

October 12, 2021



Mynik Investments Inc.
17 Greenvalley Circle
Stouffville, ON
L4A 2L4

ATTENTION: Ms. Diane Watson

**RE: Phase I Environmental Site Assessment
1995 Dundas Street East & 3040 Universal Drive, Mississauga, ON
Altech Reference No. 6863-21**

Dear Madam,

Please find attached the report for the Phase I Environmental Site Assessment (ESA) conducted by Altech at the above location.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,

ALTECH Environmental Consulting Ltd.

A handwritten signature in black ink, appearing to read "Chad Stewart", with a long horizontal flourish extending to the right.

Chad Stewart, P.Eng., QP-ESA
Practice Leader, Senior Project Engineer
Property Due Diligence, Investigation & Remediation

Phase I Environmental Site Assessment
1995 Dundas Street East & 3040 Universal
Drive, Mississauga, ON

Prepared for
Mynik Investments Inc.

Project: 6863-21



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EXECUTIVE SUMMARY

ALTECH Environmental Consulting Ltd. (Altech) has been retained to complete a Phase I Environmental Site Assessment (ESA). Details are provided as follows:

Client:

- Mynik Investments Inc.

Location:

- 1995 Dundas Street East & 3040 Universal Drive, Mississauga, Ontario

Date of On Site Assessment:

- October 4, 2021

The purpose of the assessment is to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject site. The Phase I ESA is only intended to identify potential liabilities, and not to judge the risk associated with those potential environmental liabilities at the site.

A Freedom of Information (FOI) request has been prepared for submission to the Ministry of Environment, Conservation and Parks (MECP), in order to obtain information about the site and neighbouring properties. The letter and form requesting the information is presented in Appendix A. Due to a temporary hiatus by the FOI office at the MECP, the information was not available at the time of writing and will be assessed and forwarded to the client, if the findings of the Freedom of Information (FOI) response change the conclusion of this report. The FOI response is to be included as part of this report, when received.

The subject site is located at the northwest corner of Dundas Street East and Universal Drive in Mississauga, Ontario. The subject site is roughly rectangular in shape with a total property area of approximately 11,125 m² (~1.1 hectares), and contains a single-storey, slab-on-grade, multi-unit, industrial/commercial building. The subject site building is conjoined to a neighbouring building, with a shared shipping dock, at the northwest corner. The area of the building footprint is approximately 6,131 m² (~66,000 ft²). Paved asphalt parking and driveway surrounds the building. Access to the subject site is by way of two driveways, one at the southwest corner off of Dundas Street East and one at the northeast corner off of Universal Drive.

Commercial and light industrial properties (mostly retail and restaurants) are neighbouring the subject site in all directions.

The subject site appears to have been first developed in the late 1960s as a food preparation distribution operation in a small building at the northeast corner of the site. Around 1977, the building was expanded into its current configuration as one large furniture retail store. Since the late 1970s, the building has been divided into the current tenant spaces.

Altech has not identified any environmental concerns at the subject site, based on the current and historic use and features on-site and on neighbouring properties.

Altech has the following recommendations based on the assessment described above:

- The monitoring well-like structures, in the north driveway, should be accessed, groundwater sampled and analysed, and if there is no future intention to use these structures for monitoring groundwater, then they should be decommissioned according to Regulation 903.
- The tenants that operate automotive shops should be requested to complete the following:
 - improve the housekeeping in their units (eg. clean up minor spills promptly and thoroughly, collect and store wastes as neatly as possible);
 - clean out the floor drains and sub-floor drainage trenches, and clean out oil/water interceptors, on a regular basis;
- All fluorescent lighting with PCB-containing ballasts should be disposed of properly when re-lamping is done.

1.0 INTRODUCTION

1.1 Background

ALTECH Environmental Consulting Ltd. was retained to conduct a Phase I Environmental Site Assessment (ESA) for a property at 1995 Dundas Street East and 3040 Universal Drive in Mississauga, Ontario.

The purpose of the assessment is to provide an objective, independent, professional opinion of the potential environmental concerns, if any, associated with the subject site.

An Altech representative was on-site on October 4, 2021 to perform the site inspection for the project.

1.2 Project Objectives and Scope

The purpose of a Phase I ESA is to identify the immediate and most recognizable environmental concerns at the subject site, and areas where further investigation may be required. It does not generally include any intrusive investigation. The assessment described in this report included the following scope of work:

- A review of previous ESA report(s) for the subject site, if any;
- A study of the site's prior-use history including, but not limited to, available fire insurance maps, Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 347 database, MECP Waste Disposal Site Inventory from 1991, MECP Environmental Compliance Approvals (ECAs), National Pollutant Release Inventory (NPRI) records, City Directories as available, and aerial photographs;
- A thorough visual inspection of the subject site including an examination of the interior and exterior of any buildings; any chemical and waste storage areas; and visible underground utility connections and use;
- Interviews with site representatives and occupants, as applicable;
- A review of neighbouring activities;
- Documentation of any potential buried drums or storage tanks as identified by visual evidence and/or a geomagnetic scan; and,
- Preparation of a written report describing the assessment findings and recommendations for further investigation where required.

2.0 SITE DESCRIPTION

The subject site is located at the northwest corner of Dundas Street East and Universal Drive in Mississauga, Ontario. The subject site is roughly rectangular in shape with a total property area of approximately 11,125 m² (~1.1 hectares), and contains a single-storey, slab-on-grade, multi-unit, industrial/commercial building. The subject site building is conjoined to a neighbouring building, with a shared shipping dock, at the northwest corner. The area of the building footprint is approximately 6,131 m² (~66,000 ft²). Paved asphalt parking and driveway surrounds the building. Access to the subject site is by way of two driveways, one at the southwest corner off of Dundas Street East and one at the northeast corner off of Universal Drive.

Commercial and light industrial properties (mostly retail and restaurants) are neighbouring the subject site in all directions.

The subject site appears to have been first developed in the late 1960s as a food preparation distribution operation in a small building at the northeast corner of the site. Around 1977, the building was expanded into its current configuration as one large furniture retail store. Since the late 1970s, the building has been divided into the current tenant spaces.

A site location map is presented as Figure 1 in Appendix B. A detailed description of the property is contained in the Phase I ESA, below. A site sketch of the subject site is presented as Figure 2 in Appendix B. Photographs of the subject site are included in Appendix C.

3.0 METHODOLOGY

The investigation has been performed in accordance with prevailing practices used in the environmental assessment industry, and generally accepted standards for environmental investigations. The methodology for the Phase I ESA is consistent with the Canadian Standards Association standard Z768-01, with specifics of the scope and procedures described in subsequent sections of this report. This Phase I ESA is not intended to meet the requirements of Ontario Regulation (O.Reg.)153/04 and amending regulations, because it is not intended to be used for the preparation of a Record of Site Condition (RSC).

3.1 Historical and Ministry Records Review

The following historical and records review was completed for the subject site:

- Insurance report search;
- City directories search;
- Aerial Photography;
- Storage tank registration, Fuel Safety Division, TSSA;
- MECP database for Environmental Compliance Approval (ECA);
- MECP database for RSC;
- MECP generator registration database & Hazardous Waste Information Network (HWIN)
- MECP polychlorinated biphenyls (PCB) storage, coal gasification and waste disposal site inventories;
- National Pollutant Release Inventory (NPRI);
- Physiography of Region of the Site; and,
- Reports and previous assessments made available to Altech.

3.2 Site Inspection

The general grounds of the property were inspected for evidence of potential environmental liabilities. Surface materials were inspected for obvious signs of spills or deliberate disposal of environmentally sensitive materials.

3.3 Interviews

Site representatives were interviewed in person as applicable and/or available.

4.0 RECORDS REVIEW

4.1 *Physical Setting Observations*

Surficial Geology

The native surficial soils in the vicinity of the site were determined from Ontario Geological Survey 2010. *Surficial geology of Southern Ontario*; Ontario Geological Survey, Miscellaneous Release--Data 128-REV as:

- Fine textured Glaciolacustrine deposits: silt and clay, minor sand and gravel, interbedded silt and clay, and gritty pebbly flow till

Topography and Regional Drainage

Based on the most recent topographic map of the City of Mississauga, the general slope of the subject site is toward the east, toward Etobicoke Creek. Based on the topographic conditions at the subject site during the site reconnaissance, the general drainage is towards the east to southeast and the inferred local groundwater flow direction on the subject site is likely towards the east or southeast.

Bedrock geology

The bedrock geology of the site was determined from MNR, OGS, Miscellaneous Release--Data 126 - Revision 1, *1:250 000 scale bedrock geology of Ontario*, 2011, Ontario Geological Survey, as:

- Shale, limestone, dolostone, siltstone of the Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; Eastview Member.

Regional Physiography

The general physiography of the site was determined from MNR, OGS, Special Volume 2, *The Physiography of Southern Ontario, Third Edition*, 1984, Chapman and Putnam, and is described as:

- Bevelled Till Plains of the Peel Plain

4.2 *Historical Records Review*

Historical Ownership

Altech obtained details of the recent historical ownership of the subject site from the client by email. The current owner, Mynik Investments Inc. has owned the property since prior to development in the late 1960s, and prior to that the property was vacant land and likely originally farmland.

Fire Insurance Plans

Fire Insurance Plans (FIPs) were requested from Ecolog ERIS by way of Opta Information Intelligence. No FIPs were found for the subject site.

City Directories

Altech ordered city directories from Ecolog Eris to determine historical occupants of the subject site and all neighbouring properties.

City Directories were searched and reported from 2000, 1994, 1989, 1983, 1977/78, 1972/73, 1966 and 1958. The address of 1995 Dundas is listed as various retail for home products (eg. furniture, mattress, etc.) back to 1989 and prior to 1989 this address is not listed. The address of 3040 Universal is listed as various light commercial/retail businesses (eg. insurance, accounting, cellular and computer services, mattresses) back to 1983 and prior to this it is listed as food service/catering and truck servicing. Prior to 1972/73 the address of 3040 Universal is not listed.

Neighbouring properties are listed as follows:

1945 Dundas – not listed until 1977/78, when it is listed as multi-tenant commercial in each listing, including for example: lawyers, consultants, trade unions, insurance, various retail, computers, and social clubs;

1970 Dundas – not listed until 1989 when it is multi-tenant commercial use;

2025 Dundas – not listed until 1977/78, where it is listed as multi-tenant commercial use (strictly retail and restaurant occupancy);

3052 Universal – not listed in any directories.

No listings were noted with environmental concerns.

Aerial Photography

Altech ordered aerial photographs from Ecolog ERIS and also reviewed publicly available aerial photographs of the subject site and surrounding areas. Historic aerial photos were available from 1962 and 1981, and a recent photo (from 2020) was also reviewed. In the 1962 photo, the subject site appears to be part of a farmstead with the forested Etobicoke Creek valley to the east, cultivated fields on the north side of Dundas, and a large orchard to the west. In the 1981 photo, the subject site and neighbouring commercial sites to the west, north and east all appear in their current configuration. Across Dundas to the south, the commercial plaza has not been developed at this time. No environmental concerns were identified, based on the information ascertained from the aerial photographs.

MECP Freedom of Information (FOI) Request

A Freedom of Information (FOI) request has been prepared for submission to the Ministry of Environment, Conservation and Parks (MECP), in order to obtain information about the site and neighbouring properties. The letter and form requesting the information is presented in Appendix A. Due to a temporary hiatus by the FOI office at the MECP, the information was not available at the time of writing and will be assessed and forwarded to the client, if the findings of the Freedom of Information (FOI) response change the conclusion of this report. The FOI response is to be included as part of this report, when received.

Storage Tank Registration, Fuels Safety Division, TSSA

The Fuels Safety Division of the Technical Standards and Safety Authority (TSSA) was requested for any information regarding fuel tanks at the following addresses:

- 1995 Dundas Street East
- 1945 Dundas Street East
- 1970 Dundas Street East
- 2040 Dundas Street East
- 2025 Dundas Street East
- 3040 Universal Drive
- 3052 Universal Drive

The TSSA response indicated that no records were found for any of the above addresses.

MECP Well Record Information Database

The MECP online database of Well Record Information was searched, to gain information regarding environmental monitoring taking place in the subject site area. No well records were found for the subject site. Several well records were identified for properties found within 100 metres of the subject site and the two nearest to the subject site are as follows:

Well ID	Well Record Information	Well Tag # (since 2003)	Location	Contractor Lic#	Well Depth (m)	Date of Completion (MM/DD/YYYY)
4903314	PDF		2040 Dundas	173	7.9	09/28/1969
7331391	PDF	A266664	2025 Dundas	3547	7.5	03/27/2019

Generally, the well records reviewed appear to be for monitoring wells located at or more than 100m from the subject site. The wells are likely advanced for monitoring purposes during a subsurface investigation (environmental or geotechnical).

MECP Environmental Compliance Approval (ECA) Database

The MECP ECA database (formerly referred to as a Certificate of Approval (CofA) was searched for any nearby sites in the area that possess an approval. No records were found for the subject site or for any sites that are within 200 metres west of the subject site.

MECP Brownfield Environmental Site Registry

The MECP Brownfield Environmental Site Registry was searched for any nearby sites in the area that have had Records of Site Condition (RSC) posted for them. No listings were identified at the subject site or for properties within 100 metres of the subject site.

MECP Waste Generator Registration Database (1996, 2008, and 2013) and Hazardous Waste Information Network (HWIN)

The 1996, 2008, and 2013 database of Registered Waste Generators and the Hazardous Waste Information Network (HWIN) were searched for records for businesses operating at the subject site and in the surrounding area (i.e. within 100 metres). No records were found for the subject site in any databases back to 1996. Two (2) records were found for sites within 250 metres of the subject site, as follows:

- 1996 - The Stitch Cleaners at 1960 Dundas St E for: Halogenated solvents and residues (#241)
- HWIN (current) - Uniropo Limited at 3070 Universal Drive for: Petroleum Distillates (#213), Waste Oils and Lubricants (#252), and Waste Compressed Gases (#331).

National Pollutant Release Inventory (NPRI)

No NPRI listing was identified at the subject site or for properties within the surrounding area (i.e. within 200 metres).

MECP PCB Storage Site Inventory (July 2000)

No MECP PCB storage site information was found for the subject site or for properties within the surrounding area (ie. within 250 metres).

MECP Coal Gasification Plant Site Inventory (June 1991)

No MECP coal gasification plant site information was found within 250 metres of the subject site.

MECP Waste Disposal Site Inventory (June 1991)

No active or closed MECP Waste Disposal Sites was found within 100 metres of the subject site.

Review of Previous Reports

No previous environmental reports were available for the subject site. It was noted during the site inspection that there are two (2) steel caps in the driveway north of 4 Stroke auto shop that appear to possibly be monitoring wells. Altech recommends that these structures be accessed, groundwater sampled and analysed, and if there is no future intention to use these structures for monitoring groundwater, then they should be decommissioned according to Regulation 903.

4.2.1 Environmental Concerns

- No environmental concerns.

5.0 FINDINGS

5.1 Site Reconnaissance

General Description of the Site, Structures, and Use

- The subject site is located at the northwest corner of Dundas Street East and Universal Drive in Mississauga, Ontario. The subject site is roughly rectangular in shape with a total property area of approximately 11,125 m² (~1.1 hectares), and contains a single-storey, slab-on-grade, multi-unit, industrial/commercial building. The subject site building is conjoined to a neighbouring building, with a shared shipping dock, at the northwest corner. The area of the building footprint is approximately 6,131 m² (~66,000 ft²). Paved asphalt parking and driveway surrounds the building. Access to the subject site is by way of two driveways, one at the southwest corner off of Dundas Street East and one at the northeast corner off of Universal Drive.
- Commercial and light industrial properties (mostly retail and restaurants) are neighbouring the subject site in all directions.
- The subject site appears to have been first developed in the late 1960s as a food preparation distribution operation in a small building at the northeast corner of the site. Around 1977, the building was expanded into its current configuration as one large furniture retail store. Since the late 1970s, the building has been divided into the current tenant spaces.
- The current tenants in the building are:
1995 Dundas Street East: Blinds To Go, Smart Furniture & Décor, 2001 Audio & Video
3040 Universal Drive: Fortis (fitness gym), Judy's Music School, DiagnoTech (auto shop), Cab Alliance/Creggan Insurance Brokers Inc., 4 Stroke Auto Service

Adjoining Property Use

- The adjacent property to the north is a single-storey commercial property, Unirope Limited at 3070 Universal Drive.
- The adjacent property to the east is a multi-tenant commercial plaza at 2025 Dundas, including: Dulux Paints, Ultra Cabinet & Flooring, Orbit Restaurant & Bar, and others.
- The adjacent property to the west is a three-story, multi-tenant commercial plaza at 1945 Dundas, including: Skiis & Biikes, Mattress to Door, and Amazon Hardwood Centre, and a single-storey commercial plaza at 1989 Dundas including: Club M4, Croatia Restaurant, Dundas 427 Automotive, and JH World Services.
- The adjacent property to the south is a large multi-tenant commercial plaza at 1970 Dundas including: George Richards (retail store), Bad Boy Furniture, Astoria Restaurant.

Hydrologic Conditions

- There were no streams, water bodies or standing water noted on the subject site at the time of the site inspection. Based on the surrounding topographical and waterbody

features, the surface water flow direction below the subject site is inferred to be towards the south.

Stressed Vegetation

- No stressed vegetation was observed during the site reconnaissance.

Services and Utilities

- The site is currently serviced by municipal water and sewer, local electrical, natural gas, and communications service.

Interviews

- Ms. Diane Watson, a representative for the Client and owners, was interviewed during the site inspection. A representative for each tenant was also briefly interviewed during the site inspection.

5.1.1 Environmental Concerns

- No environmental concerns.

5.2 Air Emissions and Control

5.2.1 Observations

The current sources of emissions at the subject site are from: i) sanitary vents for bathrooms and kitchen areas in the building, ii) the eleven (11) roof-mounted, natural-gas fired, Heating, Ventilation and Air Conditioning (HVAC) units, iii) the three (3) small boilers in the mechanical room behind Smart Furniture, and iv) the one hot water tank behind Smart Furniture. The highest thermal heating input for any of the HVAC or other units is approximately 270,000 BTU/hr.

Registration on the Environmental Activity and Sector Registry (EASR) is not required, as the maximum thermal input of any fuel burning equipment used to provide comfort heating in the building is likely less than the 1.5 million BTU/hr (1.58 million KJ/hr) exemption threshold allowed by the MECP.

5.2.2 Environmental Concerns

- No environmental concerns.

5.3 Wastewater and Storm Water Control

5.3.1 Observations

Wastewater produced at the subject site is limited to wastewater from discharges of sanitary effluent from bathrooms and kitchen area of the on-site building. Floor drains are present in some parts of the building, including the two auto shops. One of the auto shops (4 Stroke) has a drainage trench down the centre of the shop space with an oil/water interceptor prior to discharge.

Stormwater at the subject site flows into the roof drains of the onsite building and through the interior piping and discharges into the municipal roadside stormsewer system. Stormwater also runs off paved areas to onsite catchbasins and discharges into the municipal roadside stormsewer system. One of the catchbasins at the rear shipping dock at the northwest corner of the building was blocked and flooded but was cleaned out during the site inspection.

5.3.2 Environmental Concerns

- No environmental concerns

5.4 Underground Storage Tanks (USTs) and Geo-magnetic Scan

5.4.1 Observations

No evidence of USTs was observed or reported during the time of the site inspection. A geo-magnetic scan of the site was completed with a handheld unit to look for evidence of underground metallic structures. No unexplained magnetic anomalies were encountered.

5.4.2 Environmental Concerns

- No environmental concerns

5.5 Aboveground Storage Tanks (ASTs) and Container Storage

5.5.1 Observations

Aboveground storage tanks (ASTs) were noted in several of the units in the building, all of them for the purpose of temporary storage of waste oils and automotive liquids. The tanks are described as follows:

- DiagnoTech – a 500 gal steel tank inside the unit;
- 4 Stroke – a 1,000gal steel tank and two (2) steel drums inside the unit.

No spills or staining of concern was observed around either of the units. All new liquid chemical storage, and all other chemical storage, was noted to be in small quantity containers (20L pails or smaller). Other chemicals noted to be used in the building included: cleaners and detergents.

5.5.2 Environmental Concerns

- No environmental concerns.

5.6 Spills

5.6.1 Observations

No major spills or releases of chemicals were reported or observed on the subject site or in the neighbourhood. The tenant units were noted to be in varying condition, with respect to the amount of staining on the floors, evidence of spills on the floors, the floor integrity.

It was noted that 4 Stroke auto shop has a spill containment unit for the steel drums of automotive liquids.

5.6.2 Environmental Concerns

- No environmental concerns.

5.7 Waste Management

5.7.1 Observations

Hazardous Wastes

No hazardous wastes were observed or reported to be produced or stored on the site. Classifiable liquid wastes (eg. oily water, petroleum distillates) are produced in the auto shops, including waste oil, automotive liquids and antifreeze, and used oil filters. Generally, an outside contractor is used to pick up and dispose of these wastes on an as-needed basis.

Non-Hazardous Wastes

Non-hazardous waste, limited to solid wastes such as office waste, is temporarily stored by the tenants in their own waste dumpsters and collected weekly by a waste contractor.

Unidentified Substances

No unidentified substances were observed on the site.

5.7.2 Environmental Concerns

- No environmental concerns.

5.8 Polychlorinated Biphenyls (PCBs)

The importation, manufacturing, and use of PCBs in Canada was prohibited by regulations in 1977. When PCBs are introduced into the environment, they are extremely persistent as they do not break down easily on their own (natural degradation is very slow).

PCBs may exist in oil-based transformers and fluorescent lighting ballasts installed prior to 1980s. As such, buildings and sites that have been significantly renovated or developed after 1980 are unlikely to have PCB containing materials.

5.8.1 Observations

No liquid-filled transformers were noted on the subject site. The majority of the various types of lighting units in the building appeared to be incandescent, LED lighting, or updated fluorescent lighting with electronic ballasts. However, some fluorescent lighting in the building may be of the older vintage and may have PCB-containing ballasts, for example in the storage area behind Smart Furniture. As long as any and all fluorescent lighting with PCB-containing ballasts are disposed of properly when relamping is done, there are no environmental concerns.

5.8.2 Environmental Concerns

- No environmental concerns.

5.9 Ozone Depleting Substances (ODS)

The manufacture, import, and export of chlorofluorocarbons (CFCs) (a major ODS) have been banned in Canada since January 1st, 1996, with the exceptions of use as feedstock, as analytical standards, and essential uses.

More comprehensive regulations known as the Ozone-depleting Substances Regulations were introduced in 1998 and have undergone several changes since. In 2016 the Ozone-depleting Substances and Halocarbon Alternatives Regulations repealed and replaced the 1998 regulations.

Due to this, refrigeration and air-conditioning equipment manufactured prior to 1998 may contain refrigerants containing ODS. Non-ODS containing refrigerants have been developed and are present in more recent refrigeration equipment.

5.9.1 Observations

Sources of ozone depleting substances (ODS) present at the subject site include: refrigerators in kitchen areas of the building, and each of the HVAC units on the roof of the building. The refrigerants in the rooftop HVAC units were noted to be either R-22, HCFC-22 or HFC-410A and each unit had a quantity of approximately 5-18 pounds.

As long as these units are maintained by qualified personnel, the units should not be an environmental concern.

5.9.2 Environmental Concerns

- No environmental concerns.

5.10 Asbestos Containing Building Materials (ACBMs)

Normally, ACBMs do not create a hazard provided the material is undisturbed. However, when the material becomes friable (asbestos which can be crumbled or powdered by hand), a hazardous dust may be released (e.g. during renovations).

Asbestos was widespread in building materials from the 1930s to the 1950s. Asbestos was voluntarily phased out of building products starting in the 1970s, with legal regulation being implemented under the Hazardous Products Act of 1985. It is therefore unlikely, that buildings constructed after the late-1980s contain ACBMs. The presence of ACBMs can have significant impact on the value of a property.

On December 30, 2018, Canada put into force new regulations that prohibit the following: import, sale and use of asbestos, as well as the manufacture, import, sale and use of products containing asbestos, with some exceptions. These regulations repeal and replace the previously existing regulations set forth in 2016.

5.10.1 Observations

No suspected ACBMs were observed or reported during the site inspection. It was noted that several areas of the building had 12"x12" vinyl tile (Blinds To Go – red tile; Fortis – grey tile).

Due to the age of the building, it is possible but unlikely that asbestos is present in the building materials. If any suspected ACBMs are encountered during future renovations, demolition, etc., the ACBMs should be confirmed, maintained, and abated (if needed) in accordance with Reg. 278.

5.10.2 Environmental Concerns

- No environmental concerns.

5.11 Designated Substances and Other Issues

Ontario Regulation 490/09 regulates the storage, handling and use, and employee exposure for a total of eleven (11) defined designated substances in Ontario. These substances are: Acrylonitrile, Arsenic, Asbestos, Benzene, Coke oven emission, Ethylene Oxide, Isocyanates, Lead, Mercury, Silica, and Vinyl Chloride.

In the past, Lead was frequently used in paints, roofing materials, plumbing, and other building materials. In general, the use of Lead in plumbing was phased out prior to 1990. Lead-based paint (LBP) was commonly used in buildings prior to 1960. Paints produced between 1960 and 1990 may contain small amounts of Lead. LBP becomes a concern when the paint deteriorates and begins to chip or break-down into powder, this can allow for Lead exposure by ingestion or inhalation.

Other substances of concern include mould and urea-formaldehyde foam insulation (UFFI).

Mould growth will often occur in buildings when excessive moisture is present. Excessive mould growth can cause a variety of health concerns depending on the species and concentration of mould.

UFFI was used as an insulation product in the 1970s, during the Canadian Home Insulation Program. The use of UFFI in Canada was banned in 1980, based on reports that deterioration of UFFI releases formaldehyde gases which can be harmful if inhaled. Deterioration of UFFI typically is caused by age or exposure excessive to moisture.

Altech has inspected the subject site for the potential presence of all of the above substances, and discussed and asked for any and all information from the interviewee. This section discusses potential concerns for Designated Substances and several other potential environmental concerns.

5.11.1 Observations

Given the age of the building, it is possible that lead, mercury and silica are present within the building materials (i.e. paint and plumbing materials, thermostats, lighting, and masonry units, etc.). As long as these items remain intact and/or in their solid form, and do not show signs of deterioration (or dusting), they are safe in their present form.

No evidence of urea-formaldehyde foam insulation (UFFI) or mould was observed within the site building during the time of the site inspection. No water ingress or mould or associated air quality complaints were noted by any tenants. No other designated substances were observed or are otherwise considered likely to be present.

5.11.2 Environmental Concerns

- No environmental concerns.

6.0 CONCLUSIONS AND RECOMMENDATIONS

ALTECH Environmental Consulting Ltd. (Altech) has been retained to complete a Phase I Environmental Site Assessment (ESA). Details are provided as follows:

Client:

- Mynik Investments Inc.

Location:

- 1995 Dundas Street East & 3040 Universal Drive, Mississauga, Ontario

Date of On Site Assessment:

- October 4, 2021

The purpose of the assessment is to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject site. The Phase I ESA is only intended to identify potential liabilities, and not to judge the risk associated with those potential environmental liabilities at the site.

A Freedom of Information (FOI) request has been prepared for submission to the Ministry of Environment, Conservation and Parks (MECP), in order to obtain information about the site and neighbouring properties. The letter and form requesting the information is presented in Appendix A. Due to a temporary hiatus by the FOI office at the MECP, the information was not available at the time of writing and will be assessed and forwarded to the client, if the findings of the Freedom of Information (FOI) response change the conclusion of this report. The FOI response is to be included as part of this report, when received.

The subject site is located at the northwest corner of Dundas Street East and Universal Drive in Mississauga, Ontario. The subject site is roughly rectangular in shape with a total property area of approximately 11,125 m² (~1.1 hectares), and contains a single-storey, slab-on-grade, multi-unit, industrial/commercial building. The subject site building is conjoined to a neighbouring building, with a shared shipping dock, at the northwest corner. The area of the building footprint is approximately 6,131 m² (~66,000 ft²). Paved asphalt parking and driveway surrounds the building. Access to the subject site is by way of two driveways, one at the southwest corner off of Dundas Street East and one at the northeast corner off of Universal Drive.

Commercial and light industrial properties (mostly retail and restaurants) are neighbouring the subject site in all directions.

The subject site appears to have been first developed in the 1960s as a food preparation distribution operation in a small building at the northeast corner of the site. Around 1977, the building was expanded into its current configuration as one large furniture retail store. Since the late 1970s, the building has been divided into the current tenant spaces.

6.1 Conclusions

Conclusions from the work completed indicate the following:

Historical Review

- No environmental concerns.

Site Use, Adjoining Properties and Interviews

- No environmental concerns.

Air Emissions

- No environmental concerns.

Wastewater and Stormwater Control

- No environmental concerns.

Underground Storage Tanks & Geomagnetic Scan

- No environmental concerns.

Aboveground Storage Tanks

- No environmental concerns.

Spills

- No environmental concerns.

PCBs

- No environmental concerns.

Waste Management

- No environmental concerns.

Ozone Depleting Substances

- No environmental concerns.

Asbestos Containing Building Materials (ACBM)

- No environmental concerns.

Designated Substances and Other Issues

- No environmental concerns.

6.2 Recommendations

Altech has the following recommendations based on the assessment described above:

- 1) The monitoring well-like structures, in the north driveway, should be accessed, groundwater sampled and analysed, and if there is no future intention to use these structures for monitoring groundwater, then they should be decommissioned according to Regulation 903.
- 2) The tenants that operate automotive shops should be requested to complete the following:
 - a. improve the housekeeping in their units (eg. clean up minor spills promptly and thoroughly, collect and store wastes as neatly as possible);
 - b. clean out the floor drains and sub-floor drainage trenches, and clean out oil/water interceptors, on a regular basis;
- 3) All fluorescent lighting with PCB-containing ballasts should be disposed of properly when re-lamping is done.

7.0 LIMITATIONS

ALTECH Environmental Consulting Ltd. (Altech) has completed a Phase I Environmental Site Assessment (ESA) Update for the subject site and has made the opinions, findings, conclusions and recommendations presented herein. This report has been prepared generally consistent with the CSA Standard Z768-01 and the generally accepted industry standard of practice for a report of this type. No other warranty, expressed or implied, is made.

This report is based on information collected by Altech from various reasonably ascertainable and practically reviewable sources that were available at the time of the assessment. All information described in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made by Altech as to the accuracy thereof.

An environmental site assessment or investigation has inherent limitations in characterizing the conditions of a site based on the information obtained. The content of this report represents our unbiased professional judgment of relevant findings, opinions, conclusions and recommendations based on the information presented. The information presented is only accurate at the time of collection and Altech reserves the right to alter or revise the findings, opinions, conclusions and recommendations, based on any changes in site conditions or new information, anecdotal or otherwise, obtained by Altech after the date of this report. The statements in this report should, in no way, be interpreted as a warranty that the subject site as a whole or neighbouring sites are free from exceedances of any regulated Standard, Guideline, Objective or limit in any environmental media since (unless otherwise described) sampling and chemical analysis of environmental media were not completed as part of this assessment.

ALTECH Environmental Consulting Ltd., its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations and conclusions.

This report was prepared for, and is owned by, the Client exclusively as named in this report. No statements made in this report can be interpreted as legal advice. Altech accepts no duty of care to, or responsibility for damages suffered by, any third party, whatsoever, and any use a third party makes of this report, or any reliance to, or decisions based on it, are the responsibility of such parties. Altech Standard Terms of Agreement Rev. 07/2012 and limitations thereof apply.

Respectfully submitted,
ALTECH Environmental Consulting Ltd.



Chad Stewart, P.Eng., QP-ESA
Practice Leader, Senior Project Engineer
Property Due Diligence, Investigation & Remediation

APPENDIX A

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

**Ministère de l'Environnement, de
la Protection de la nature et des
Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télééc.: (416) 314-4285



October 7, 2021

Chad Stewart
Altech Environmental Consulting
789 Don Mills Road, Suite 403
Toronto, ON M3C 1T5

Dear Chad Stewart:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2021-06504, Your Reference 6863-21

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee).

The search will be conducted on the following: 3040 Universal Drive, Mississauga. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time.

Due to the COVID-19 outbreak, requesters may experience some delays with FOI requests at this time.

This is to advise you, we've gone digital! Requests submitted by fax will no longer be accepted starting August 31, 2021. If you submitted requests by fax before August 31, 2021, we'll process it. Please don't re-submit it using the online form or you might get charged twice. The online form can be found on the central forms repository at the following link

<https://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILE&SRCH=1&ENV=WWE&TIT=freedom+of+information&NO=012-2146E>.

If you have any questions regarding this matter, please contact Nasreen Salar at or nasreen.salar@ontario.ca.

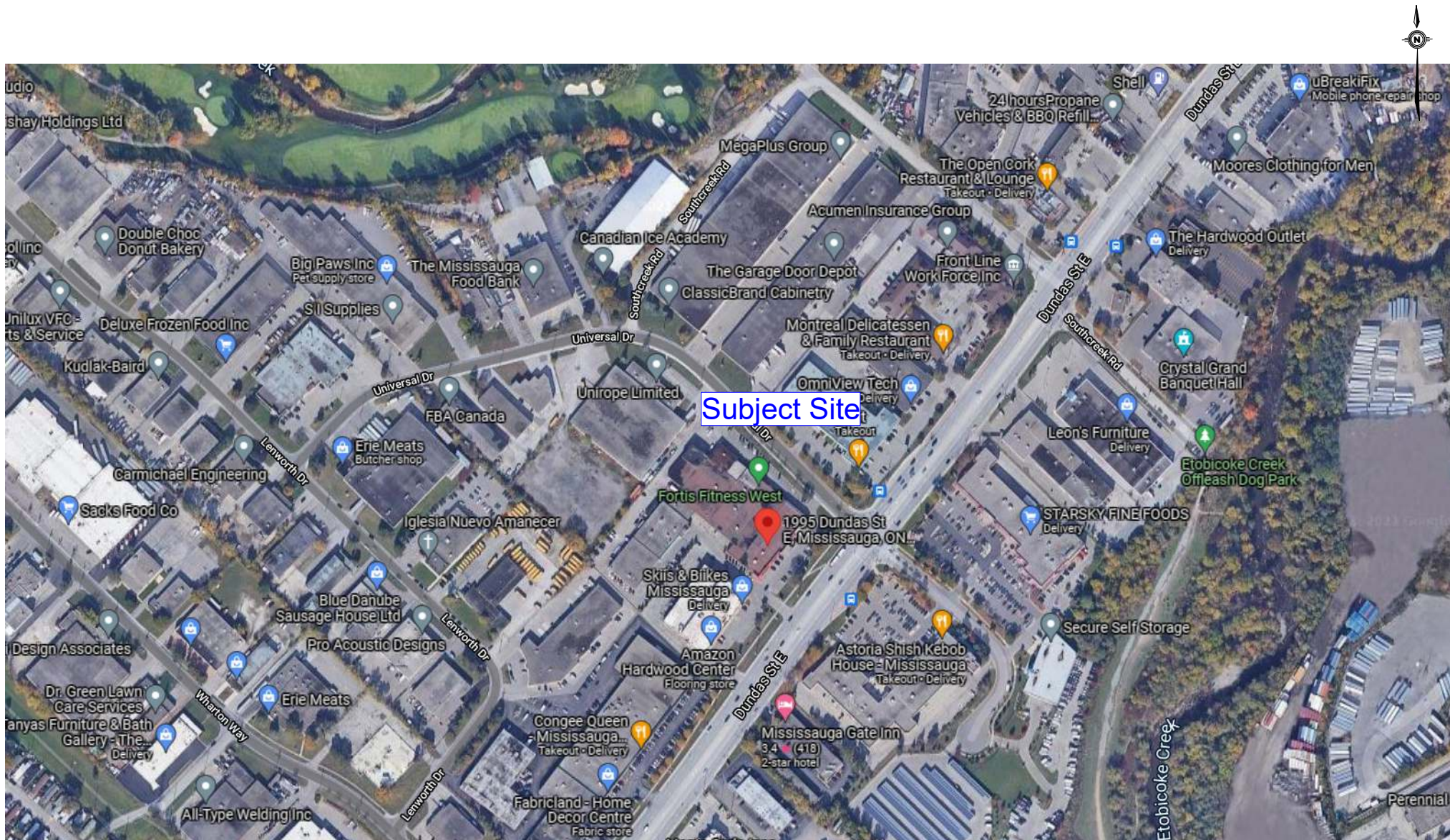
Yours truly,

Original signed by

Noel Kent
Manager, Access and Privacy

APPENDIX B

APPENDIX B

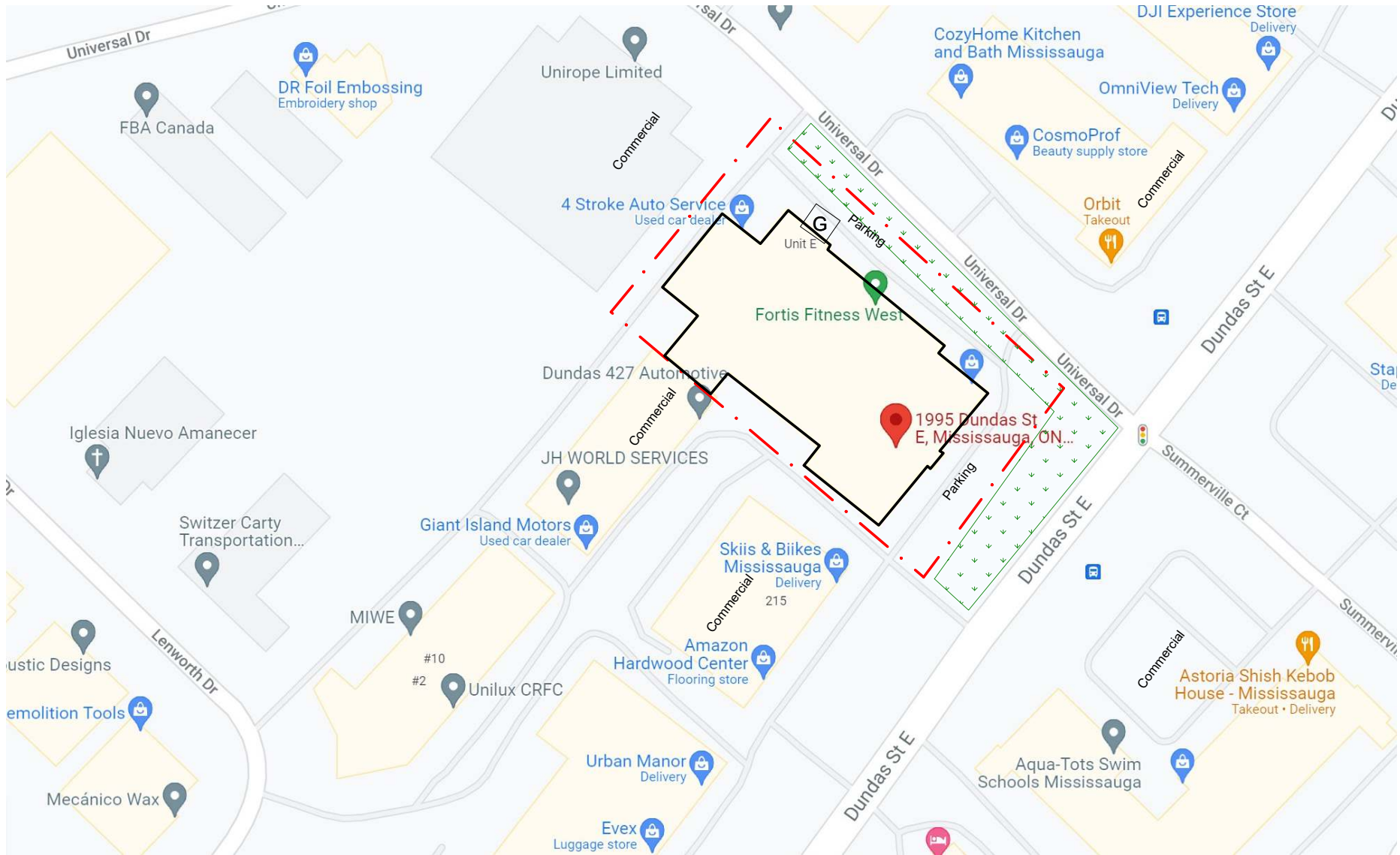


00	2021/09/28	Original	CRS	
REV	DATE	REVISION DESCRIPTION	DRW	CHK

ALTECH
ALTECH Environmental
Consulting Ltd.

Altech Environmental Consulting Ltd.

PROJECT		Phase I ESA; Mynik Investments		
TITLE		Site Location Map/Aerial Photo 1995 Dundas St E & 3050 Universal Dr, Mississauga, ON		
DRAWN BY	CRS	DATE	2021/09/28	PROJECT NO. 6863-21
CHECKED BY		DATE		FIGURE NO. 1
			SCALE	REV
			As shown	00



LEGEND

Approximate property boundary

Building outline

G

Natural gas meter

Landscaped/vegetated areas

00	2021/10/12	Original	CRS	
REV	DATE	REVISION DESCRIPTION	DRW	CHK

**ALTECH**
ALTECH Environmental Consulting Ltd.

Altech Environmental Consulting Ltd.

PROJECT
Phase I ESA; Mynik Investments

TITLE
Site Plan
1995 Dundas St E & 3040 Universal Dr, Mississauga, ON

DRAWN BY
CRS

DATE
2021/10/12

PROJECT NO.
6863-21

FIGURE NO.
2

CHECKED BY

DATE

SCALE
Not to scale

REV
00

APPENDIX C

APPENDIX D

Appendix C: Photo Album



Photograph 1: View of the subject site looking north



Photograph 2: View of neighbouring site to the west

Appendix C: Photo Album



Photograph 3: View of neighbouring site to the north(west).



Photograph 4: View of neighbouring site to the north.

Appendix C: Photo Album



Photograph 5: View of the roof of the building, looking north.



Photograph 6: View of interior of tenant unit (furniture store).

Appendix C: Photo Album



Photograph 7: Interior of tenant unit (automotive shop).



Photograph 8: Interior of tenant unit (audio and video store).

Appendix C: Photo Album



Photograph 9: 3 boiler units in building.



Photograph 10: Waste oil tank in automotive shop.