels ( $\mu\text{g}/\text{m}^3$ )	Soil Vapour Trigger Levels ( $\mu\text{g}/\text{m}^3$ )
Acenaphthene	1.0	50.6
Acenaphthylene	0.1	5.1
Benzene	0.51	25.3
Benz(a)anthracene	0.01	0.51
Bromomethane	1.0	50
Carbon tetrachloride	0.42	20.9
Chlorobenzene	209	10,400
Chloroform	20.9	1040
Dichlorobenzene, 1,2-	125	6230
Dichlorobenzene, 1,4-	0.28	13.9
Dichloroethane, 1,1-	34.4	1730
Dichloroethane, 1,2-	0.043	2.14
Dichloroethylene, 1,1-	14.6	730
Dichloroethylene, 1,1-cis-	31.3	1560
Dichloroethylene, 1,1-trans-	12.5	625
Dichloropropane, 1,2-	0.83	41.7
Dichloropropene, 1,3-	0.28	13.9
Ethylbenzene	209	10,400
Ethylene dibromide	0.0018	0.092

Contaminants of Concern (COC)	Indoor Air Trigger Levels ( $\mu\text{g}/\text{m}^3$ )	Soil Vapour Trigger Levels ( $\mu\text{g}/\text{m}^3$ )
Fluoranthene	0.10	5.1
Hexane (n)	521	261,000
Mercury	0.0188	0.939
Methyl ethyl ketone	1000	50,100
Methylene chloride	48.4	2420
Naphthalene	0.77	38.6
PHC F1 (>C6-C10)	2490	125,000
PHC F2 (>C10-C16)	471	23,600
Polychlorinated biphenyls (total)	0.011	0.56
Styrene	54.2	2710
Tetrachloroethane, 1,1,1,2-	0.15	7.5
Tetrachloroethylene	4.3	214
Trichloroethane, 1,1,2-	0.07	3.48
Toluene	1040	51,200
Trichlorobenzene, 1,2,4-	1.67	83.4
Trichloroethane, 1,1,1-	209	10,400
Trichloroethane, 1,1,2-	0.07	3.5
Trichloroethylene	0.27	13.6
Vinyl Chloride	0.13	6.3
Xylenes	146	7,300



**Schedule 'C'**

**Groundwater Monitoring Program**

<b>Monitoring Well Label</b>	<b>Screen Depth (m)</b>	<b>Contaminants of Concern</b>
<b>OW1 to OW12</b>	<b>1.6-4.6</b>	Acenaphthene
		Acenaphthylene
		Benzene
		Benz(a)anthracene
		Bromoform
		Bromomethane
		Carbon tetrachloride
		Chlorobenzene
		Chloroform
		Dichlorobenzene, 1,2-
		Dichlorobenzene, 1,4-
		Dichloroethane, 1,1-
		Dichloroethane, 1,2-
		Dichloroethylene, 1,1-
		Dichloroethylene, 1,1-cis-
		Dichloroethylene, 1,1-trans-
		Dichloropropane, 1,2-
		Dichloropropene, 1,3-
		Ethylbenzene
		Ethylene dibromide
		Fluoranthene
		Hexane (n)
		Mercury
		Methyl ethyl ketone
		Methyl tert-butyl ether (MTBE)
		Methylene chloride
		Naphthalene
		PHC F1 (>C6-C10)
		PHC F2 (>C10-C16)
		Polychlorinated biphenyls (total)
		Styrene
		Tetrachloroethane, 1,1,1,2-
		Tetrachloroethylene
		Trichloroethane, 1,1,2-
		Toluene
		Trichlorobenzene, 1,2,4-
		Trichloroethane, 1,1,1-
		Trichloroethane, 1,1,2-
		Trichloroethylene
		Vinyl Chloride
		Xylenes

**Schedule 'D'**

**CERTIFICATE OF REQUIREMENT**

**s.197(2)**

***Environmental Protection Act***

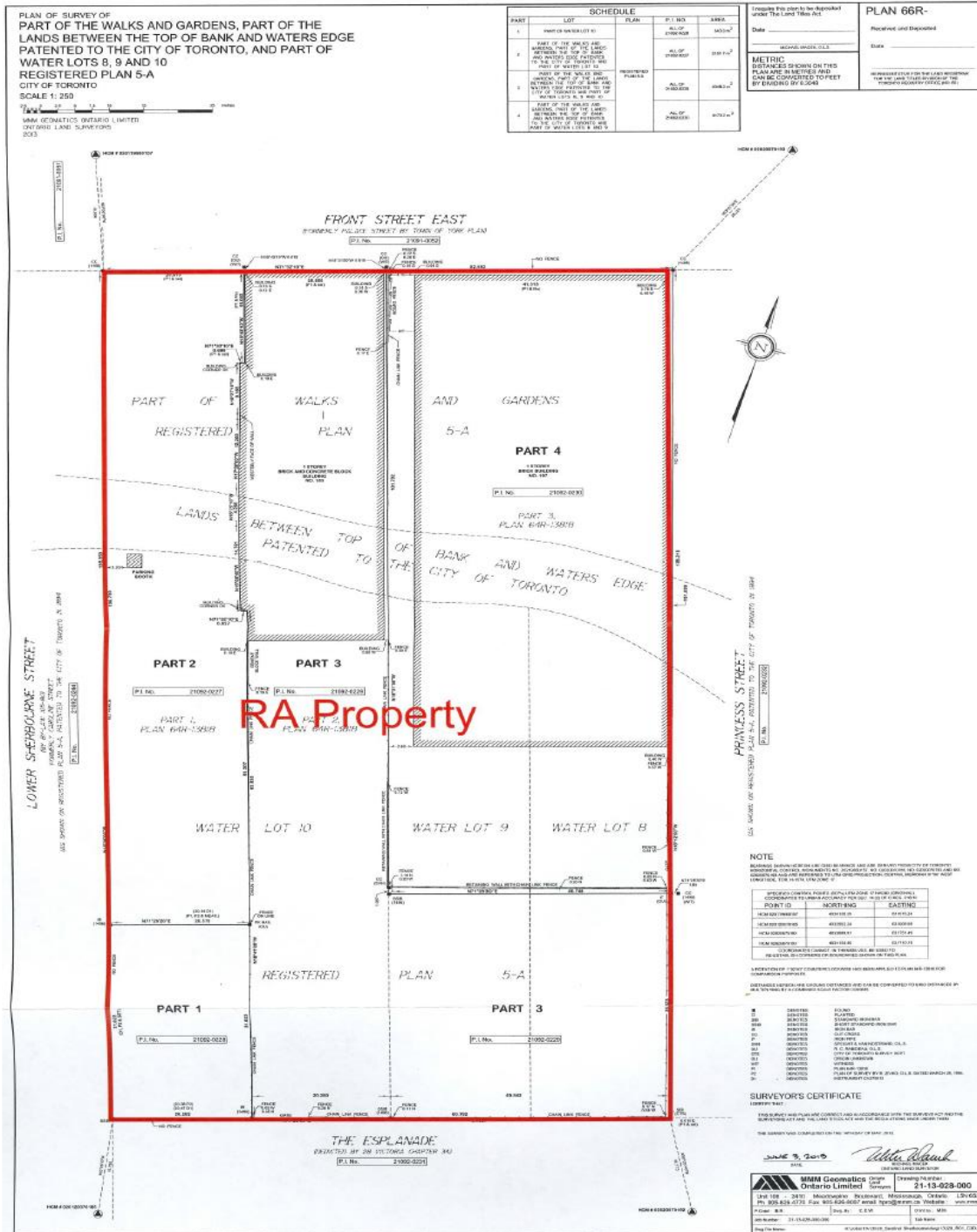
This is to certify that pursuant to section 4.9 of Certificate of Property Use number 4810-B8BR8A issued by Marcel Parent, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of the Environmental Protection Act, on XXX, 2019, being a Certificate of Property Use and order under subsection 197(1) of the Environmental Protection Act relating to the property municipally known as 177, 183, 197 Front Street East and 15 and 21 Lower Sherbourne Avenue Toronto, Ontario, being all of Property Identifier Numbers 21092-0227 (LT) , 21092-0229 (LT), 21092-230 (LT) and 21092-0228 (LT) (the "property") with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the property

**SENTINEL (SHERBOURNE) LAND CORPORATION**

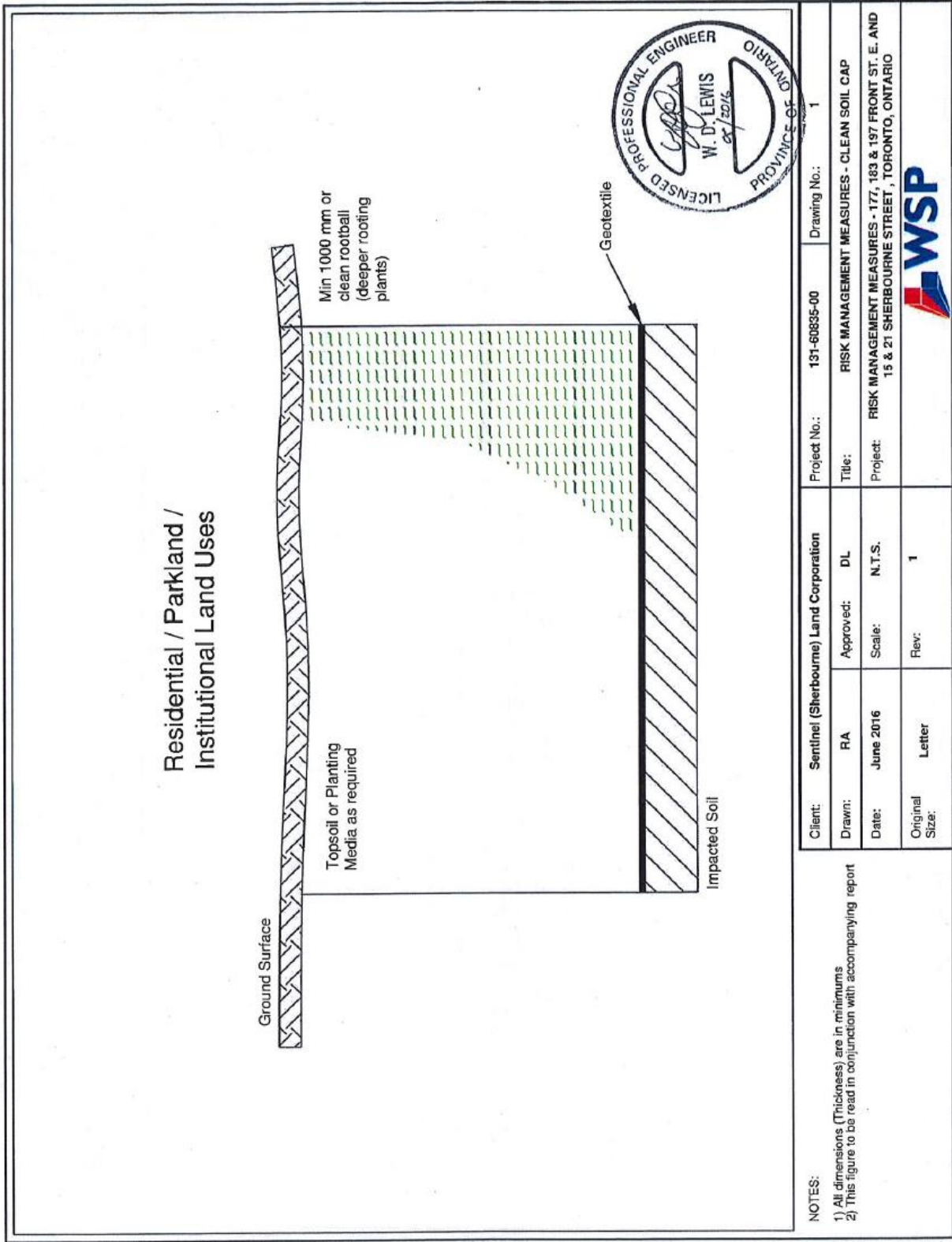
and any other persons having an interest in the property, are required before dealing with the property in any way, to give a copy of the Certificate of Property Use, including any amendments thereto, to every person who will acquire an interest in the property

Under subsection 197(3) of the Environmental Protection Act, the requirement applies to each person who, subsequent to the registration of this certificate, acquires an interest in the real property.

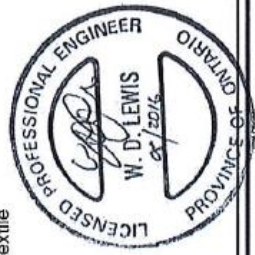
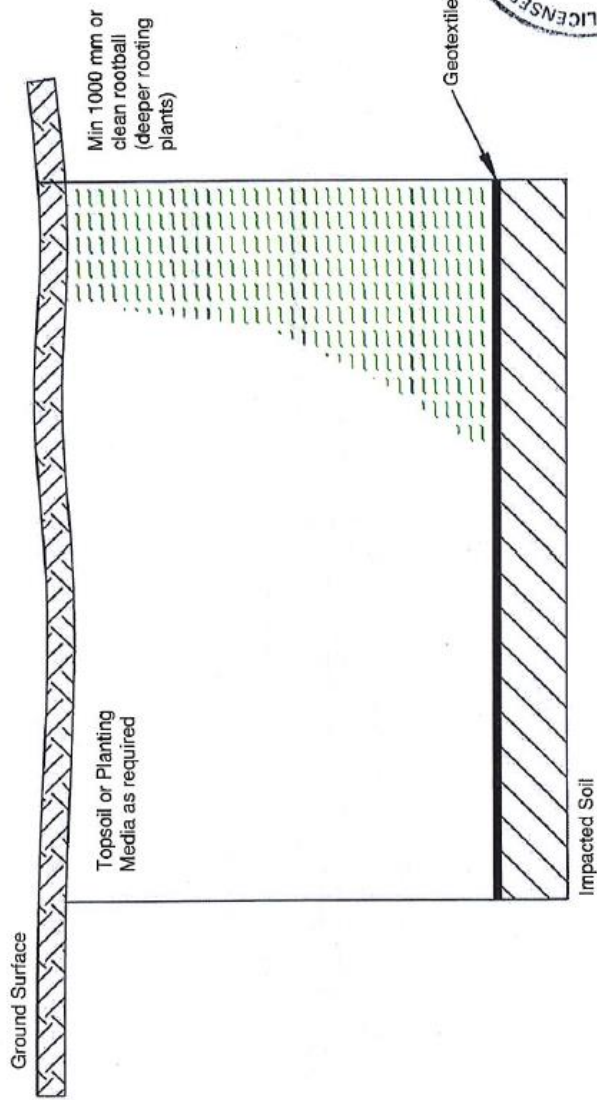
# Plan of Survey




Drawing 1



Residential / Parkland / Institutional Land Uses

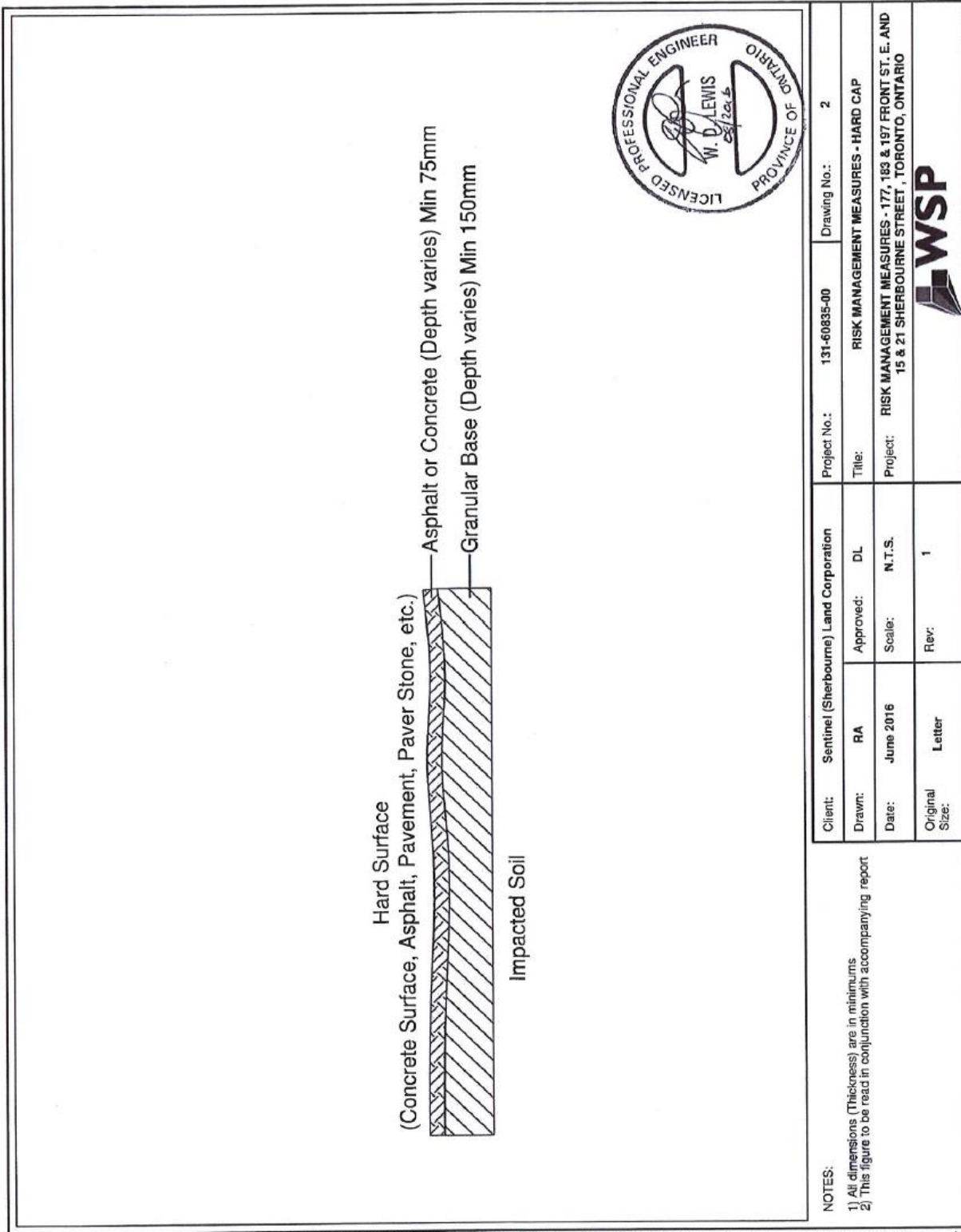


NOTES:  
 1) All dimensions (Thickness) are in minimums  
 2) This figure to be read in conjunction with accompanying report

Client:	Sentinel (Sherbourne) Land Corporation	Project No.:	131-60835-00	Drawing No.:	1
Drawn:	RA	Approved:	DL	Title:	RISK MANAGEMENT MEASURES - CLEAN SOIL CAP
Date:	June 2016	Scale:	N.T.S.	Project:	RISK MANAGEMENT MEASURES - 177, 183 & 197 FRONT ST. E. AND 15 & 21 SHERBOURNE STREET, TORONTO, ONTARIO
Original Size:	Letter	Rev:	1		

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Drawing 2



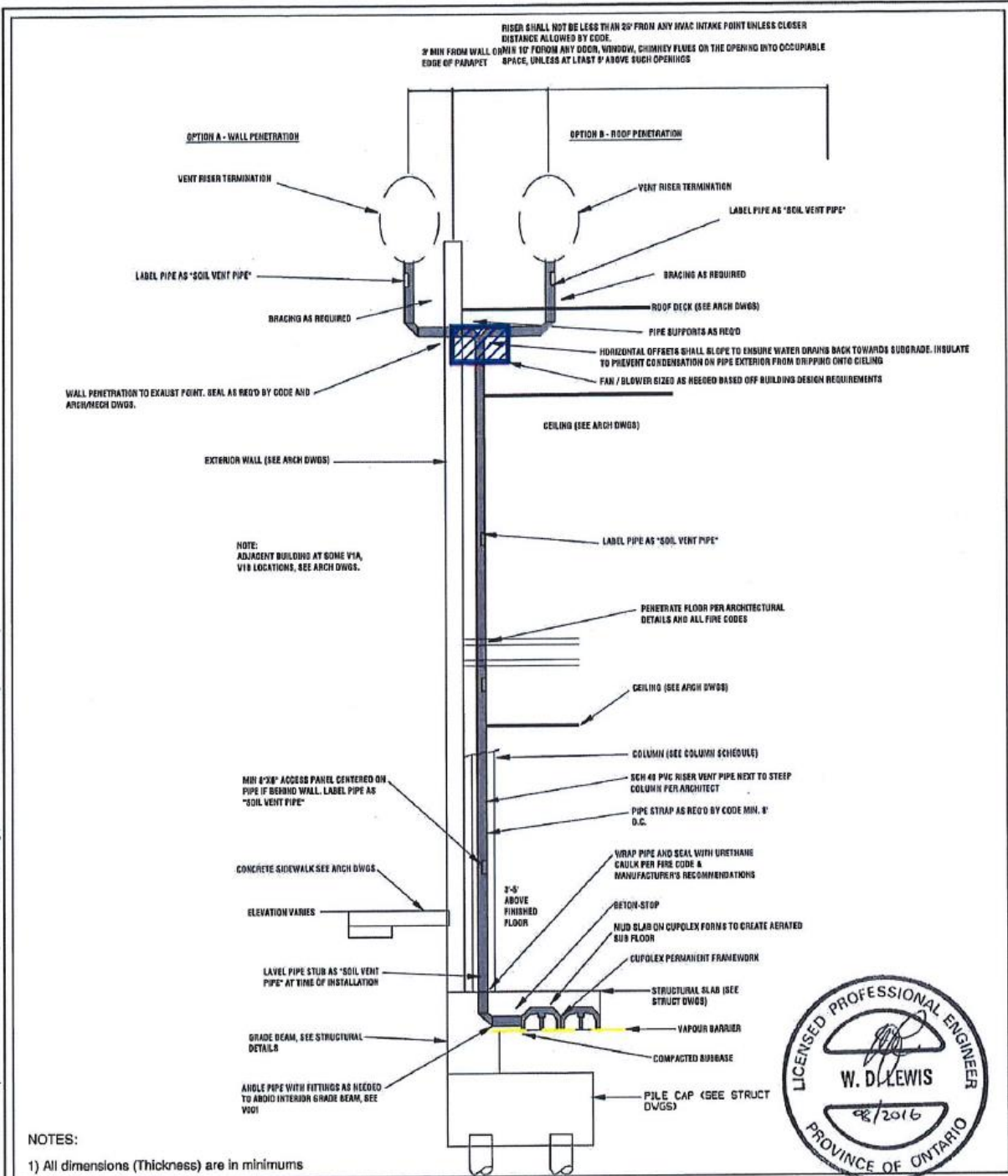
NOTES:

- 1) All dimensions (Thickness) are in minimums
- 2) This figure to be read in conjunction with accompanying report

Client:	Sentinel (Sherbourne) Land Corporation	Project No.:	131-60835-00	Drawing No.:	2
Drawn:	RA	Title:	RISK MANAGEMENT MEASURES - HARD CAP		
Date:	June 2016	Scale:	N.T.S.		
Original Size:	Letter	Rev:	1		
		Project:	RISK MANAGEMENT MEASURES - 177, 183 & 197 FRONT ST. E. AND 15 & 21 SHERBOURNE STREET, TORONTO, ONTARIO		

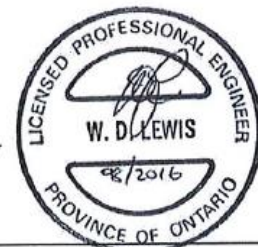
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# Drawing 3



**NOTES:**

1) All dimensions (Thickness) are in minimums



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Client: Sentinel (Sherbourne) Land Corporation		Project No.: 131-60835-00	Drawing No.: 3
Drawn: RA	Approved: DL	Title: RISK MANAGEMENT MEASURES - FLOOR SLAB & FOUNDATION	
Date: June 2016	Scale: NTS	Project: RISK MANAGEMENT MEASURES - 177, 183 & 197 FRONT ST. E. AND 15 & 21 SHERBOURNE STREET, TORONTO, ONTARIO	
Original Size: Letter	Rev: 2		



Drawing 4

