

	Ministry of the Environment, Conservation and Parks	Ministère de l'Environnement, de la Protection de la nature et des Parcs
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## Certificate of Property Use

Issued under the authority of the Environmental Protection Act, R.S.O. 1990, c. E.19,  
sections 168.6 (CPU) and 197 (Order)

Certificate of Property use number **7078-BQWQK5**  
Risk Assessment number **7488-9RFUSB**

**Owner:** 2270-2280 Eglinton Avenue West GP Inc. (Registered Owner) and  
2270-2280 Eglinton West Limited Partnership (Beneficial Owner)  
Suite 418 - 160 Pears Ave  
Toronto, Ontario, M5R 3P8

**Site:** 2270-2280 Eglinton Avenue West, 2296 Eglinton Avenue West and 6  
Sanderstead Avenue, Toronto ON

with a legal description as set out in Schedule '1' attached hereto:

**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” means an enclosed structure occupying an area greater than ten square metres consisting of a wall or walls, roof and floor.

“Building Area” means the horizontal area of a Building at Grade within the outside surface of the exterior wall or walls.

“Building Code” means the Ontario Regulation 332/12; ‘Building Code’ as amended January 1, 2020.

“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 7078-BQWQK5.

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

"Grade" has the same meaning as in the Building Code.

"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 the ministry of the government of Ontario responsible for the administration of the Act, currently named the 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" or "PSS" 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 7488-9RFUSB accepted by the Director on June 26, 2020 and set out in the following documents:

- Report entitled “Risk Assessment for 2270-2280 Eglinton Avenue West and 6 Sanderstead Avenue, Toronto, Ontario - IDS 7488-9RFUSB” prepared by NovaTox Inc., dated February 2016;
- Report entitled “Risk Assessment for 2270-2280 Eglinton Avenue West and 6 Sanderstead Avenue, Toronto, Ontario (Volume 1 main report and Volume 2 Final Report) - IDS 7488-9RFUSB” prepared by NovaTox Inc., dated March 2018;
- Report entitled “Risk Assessment for 2270-2280 and 2296 Eglinton Avenue West and 6 Sanderstead Avenue, Toronto, Ontario - IDS 7488-9RFUSB” prepared by NovaTox Inc., dated July 2019;
- Email entitled “IDS 7488-9RFUSB - Addendum to a Figure - Figure 1 of the RA” from , Novatox Inc., dated September 9, 2019, with the following document attached: o 17-365 Figure1 8Sep2019 copy.pdf;
- Report entitled “Risk Assessment for 2270-2280 and 2296 Eglinton Avenue West and 6 Sanderstead Avenue, Toronto, Ontario - IDS 7488-9RFUSB” prepared by NovaTox Inc., dated February 2020;
- Email entitled “Re: Request for Additional Information RA for 2270-2280 and 2296 Eglinton Ave. West and 6 Sanderstead Avenue, Toronto [RA1433-14d; IDS#7488-9RFUSB]” prepared by Novatox Inc., dated June 22, 2020, with the following document attachments:
  - o 1-16-0713-44, 2270-2280 & 2296 Eglinton Ave W and 6 Sanderstead Ave, Phase Two CSM, Figure 2-Revised, June 2020.pdf; o 1-16-0713-44, Appendix J - Design of Risk Management Measures, 2020-06-11, Track Changes.pdf; o 1-16-0713-44, Appendix J - Design of Risk Management Measures, 2020-06-11.pdf; o Addendum\_Table 1-1\_RA14-245.pdf; o Addendum\_Table 6-1\_RA14-245.pdf.

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

“Storage Garage” has the same meaning as in the Building Code.

“Sub Slab Vapour Barrier Venting Layer” means an engineered venting layer and associated Venting Components above the sub-slab materials for building construction and below a Vapour Barrier, as designed by a Licenced Professional Engineer which operates in a passive manner but can be converted into an active system if necessary, providing pressure relief, collection and 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 geo-synthetic barrier (including but not limited to geomembrane or spray applied equivalent) 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 wind-driven turbines to support passive venting, or active venting if required.

## 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 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 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 soil vapour and indoor air trigger levels are set out in Schedule 'B' and the groundwater monitoring wells and COCs are set out in Schedule 'C' as attached to and forming part of the CPU with the following figures:

- Plan of Survey with the Property outlined in red; and
- figures 7-2, 7-3, 7-4, 7-5, 7-6, 7-7, 7-8, 7-9, 7-10 and 7-11.

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's 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:

- 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 cap on the Property shall have a minimum depth of 300 mm consisting of asphalt or concrete underlain by granular fill (as illustrated by figure 7-9 of the CPU).
    - ii. Hard caps for roads, shoulders and boulevards shall consist of a minimum depth of 1.5 m consisting of asphalt or concrete underlain by granular fill.
    - 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 by figure 7-10 of the CPU).
    - iv. Any deep rooting plants (including trees or bushes) that have a rooting depth deeper than 1.0 m shall have a fill cap with a minimum depth of 1.5 m 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 extended to the drip line of the tree to support the root structure.

- v. For any existing trees that are to be maintained at the Property, the fill cap shall consist of a minimum of 0.3 m depth 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 above the roots for a minimum radius of 1.5 m around existing tree (as illustrated in figure 7-10).
  - vi. Utility trenches or corridors containing utility pipes deeper than 1.5 m and with a utility pipe diameter less than 0.9 m on the Property shall consist of granular fill and/or 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 to the top of the utility pipe, a minimum thickness of 0.6 m on either side of the utility pipe and a minimum thickness of 0.5 m below and above the utility pipe (as illustrated in figure 7-11 of the CPU).
  - vii. Utility trenches or corridors containing utility pipes deeper than 1.5 m and with a utility pipe diameter more than 0.9 m on the Property shall consist of granular fill and/or 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 to the top of the utility pipe, a minimum thickness of 1.3 m on either side of the utility pipe and a minimum thickness of 0.5 m below and above the utility pipe (as illustrated in figure 7-11 of the CPU).
  - viii. 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 building foundations and 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 and groundwater management plan shall be prepared for the Property and implemented during any activities potentially coming in contact with or exposing site soils and groundwater. 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 or 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 shall follow the soil sampling strategy in the Risk Assessment.
  - iv. 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.
  - v. Excavated soils 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.
  - vi. Excavated 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 may be placed within the barrier to site soils if deemed suitable by a Qualified Person and in accordance with the Risk Assessment.
  - vii. 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.
  - viii. Groundwater encountered on the Property shall be properly controlled and managed to minimize exposure to workers and surrounding environment as per Risk Assessment.
  - ix. 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, groundwater management and drainage, soil characterization results, names of the Qualified Person, contractors, haulers and receiving sites for any soil or contaminated groundwater removed from the Property and any complaints received relating to site activities potentially coming in contact with or exposing site soils and groundwater.
- 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 soils and groundwater, 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 is implemented prior to any intrusive work being done on the Property in order to protect workers from exposure to the Contaminants of Concern. 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 and groundwater. Implementation of the health and safety plan shall be overseen by persons appropriately 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 a Provincial Officer upon request.

- e. Refrain from constructing any Building on the Property unless the Building includes a Storage Garage (as illustrated in figure 7-2 and in cross section in figure 7-5), and:
  - i. The Storage Garage is constructed at or below the Grade of the Building;
  - ii. The Storage Garage area covers the entire Building Area at Grade; and
  - iii. The Storage Garage complies with all applicable requirements of the Building Code, such as the provisions governing:
    - 1. design of a mechanical ventilation system as set out in Division B, Article 6.2.2.3. (Ventilation of Storage and Repair Garages) of the Building Code; and
    - 2. interconnection of air duct systems as set out in Division B, Sentence (2) of Article 6.2.3.9. (Interconnection of Systems) of the Building Code; and
    - 3. air leakage as set out in Division B, Section 5.4. (Air Leakage) of the Building Code; and
  - vi. The mechanical ventilation system for the Storage Garage is designed to provide, and provides at all times, a continuous supply of outdoor air at a rate of not less than 3.9 litres per second for each square metre of floor area and sub Grade portions of the Storage Garage shall be maintained at an air pressure less than adjoining portions of the Building that are used for residential or commercial uses.
  
- f. Refrain from constructing any Building(s) 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 and sumps, a Vapour Barrier, Sub Slab Vapour Barrier Venting Layer and Venting Components (as illustrated in figures 7-3, 7-4, 7-5, 7-6, 7-7 and 7-8 of the CPU).
  - ii. The Owner shall retain a copy of all Vapour Barrier, Sub Slab Vapour Barrier Venting Layers and Venting Components as-built drawings signed by a Licenced Professional Engineer along with the proposed testing and performance requirements for the Vapour Barrier, Sub slab Vapour Barrier Venting Layer and Venting Components of any building on the Property for inspection by a Provincial Officer.
  - iii. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the vapour mitigation system. An inspection for cracks, holes or penetrations in the below grade walls and floors shall be conducted prior to occupancy and semi-annually (every six months) thereafter and shall be recorded in a log book. Any holes, cracks or penetrations shall be repaired and sealed immediately and recorded in a log book.
  - iv. With 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 (i.e. holes, cracks or penetrations) shall be repaired forthwith. The inspection results shall be recorded in a log book maintained by the Owner and available upon request by a Provincial Officer.

- g. The air monitoring requirements on the Property are to commence prior to occupancy of any Building. All air monitoring programs shall be completed in accordance to USEPA Method TO-15 for the Contaminants of Concerns listed in Schedule 'B' of the CPU. The air monitoring program shall be carried out as follows:
- i. The soil vapour monitoring shall be carried out on a quarterly basis (every three months) for the first year, and tri-annually (every four 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. Sampling locations for the soil vapour monitoring at least four (4) locations from ports as indicated in figures 7-4 and 7-8 and shall be located by an appropriately qualified person to be protective of human health for any persons using or occupying the Buildings on the Property.
  - iii. If the air concentration for any Contaminants of Concern exceeds Schedule 'B' for any trigger level, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of the soil vapour construction logs, laboratory's certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature.
  - iv. The Owner shall keep a copy of all sampling data and records available for inspection by a Provincial Officer upon request.
  - v. If the air concentration for the Contaminants of Concern exceed Schedule 'B' for any trigger level, then soil vapour monitoring shall recommence for all Contaminants of Concern within fifteen (15) 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 soil vapour monitoring event, then the soil vapour 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 soil vapour monitoring event, then indoor air monitoring shall commence within fifteen (15) days of the receipt of the analytical results and be carried out as follows:
      - a. All indoor air monitoring events shall be done with a summa canister, using a 24-hour regulator and the outdoor air sample shall be done in accordance with The Ministry's "Operations Manual for Air Quality Monitoring in Ontario", dated January 2018 for the Contaminants of Concerns listed in Schedule 'B'.
      - b. 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.
      - c. Soil vapour monitoring shall continue concurrently with the indoor

air monitoring events.

- d. If any of the concentrations of the Contaminants of Concern exceed Schedule 'B' (trigger levels), on the indoor air monitoring event, then a Licenced Professional Engineer shall, within 30 days of the receipt of the analytical results, either
  - i. develop and submit a detailed contingency plan to address the soil vapours in the Building to the Director; 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 and soil 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.

- h. The groundwater monitoring program shall be carried out prior to occupancy of any Building on the Property on a semi-annual basis (once every six months) for two years, 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 six (6) groundwater monitoring wells that include the following: TRP1-W, TRP2-W, TRP3-W, TRP1-E, TRP2-E and TRP3-E as indicated on figure 7-2 and Schedule 'C' of the CPU.
  - ii. The Contaminants of Concern to be monitored are listed in 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 a selected groundwater monitoring well or should a measured groundwater concentration exceed the groundwater Property Specific Standards (PSS) of Schedule 'A' or if groundwater concentration increases for three consecutive sampling events, the Owner shall immediately notify the Director in writing of the monitoring well changes, exceedance(s) or increases in groundwater concentrations, 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 groundwater PSS in Schedule 'A' or if groundwater concentrations increase for three consecutive sampling events for any well; then groundwater monitoring shall recommence 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' (groundwater PSS) or groundwater concentrations increases for three consecutive sampling events for any well on the Property for the recommenced groundwater monitoring event; then within thirty (30) days of the receipt of the analytical results;
      - 1. Develop and submit a contingency plan to the Director (as outlined in the Risk Assessment); and

2. The groundwater monitoring and sub-slab vapour monitoring (if groundwater concentration exceeded PSS) shall continue on quarterly basis (every three months) shall continue on a quarterly basis (every three (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 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 related to the inspection and maintenance program for the barrier to site soils, Storage Garage and vapour mitigation system;
    - ii. a copy of all records related to the soil management plan and the health and safety plan on the Property;
    - iii. a copy of all records for the air monitoring program including laboratory's certificate of analyses and chain of custody, and field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature;
    - iv. a copy of all records for the groundwater monitoring program along with a copy of the laboratory's certificate of analysis, chain of custody and borehole logs;
    - v. a copy of all signed site plans including any alterations; and
    - vi. an updated Financial Assurance calculation every three years from the date of the issued CPU as per Item 4.13 of the CPU.

4.3 Refrain from using the Property for any of the following use(s): NA

4.4 Refrain from constructing the following building(s): No building construction unless construction is in accordance with Item 4.2 e. and 4.2 f. 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 forty-three thousand and seventy-six dollars (\$43,076.00) 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

Jimena Caicedo

Ministry of the Environment, Conservation and Parks

5775 Yonge Street, 8<sup>th</sup> Floor

Toronto, Ontario

M2M 4J1

Fax: 416-326-5536

Email: [jimena.caicedo@ontario.ca](mailto:jimena.caicedo@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 24<sup>th</sup> day of September 2020

***“Originally Signed by”***

Jimena Caicedo  
Director, section 168.6 of the Act

**Schedule '1'**

**Legal Description**

**2270 Eglinton Avenue West, Toronto**

LT 54 PL 1700 TWP Of York; PT LT 55 PL 1700 TWP of YORK as in TB542198 except CY263053; Toronto (York), City of Toronto

Being All of PIN 10491-0331 (LT)

**2280 Eglinton Avenue West, Toronto**

PT LT 55 PL 1700 TWP of York; PL LT 56 PL 1700 TWP of York as in CY387853; Toronto (York), City of Toronto

Being All of PIN 10491-0330 (LT)

**2296 Eglinton Avenue West, Toronto**

LT 57 PL 1700 TWP Of York; LT 59 PL 1700 TWP of York, PT LT 58 1700 TWP of York as in CA676001; Toronto (York), City of Toronto

Being All of PIN 10491-0288 (LT)

**6 Sanderstead Avenue, Toronto**

PT LT 53 PL 1700 TWP of York as in CA6616854; Toronto (York), City of Toronto

Being All of PIN 10491-0329 (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)
Acetone	252	NA
Benzene	24	24,000
Boron (HWS)	4.28	NA
Dichloroethane, 1,2-	NA	168
Dichloroethylene, 1,1-	NA	144
Dichloroethylene, 1,2-cis-	NA	96
Dichloroethylene, 1,2-trans-	NA	96
Electrical Conductivity (mS/cm)	4.09	NA
Ethylbenzene	168	2880
Ethylene dibromide	NA	132
(n)-Hexane	720	3120
Lead	NA	60.5
Methyl Ethyl Ketone	112	NA
Methyl Isobutyl Ketone	51.6	NA
PHC F1	4320	21,600
PHC F2	6720	18,000
PHC F3	5,280	NA
Sodium Adsorption Ratio (unitless)	79.9	NA
Styrene	13.2	NA
Toluene	492	54,000
Trichloroethylene	0.336	96
Vinyl Chloride	NA	112
Xylene Mixture	900	25,200
Zinc	566	NA

NA= not applicable

## Schedule 'B'

### Soil Vapour and Indoor Air Trigger Levels

Contaminants of Concern (COC)	Soil Vapour Trigger Levels ( $\mu\text{g}/\text{m}^3$ )	Indoor Air Target Levels ( $\mu\text{g}/\text{m}^3$ ) Residential	Indoor Air Target Levels ( $\mu\text{g}/\text{m}^3$ ) Commercial
Benzene	10,120	0.506	1.63
Dichloroethane, 1, 2-	856	0.0428	0.138
Dichloroethylene, 1,1	292,000	14.6	50.1
Dichloroethylene, 1,2-trans	250,000	12.5	42.9
Ethylbenzene	4,020,000	201	201
Ethylene dibromide	37	0.00185	0.00595
(n)-Hexane	10,420,000	521	1790
PHC F1	49,800,000	2490	8540
Aliphatic C6-C8	191,800,000	9,590	32,900
Aliphatic C>8-C10	10,420,000	521	1790
Aromatic C>8-C10	2,080,000	104	358
PHC F2	9,420,000	471	1610
Aliphatic C>10-C12	10,420,000	521	1790
Aliphatic C>12-C16	10,420,000	521	1790
Aromatic C>10-C12	2,080,000	104	358
Aromatic C>12-C16	2,080,000	104	358
Trichloroethylene	5,420	0.271	0.401
Toluene	20,800,000	1040	3580
Vinyl chloride	2,520	0.126	0.406
Xylene Mixture	2,920,000	146	501

## Schedule 'C'

### Groundwater Monitoring Wells and Groundwater COCs

Well ID	Approx. Depth (m)	Approx. Depth of Screen Intervals (m)	GW Unit	Location
TRP1-W	13.7	10.7-13.7	GW1	Northwest portion of Site
TRP2-W	13.7	10.7-13.7	GW1	Southwest portion of Site
TRP3-W	13.7	10.7-13.7	GW1	South portion of Site
TRP1-E	13.7	10.7-13.7	GW1	Northeast portion of Site
TRP2-E	13.7	10.7-13.7	GW1	Central portion of Site
TRP3-E	13.7	10.7-13.7	GW1	southeast portion of Site

**Groundwater COCs:** Lead, Benzene, Ethylbenzene, toluene, Xylene mixture, PHC F1, PHC F2, 1,2-Dichloroethane, 1,1-Dichloroethylene, 1,2-cis-Dichloroethylene, 1,2-trans-Dichloroethylene, Ethylene dibromide, (n)-Hexane, trichloroethylene, vinyl chloride

**Schedule 'D'**

**CERTIFICATE OF REQUIREMENT**

**s.197(2)**

***Environmental Protection Act***

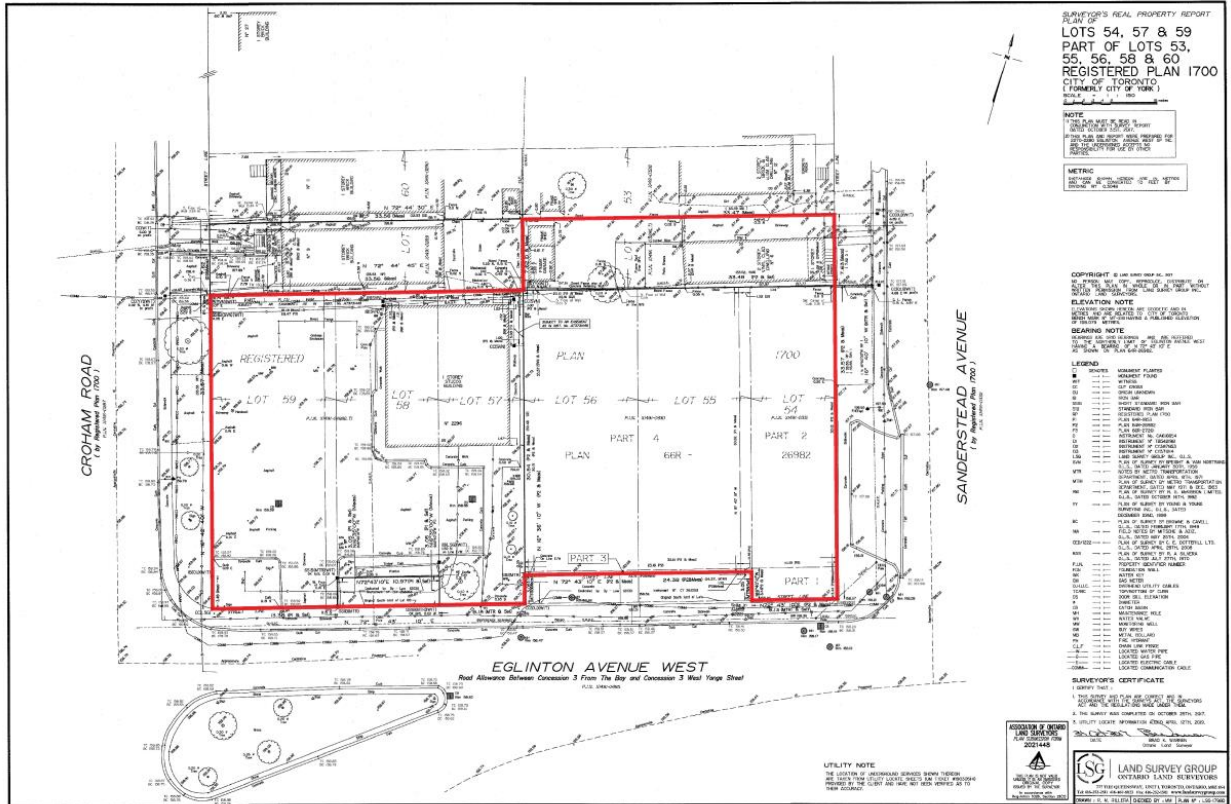
This is to certify that pursuant to Item 4.8 of Certificate of Property Use number 7078-BQWQK5 issued by Jimena Caicedo, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of the Environmental Protection Act, on September 24, 2020, being a Certificate of Property Use and order under subsection 197(1) of the Environmental Protection Act relating to the Property municipally known as 2270-2280 Eglinton Avenue West, 2296 Eglinton Avenue West and 6 Sanderstead Avenue, Toronto being all of Property Identifier Numbers 10491-0288 (LT), 10491-0329 (LT), 10491-0330 (LT), and 10491-0331 (LT) (the "Property") with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the Property

**2270-2280 EGLINTON AVENUE WEST GP INC.**

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 Property.

# Plan of Survey



**SURVEYOR'S REAL PROPERTY REPORT**  
PLAN OF  
**LOTS 54, 57 & 59**  
**PART OF LOTS 53,**  
**55, 56, 58 & 60**  
**REGISTERED PLAN 1700**  
CITY OF TORONTO,  
ONTARIO

**NOTE**  
THIS PLAN IS A REAL PROPERTY REPORT AND IS NOT A SURVEY. IT IS BASED ON THE RECORDS OF THE CITY OF TORONTO AND THE SURVEYOR'S FIELD SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS.

**METRIC**  
SCALE: 1:1000  
ELEVATION: 100.00 M

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ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM LAND SURVEY GROUP.

**ELEVATION NOTE**  
ELEVATIONS ARE GIVEN IN METERS ABOVE MEAN SEA LEVEL. ELEVATIONS ARE BASED ON THE DATUM OF 1985. ELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**SEARCHING NOTE**  
THE SURVEYOR HAS SEARCHED THE RECORDS OF THE CITY OF TORONTO AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS.

**LEGEND**

1	PROPERTY
2	BOUNDARY
3	ADJACENT PROPERTY
4	STREET
5	UTILITY
6	ADJACENT STREET
7	ADJACENT UTILITY
8	ADJACENT PROPERTY
9	ADJACENT STREET
10	ADJACENT UTILITY
11	ADJACENT PROPERTY
12	ADJACENT STREET
13	ADJACENT UTILITY
14	ADJACENT PROPERTY
15	ADJACENT STREET
16	ADJACENT UTILITY
17	ADJACENT PROPERTY
18	ADJACENT STREET
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55	ADJACENT UTILITY
56	ADJACENT PROPERTY
57	ADJACENT STREET
58	ADJACENT UTILITY
59	ADJACENT PROPERTY
60	ADJACENT STREET

**PROGRAM OF WORK**  
LAND SURVEY GROUP  
2020/09/24

**LAND SURVEY GROUP**  
ONTARIO LAND SURVEYORS  
1000 SHEPPARD AVENUE EAST, SUITE 1000  
SCARBOROUGH, ONTARIO M1S 1T5  
TEL: (416) 291-1111  
WWW.LANDSURVEYGROUP.COM



Figure 7-2

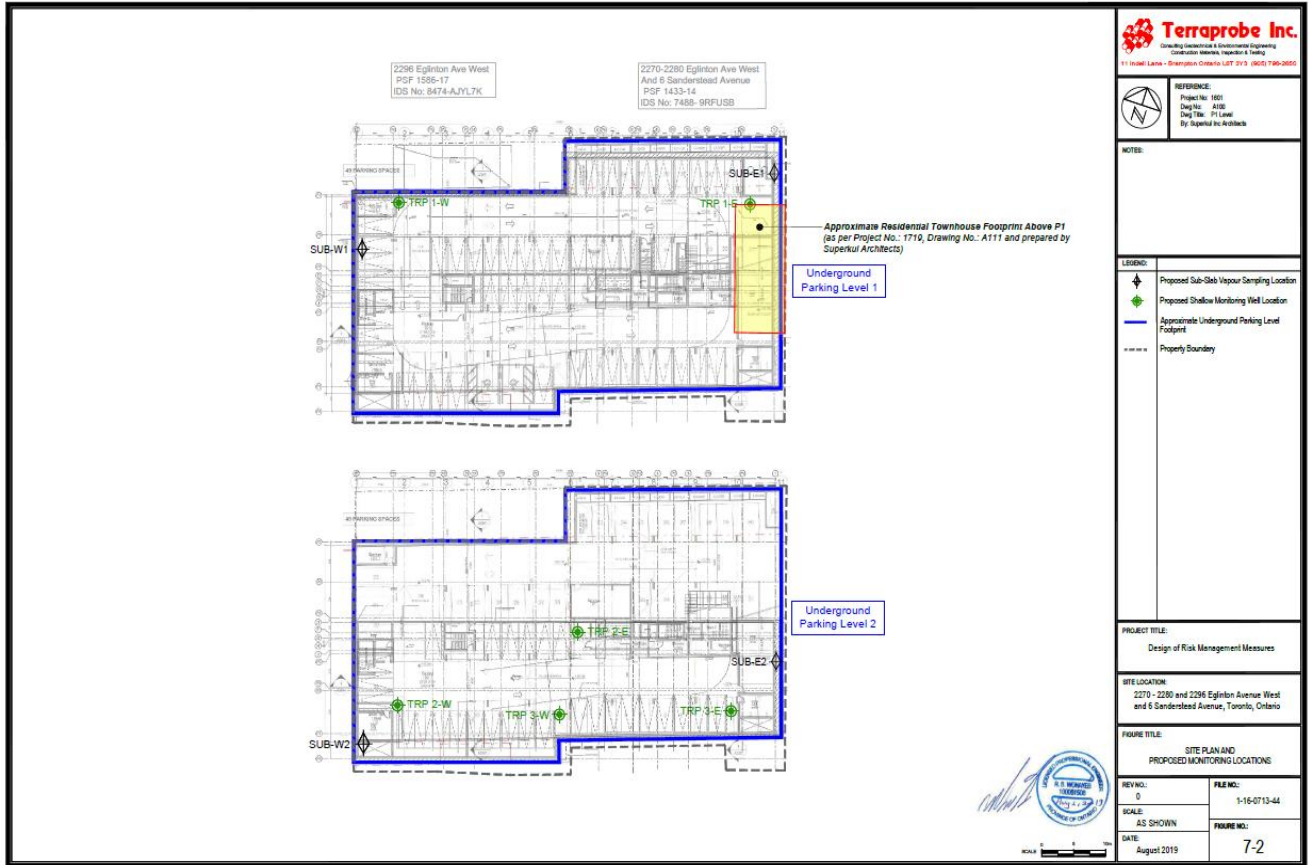


Figure 7-3

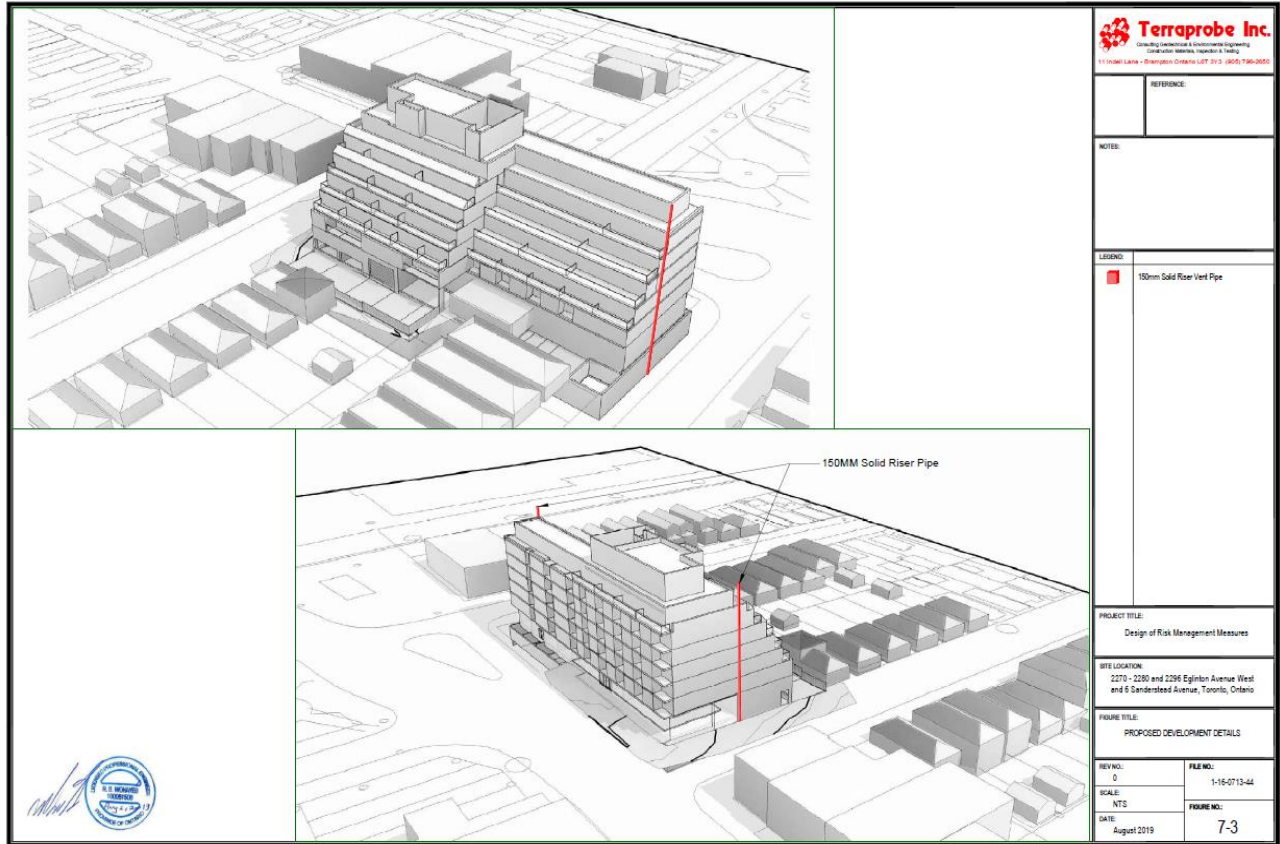


Figure 7-4

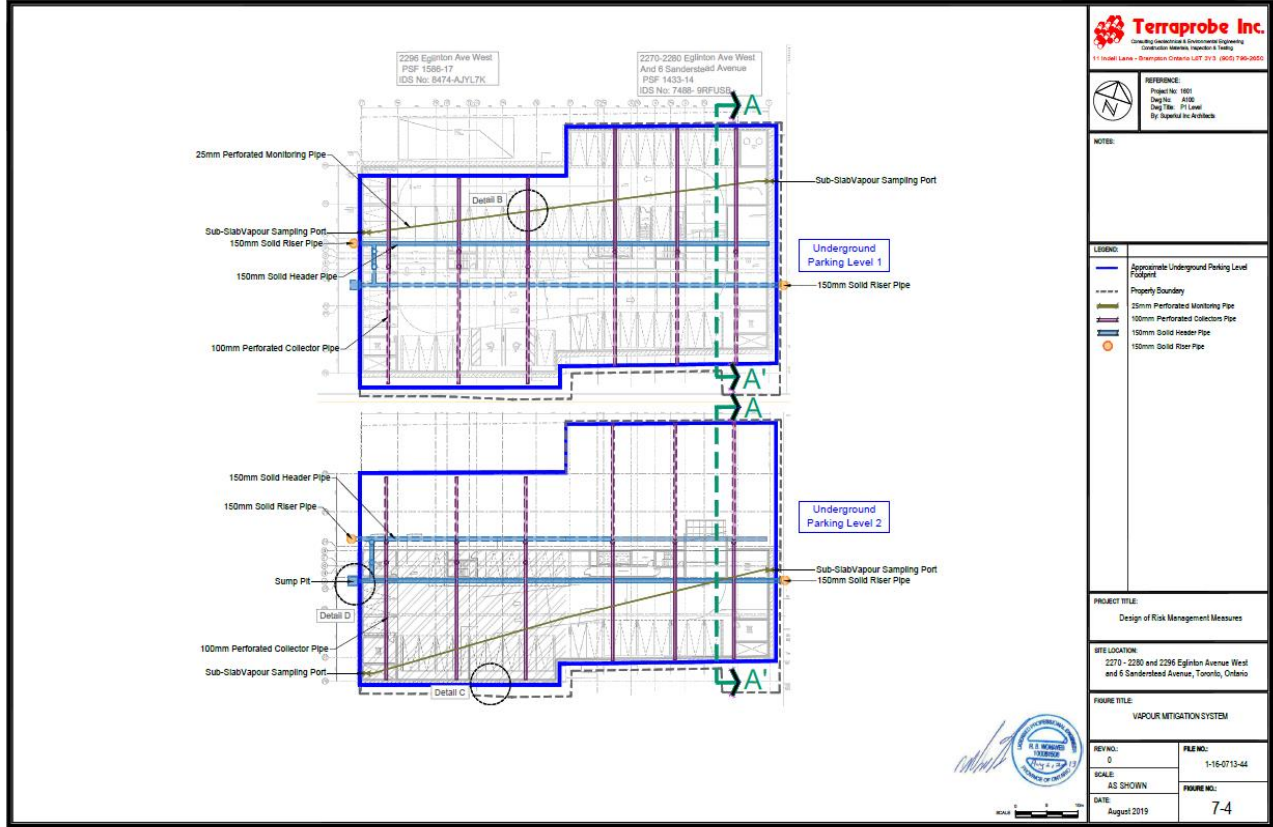


Figure 7-5

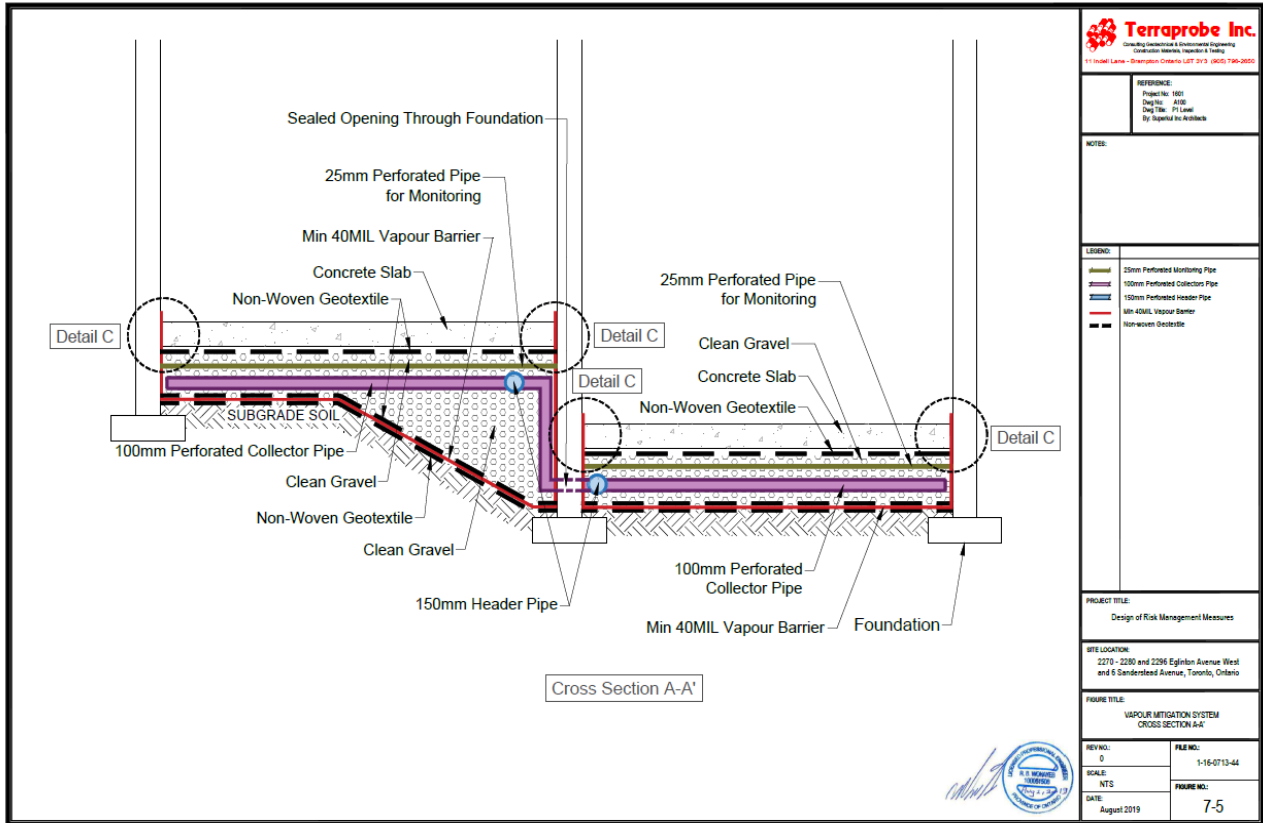
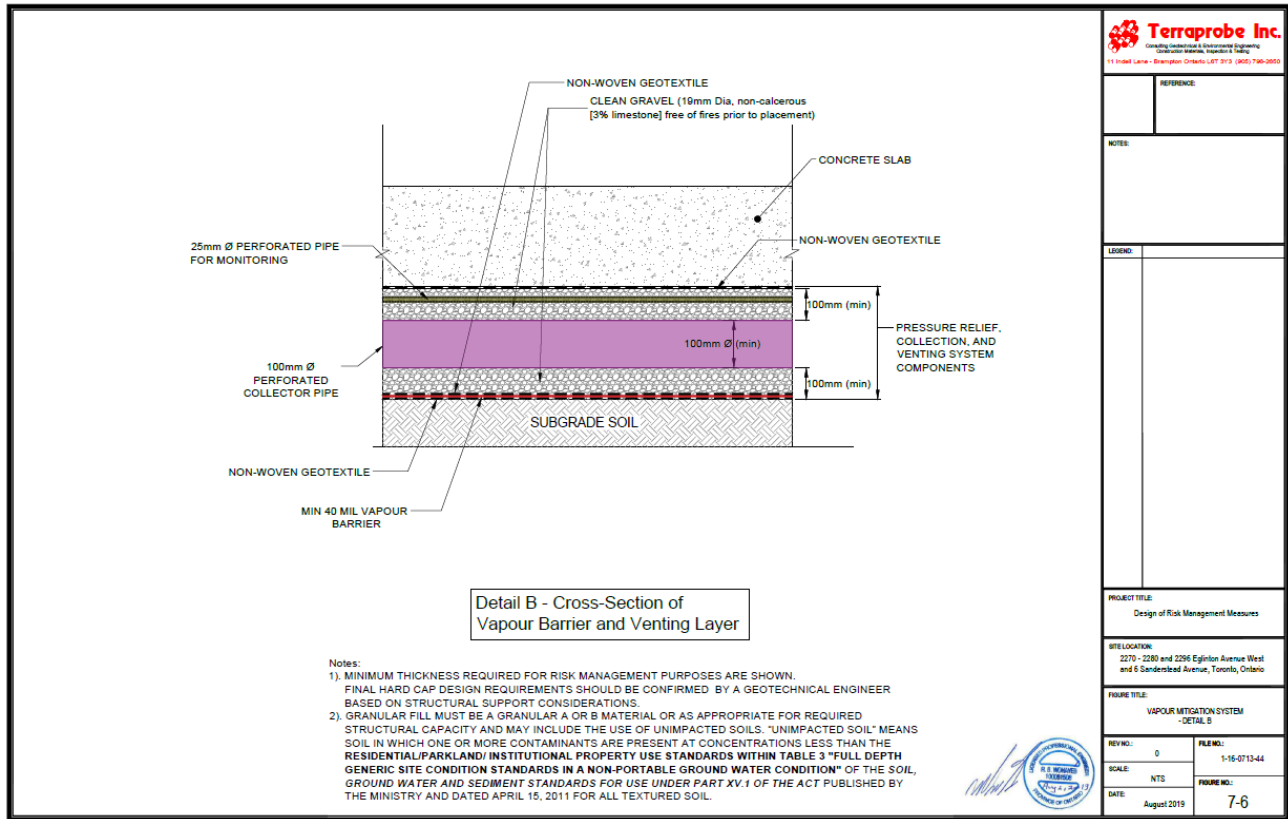
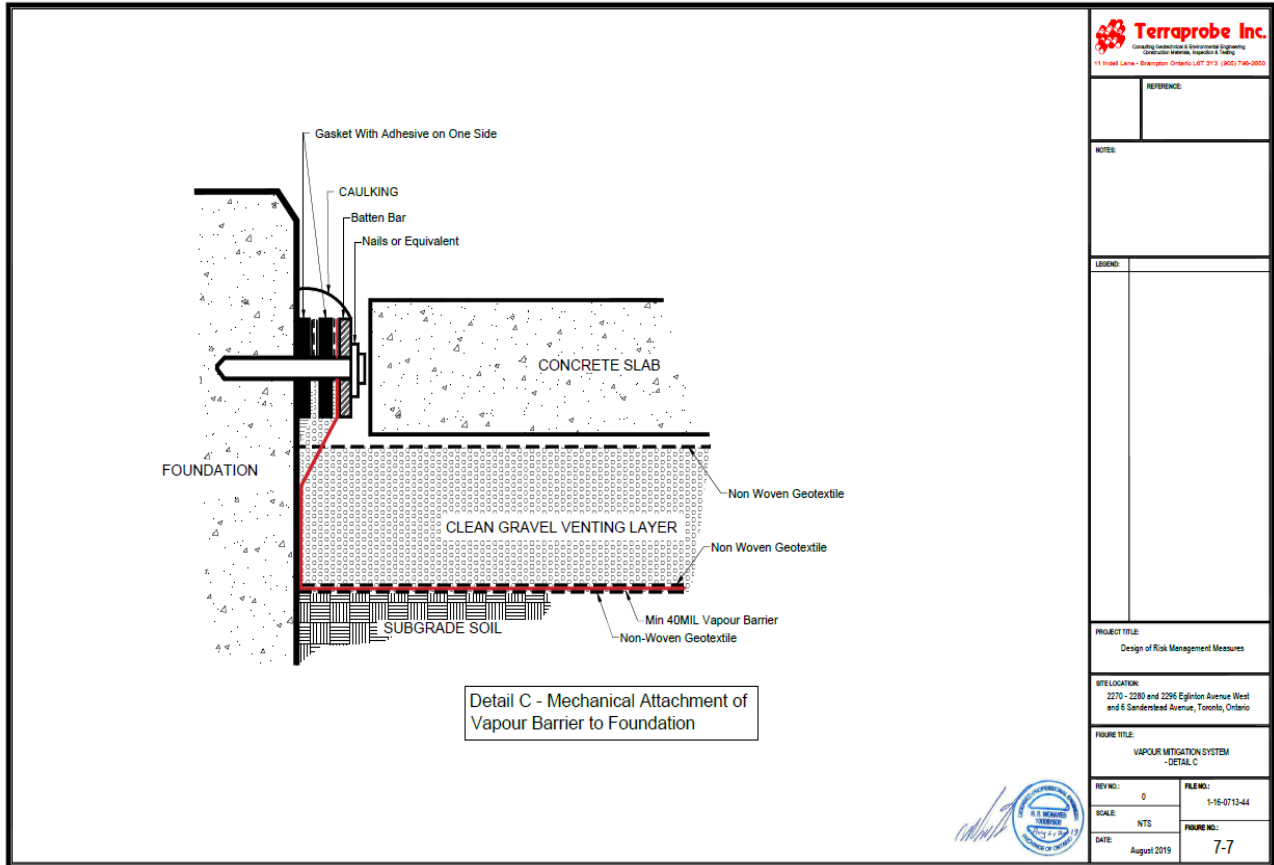


Figure 7-6



<b>Terraprobe Inc.</b> <small>Consulting Geotechnical &amp; Environmental Engineering 11 Hazel Lane - Brampton, Ontario, L7T 3T3 (605) 766-3853</small>	
REFERENCE:	
NOTES:	
LEGEND:	
PROJECT TITLE:	Design of Risk Management Measures
SITE LOCATION:	2270 - 2280 and 2296 Eglinton Avenue West and 6 Sandhurst Avenue, Toronto, Ontario
FIGURE TITLE:	VAPOUR MITIGATION SYSTEM - DETAIL B
REVNO.:	0
SCALE:	NTS
DATE:	August 2019
FILE NO.:	1-16-0713-44
FIGURE NO.:	7-6

Figure 7-7



**Terraprobe Inc.**  
 Consulting, Investigation & Environmental Engineering  
 11 Innes Lane - Brampton, Ontario L6T 3T3 (905) 796-2000

REFERENCE:
NOTES:
LEGEND:

PROJECT TITLE:  
Design of Risk Management Measures

PROJECT LOCATION:  
2270 - 2280 and 2296 Eglinton Avenue West  
and 6 Sanderson Avenue, Toronto, Ontario

FIGURE TITLE:  
VAPOUR MITIGATION SYSTEM  
- DETAIL C

REVNO:	0	FILE NO.:	1-16-0713-44
SCALE:	NTS	FIGURE NO.:	
DATE:	August 2019		7-7



Figure 7-8

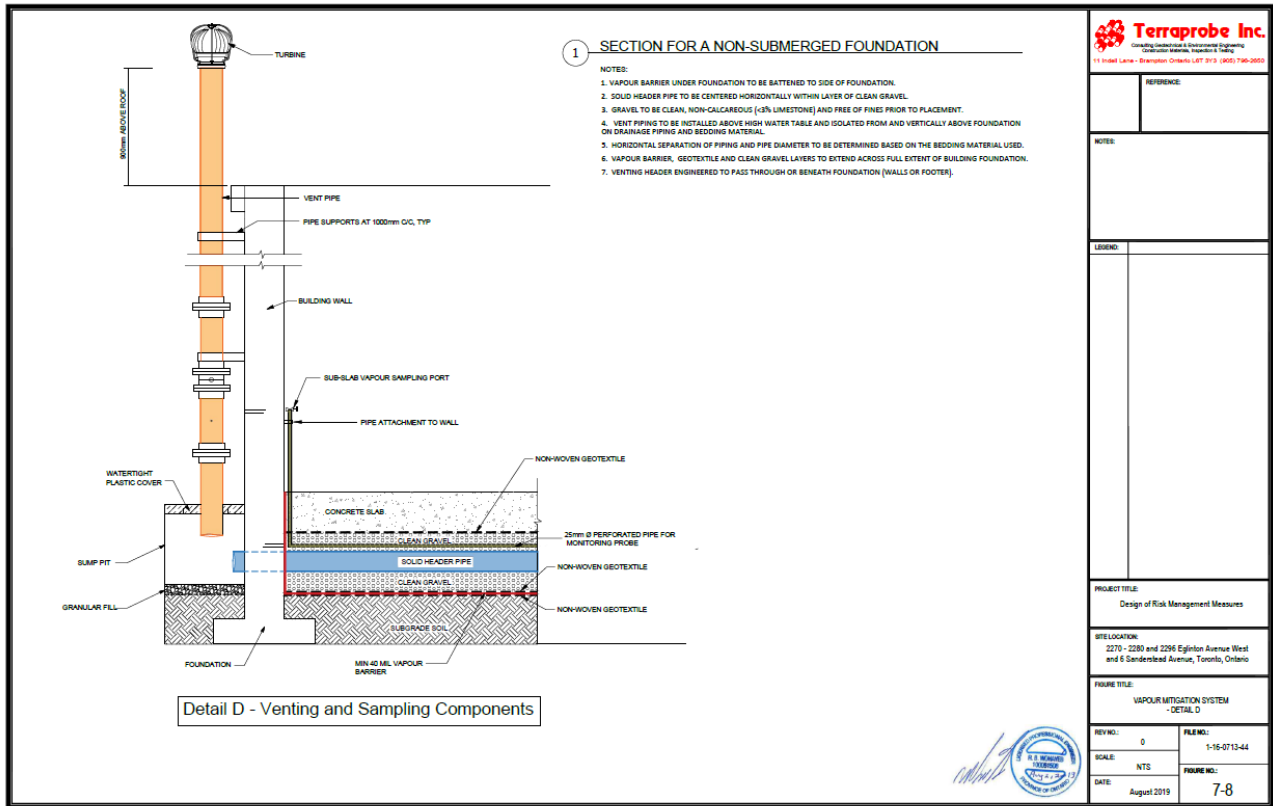


Figure 7-9

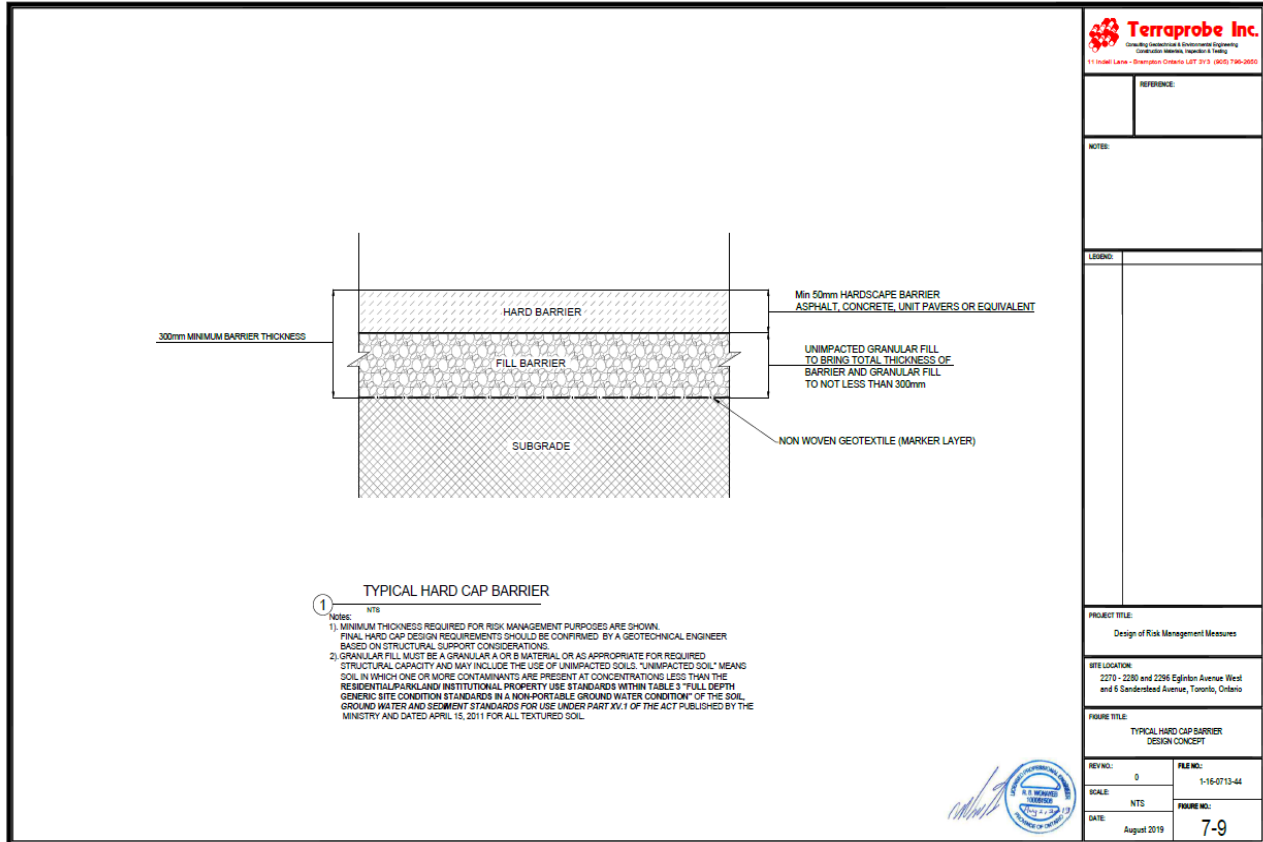




Figure 7-10

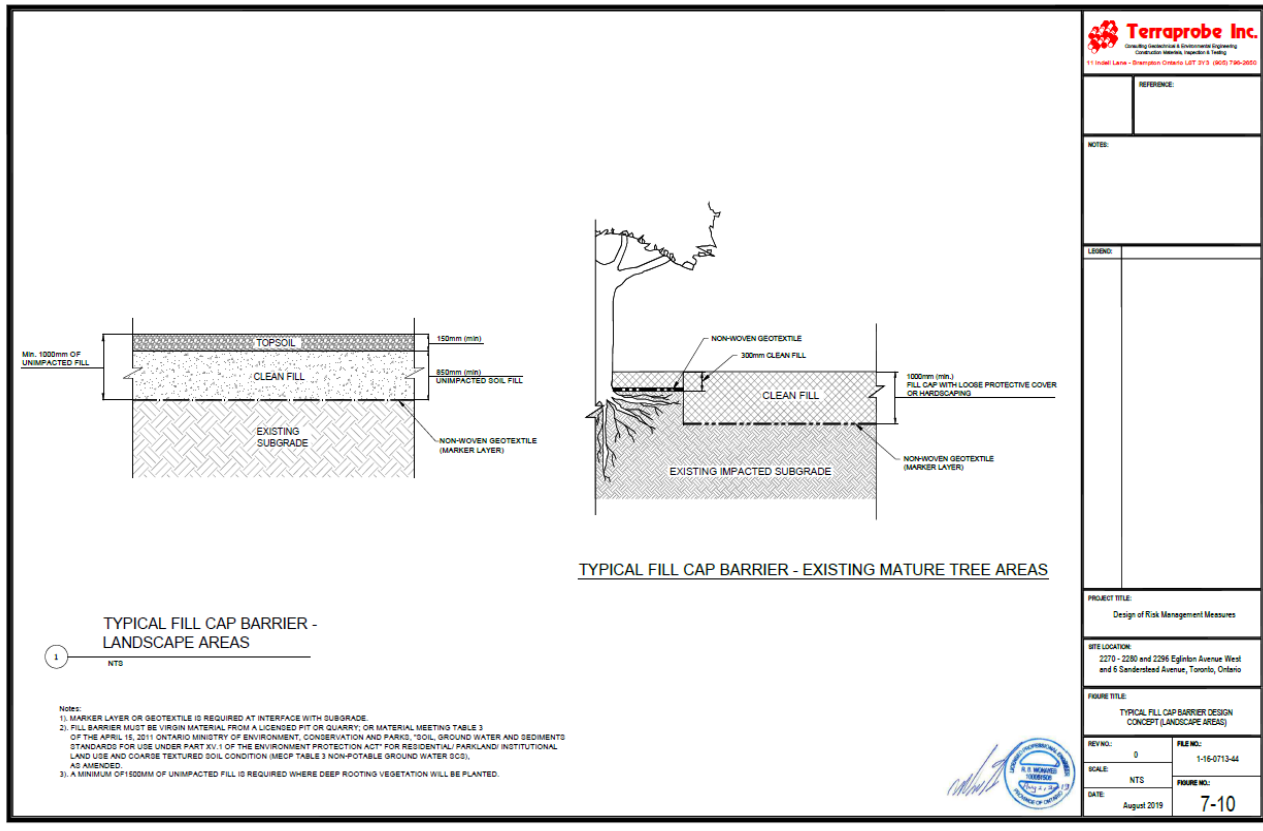


Figure 7-11

