



March 8, 2021

VIA EMAIL (armin@nyxcapital.com)

NYX Tannery Ltd.
201-1131A Leslie Street
Toronto, Ontario
M3C 3L8

Attention: Mr. Armin Fatehi

Dear Mr. Fatehi

Subject: Remedial Action Plan
208 Emby Drive, 51 Tannery Street, 57 Tannery Street
Mississauga, Ontario
OHE Project No.: 23322

As requested, OHE Consultants (OHE) is pleased to present NYX Tannery Ltd. with the following Remedial Action Plan for the above captioned Property.

The following document summarizes the Remedial Action Plan associated with the proposed redevelopment of 208 Emby Drive, 51 Tannery Street, and 57 Tannery Street, Mississauga, Ontario. The property owner, NYX Tannery Ltd. proposes to redevelop these addresses with residential townhome.

All remedial work will be supervised by a Qualified Person (Environmental Site Assessment) as per Ontario Regulation 153/04 and will be carried out as per the requirements of Ontario Regulation 153/04.

All risk assessment work shall be supervised by a Qualified Person (Risk Assessment) as per Ontario Regulation 153/04 and will be carried out as per the requirements of Ontario Regulation 153/04.

208 Emby Drive:

208 Emby Drive is currently both industrially and residentially utilized. As per the requirements of Ontario Regulation 153/04 the land use for 208 Emby Drive is, therefore, industrial / commercial / community. Therefore, in order to redevelop this

address residentially NYX Tannery Ltd. will need a Record of Site Condition (RSC) from the Ontario Ministry of Environment, Conservation and Parks (MECP).

In order to obtain an RSC the Property has to be in an environmentally non-contaminated state. As will be discussed below there is currently contamination at the Property when soil, ground water and creek sediment concentrations are compared to relevant MECP Standards from the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*, July 1, 2011. In order to achieve a condition of non-contamination, either a physical remediation or a risk assessment has to be completed.

Applicable Environmental Standards:

OHE Consultants has completed both a Phase One Environmental Site Assessment (ESA) and a Phase Two ESA at this address. As part of the Phase Two ESA, soil, ground water and sediment contaminant concentrations were obtained through a field sampling and laboratory analysis program. All Phase One ESA and Phase Two ESA work was carried out in compliance with Ontario Regulation 153/04.

In order to evaluate the applicable environmental Standard to which soil, ground water and sediment concentrations were evaluated the requirements of Ontario Regulation 153/04 were utilized. The Property includes Mullet Creek. Mullet Creek was defined in the City of Mississauga Official Plan as a Significant Natural Area and Natural Green Space. Therefore, all lands within 30 m of the creek were evaluated based upon Table 1 Full Depth Background Site Condition Standards. The remainder of this address was evaluated based upon Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition. The use of non-potable Standards has been determined based upon a potable water well search of the Property and all lands within 250 m of the Property, and as confirmed by the Region of Peel as per a *Withdrawal of Peel Region Objection to the Use of Non-Potable Groundwater Criteria* letter, dated October 21, 2019.

Therefore, 208 Emby Drive will be evaluated as two (2) separate parcels, these being:

- Table 1 Standard lands: lands within 30 m of Mullet Creek;
- Table 3 Standard lands, remainder of the Property;

These lands are shown in Drawing 1A..



Table 1 Lands:

When soil, ground water and sediment concentrations were compared to Table 1 Standards the following contamination was identified:

- soil: acenaphthlene, anthracene, benzene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, copper, chromium VI, dibenzo(a,h)anthracene, ethylbenzene, fluoranthene, fluorene, indeno(1,2,3-c,d)pyrene, lead, mercury, naphthalene, petroleum hydrocarbons (PHCs) F2 to F4 fractions, silver, toluene, and xylenes;
- ground water: copper, ethylbenzene, lead, toluene, vanadium;
- sediment: antimony, copper, chromium, copper, zinc;

Salt-related soil values, specifically electrical conductivity (EC) and sodium adsorption ratio (SAR) were attributed to the deposition of salt-laden snow and / or ice from vehicles entering the Property from public roadways. There was no reported bulk salt storage onsite. Therefore these values are not considered to be contamination as per Ontario Regulation 153/04.

NYX Tannery Ltd. has engaged the services of EcoMetrix to carry out an Ontario Regulation 153/04 risk assessment in order to evaluate this contamination based upon site-specific conditions. The result of the risk assessment will be the formulation of Property-specific soil, ground water and sediment Standards that will be protective of human and ecological receptors. Protection of receptors will incorporate Property-specific risk management measures.

These risk management measures will be incorporated into a Certificate of Property Use (CPU) which will be completed by the MECP at the completion of the risk assessment process. The CPU will be registered on title and will specify development and post-development property-specific requirements with respect to Property redevelopment improvements as well as the creek.

At the completion of the risk assessment process, which includes MECP approval, an RSC will be obtained permitting the residential redevelopment of this part of 208 Emby Drive.

It should be noted that much of the contaminated soil identified in the environmental assessment work will be removed as part of townhome development. As part of the removal of contaminated soil during townhome development confirmatory samples will



be collected from excavation floors and walls to verify the environmental condition of remaining soil. Soil sampling methodologies will be based upon the requirements of Ontario Regulation 153/04 and will be overseen by a Qualified Person (Environmental Site Assessment).

Table 3 Lands:

When soil, ground water and sediment concentrations were compared to Table 3 Standards the following contamination was identified:

- soil: boron (hot water extractable), anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, copper, dibenzo(a,h)anthracene, fluoranthene, PHCs F1 and F2 fractions,

Salt-related soil values, specifically EC and SAR were attributed to the deposition of salt-laden snow and / or ice from vehicles entering the Property from public roadways. There was no reported bulk salt storage onsite. Therefore these values are not considered to be contamination as per Ontario Regulation 153/04.

A concentration in ground water of chloroform at a single location in excess of the applicable Table 3 Standard was attributed to the leakage of potable municipal water from a water service. Therefore this parameter concentration is not considered to be contamination as per Ontario Regulation 153/04.

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These risk management measures will be incorporated into a CPU which will be completed by the MECP at the completion of the risk assessment process. The CPU will be registered on title and will specify development and post-development property-specific requirements with respect to Property redevelopment improvements as well as the creek.

At the completion of the risk assessment process, which includes MECP approval, an RSC will be obtained permitting the residential redevelopment of this part of 208 Emby Drive.



It should be noted that much of the contaminated soil identified in the environmental assessment work will be removed as part of townhome development. As part of the removal of contaminated soil during townhome development confirmatory samples will be collected from excavation floors and walls to verify the environmental condition of remaining soil. Soil sampling methodologies will be based upon the requirements of Ontario Regulation 153/04 and will be overseen by a Qualified Person (Environmental Site Assessment).

51 Tannery Street and 57 Tannery Street:

These addresses are developed with residential dwellings. Therefore they are considered as residential / parkland / institutional land use as per Ontario Regulation 153/04. Therefore the re-development of these addresses with residential townhomes does not represent a change in land use. Therefore, as per Ontario Regulation 153/04 an RSC is not required.

When soil and ground water parameter concentrations from environmental investigations carried out by OHE Consultants and Coffey Geotechnics Inc. are compared to the applicable Table 3 Standards no contamination was identified.

Salt-related soil values, specifically EC and SAR were attributed to the deposition of salt-laden snow and / or ice from vehicles entering the Property from public roadways. There was no reported bulk salt storage onsite. Therefore these values are not considered to be contamination as per Ontario Regulation 153/04.

Closure:

We trust that the information presented herein meets your current requirements. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at 905-890-9000.



OHE Consultants

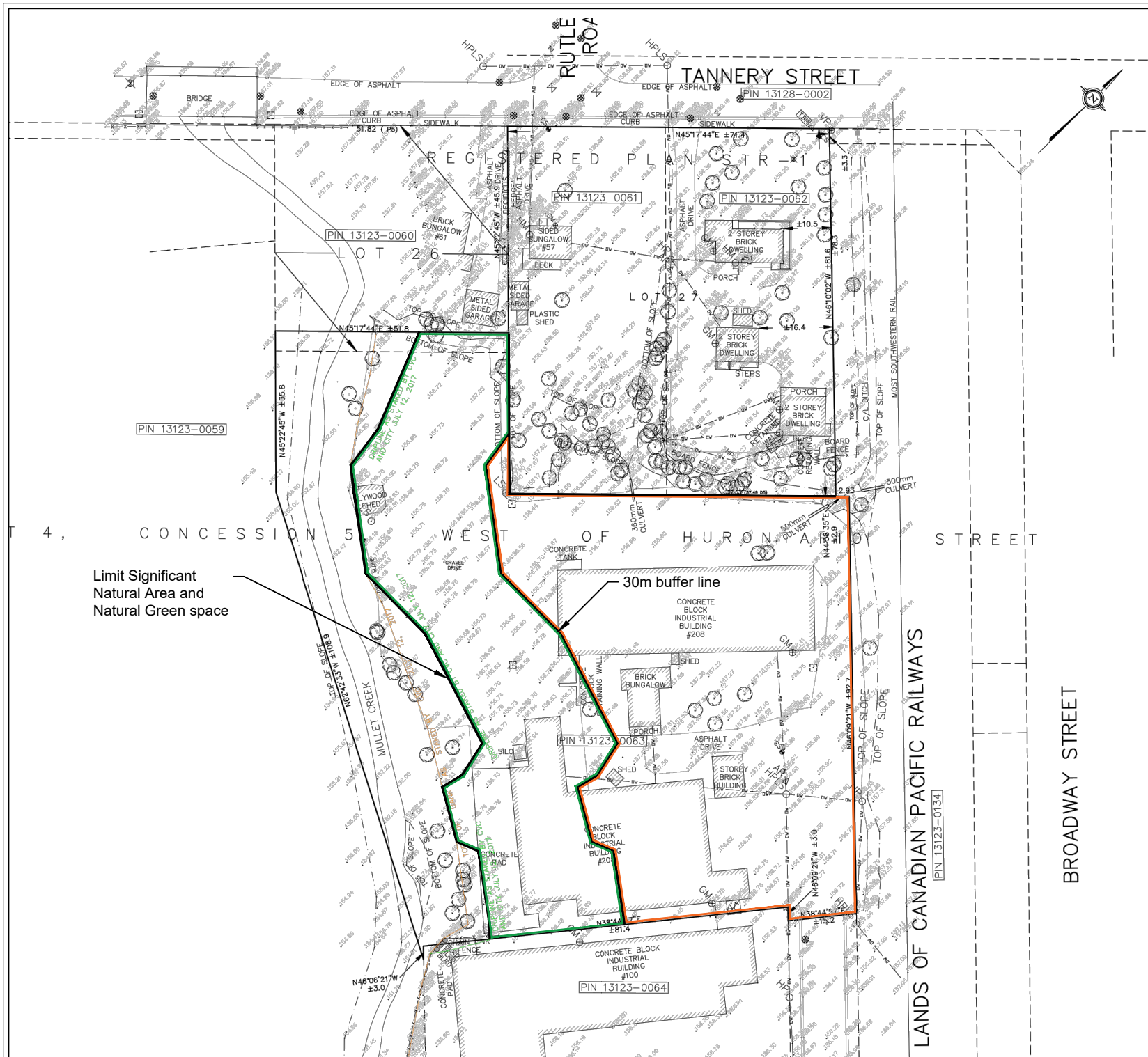
Occupational Hygiene & Environment

Prepared by

Mike Grayhurst, P.Eng., Q.P.^{ESA}, EP, PMP
Senior Managing Consultant



DRAWING



Legend:

- Table 1 lands
- Table 3 lands

Notes:

Locations of site features are approximate and may vary from that shown.

Drawing Title:

Site Plan showing 30m Buffer

Client Address:

NYX Capital Corp.
Suite 400- 1131 Leslie Street
Toronto, ON

Project Location:

208 Emby Drive
Mississauga, ON

Project No: 23322



Date: Mar. 2021

Drawing No:

Scale: NTS

Drawn By: PN

Approved By: MG

1A

