



June 20, 2019

City of Mississauga
 300 City Centre Drive
 Mississauga, Ontario
 L5B 3C1

**Attention: Ms. Valeriya Danylova, P.Eng., Environmental Technologist
 Transportation & Works, Environmental Services**

Dear Ms. Danylova

**Subject: Response to Comments – Official Plan and Zoning By-law
 Amendment
 51, 57 Tannery Street and 208 Emby Drive, Mississauga, Ontario
 City File OZ/OPA 18 12
 OHE Project No.: 23322**

OHE Consultants has reviewed the comments you provided on September 11, 2018, for the above noted application, and discussed these comments with you via telephone, in person and via email since receiving them. As you know, we are in the process of completing additional investigation on the property and working towards the filing of a Record of Site Condition. While this work is ongoing, I am providing a response to your comments in the table below:

<p>1. Based upon the review of the: - Environmental Site Screening Questionnaire and Declaration (ESSQD), dated June 15, 2018 - Phase I Environmental Site Assessment (file # 21170), dated June 5, 2017 - Phase II ESA (21170-001), dated June 5, 2017, both prepared by OHE Consultants, the following comments are provided:</p>	<p>not applicable</p>
<p>2. The Phase I ESA (file # 21170), dated June 5, 2017 and the Phase II ESA (21170-001), dated June 5, 2017, both prepared by OHE Consultants must</p>	<p>A reliance letter, prepared by the author of the OHE Consultants report, will be provided.</p>

<p>include a clause, or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports.</p>	
<p>3. The Phase II ESA identifies PHC soil contamination on the east side of the building H. The contamination has not been delineated and it is not clear if this contamination extends underneath the building foot print. Therefore, sufficient lateral and vertical sampling of contaminated media must be undertaken to delineate the extent of contaminants that may be present at the property. The delineation summary should be included into a Remedial Action Plan (RAP). The RAP should include, without limitation, the details for both the development lands and the proposed lands to be dedicated to the City. The report must be signed, sealed, and dated by a Qualified Person as defined in O. Reg 153/04 (as amended). The report must include a clause, or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.</p>	<p>OHE to prepare RAP for the Property. The RAP will include both development lands and lands to be dedicated to the City.</p>
<p>4. The Phase II ESA recommends investigating the current soil and ground water conditions at the locations of three former USTs; however, boreholes and monitoring wells were drilled only at two locations. Additionally, no investigation was recommended at the ASTs locations. Please clarify this issue.</p>	<p>The current round of drilling includes the drilling of a borehole and the installation of a monitoring well at the third UST.</p>
<p>5. Please be advised that as lands are to be dedicated to the City, they will be in a condition acceptable to the City in its sole and unfettered discretion that such</p>	<p>All ESA work completed by OHE in this project has included the lands to be dedicated to the City, and will</p>



<p>land are environmentally suitable for the proposed use, as determined by the City, and shall be certified as such by a Qualified Person, as defined in Ontario Regulation 153/04 (as amended). Any ESA reports/correspondence submitted to the City must specifically reference the lands to be dedicated. Please also note that RSC filing must occur prior to land dedication.</p>	<p>continue to do so. All ESA work will be signed off by a Qualified Person.</p> <p>The RSC will also include the lands to be dedicated to the City.</p>
<p>6. The Phase I ESA indicated the presence of underground storage tanks (USTs) on the property. A decommissioning report, prepared by a Professional Engineer, must be provided to the satisfaction of the Transportation and Works Department which includes a proof of the USTs removal and confirmatory soil and ground water sampling.</p>	<p>The USTs were removed prior to OHE’s engagement at the Property. Therefore, decommissioning reports cannot be provided. However, OHE has included the UST locations in the Phase Two ESA scope of work to verify that no associated soil or ground water contamination is present.</p>
<p>7. The Phase I ESA indicated the presence of aboveground storage tanks (ASTs) on the property. A written document, prepared by a Professional Engineer, must be provided to the satisfaction of the Transportation and Works Department which includes a proof of the ASTs removal.</p>	<p>This will be provided as soon as the ASTs are removed. The documentation will be prepared by a P.Eng.</p>
<p>8. The Phase II ESA indicated the presence of monitoring wells on the property. A written document, prepared by a Professional Engineer, must be provided to the satisfaction of the Transportation and Works Department which includes a plan to decommission the wells or proof of decommissioning if already completed. The document should reference all applicable guidelines and regulations, including Ontario Water Resources Act Regulation 903 (formerly 612/84) and should provide details as to</p>	<p>OHE will provide documentation, prepared by a P.Eng., once the monitoring wells are decommissioned. The monitoring wells will be decommissioned in accordance with Ontario Regulation 903.</p>



<p>when during the development process the wells will be decommissioned.</p>	
<p>9. The consultant has identified that remediation is required to meet the appropriate MOECC soil standards. Any and all contaminated areas of the site identified in the report must be remediated in accordance with the MOECC requirements. Upon completion of the remediation, a Final Clean-up report, that is signed, sealed, and dated by a Qualified Person as defined in On. Reg 153/04 (as amended) must be submitted to the City for review. The report must include a clear statement made by the QP regarding the suitability of the site, including any lands to be conveyed to the City of Mississauga for the intended land use. The report must include a clause, or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.</p>	<p>Soil and ground water conditions at the Property shall be non-contaminated with respect to any site-specific risk assessment Standards derived as part of an MECP approved risk assessment. Where required, physical remediation of materials will be undertaken to meet this objective.</p> <p>Final reporting will include a statement from the Qualified Person that the site, including lands to be transferred to the City, are suitable for their intended use. The consultant will also provide reliance to the City for use of the report.</p>
<p>10. As the proposed land use is changing from a less sensitive (commercial) to a more sensitive use (residential), in accordance with Ontario Regulation 153/04 as amended, the applicant is required to submit a complete Record of Site Condition (RSC), including all supporting documents to the Transportation and Works Department for review. The RSC must be posted to the MOE's Environmental Site Registry (ESR). Please note that RSC filing must occur prior to land dedication.</p>	<p>An RSC will be obtained for the entire Property, including those lands to be dedicated to the City. All associated documentation will also be submitted to the City.</p>
<p>11. The Application for Rezoning form indicated that the existing buildings or structures on site are to be demolished. Please note that all debris from</p>	<p>Noted. All debris from demolition shall be removed.</p>



demolition shall be removed in accordance with all applicable guidelines and regulations.	
12. Please be advised that if dewatering is required as part of development, approval will be required from the Transportation and Works Department to discharge to the City's storm sewer network.	In the event of dewatering the discharge water will be tested prior to commencement of the dewatering process for compliance to applicable sewer-use by-law standards. Any discharge to the City storm sewer system will be accompanied by City approval.
13. Further comments may be provided by Transportation and Works as further documentation is received and reviewed.	Noted.

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

OHE Consultants
 Occupational Hygiene & Environment

Prepared by:

Prepared by:

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

