
TRY ENVIRONMENTAL SERVICES INC.

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Project: 10-2434A

January 25, 2021

**Ranee Management
4122 Bathurst Street
Toronto, Ontario
M3H 3P2**

Attention: Mr. Kay

Dear Sir:

**Phase I Environmental Site Assessment Update
2570-2590 Argyle Road
Mississauga, Ontario**

TRY Environmental Services Inc., was retained by Ms. Ilana Glickman on behalf of Ranee Management to carry out a Phase I environmental site assessment (ESA) update on the property known as 2570-2590 Argyle Road in Mississauga, Ontario. A Phase I environmental site assessment (ESA) was previously completed in November 2010, by TRY Environmental Services Inc. This assessment has been prepared in accordance with local generally accepted professional practices and procedures within the scope of Phase I ESAs specified by the Canada Mortgage and Housing Corporation (CMHC) and the Canadian Standards Association Standard Z768-01 dated November 2001 (reaffirmed 2016) for Phase I ESAs and does not completely fulfill the requirements for a Phase One ESA under Ontario Regulation (O.Reg.) 153/04 as amended for submission of a Record of Site Condition (RSC). The current assessment relies on the previous work undertaken on the property in 2010.

The purpose of this assessment was to identify changes in land use on or adjacent to the property since the original assessment was conducted that might be associated with potential sources of environmental concern. In summary, no significant changes to the site and vicinity area have occurred since the previous work was undertaken in 2010. This Phase I ESA update did not reveal any significant environmental concerns and no further

investigation or work in the form of a Phase II ESA is recommended or warranted. This assessment did not include sampling or testing, and the scope entailed:

- (i) perform a site visit on January 8, 2021
- (ii) determine current activities on site and any changes that have occurred since the previous work that was completed in 2010
- (iii) determine whether changes have occurred on the adjacent properties since the previous work that was completed in 2010
- (iv) identify hazardous materials used and wastes produced on site
- (v) determine the existence of environmental orders and compliance with environmental regulations
- (vii) review the report entitled "*Phase I Environmental Site Assessment, 2570-2590 Argyle Road, Mississauga, Ontario*" prepared by TRY Environmental Services Inc., dated November 22, 2010
- (viii) prepare a report of findings with recommendations regarding the need for potential remedial action or further investigations

FINDINGS

The findings from our site inspection on January 8, 2021 indicate that no further investigation is required or warranted as no significant environmental concerns or issues associated with the property have occurred since the previous report was issued in 2010. For the purposes of reporting Argyle Road is presumed to extend in north-south direction. The following text is a compilation summary of the previous 2010 findings integrated with our current site inspection.

- 1.) The property was visually inspected on January 8, 2021 by Ms. Melanie Ostry of TRY Environmental Services Inc.
- 2.) The subject buildings are located on the west side of Argyle Road just south of Dundas Street West in Mississauga, Ontario in an area of primarily residential and mixed commercial/industrial land use. The closest major intersection is Dundas Street West and Hurontario Street approximately 600 m (metres) to the northeast. The legal description of the property is *Plan E23, Part of Block A, Township of Toronto, Regional Municipality of Peel*.
- 3.) The subject site is comprised of two 12-storey, residential apartment buildings located centrally on the site. A paved driveway is present between the buildings from

Argyle Road at the east side of the site that lead to a paved surface parking area at the west side of the site. Paved surface parking areas are also present at the rear of each building. Landscaped areas and walkways are present surrounding the buildings. Surface drainage is directed toward catchbasins noted at various locations on the site, which is municipally serviced for sewers and water.

- 4.) The residential apartment buildings at 2570 and 2590 Argyle Road each consists of a concrete foundation with a brick exterior. The buildings are 12 stories above grade with one basement level. A single-storey extension at the west side of each building formerly housed indoor inground pools which have been converted to apartment units. Electric heat and cool units are located in each unit. Lighting is provided by fluorescent and incandescent fixtures. Interior finishes were observed to be comprised of ceramic or vinyl floor tiles, hardwood floors and drywall ceilings and walls with some texture-coated finishes. Two mechanical passenger elevators are located in the buildings. A site location plan is presented as **Drawing 1** and photographs taken during the site inspection are presented in **Appendix A**.
- 5.) The buildings are used for residential rental apartments.
- 6.) The properties adjacent to the subject site have not changed significantly since 2010 and are occupied as follows:
 - **west:** - Mary Fix Creek then residential houses on Privet Crescent
 - **east:** - residential houses on Argyle Road
 - **south:**- Willow Walk Estates residential apartment buildings at 2542 and 2556 Argyle Road
 - **north:** - 250 Dundas Street West, commercial office building and 220 Dundas Street West, KC Auto Repair Garage
- 7.) Based on our site inspection, no apparent alterations to the probable groundwater flow or local soil conditions are anticipated to have occurred in the vicinity area since the work that was undertaken on the property in 2010. In this regard, according to information presented on the Ontario Geological Survey Map 2204, *Quaternary Geology of Toronto Area*, the subject site is situated in an area of relatively permeable shallow water deposits of sand and silty sand. Based on elevation data presented on the topographic map for the area (Map No. 30M/12), the regional topography of the land in the vicinity of the site slopes to the southwest; however,

groundwater flow may be influenced by Mary Fix Creek located at the west side of the property and shallow groundwater flow may be to the west toward the creek.

- 8.) The buildings are used for residential housing comprised of rental apartments.
- 9.) Aerial photographs for 1954, 1971, and 1978 from the Ministry of Natural Resources were reviewed. In the 1954 photograph, the subject site and vicinity area were agricultural fields. In the 1971 and 1978 photographs, the subject apartment buildings were visible on the subject site in a similar configuration to the present structures. The vicinity properties to the west, east, north, and south appeared similar to the current configuration.
- 10.) A search of the suburban Toronto City Directories was undertaken dating from the present back to the early 1960s when the area was first listed in the directories. Apartment buildings were listed at this site since the late 1960s. The adjacent properties to the west, south, and east, have been listed as residential apartments and houses since the 1960s. The property to the north was first occupied by West Point Ford Sales in the 1970s, then by an automotive garage and auto sales until the present. A service station was historically located on the property to the northwest at 250 Dundas Street West that is currently occupied by a commercial office building.
- 11.) A Phase I ESA report entitled *"Phase I Environmental Site Assessment, 2570 and 2590 Argyle Road, Mississauga, Ontario"* by TRY Environmental Services Inc. dated November 22, 2010 was reviewed and concluded that *"In summary, the Phase I ESA did not reveal any significant environmental concerns that would restrict the current use or redevelopment of the property and no further investigation is required or warranted."*
- 12.) A request (**Appendix B**) was submitted to the Ontario Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information and Protection of Privacy Office in order to determine if there were any outstanding orders or violations associated with the property, whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and to determine if the Spills Action Centre's (SAC's) files contain any reported spills that

had occurred in the site vicinity since the previous report in 2010. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. A response to the current request was not received by this office at the time of the report preparation. In the event that any environmental incidents are reported to have occurred in the vicinity, the response will be forwarded to the client under separate cover as soon as it becomes available; however, based on the previous and current use of the property and vicinity area, we do not anticipate any adverse records will be located.

- 13.) The Technical Standards and Safety Authority (TSSA) was requested to review their computer database for the subject and adjacent properties with regard to registered underground storage tanks and above ground storage tanks containing petroleum products. A customer service representative with the TSSA indicated that no tanks or removals had ever been registered for the property.
- 14.) A review of the following MECP documents prepared by the former Ministry of the Environment (MOE) indicated that no waste disposal sites, industrial coal tar sites, or coal gasification plants had ever been in the immediate vicinity (1 km) of the subject property:
 - Inventory of Waste Disposal Sites
 - Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
 - Inventory of Coal Gasification Plant Waste Sites in Ontario
 - Inventory of PCB (polychlorinated biphenyls) Storage Sites
- 15.) A review of the MECP Brownfield Environmental Site Registry was conducted and no records were found within a search radius of 250 m.
- 16.) A review of the Hazardous Waste Information Network (2009) database indicated that the subject site is not listed as a registered waste generator. The following waste generator was listed in the vicinity (250 m) of the subject site:
 - 250 Dundas Street West, located to the north of the site, for the removal of oil skimmings and sludges, and waste oils and lubricants
- 17.) No hazardous materials were noted to be present on the site on the day of inspection.

- 18.) No vent or fill pipes normally associated with underground storage tanks, nor any above ground storage tanks were noted on site on the day of inspection.
- 19.) The production and installation of PCB containing electrical equipment was banned in 1980 and as the building was constructed in the late 1960s, it is possible that some of the electrical equipment in the buildings could contain PCBs; however, most of the fluorescent light fixtures would have been replaced as part of ongoing renovations. Note that the legislation does not prohibit the use of PCB containing electrical equipment.
- 20.) Acoustic ceiling tiles, vinyl floor tiles, and texture-coated surfaces were observed in the buildings and suspected asbestos containing insulation was observed on piping in the boiler room in each building which could contain asbestos. In accordance with O.Reg. 278/05, an asbestos survey should be undertaken in buildings that are known or suspected to contain asbestos in building materials.
- 21.) No evidence of chlorofluorocarbons or hydrochlorofluorocarbons which are ozone depleting substances was observed.
- 22.) Air discharges consist of ventilation of heating and cooling air for comfort heating from the make-up air units on the roofs of the buildings; none of these emissions is likely to be a significant environmental hazard. In this regard, the total combined capacity of the combustion equipment is unknown but unlikely to exceed the specified regulatory limit.
- 23.) UFFI, a mixture of urea-formaldehyde resin, a foaming agent, and compressed air, was developed and used as an improved means of insulating buildings in the mid-1970s until 1980. Health implications from UFFI resulted in a ban of its use in 1980. However, no evidence of UFFI was observed in the buildings.
- 24.) Paints made before 1950 contained large amounts of lead. Currently, under Canada's Hazardous Products Act and Regulations, lead levels in indoor paint were limited to 0.5 percent by weight in 1980 and there is little concern for paints containing lead in structures built after that date. All consumer paints produced in Canada after 1992 are virtually lead-free. It is possible that lead-based paints are present in the subject buildings as they were constructed prior to 1980; however

most surfaces have been encapsulated with new paint since construction of the building in the late 1960s.

- 25.) A comprehensive intrusive inspection for mould was not performed as part of this Phase I ESA; however, no visual evidence of mould amplification sites was noted during our site inspection.
- 26.) An inspection of the exterior of the vicinity residential properties to the south, west, and east from publicly accessible areas revealed no indications of potential contaminants that would adversely impact on the subject property. The property to the north is occupied by an automotive repair shop and the property to the northwest had formerly been occupied by a service station but has since been redeveloped into a commercial office building. The general area is comprised of relatively permeable sand and silty sand and consequently, the groundwater is susceptible to contamination from surface spills. Locally, it is inferred that shallow groundwater likely flows to the west to Mary Fix Creek at the west side of the site and the former service station to the northwest and automotive garage to the north would be considered cross-gradient and unlikely to have an adverse impact on the subject site.

In summary, no significant changes to the site and vicinity area have occurred since the previous work was undertaken in 2010 that would restrict the current residential use of the subject property and no further work in the form of a Phase II ESA is required or warranted at this time.

LIMITATIONS

TRY Environmental Services Inc. has performed this site assessment in accordance with local generally accepted professional practices and procedures at the time of the assessment within the scope of Phase I ESAs specified by the CMHC and CSA. As such, the assessment does not include any sampling or testing for potential contaminants such as asbestos, PCBs, radon gas, or airborne pollutants, etc. Occupancy use, codes, rules, and procedures change rapidly with time in the environmental engineering field and the reader is advised to update the findings and recommendations on a regular basis. The report herein comprises a statement of professional opinion based on visual observation only and the reader is advised that visual observation is not effective

in determining **all** conditions that affect environmental compliance. These services are not subject to any express or implied warranties and none should be inferred.


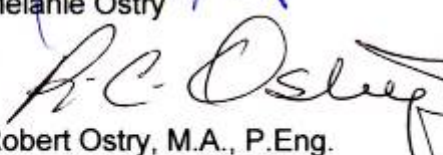
The response from the regulatory agencies have not been received at the time of report issuance. TRY Environmental Services Inc. reserves the right to re-assess our conclusions and recommendations in the event that responses from these agencies indicate potential environmental concerns may be present.

This report was prepared by TRY Environmental Services Inc., for Ranee Management and their designated representatives. The material in it reflects the judgment of TRY Environmental Services Inc., in light of the information available to it at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. TRY Environmental Services Inc. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

CONSULTANT QUALIFICATIONS

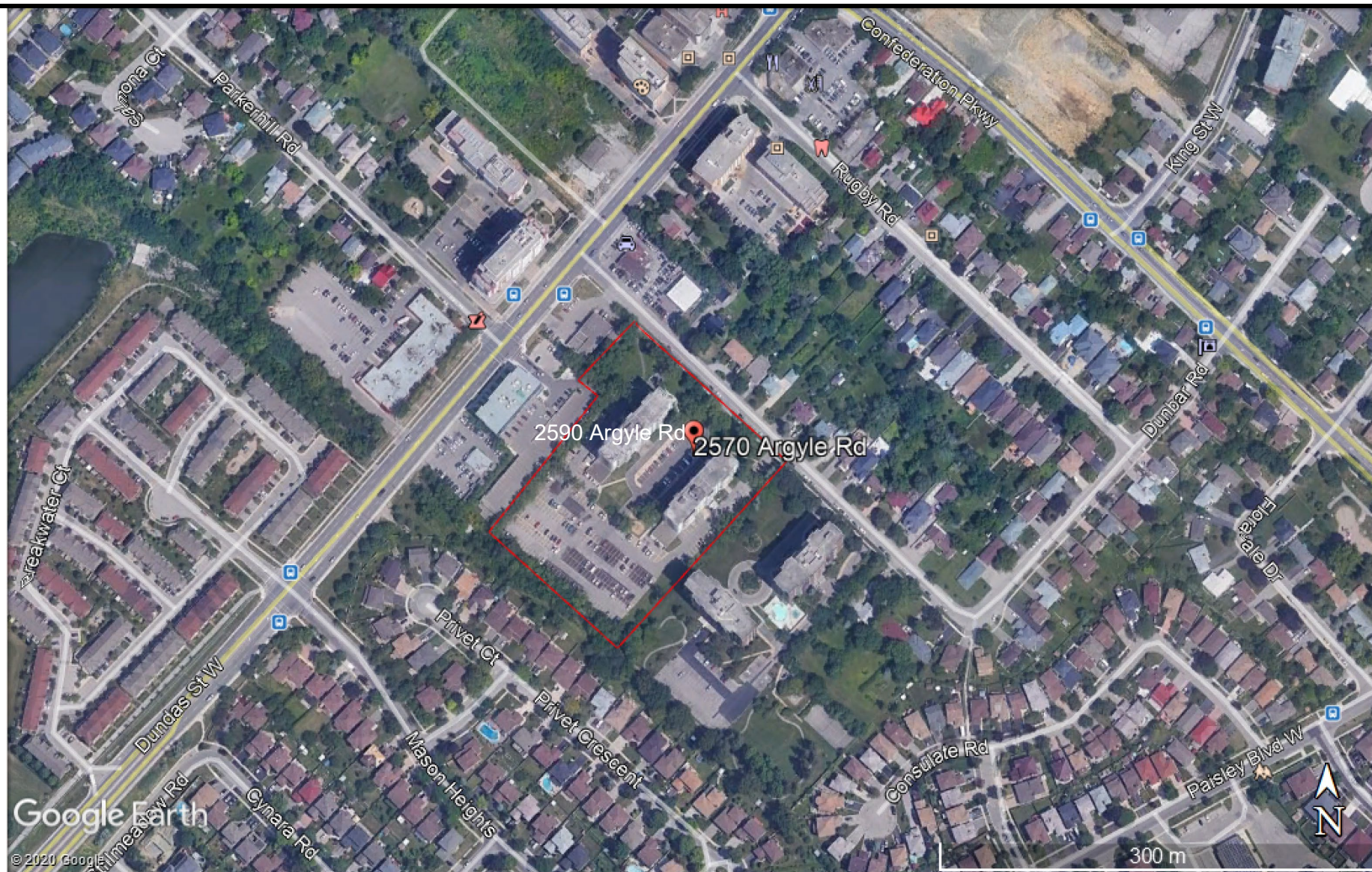
TRY Environmental Services Inc. is an incorporated company providing consulting engineering services in the environmental field. The company is registered in Ontario and operates under a Certificate of Authorization #1659697 from the Professional Engineers Ontario. The firm carries professional liability insurance for environmental consultants and Mr. Robert C. Ostry M.A., P. Eng., with 35 years of applied experience is the senior environmental consultant and principal of the firm.

Thank you for the opportunity to have been of assistance.

TRY ENVIRONMENTAL SERVICES INC.
Prepared by: 
Melanie Ostry
Reviewed by: 
Robert Ostry, M.A., P.Eng.



DRAWINGS



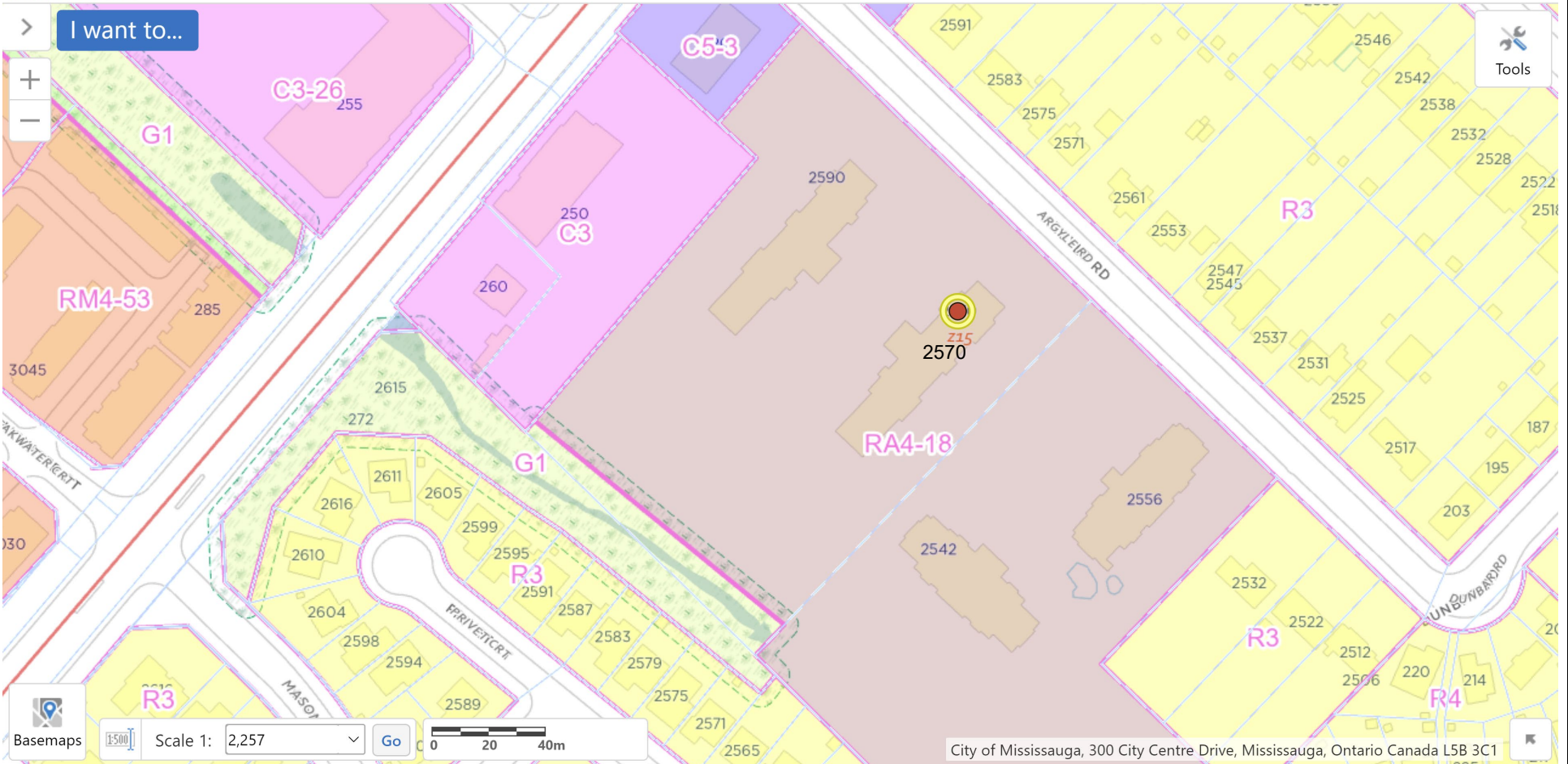
SITE LOCATION PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
2570-2590 ARGYLE ROAD, MISSISSAUGA, ONTARIO

DRAWING NO. 1

TRY ENVIRONMENTAL SERVICES INC.

PROJECT: 10-2434A



SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
2570-2590 ARGYLE ROAD, MISSISSAUGA, ONTARIO

DRAWING NO. 2

TRY ENVIRONMENTAL SERVICES INC.

PROJECT: 10-2434A

APPENDIX A
SITE PHOTOGRAPHS



Lobby of 2570 Argyle Road



Electrical room 2590 Argyle Road



Laundry room 2570 Argyle Road



Facing south to front of 2570 Argyle Road



Lobby of 2590 Argyle Road



Facing east to north side of 2590 Argyle Road



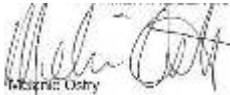
Electric heater in unit in 2590 Argyle Road



Facing east to south side of 2590 Argyle Road

APPENDIX B
REGULATORY INQUIRIES

Freedom of Information Request

Requester Data			For Ministry Use Only																					
Name, Title, Company Name and Mailing Address of Requester Mr. Robert Ostry TRY Environmental Inc. 8 Widdicombe Hill, Toronto, Ontario M9R 1B3 Email Address: try.env@rogers.com.com			FOI Request No.	Date Request Received																				
			Fee Paid \$ <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH																					
Telephone/Fax Nos. Tel : 416-246-1107 Fax : 416-246-1127	Your Project/ Reference No. 10-2434A	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA																					
Request Parameters																								
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 2570-2590 Argyle Road, Mississauga, Ontario																								
Present Property Owner(s) and Date(s) of Ownership Ranee Management																								
Previous Property Owner(s) and Date(s) of Ownership																								
Present/Previous Tenant(s), if applicable Residential rental apartments																								
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				Specify Year(s) Requested																				
Environmental concerns (General correspondence, occurrence reports, abatement)				All years																				
Orders				All years																				
Spills				All years																				
Investigations/prosecutions ▶ Owner and tenant information must be provided				All years																				
Waste Generator number/classes				All years																				
Certificates of Approval ▶ Proponent information must be provided 1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.																								
				<table border="1"> <thead> <tr> <th>SD</th> <th>Specify Year(s) Requested</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	SD	Specify Year(s) Requested																		
SD	Specify Year(s) Requested																							
air - emissions																								
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)																								
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations																								
waste water - industrial discharge																								
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites																								
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction																								
pesticides - licenses																								

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record i

