

May 1, 2020

Project No. 1669657

Albert Ho, Director, Environmental Programs

First Capital Asset Management LP 85 Hanna Avenue Suite 400 Toronto, Ontario M6K 3S3

and

M9C 5A3

Sabrina Salatino, Senior Planner, Community Planning City Planning, Etobicoke York District City of Toronto 2 Civic Centre Court, 3rd Floor Toronto, Ontario

RE: MAY 2020 ENVIRONMENTAL CONDITION, MANAGEMENT APPROACH AND STATUS UPDATE, FORMER CHRISTIE COOKIE MANUFACTURING FACILITY, 2150 AND 2194 LAKESHORE BOULEVARD WEST, TORONTO, ON

Mr. Ho and Ms. Salatino,

On November 11, 2019, Golder Associates Ltd. ("Golder") prepared a summary of the environmental conditions then present at the former Christie Cookie manufacturing facility located at 2150 Lakeshore Boulevard West in Toronto, Ontario and current Bank of Montreal ("BMO") location located at 2194 Lakeshore Boulevard West (collectively, the "Site"). The Site location is shown on Figure 1.

This document provides a description of the nature of the environmental conditions at the time of cessation of the manufacturing operations at 2150 Lakeshore Boulevard West, and an updated summary of the environmental investigations completed to date, the approach to environmental management of the Site and the progress made towards ultimate filing of one or more Records of Site Condition ("RSC") for the Site in accordance with Ontario Regulation 153/04, as amended (the "Regulation").

This letter has been prepared in support of the CPPIB Park Lawn Canada Inc and FCR (Park Lawn) LP ("the Owners") application for a Zoning By-law Amendment and Draft Plan of Subdivision application for 2150 and 2194 Lake Shore Boulevard West (the "Site") (file #19 239170 WET 03 OZ). It is our understanding that the City has requested that a Contaminated Site Assessment be submitted as part of that application. This letter is intended to

satisfy that requirement, summarizing testing and remediation work completed on the Site to date, and the status of a related RSC application for the entirety of the Site, which is currently underway with the Ministry of the Environment, Conservation and Parks ("MECP"). The Owners will continue to work with the City and MECP to satisfy requirements related to the condition of the Site and any lands to be conveyed to the City through development approvals processes, including the current Zoning By-law Amendment and Draft Plan of Subdivision, and future Site Plan Approval processes.

As described in greater detail in the following paragraphs, Golder, on behalf of FCR Management Services LP ("FCR") has completed Phase One environmental site assessment ("ESA"), Phase Two ESA and a Tier 3 Risk Assessment applied to the entire Site that has been submitted to the MECP for review, that is currently in process.

General Site Description

The Site currently consists of a 11.1-hectare parcel of land which is vacant with the exception of a Bank of Montreal ("BMO") building located at the northeast corner of Parklawn Avenue and Lake Shore Boulevard. The Site is located in the southwestern area of the City of Toronto in an area that is developed for residential, commercial and industrial use. The Site is bounded by Park Lawn Road to the west, Lake Shore Boulevard West to the south and east and the Canadian National Railway mainline to the north.

The former industrial Site building was constructed in the early 1940s and temporarily used to store ammunition for World War II prior to being converted to a manufacturing facility for baked goods and other food products in the mid-1940s. Demolition of the former industrial building was completed in March 2018.

The current BMO building was constructed in 1952 and has been occupied by BMO since construction. The BMO branch is operational as of the date of this letter.

Prior to commencement of environmental activities, the subsurface soil conditions at the Site consisted of asphalt pavement within parking and laneway areas. Beneath the pavement, and at surface in areas not occupied by building or pavement structures, fill materials up to about 2 m in thickness were present. The fill is underlain by silty clay to clayey silt-textured glacial till that extends to the underlying bedrock, that has been encountered at depths below pre-existing grade ranging from about 4.5 to 6 m. The bedrock encountered consists of weathered shale of the Georgian Bay Formation.

Groundwater at the Site is encountered at varying depths as either a perched water table within 2.5 m below preexisting grade or the permanent water table at depths up to 5 m below existing grade. The general direction of groundwater flow across the Site is to the south-southwest towards Mimico Creek and ultimately Lake Ontario.

Environmental Investigations and Remediation to Date

Golder has reviewed historical reports and completed Phase One and Phase Two ESAs and a Tier 3 risk assessment ("RA") at the Site, all in accordance with the Regulation. Data and other information included in previous environmental reports completed for the Site between 2009 and 2017 by Conestoga Rovers & Associates ("CRA"), Pinchin Environmental Limited ("Pinchin") and SPL Consultants Limited ("SPL") were assessed and incorporated into the Golder findings as appropriate. The findings of the investigation completed at the Site identify the presence of imported fill of unknown source or quality across the Site; historic application of de-icing salts across the Site; historic presence of heating oil and gasoline underground storage tanks ("UST"; historic use of halogenated solvents, gasoline and other fuels in localized areas of the Site; historic manufacturing

and storage activities; historic on-Site vehicle servicing activities; historic presence of rail spurs; and historic presence of electrical transformers at the Site as areas of potential environmental concern ("APEC"). The APEC and the associated affected areas of the Site are shown on Figure 2.

Arising from the Phase One ESA findings, and after demolition of the former manufacturing buildings and associated structures, Phase Two ESA investigations were completed to determine if contaminants of concern ("COC") associated with the identified APEC were present within soil and groundwater at the Site and to preliminarily delineate the extent of such COC if detected at concentrations above the referenced site condition standards¹ ("SCS").

The Phase Two ESA findings identified soil fill materials across the Site containing concentrations of one or more constituents associated with safety de-icing salt, polycyclic aromatic hydrocarbon ("PAH") constituents and metals constituents above the SCS in some locations. These findings were generally limited to the fill material and were not materially present within the native soil immediately underlying the fill.

Within the former UST, fuelling and vehicle servicing/maintenance areas in the north-central and southwest of the Site, soil impacted by petroleum hydrocarbons at concentrations above the SCS was identified, although these impacts were restricted to the historic use areas. Within the former fuelling and maintenance areas in the southwest of the Site, concentrations in groundwater modestly above the SCS for benzene, in one localized area, and by trichloroethylene ("TCE") in a separate localized area were identified.

After complete demolition and removal from the Site of the former Christie Cookie manufacturing structures and appurtenances, including excavation and removal from the Site of all USTs and other related subsurface structures, excavation and removal of soil impacted above the SCS, and soil containing impacted groundwater was completed. Excavations were completed during 2018 and 2019 within all areas of the Site associated with the identified APEC, except for shallow fill impacts related to the chemical constituent nature of the imported fill and/or historic application of de-icing salts that were not in areas associated with the other APEC.

As at the date of this summary, all soil remaining at the Site satisfies the SCS based on soil verification sampling and analysis completed in compliance with the Regulation except for:

- Shallow fill material (up to 2 m below existing grade) primarily in the eastern portion of the Site that has not been excavated and removed from Site to date;
- Localized soil impacted by BTEX below the floor of the remedial excavation in the vicinity of MW18-36 (and associated floor verification sample A2G2-SA 1A) (see Figure 3); and,
- Localized soil impacted by fluoranthene around the perimeter of the remedial excavation in associated with the former Christie Cookie manufacturing plant in the vicinity of MW17-4 and YV-A2P2-SA2B (See Figure 4).

The locations of these residual soil concentrations are shown on Figures 3 and 4.

As at the date of this summary, all groundwater remaining at the Site satisfies the SCS. A modest groundwater concentration exceedance for the PAH acenaphthalene in monitoring well MW18-25 reported in the November 11,

¹ Table 3 site condition standards for use in a non-potable groundwater condition, in fine to medium-textured soils and residential, parkland and institutional land use as set out in the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", Ontario Ministry of the Environment, April 15, 2011.



2019 update letter has been demonstrated to have been a false positive in accordance with the Regulation, such that all groundwater satisfies the SCS.

Horizontal delineation of all COC concentrations exceeding the SCS was completed in accordance with the Regulation prior to the remedial excavation. Final vertical delineation of the above-referenced residual soil impacts was completed through additional investigations during March and April 2020. Ultimately, the majority of the residual soil impacts will be removed from the Site during the proposed redevelopment process.

Risk Assessment

A full Tier 3 RA has been completed for the entirety of the Site, based on the findings of the Phase One and Phase Two ESA investigations. The RA document was submitted to MECP for its review in the fall of 2019. The first RA submission was reviewed by, and comments were provided by MECP in March 2020. Comments provided by MECP are being addressed and resubmission is scheduled for mid-May 2020 as part of the process towards acceptance of the RA by MECP. It is expected that ultimate RA approval by MECP will be received in the fall of 2020.

The RA has addressed the presence of the fill and de-icing salt constituents and has proposed appropriate risk management measures to be applied during Site redevelopment. The redevelopment process may necessarily remove some or all of the remaining fill materials to facilitate the proposed development. Otherwise, the proposed risk management measures will involve secure isolation of the affected fill material from human and ecological contact in perpetuity or until such materials are removed from the Site.

The RA also addresses the potential presence of residual volatile BTEX constituents (benzene) in soil within the localized areas shown on Figure 3 and the presence of residual fluoranthene in soil within the localized areas shown on Figure 4. However, it is anticipated that the identified residual impacts will either be removed from the Site to satisfy the SCS prior to redevelopment or will be addressed during redevelopment through removal or addressed through appropriate MECP-approved risk management measures.

RSC Filing

A Site-wide RA has been prepared and submitted to MECP for review. The current expectation is that the RA will be approved, a Certificate of Property Use negotiated and a RSC filed on the basis of residential property use within approximately six months from the date of this summary. The filed RSC will allow residential, parkland, institutional, commercial and community uses of the entire Site.

As discussed herein, there are portions of the Site that satisfy the SCS for soil and groundwater that would be eligible for filing of a generic RSC to the SCS if required or desired for specific development purposes. The same is true for specific parcels of the Site that may be the subject of conveyances to the City requiring an individual RSC in accordance with the City's policy regarding such conveyances.

The current environmental circumstances present at the Site are suitable for filing one Site-wide RSC and/or several individual RSCs based on RA-based RSC filing or generic SCS-based filing depending upon the specific portion(s) of the Site in question and depending upon the nature of specific additional focused remedial works required or desired by the Owners or the City.

Golder Associates Ltd.

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Emily Casey, M.Env.Sc. *Project Manager*

EVMC/TAM/tm



T.A. Mclelwain, P.Eng. Principal, Environmental Management Division

Attachments: Figures 1 to 4

https://golderassociates-my.sharepoint.com/personal/tmcielwain_golder_com/documents/desktop/2020/may 2020/1669657 update let environmental status update 2150 lakeshore blvd. west toronto 2020'05'13.docx



LEGEND

---- RAILWAY WATERCOURSE PHASE TWO PROPERTY PHASE TWO STUDY AREA

PCA ID	Description	O.Reg. 153/04 PCA#	
1	ON-SITE FILL	30	
2	FORMER ON-SITE RAIL SPURS	46	
3	FORMER ON-SITE INDUSTRIAL USE INCLUDING CHEMICAL STORAGE	8	
4	FORMER ON-SITE AMMUNITION STORAGE	20	
5	CURRENT ON-SITE TRANSFORMER LOCATED	18	
6	CURRENT ON-SITE TRANSFORMER LOCATED NORTH OF THE FORMER BUILDING	18	
7	CURRENT ON-SITE BACKUP GENERATOR WITH A DIESEL AST	28	
8A	TWO ON-SITE ABANDONED FUEL OIL USTS	28	
8B	(20,000 GALLON EACH)	28	
9	FORMER ON-SITE NO. 2 FUEL OIL UST	28	
10	FORMER ON-SITE VEHICLE SERVICING AREA	10	
11	ON-SITE OUT-OF-USE UST ASSOCIATED WITH THE VEHICLE SERVICING AREA	28	
12A		28	
12B	TWO FORMER ON-SITE GASOLINE USTS	28	
13	FORMER ON-SITE SANITARY LANDFILL	58	
14	APPLICATION OF DE-ICING SALT ON-SITE	OTHER	
15A	TWO OFF-SITE FUEL OIL USTS AT 145 THE	28	
15B	QUEENSWAY (REPORTED 1952)	28	
16	ONE OFF-SITE OIL UST AT 145 THE QUEENSWAY (REPORTED 1952)	28	
17	FORMER INDUSTRIAL USE OF 77 PARKLAWN ROAD	-	
18	FORMER INDUSTRIAL USE OF 42 PARKLAWN ROAD	-	
19	FORMER INDUSTRIAL USE OF 2200 LAKE SHORE BOULEVARD WEST	-	
20A	A GASOLINE SERVICE STATION WITH 3 USTS	28	
20B	AS BEEN PRESENT AT 2189 LAKE SHORE	28	
20C	BOULEVARD WEST SINCE AT LEAST 1952	28	
21	A GASOLINE SERVICE STATION WAS LISTED IN 1991 AT 2181 LAKE SHORE BOULEVARD WEST	28	
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PROJECT

2150 LAKE SHORE BOULEVARD WEST, TORONTO, ONTARIO

TITLE

POTENTIALLY CONTAMINATING ACTIVITIES

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