

**PHASE I ENVIRONMENTAL ASSESSMENT
2570 AND 2590 ARGYLE ROAD
MISSISSAUGA, ONTARIO**

Prepared for:

ZOLTY HOLDINGS

Prepared by:

TRY ENVIRONMENTAL SERVICES INC.

**Project: 10-2434
November 22, 2010**

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**Zolty Holdings
2727 Victoria Park Avenue
Toronto, Ontario
M1T 1A6**

Attention: Mr. Kay

Dear Sirs:

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

Please find enclosed our report 10-2434 regarding a Phase I Environmental Site Assessment (ESA) of the above-noted property. In summary, the Phase 1 ESA did not reveal any significant environmental concerns that would restrict the current use or redevelopment of the property and no further work would be required or warranted. The findings are summarized below:

- (i) The properties are located on the west side of Argyle Road just south of Bloor Street East 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 to the northeast. The legal description of the property Plan E23, Part of Block A, Township of Toronto, Regional Municipality of Peel
- (ii) The subject property is comprised of two 12-storey, residential apartment building located centrally on the property. A paved driveway is present between the buildings leading 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 property which is municipally serviced for sewers and water.

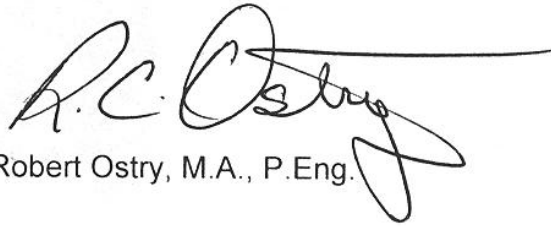
- (iii) The residential apartment buildings at 2570 and 2590 Argyle Road each consists of a concrete foundation with a brick exterior. The buildings are 12 stories above grade with one basement level. A single storey structure extends at the west side of each building that houses an indoor in-ground pool. The pools are not currently in use. Heat is provided by electric boilers located in each unit and electric baseboard heaters. Lighting is provided by fluorescent and incandescent lights. Interior finishes were observed to be comprised of ceramic or vinyl floor tiles, hardwood floors, drywall ceilings and walls with some texture-coated finishes. Two mechanical passenger elevators are located in the building.
- (iv) The building is used for residential housing comprised of rental apartments.
- (v) Aerial photographs for 1954, 1971, and 1978 were reviewed from the Ministry of Natural Resources. In the 1954 photograph, the subject site and vicinity area was agricultural fields. In the 1971 and 1978 photographs, the apartment buildings were visible on the subject site in a similar configuration to the present structure. The vicinity properties to the west, east, north, and south appeared similar to the current configuration.
- (vi) 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. The subject properties were listed as apartment buildings since the late 1960s.
- (vii) 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 Woodland Auto Sales, and has been occupied by an automotive garage and used car dealership since that time. A service station (John Simone Service Centre then Petro Canada) was historically located on the property to the northwest at 256 Dundas Street West.
- (viii) No hazardous materials were noted to be present on the property on the day of inspection.

- (ix) No substance containers with the exception of household cleaners and paints were observed on the property on the day of inspection.
- (x) No vent or fill pipes normally associated with underground storage tanks (USTs), nor any above ground storage tanks (ASTs) were noted on site on the day of inspection.
- (xi) Lighting in the apartment building is provided by fluorescent and incandescent light fixtures. The production and installation of PCB containing electrical equipment was banned in 1980 and since the building was constructed in the 1960s, it is possible that some of the electrical equipment in the building contains PCBs; however, it is likely that many of the fixtures would have been changed as part of on-going maintenance. In this regard, the current legislation does not prohibit the ongoing use of electrical lighting containing PCBs.
- (xii) No evidence of waste storage or burial or significant fill was apparent on the day of inspection. Regular household waste is compacted and stored in disposal bins in the waste disposal room and the bins are removed weekly by a licensed contractor.
- (xiii) Potential non-friable asbestos containing materials such as vinyl floor tiles, acoustic ceiling tiles, and texture coated surfaces were observed in the subject building. The current Ontario asbestos regulation, Ontario Regulation 278/05 requires that all buildings, with the exception of owner-occupied residences, have an asbestos survey and management plan. Consequently, an asbestos survey is recommended to be undertaken and in the event that asbestos is identified to be present, an asbestos management plan will be required. Please note that the survey is to be updated annually and is to be provided to people who may be exposed to asbestos containing materials. An asbestos management plan details the work required based on the survey, roles and responsibilities of workers under emergency conditions.
- (xiv) Locally, it is inferred that shallow groundwater likely flows in a westerly direction toward Mary Fix Creek. The former service station to the northwest at 256

Dundas Street West and auto sales and service facility at 250 Dundas Street West are considered cross-gradient and unlikely to have had an adverse environmental impact on the subject site.

Thank you for the opportunity to have been of assistance.

Yours very truly,
TRY ENVIRONMENTAL SERVICES INC.



Robert Ostry, M.A., P.Eng.

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DRAWING 1: SITE LOCATION PLAN

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APPENDIX A: SITE PHOTOGRAPHS

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
2570 AND 2590 ARGYLE ROAD
MISSISSAUGA, ONTARIO**

1. INTRODUCTION

TRY Environmental Services Inc., was retained by Mr. Kay, on behalf of Zolty Holdings, to carry out a Phase I Environmental Site Assessment (ESA) of the property located at 2570 and 2590 Argyle Road in Mississauga, Ontario. The site is currently occupied by two 12-storey residential apartment buildings.

The scope of this review generally conforms to the requirements outlined by the Canada Mortgage and Housing Corporation (CMHC) and the Canadian Standards Association (CSA) Standard Z768-01 for Phase I ESAs.

1.1 PURPOSE

The purpose of the assessment was to identify current and previous land use on or adjacent to the property which might be associated with potential sources of environmental concern. This preliminary assessment did not include sampling or testing.

1.2 SCOPE OF WORK/METHODOLOGY

The scope of the assessment entailed:

- (i) undertake a site visit on October 27, 2010
- (ii) interpret available historic aerial photographs
- (iii) search the suburban Toronto City Directories to determine the previous occupancy history, a land title search for the property was not undertaken as the necessary information was available from the directory search
- (iv) verify aspects of regulatory compliance with the Ministry of Environment (MOE)
- (v) request a search by the Spills Action Centre (SAC) of any documented hazardous spills which may have occurred near the site

- (vi) request information from the Fuels Safety Division of the Technical Standards & Safety Authority (TSSA) regarding the registration of underground storage tanks
- (vii) search MOE documents regarding the potential historical use of the vicinity properties for waste disposal sites, coal gasification plant waste sites, industrial sites which produced or used coal tar and related tars, and PCB storage sites
- (viii) provide recommendations regarding the need for potential remedial action or further investigations

2. SITE DESCRIPTION

The property was visually inspected on October 27, 2010 by Ms. Melanie Ostry of TRY Environmental Services Inc., accompanied by the buildings' superintendent.

2.1 LOCATION AND LEGAL DESCRIPTION

The 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 to the northeast. For reporting purposes, Dundas Street West is assumed to be positioned in an east-west direction and Hurontario Street is assumed to be positioned in a north-south directions. The legal description of the property Plan E23, Part of Block A, Township of Toronto, Regional Municipality of Peel.

2.2 SITE AND AREA CHARACTERISTICS

The subject property is comprised of two 12-storey, residential apartment building located centrally on the property. A paved driveway is present between the buildings leading 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 property which is municipally serviced for sewers and water.

The property is situated on generally level land. The site location is shown on a survey of the general area presented as **Drawing 1** and photographs taken during the site inspection are presented in **Appendix A**.

2.3 DESCRIPTION OF IMPROVEMENTS

The residential apartment buildings at 2570 and 2590 Argyle Road each consist of a concrete foundation with a brick exterior. The buildings are 12 stories above grade with one basement level. A single storey structure extends at the west side of each building that houses an indoor in-ground pool. The pools are not currently in use.

Heat is provided by electric boilers located in each unit and electric baseboard heaters. Lighting is provided by fluorescent and incandescent lights. Interior finishes were observed to be comprised of ceramic or vinyl floor tiles, hardwood floors, drywall ceilings and walls with some texture-coated finishes. Two mechanical passenger elevators are located in the building.

2.4 PROPERTY USAGE AND ACTIVITIES

The building is used for residential housing comprised of rental apartments.

2.5 ADJOINING AND SURROUNDING PROPERTY USES AND ACTIVITIES

The properties adjacent to the subject site 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, former commercial/industrial building, currently being demolished

3. RECORDS REVIEW

3.1 GEOLOGIC MAPS AND TOPOGRAPHY

According to information presented on Ontario Geological Survey Map P.2204, published by the Ministry of Natural Resources, 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 property slopes to the southwest and local groundwater flow would likely be in a similar direction toward Mary Fix Creek.

3.2 AERIAL PHOTOGRAPHS

Aerial photographs for 1954, 1971, and 1978 were reviewed from the Ministry of Natural Resources. In the 1954 photograph, the subject site and vicinity area was agricultural fields. In the 1971 and 1978 photographs, the apartment buildings were visible on the subject site in a similar configuration to the present structure. The vicinity properties to the west, east, north, and south appeared similar to the current configuration.

3.3 OCCUPANCY SEARCH

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. The subject properties were listed as apartment buildings 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 Woodland Auto Sales, and has since been occupied by an automotive garage and used car dealership. A service station

(John Simone Service Centre then Petro Canada) was historically located on the property to the northwest at 256 Dundas Street West.

3.4 FIRE INSURANCE MAPS

Fire insurance plans from were not available for review from the Metropolitan Toronto Reference Library for the vicinity area.

3.5 ONTARIO MINISTRY OF THE ENVIRONMENT (MOE), SPILLS ACTION CENTRE (SAC) AND TECHNICAL STANDARDS & SAFETY AUTHORITY (TSSA)

A request was submitted to the MOE Freedom of Information and Protection of Privacy Office (**Appendix B**) 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 SAC's files contain any reported spills that had occurred in the site vicinity. 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 above noted 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.

The 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 verbally indicated that no tanks or removals had ever been registered for the property.

3.6 OTHER SOURCES

A review of the following documents indicated that no coal gasification plant waste sites or industrial coal tar sites had ever been in the immediate vicinity (1 km) of the subject property:

- Inventory of Coal Gasification Plant Waste Sites – Ontario MOE, 1987
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario - Ontario MOE, 1988
- Waste Disposal Site Inventory – Ontario MOE, 1991

The subject property was not listed in the Ontario PCB Site Inventory System (MOE, 2003) or the Ontario MOE Brownfields Environmental Site Registry.

3.7 PREVIOUS REPORTS

No previous reports were available for our review:

4. SITE INSPECTION FOR ENVIRONMENTAL LIABILITIES

4.1 HAZARDOUS MATERIALS IN CONNECTION WITH IDENTIFIED USES

No hazardous materials were noted to be present on the property on the day of inspection.

4.2 SUBSTANCE CONTAINERS

No substance containers with the exception of household cleaners and paints were observed on the property on the day of inspection.

4.3 STORAGE TANKS

No vent or fill pipes normally associated with underground storage tanks (USTs), nor any above ground storage tanks (ASTs) were noted on site on the day of inspection.

4.4 POLYCHLORINATED BIPHENYLS (PCBs)

Lighting in the apartment building is provided by fluorescent and incandescent light fixtures. The production and installation of PCB containing electrical equipment was banned in 1980 and since the buildings were constructed in the 1960s, it is possible that some of the electrical equipment in the buildings contain PCBs; however, it is likely that many of the fixtures would have been changed as part of on-going maintenance. In this regard, the current legislation does not prohibit the ongoing use of electrical lighting containing PCBs.

4.5 WASTE MANAGEMENT

No evidence of waste storage or burial or significant fill was apparent on the day of inspection. Regular household waste is compacted and stored in disposal bins in the waste disposal room of each building and the bins are removed weekly by a licensed contractor.

4.6 ASBESTOS

Potential non-friable asbestos containing materials such as vinyl floor tiles, acoustic ceiling tiles, and texture coated surfaces were observed in the subject building. The current Ontario asbestos regulation, Ontario Regulation 278/05 requires that all buildings, with the exception of owner-occupied residences, have an asbestos survey and management plan. Consequently, an asbestos survey is recommended to be undertaken and in the event that asbestos is identified to be present, an asbestos management plan will be required. Please note that the survey is to be updated annually and is to be provided to people who may be exposed to asbestos containing materials. An asbestos management plan details the work required based on the survey, roles and responsibilities of workers under emergency conditions.

4.7 BILL 208 - DESIGNATED SUBSTANCES

A brief review of the site's components was conducted to assess the potential for designated substances identified in Bill 208, Article 18 (a). The presence of PCBs and asbestos containing materials were addressed in Section 4.4 and Section 4.6, respectively. The following comments related to the potential for the presence of other designated substances on the property are offered:

- acrylonitrile - potential not observed
- arsenic - potential not observed
- benzene - potential not observed
- coke oven emissions - potential not observed
- ethylene oxide - potential not observed
- isocyanates - potential not observed
- lead - metallic lead may be present in the soldering joints of any plumbing system
- mercury - potential observed in thermostats
- silica - any cementitious materials could contain silica; analysis required to establish type
- vinyl chloride - potential not observed

Generally, there is no reason to suspect that the above substances were present in sufficient quantities to exceed Ministry of Labour exposure limits.

4.8 RECONNAISSANCE OF ADJACENT PROPERTIES

An inspection of the exterior of the vicinity residential properties from publicly accessible areas revealed no indications of potential contaminants which would adversely impact on the subject property. The property to the north has been occupied by a used car dealership since the 1970s and is currently been demolished. It is our understanding that groundwater monitoring was undertaken on the adjacent property to the north did not indicate that there were any impacts that were migrating off-site.

4.9 POTENTIAL FOR MIGRATION OF RELEASED MATERIALS

The general area is comprised of relatively permeable sand and silty sand as noted in Section 3.1 and consequently, the groundwater is not overly susceptible to contamination from surface spills. Locally, it is inferred that shallow groundwater likely flows in a westerly direction toward Mary Fix Creek. The former service station to the northwest at 256 Dundas Street West and auto sales and service facility at 250 Dundas Street West are considered cross-gradient and unlikely to have had an adverse environmental impact on the subject site.

4.10 NOISE AND VIBRATION

The levels of noise and vibration at the time of inspection were noted to be likely suitable for a residential or commercial area.

4.11 CHLOROFLUOROCARBONS AND HYDROCHLOROFLUOROCARBONS

The building does not have central air conditioning for cooling that could contain ozone-depleting substances. However, individual air conditioning units used in some of the apartments could be equipped with a refrigerant that contains chlorofluorocarbons (CFCs) or hydrochlorofluorocarbons (HFCs) which are ozone-depleting substances. Servicing should be done by a trained technician to ensure that any potential ozone depleting substances are not released into the ambient air.

4.12 AIR EMISSIONS

Air discharges from the building consist of heating ventilation and none of these emissions are likely to be an environmental hazard. A certificate of approval (CofA) is required under Ontario Regulation 346 if the combined nameplate capacity of the combustion equipment is more than 1.58 million kilojoules per hour. In this regard, the total combined capacity of the combustion equipment is unknown and a CofA may be required.

4.13 UREA FORMALDEHYDE FOAM INSULATION (UFFI)

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 on the property.

4.14 LEAD-BASED PAINT

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 lead levels in paints in structures built after that date. All consumer paints produced in Canada after 1992 are virtually lead-free. As the residential apartment building was constructed in the mid 1970s it is possible that lead-based paints are present. In this regard, observed painted surfaces did not show evidence of peeling that could release any lead that may be in the paint if present.

4.15 MOULD

A comprehensive intrusive inspection for mould was not performed as part of this Phase I ESA; however, no visual evidence of mould amplification sites were noted during our inspection visit.

5. SUMMARY OF FINDINGS AND CONCLUSIONS

- (i) The properties are located on the west side of Argyle Road just south of Bloor Street East 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 to the northeast. The legal description of the property Plan E23, Part of Block A, Township of Toronto, Regional Municipality of Peel

- (ii) The subject property is comprised of two 12-storey, residential apartment building located centrally on the property. A paved driveway is present between the buildings leading 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 property which is municipally serviced for sewers and water.
- (iii) 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 structure extends at the west side of each building that houses an indoor in-ground pool. The pools are not currently in use. Heat is provided by electric boilers located in each unit and electric baseboard heaters. Lighting is provided by fluorescent and incandescent lights. Interior finishes were observed to be comprised of ceramic or vinyl floor tiles, hardwood floors, drywall ceilings and walls with some texture-coated finishes. Two mechanical passenger elevators are located in the building.
- (iv) The building is used for residential housing comprised of rental apartments.
- (v) Aerial photographs for 1954, 1971, and 1978 were reviewed from the Ministry of Natural Resources. In the 1954 photograph, the subject site and vicinity area was agricultural fields. In the 1971 and 1978 photographs, the apartment buildings were visible on the subject site in a similar configuration to the present structure. The vicinity properties to the west, east, north, and south appeared similar to the current configuration.
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- since that time. A service station (John Simone Service Centre then Petro Canada) was historically located on the property to the northwest at 256 Dundas Street West.
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 - (ix) No substance containers with the exception of household cleaners and paints were observed on the property on the day of inspection.
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 - (xi) Lighting in the apartment building is provided by fluorescent and incandescent light fixtures. The production and installation of PCB containing electrical equipment was banned in 1980 and since the building was constructed in the 1960s, it is possible that some of the electrical equipment in the building contains PCBs; however, it is likely that many of the fixtures would have been changed as part of on-going maintenance. In this regard, the current legislation does not prohibit the ongoing use of electrical lighting containing PCBs.
 - (xii) No evidence of waste storage or burial or significant fill was apparent on the day of inspection. Regular household waste is compacted and stored in disposal bins in the waste disposal room and the bins are removed weekly by a licensed contractor.
 - (xiii) Potential non-friable asbestos containing materials such as vinyl floor tiles, acoustic ceiling tiles, and texture coated surfaces were observed in the subject building. The current Ontario asbestos regulation, Ontario Regulation 278/05 requires that all buildings, with the exception of owner-occupied residences, have an asbestos survey and management plan. Consequently, an asbestos survey is recommended to be undertaken and in the event that asbestos is identified to be present, an asbestos management plan will be required. Please note that the survey is to be updated annually and is to be provided to people who may be

exposed to asbestos containing materials. An asbestos management plan details the work required based on the survey, roles and responsibilities of workers under emergency conditions.

- (xiv) Locally, it is inferred that shallow groundwater likely flows in a westerly direction toward Mary Fix Creek. The former service station to the northwest at 256 Dundas Street West and auto sales and service facility at 250 Dundas Street West are considered cross-gradient and unlikely to have had an adverse environmental impact on the subject site.

In summary, the Phase 1 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.

6. 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.

This report was prepared by TRY Environmental Services Inc., for Zolty Holdings and their designated representatives. The material in it reflects the judgment of TRY Environmental Service 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

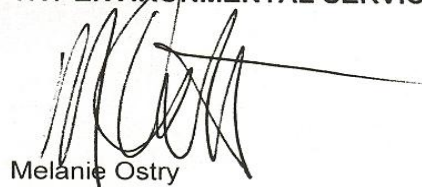
Environmental Services Inc., accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

TRY Environmental Services Inc., reserves the right to modify our conclusions in the event that regulatory responses are received after issuance of this report that indicate environmental issues have been identified to be present.

7. 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.

TRY ENVIRONMENTAL SERVICES INC.
prepared by:



Melanie Ostry

reviewed by:



Robert C. Ostry, M.A., P.Eng.

