

February 13, 2018

Phase 1 Environment Site Assessment Update  
2103, 2107, 2113, 2119 Primate Road,  
1351 & 1357 Wealthy Place and  
2116 & 2122 Dixie Road, Mississauga



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**Cover Photograph:** View to southwest across footprint of former building envelope. February, 2018.

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**Appendix E:** Site Photographs

**Appendix F:** Topographic Map and Proposed Plan of Subdivision

**Appendix G:** Ministry of the Environment Water Well Location Map

**Appendix H:** TSSA Enquiry

**Appendix I:** January 2009 Phase 1 report – text only.

**Distribution:** 1 pdf to Client, [chriszeppa@rogers.com](mailto:chriszeppa@rogers.com)  
1 pdf to GSAI, Attn: Jim Levac, [jiml@gsai.ca](mailto:jiml@gsai.ca)  
1 copy to file

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT - PRIMATE ROAD, WEALTHY PLACE, DIXIE ROAD, CITY OF MISSISSAUGA**

Project 08\*3368  
February 13, 2018

Attn: Mr. Chris Zeppa

City Park Homes (Dixie Rd.) Inc.,  
950 Nashville Road  
Kleinburg, ON  
L0J 1C0

By email: [chrizeppa@rogers.com](mailto:chrizeppa@rogers.com)

Dear Mr. Zeppa,

Re: Phase I Environmental Site Assessment Update  
Wealthy Place, Primate Road and Dixie Road,  
City of Mississauga, Regional Municipality of Peel

## **1.0 Summary**

Brown Associates Limited completed a Phase 1 Environmental Site Assessment Update for the assembly of eight residential properties located in the northwestern quadrant of the intersection of Dixie Road and the North Service Road of the Queen Elizabeth Way in the City of Mississauga. A previous Phase I investigation by Brown Associates in January 2009 included two properties at 1357 Wealthy Place and 2116 Dixie Road. Six additional properties at numbers 1351 Wealthy Place, and numbers 2103, 2107, 2113 and 2119 Primate Road have since been added to the land assembly.

All properties are developed with first urban use single family homes, save and except for 2116 Dixie Road, where the original farmhouse residence and accessory building had been demolished sometime after the original reporting.

There is no evidence for any earlier structures in this area, and no deleterious conditions were noted. No potentially contaminating activities were identified on the Phase One lands or on nearby properties and no areas of potential environmental concern were identified which would require further Phase Two assessment in the form of soil borings and well construction to assess soil and groundwater quality.



## **2.0 Introduction**

### **2.1 Phase One Property Information**

#### **2.1.1 Municipal Addresses**

The addresses for the phase one property are numbers 1351 and 1357 Wealthy Place, numbers 2103, 2107, 2113 and 2119 Primate Road, and 2116 and 2122 Dixie Road, City of Mississauga.

#### **2.1.2 Contact Information for Property Owner**

The properties are currently owned by City Park Homes (Dixie Rd.) Inc.

#### **2.1.3 Client Contact Information**

Brown Associates was retained by Mr. Chris Zeppa to prepare a Phase One ESA update for the eight lot Phase 1 property.

Attn: Mr. Chris Zeppa

City Park Homes (Dixie Rd.) Inc.,  
950 Nashville Road  
Kleinburg, ON  
L0J 1C0

## **2.2 Terms of Reference**

Bruce A. Brown Associates Limited completed a Phase I Environmental Site Assessment Update on the eight lot assembly of single-family properties on Wealthy Place, Primate Road and Dixie Road, City of Mississauga. The purpose of this investigation was (1) to conduct an assessment to determine whether there are any adverse environmental conditions which may require mitigation to meet current regulatory requirements, (2) to determine whether any environmental condition exists which may adversely impact the real value of the property, (3) to determine whether any designated substances or conditions exist which would require special care or management for the protection of personnel and disposal of materials during the demolition process, and (4) to provide base environmental information with reliance to a purchaser or developer, and/or a future mortgage lender, and to the City of Mississauga in the plans-approvals process.

The report has also been prepared within the terms of reference set out in the Statement of Limitations, which is attached in **Appendix A**, and forms an integral part of the report. This Phase I Assessment update was carried out in general accordance with CSA Standard (Z768-01), and O.Reg. 153/04 and is subject to the limitations as set out in the attached statement, which forms a part of this document.

### **2.3 General Description of the Phase One Property**

The site is located within an established low-density stable residential community in the City of Mississauga, located generally west of Dixie Road and northwest of the North Service Road and Queen Elizabeth Way partial interchange with Dixie Road.

A Site Location Plan and a Property Based Map are attached in **Appendix B**. The property is described as Lots 26, 27, 28, 29, 30, and 31, and part lot 18, Registered Plan 473, and as part Lot 6, Concession 1, **SDS**, (Geographic Township of Toronto) City of Mississauga, Regional Municipality of Peel.

### **3.0 Scope of Investigation**

This report has been prepared to meet the requirements of a Phase I investigation in general conformity with CSA Standard Z768-01. It also generally fulfills requirements of O.Reg. 153/04 under the Environmental Protection Act. The phase one study area includes the Phase One properties and other properties located wholly or in part within a 250 m radius of the phase one property boundary. Because development for residential purposes does not require acknowledgement of a Record of Site Condition to obtain building permits from the City of Mississauga, some enhanced requirements under the Regulation are not provided, such as a chain of title search back to Crown Patents, and development of a conceptual site model.

The following tasks were undertaken during January and February 2018 to prepare this report:

- Enquiries made to TSSA, with response
- Enquiries made to the Freedom of Information Office, Ministry of The Environment and Climate Change
- review of previous Phase 1 report by Brown Associates
- review of historical air photos,
- review of 1877 Peel County Map and environmental maps
- review of the MOE "Ontario Inventory of PCB Storage Sites" (September 1989)
- review of "Waste Disposal Site Inventory" (June 1980), by Intera Technologies Ltd.
- review of "Inventory of Coal Gasification Plant Waste Sites in Ontario" (April 1987)
- site visit and review of the surrounding study area
- interview with individuals associated with the site
- preparation and submission of this report.

### **4.0 Records Review**

Historical data from aerial photographs were obtained from the City of Mississauga E-maps web site, with additional air photos obtained from Google Earth, Street Directory records were obtained from the City of Mississauga Library, and data were reviewed from our in-house library. The findings from our records review were recorded as follows.

## **4.1 General**

### **4.1.1 Phase One Study Area**

The QP determined that there was no major industrial or other use just beyond study area limit which would be cause to enlarge the study area beyond the 250m radius as set out. A phase One Study Area Map is attached in **Appendix B**.

### **4.1.2 First Developed Use Determination**

The phase one property was initially part of the former Township of Toronto South within Peel County. According to the 1877 Peel County Atlas Mapping project, Toronto Township (southern half), the phase one property was part of a larger 20 Ha (50-acre) farm property owner by Jason Clarkson. A residence, outbuilding and orchard, which may be the 2116 Dixie former building, is shown on the west side of Dixie Road. Surrounding lands are generally 10 to 40 Ha (25 to 100-acre) farms. No historic non-farm related uses are noted within the Phase 1 Study Area.

### **4.1.3 Previous Reporting**

A previous Phase 1 report by Brown Associates Limited was dated January 2009. This investigated two of the eight properties in the present land assembly including the two storey vintage residence at 2116 Dixie Road and the one and a half storey residence at 1357 Wealthy Place, a tenanted single-family dwelling. The Dixie property was situated on a 1.13 acre lot and appeared to have been vacant for a considerable period. Both properties were accessible for interior inspections. No issues were found which suggested further intrusive investigation. Text of the Phase 1 report is attached as **Appendix I**. All exhibits from that report are attached to this report in updated format.

## **4.2 Environmental Source Information**

### **4.2.1 Ontario Ministry of the Environment**

A request for information regarding the phase one property was filed to the Ontario Ministry of the Environment (MOECC) Freedom of Information Office on February 12, 2018. A full response has not yet been received from the MOECC Freedom of Information Office. A new Freedom of Information requests to MOECC can take anywhere from 30 to 90 days or more to receive a full response. If there are significant findings when reporting has been received, a supplementary report will be provided.

#### **4.2.2 Ontario Ministry of Natural Resources**

Provincial mapping did not indicate any areas of natural or scientific interest within 1 km of the Phase One lands. No part of the Phase 1 lands is regulated under the *Conservation Authorities Act*.

#### **4.2.3 Technical Standards and Safety Authority**

A request for information on the subject property was filed with the Technical Standards & Safety Authority (TSSA) on February 12, 2018. A response has not yet been received. Once a response has been received, a supplementary report will be provided if the TSSA has records in its database for any underground or above-ground storage tanks licensed or registered at the subject addresses. A copy of this request is attached in **Appendix H**.

It should be noted that the TSSA cannot guarantee having information on sites that have not been licensed since 1987.

#### **4.2.4 Waste Disposal Sites, Coal Gasification Plants and PCB Storage Sites**

The MOE “*Ontario Inventory of PCB Storage Sites*” (September 1989), “*Waste Disposal Site Inventory*” (June 1980), Intera Technologies Ltd. “*Inventory of Coal Gasification Plant Waste Sites in Ontario*” (April 1987) were reviewed by Bruce A. Brown Associates, and the following data were found:

The subject site is not registered as a former municipal coal gasification plant. The subject site property is not listed as a former PCB storage location and it is not listed as an active or closed waste disposal site. MOE documents also confirm there are no waste disposal sites, PCB storage sites or former coal gasification plants within a 1 km radius of the subject property.

### **4.3 Physical Setting Sources**

#### **4.3.1 Air Photos Review**

Air photographs obtained from the City of Mississauga E-maps web site from 1954, 1966, 1977, 2000, and 2017 as well as 2009 to 2016 color mapping from Google Earth were reviewed, and are attached in **Appendix D**. A review of air photos confirms that the entire area had been developed in present form by 1954. By that year, the QEW was already constructed and Dixie Road had been realigned for the QEW overpass and access to the north service road. All residences on both Wealthy Place and Primate Road had been constructed in present form. A few apple trees in rear yards and orchard remnants to the south suggest the area was likely developed with apple orchards up to the 1950s. Extensive apple orchards (Watson Farms) remained on the entire east side of Dixie Road. Lack of street trees suggest the subdivision was constructed in or about 1950.

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By 1966 no significant change is noted on the west side of Dixie Road, however all lands on the east side were developed as single family homes on new internal streets. One small orchard remained on the north side of the North Service Road immediately east of Dixie. No changes are noted in 1975 or 1985 air photo coverage except addition of a rear-yard inground swimming pool.

No changes are noted on the Phase One lands in air photo images available online from Google Earth for years, 2003, 2004, 2005, 2007, 2009, 2012, 2013, 2014, 2015, or 2016. The residence and garage at 2116 Dixie remained present in all images and were noted as demolished by June 2017 in streetscape coverage by Google.

#### **4.3.2 Topography, Hydrology, Geology**

A review of the Quaternary Geology map number P. 2204 for Toronto and Surrounding Area indicates that the general area is located on a former Peel Pond shallow water deposit comprising outwash sand, located in an embayment just north of the original glacial Lake Iroquois shoreline. To the south are beach or bar deposits of Lake Iroquois which consist mainly of gravel and sand, and to the north and at depth are young clayey silt tills. Subsurface investigation by Brown Associates on nearby properties, for example at Cormack and Dixie, just south of the QEW and on the Dixie Outlet Mall property, suggests that Georgian Bay Formation shale bedrock may be found within about 4 meters of existing grade. There is likely to be a minor perched water condition directly at the bedrock interface. This may be seasonal.

Regional groundwater flow is likely to be southwest towards Applewood Creek and eventually to Lake Ontario. Local shallow groundwater flow could not be readily determined at this time as flow may be disrupted by the presence of local storm sewers or other utility corridors.

#### **4.3.3 Water Bodies and Areas of Natural Significance**

No areas of natural or scientific interest were found within the Phase One study area. Applewood Creek, a minor permanent watercourse, has headwater to the west and flows west of Dixie Outlet Mall.

#### **4.3.4 Water Well Records**

There were no water well records found for the Phase 1 study area. The original rural residences in the area were probably served initially by relatively shallow dug wells finding little water at the bedrock interface. Houses constructed prior to about 1920 may initially have had shallow wells, while more recent homes to the 1950s may have had deeper drilled wells. Municipal water came available prior to subdivision construction and all of the residences were always served with municipal water. Sanitary sewers came later and all residences were originally served with individual Class 4 onsite septic tank and subsurface absorption systems.



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A Water Well Location map is attached in **Appendix G** and shows all wells within about 400 m from the phase one property. The nearest wells are found immediately to the north and south. Well Number 7291403, located approximately 72 m north of the subject property was advanced on March 1, 2017. No other information was provided. Well numbers 7285143 and 7167213 are located approximately 20 m east of the subject site. The latter was advanced in July 2011 as a monitoring well for geotechnical investigation purposes. Overburden material encountered was brown sand to a depth of 5 ft., followed by grey silt to a depth of 14 ft., followed by grey shale at a depth of 55 ft. Well number 7258147/48 was advanced in July 2015 as a monitoring well where brown fine sand was encountered at a depth of 2.4 m, followed by grey shale at a depth of 6.1 m.

A cluster of wells are located to the north and northwest of the subject lands. Most wells were advanced as monitoring wells for geotechnical investigation purposes and for any remaining wells there was very little information provided and some wells may have been abandoned.

#### **4.3.5 Other Mapping**

Other than Pleistocene geological mapping, other mapping records consulted in the course of this evaluation included Ontario greenbelt mapping, the 1877 Peel County Atlas Map and Ontario Base Mapping from 1982.

### **5.0 Interviews**

An interview with tenant at 1357 Wealthy Place in October 2008 found no issues with potential environmental impact. The other residence was vacant and accessible at the time.

On February 6, 2018 the writer interviewed Philip, son of the original owners of 2103 Primate Road, who had lived on the property with his parents since 1967. He confirmed conversion from fuel oil to gas happened late in the 1970s when gas came to the street. Residents at 1351 Wealthy Place, Sonya, and 2119 Primate Road, Sarah, also confirm there were no history of environmental issues, incidents, spills or fires anywhere in the community.

### **6.0 Site Reconnaissance**

Inspections of the property took place on two separate occasions. 2116 Dixie and 1357 Wealthy Place were inspected on October 30, 2008 by a senior technician of Brown Associates. The senior writer inspected the remaining six residences on the morning of February 6, 2018. All parts of all six properties were accessible on each occasion. The Dixie Road buildings had been demolished and the residence at 1357 was not available for inspection because the tenant was not at home.

At the time of inspection at 1357 Wealthy Place, the home was occupied by a family who has been living there for approximately one year. Mr. Alvaro Valdes was home with his son at the time of inspection and informed the writer that he had been renting this home for approximately one year. The site has full municipal services including sanitary sewer, gas and water services.

The site has an area of about 0.196 Ha (0.47 acres) and is irregular in shape. A brick clad bungalow style home is situated on the south western portion of the site with a single car garage and roofed car-port attached to the west side of the house. The surrounding area is a well-kept grassed back yard bordered by 2.5 to 3m high hedges surrounding the entire property and two mature spruce trees in the middle of the backyard.

The main floor comprises a kitchen, living, dining room area, and two bedrooms with no signs of stains or cracks on any of the floors or walls. The basement is fully finished with an office space and a bedroom on the east side of the house, and a full bathroom to the west of the office space on the north side of the basement. A laundry room containing a gas furnace at one end is located on the west side of the house and closed off by a wall and a door. The gas furnace was installed in 1988 together with new duct work throughout the house. The balance of the basement was a large finished open space in the centre used for storage and a play area. There were no signs of cracks or stains on the floors or walls of the basement. The electrical panel was located in the basement bedroom. A former filler pipe protruding from the bedroom wall and was not in use, suggesting conversion from oil to gas for comfort heating took place in 1988. There was no other evidence of any former above grade storage tank. Mr. Valdes confirmed to the best of his knowledge that there were no incidences of fires or spills on the site or surrounding area in the last year.

The site at 2116 Dixie Road was unoccupied at the time of inspection. The writer was given access to the building by the Real Estate agent, Mr. Bernard Filice. A two-story stucco-clad home with metal siding on the second floor is situated on the northern side of the property. The house has a pitched roof with asphalt shingles and replacement anodized aluminum double glazed windows throughout. A smaller vintage brick clad wood frame garage building is situated at the western portion of the site. The architecture of the roof line and folding doors suggests late 1920s or 1930s construction or reconstruction. The grounds contained a row of mature spruce trees along the north side of the house, as well as a variety of deciduous trees including apple trees and maple trees on the south and west lawns.

The interior of the existing home had been under renovation, was partially furnished and consisted of living, dining, kitchen, sitting room, and small office space on the main floor. An opening in the ceiling was noted in the main entrance way. The second floor had five bedrooms with wall-to-wall carpeting in each bedroom, plus one bathroom. The basement was fully finished with a laundry room and a kitchenette area located at the east side of the basement. A few cracks in the drywall ceiling and wall were noted in the laundry room. A bathroom with a shower, sauna, and whirlpool was situated on the north side of the basement. The balance of the basement was a finished recreation room with a full wet bar.

A cold cellar was also located on the north side of the basement together with a small furnace room to the west where there was a natural gas-fired domestic hot water tank and a commercial grade hydronic hot water boiler furnace. Data sheets suggested the first furnace maintenance was undertaken in 1982, suggesting that date for

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conversion of an earlier oil-fired boiler. An abandoned pipe in the side of the basement was covered with the stucco finishing material. This was most likely a filler pipe for a former UST located in the basement area. There was no other indication of vent or filler pipes or of pipes extending through the basement wall. No other cracks or stains were noted.

From the age of this building, it must have initially been served with a private well and an onsite subsurface absorption system for private wastes. No evidence of either a former well or any onsite system was found based on inspection within the basement and on the exterior.

A 150mm diameter riser found in the front yard appears to be of recent age and appears to be a clean-out for a replacement sanitary sewer lateral extending east to Dixie Road.

The other six residences were inspected by the writer in the company of Mr. Eddie Sist, an employee of City Park Homes. All parts of the buildings were accessible for inspection.

Because all homes were constructed in the same form and at the same time, in or about 1950, the following characteristics were common to all five properties. All were detached single family homes with concrete block basements, and locally-manufactured burnt clay brick cladding on perimeters. Attached garages were of brick cladding and cinder block backing. All initially had very little insulation in the form of 20mm paper batts with minimal rockwool. Where access was available additional insulation was provided, generally as loose fiberglass pink or rockwool. No blown-in type insulation or vermiculite insulation was found where access was possible.

Residences all had concrete basement floors, with partially finished areas in carpet, tile or veneer overlays, and original hardwood over wood upper floors, pitched roofs with dormers, and mineralized asphaltic shingles. All had forced air gas heating and evidence of original forced air heating with basement storage tanks. No residual equipment for original heating systems was found and there was no evidence of any exterior AST or UST for fuel oil for comfort heating. Some residences still had working fireplaces in living rooms and some had been converted with gas insets. All buildings had copper water distribution and partial copper drains and partial ABS sanitary drains. All residences had upgrades or replacement windows, breaker panels replacing original fuse boxes and rewiring with additional circuits.

2113 Primate Road had a substantial addition to the rear, with full unfinished basement containing a 4 piece bath with jacuzzi. On the south side of the basement, the original boiler carcass was still present, but was abandoned. It would have been fuel oil fired. This equipment could contain amosite asbestos between inner and outer forms and should be treated with care to avoid spillage and treated as asbestos for purposes of disposal. This residence also had an in-ground 5.5 x 7.5m concrete swimming pool noted in good working condition.

1351 Wealthy Place had been subject to considerable recent renovation and upgrading with ceramic tile and replacement bathroom fixtures, wood flooring overlays and replacement finishes and windows throughout. It had been totally rewired and had a relatively new 200-amp electric panel.

### **6.1 Below-Ground Structures**

No evidence of any below ground structures was noted except for one remaining in-ground pool. It is noted that all seven properties were constructed prior to municipal sanitary sewers to the community. Therefore, all would have been equipped with private wastes systems comprising septic tanks and in-ground subsurface absorption systems, all of which would have been abandoned many years ago. No visual evidence for remaining septic tanks was noted.

### **6.2 Storage Tanks**

All eight residences would have relied on fuel oil for comfort heating until gas came available and there is evidence of conversions to gas between the late 1970s and 1988. All properties had basement tanks, probably standard 900 litre type, and all tanks appear to have been removed at time of gas conversion. No evidence of any storage tank was noted during the inspection.

### **6.3 Potable and Non-Potable Water Sources**

The residence at 2116 Dixie must have had a well since it pre-dated availability of municipal water. No evidence of any well was noted at time of original inspection in 2008 nor in February 2018. It is possible either a drilled and/or a dug well could be encountered during servicing or construction of new development, in which case the well must be protected until it can be properly abandoned in accordance with the requirements of O.Reg. 903, and a Well Record filed with MOECC. All other properties had municipal water available from time of construction.

### **6.4 Sewage Works**

All properties are served with municipal sanitary sewers. Since municipal sewers were not available at time of construction there is likely to be an abandoned septic tank associated with each residence. These should be removed together with concrete foundations at time of demolition.

### **6.5 Stained Soil or Stressed Vegetation**

No evidence of stained or stressed vegetation was noted.

## **7.0 Review and Evaluation of Information**

The Phase 1 lands comprise manicured lawns, generally well-maintained gardens, garden sheds. The former residence on Dixie had already been demolished, two residences were vacated and all are proposed for demolition.

### **7.1 Current Uses and Adjacent Uses**

Surrounding uses are single family residences, similar to those remaining on the Phase One lands and constructed at the same time in or about 1950. There is no evidence of any changes since initial construction save and except for the demolition of the older residence at 2116 Dixie, which was demolished sometime between August 2016 and June 2017.

### **7.2 Potentially Contaminating Activities**

No evidence of potentially contaminating activities was noted. There is no evidence of application of any herbicides or pesticides on the property itself, although surrounding lands mostly do have a history of apple orchard production, remaining until around 1970, and during a time when DDT and other halogenated products were in general use. Since apple orchards were removed from the Phase 1 lands prior to use of DDT, there is no concern for impacts on these seven properties. Such products can be persistent in shallow soils, but are unlikely to migrate laterally when there is no evidence of any regrading.

### **7.3 Areas of Potential Environmental Concern**

No potentially contaminating activities and no areas of potential environmental concern were found on the Phase One lands.

## **8.0 Conclusions and Recommendations**

### **8.1 Is a Phase Two ESA Required ?**

The only developed use for the phase one lands was for single family residences which are *circa* 1950, and one considerably older residence fronting on Dixie Road.

No Phase 2 subsurface investigations is warranted, based on these findings. A geotechnical investigation may be required to facilitate proposed redevelopment and servicing. No evidence of settlement, cracking or laddering of exterior masonry, or water intrusion into existing homes was noted anywhere.



## **9.0 Reliance**

This report may be relied on by a purchaser, a mortgage lender, and by the City of Mississauga in support of any future proposed infill redevelopment subject to the standard limitations statement contained herein. A reliance letter to a third party may be requested, in which case it will also be subject to these standard limitations.

## **10.0 References**

Brown Associates Limited. Phase 1 Environmental Evaluation, 2116 Dixie Road and 1357 Wealthy place, Plan 43R-32642, City of Mississauga. January, 2009.

City of Mississauga. Historical Air Photo Collection, Online Interactive Mapping Site, "1954, 1966, 1977, 2000, 2008, 2017 Aerial Photography", Mississauga GIS Department, Air Photography.

Intera Technologies Limited, 1987. Inventory of Coal Gasification Plant Waste Sites in Ontario. Prepared for Ontario Ministry of the Environment, Waste Management Branch.

"Mississauga, ON." 43.599541° " N and 79.5712879° " W. 2009 to 2016, Google Earth Photography.

Ontario Ministry of the Environment (MOE), 1989. Ontario Inventory of PCB Storage Sites.

Ontario Ministry of the Environment (MOE), March 13, 2015. Well Record Data Set, Ontario Well Records online database. Water Well Information System.

Ontario Ministry of the Environment (MOE), 1980. Waste Disposal Site Inventory.

The Canadian Atlas Digital Project. 1877 Peel County Atlas Map, Township of Toronto South, McGill University.

## **11.0 Qualification**

Brown Associates Limited is a full services environmental consulting firm which has carried out more than 4,200 environmental evaluations over the past 47 years. The firm is qualified to manage soil and groundwater characterization and remediation investigations, asbestos, PCBs, pre-demolition surveys, designated substances inventories and other abatement programs.

Dr. Brown is a Professional Engineer and a Qualified Person recognized by the Ontario Ministry of the Environment for purposes of submitting Records of Site Condition for Phase I, II and III site evaluations, and has a B.Sc. in Geology and Chemistry from Queen's University 1968 and a Doctorate in Geochemistry from Oxford University in 1970.

Brown Associates Limited carries \$5 million in environmental liability insurance (\$2 million per incident) and \$2 million in errors and omissions insurance and enjoys a claims-free status.

## 12.0 Closure

We trust that this information is sufficient for your present requirements. Should any questions arise, please do not hesitate to call. Thank you for this opportunity to be of service.

Yours very truly,

BRUCE A. BROWN ASSOCIATES LIMITED



Bruce A. Brown, Ph. D., RPP, P. Eng., QP  
Principal Engineer  
*Senior Reviewer*

Eva Mitsche, Hons. BA  
Environmental Researcher

## Appendix A: Phase I Statement of Limitations

## Bruce A. Brown Associates Limited

### Statement of Limitations for Phase I Environmental Evaluations

The conclusions and recommendations of this report are applicable only to the net area described in the report, and to the time of inspection. This report may be used only by the client to which it is addressed and for the purposes stated in the introduction. Bruce A. Brown Associates Limited does not permit use of this report by any third party or for any purpose other than stated unless written authorization is provided by this firm.

This Phase I evaluation is a preliminary environmental quality assessment of real property. Sources which are relied upon include visual inspection, general inquiries to management, tenants, and approvals agencies as stated in the report. Secondary sources are limited to historical insurance maps, air photographs, street directories and like materials as stated in the body of the report.

A Phase I Environmental Evaluation does not generally include intrusive investigations or materials sampling, laboratory analyses or monitoring. As a consequence, it is recognized that site specific conditions which are not visually apparent to a qualified and experienced investigator may not be discovered at this level of evaluation. A confirmation of presence or absence of any impaired condition, its extent or possible liabilities associated with such a condition cannot be firmly established at the Phase I level of investigation.

Where site conditions or history of use of a site and/or neighbouring lands, or age of facility suggest potential for impaired conditions, a supplementary Phase II evaluation may be required to confirm the presence or extent of any impaired condition to permit continued or proposed future uses of a property.

With the exception of instances where this firm is specifically retained to confirm field conditions, or to supervise demolition, construction, excavation, or other remediation, the responsibility of Bruce A. Brown Associates Limited shall be restricted to accurate interpretation of available information from sources cited.

All costing and figures are rough estimates based on the current guidelines and market costs, and several quotes from contractor should be obtained prior to site work. Costs will depend on extent of work and approach and in some cases the best approach cannot be determined until after site work has commenced.

Communication of all matters concerning on-site materials, identified hazardous wastes, soils or groundwater quality or remediation and other matters shall be to the firm or individual authorizing site investigations. Where recommendations are made by Bruce A. Brown Associates Limited to an authorizing agent, it shall be the responsibility of that agent to

communicate, as required, to any contractor, owner, agency, or other consultant who may be affected by such recommendations, or shall require such data to carry out their duties in a safe and responsible manner as they relate to the subject property and ensure compliance with all regulatory requirements and guidelines affecting the environment or matters of occupational health and safety.



Appendix B:    Site Location Plan, Property Based Map  
                         Phase One Study Area Map

Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018

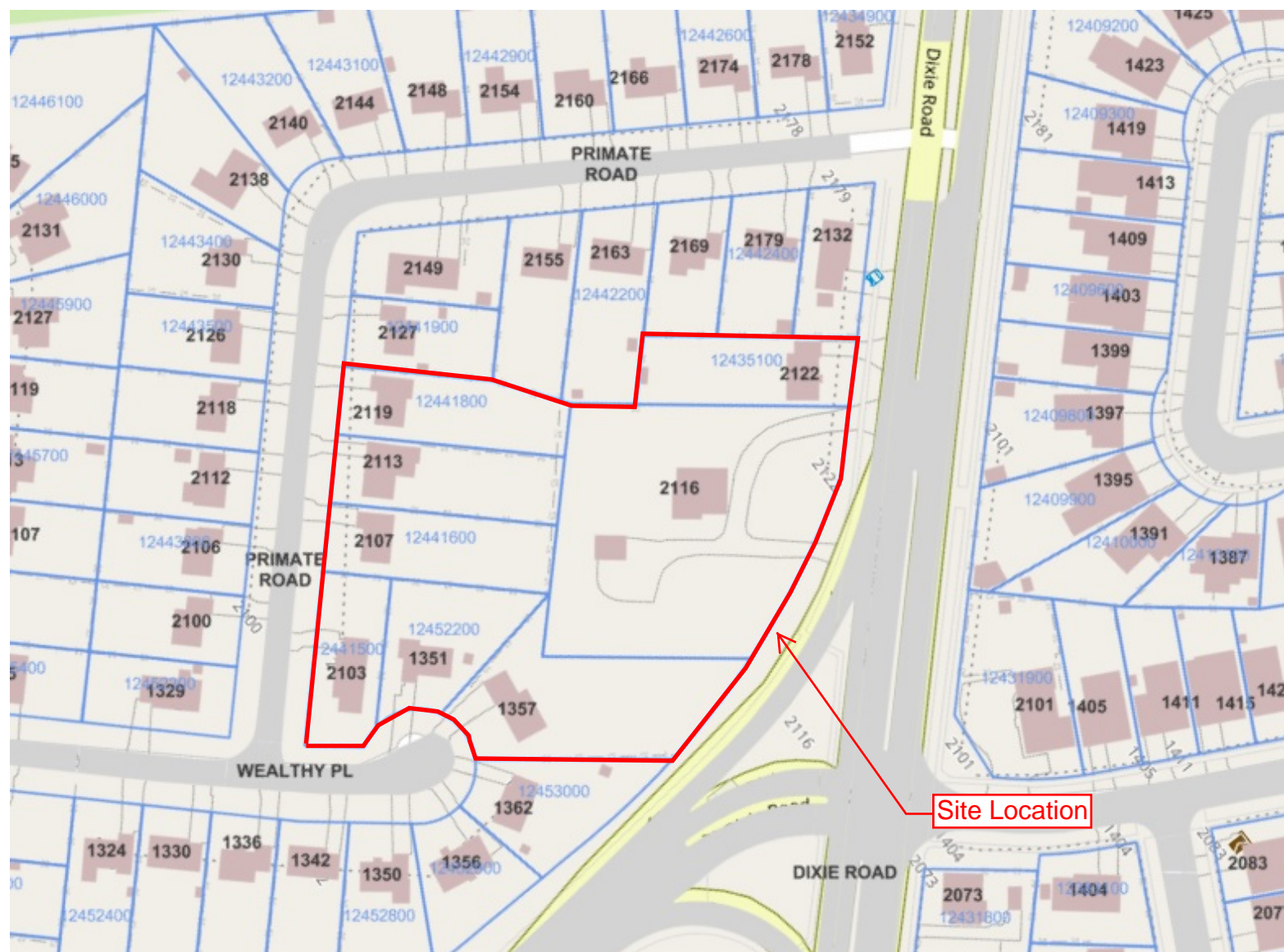


Site Location Map

Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



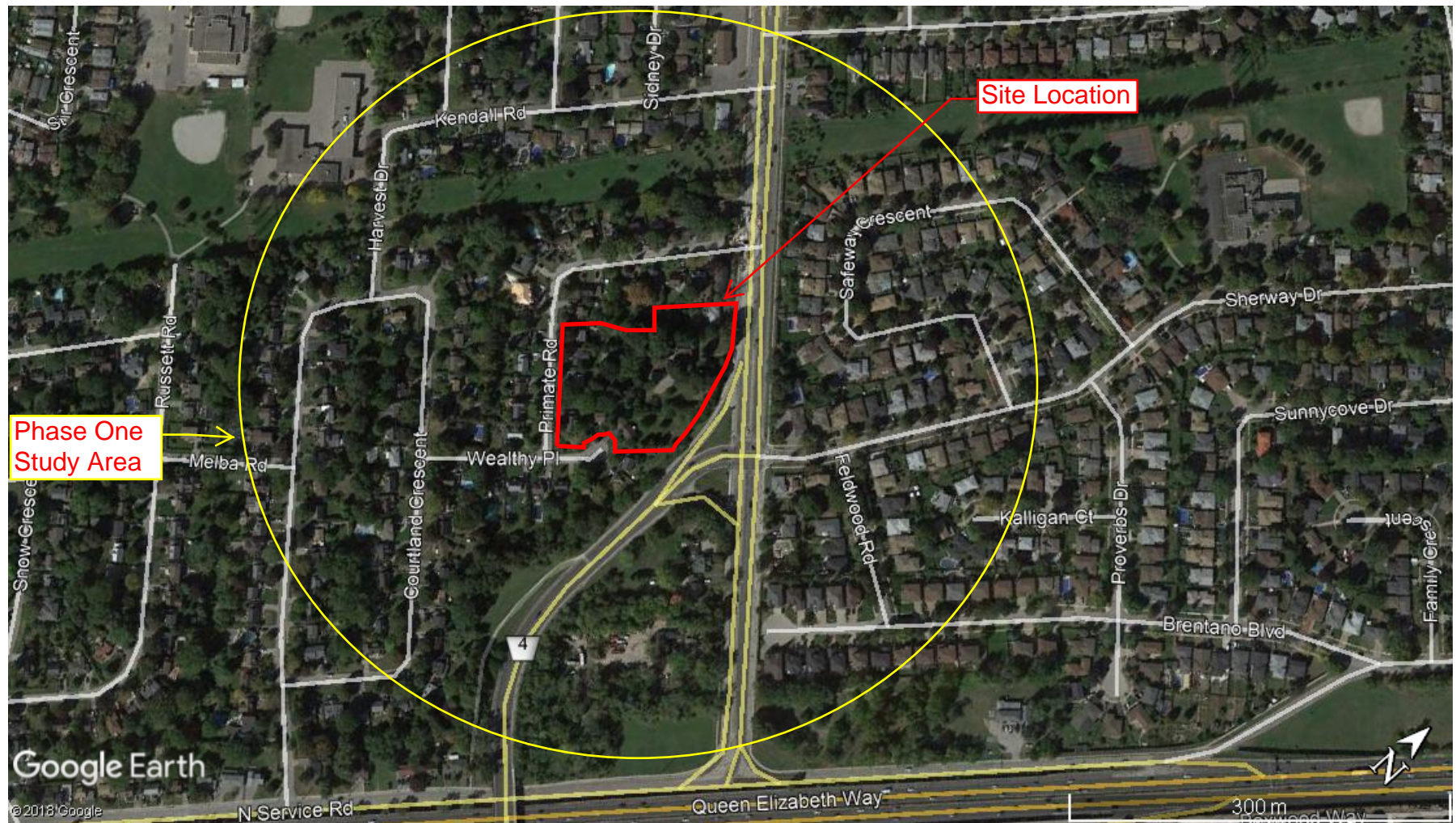
Property Based Map



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



Phase One Study Area Map





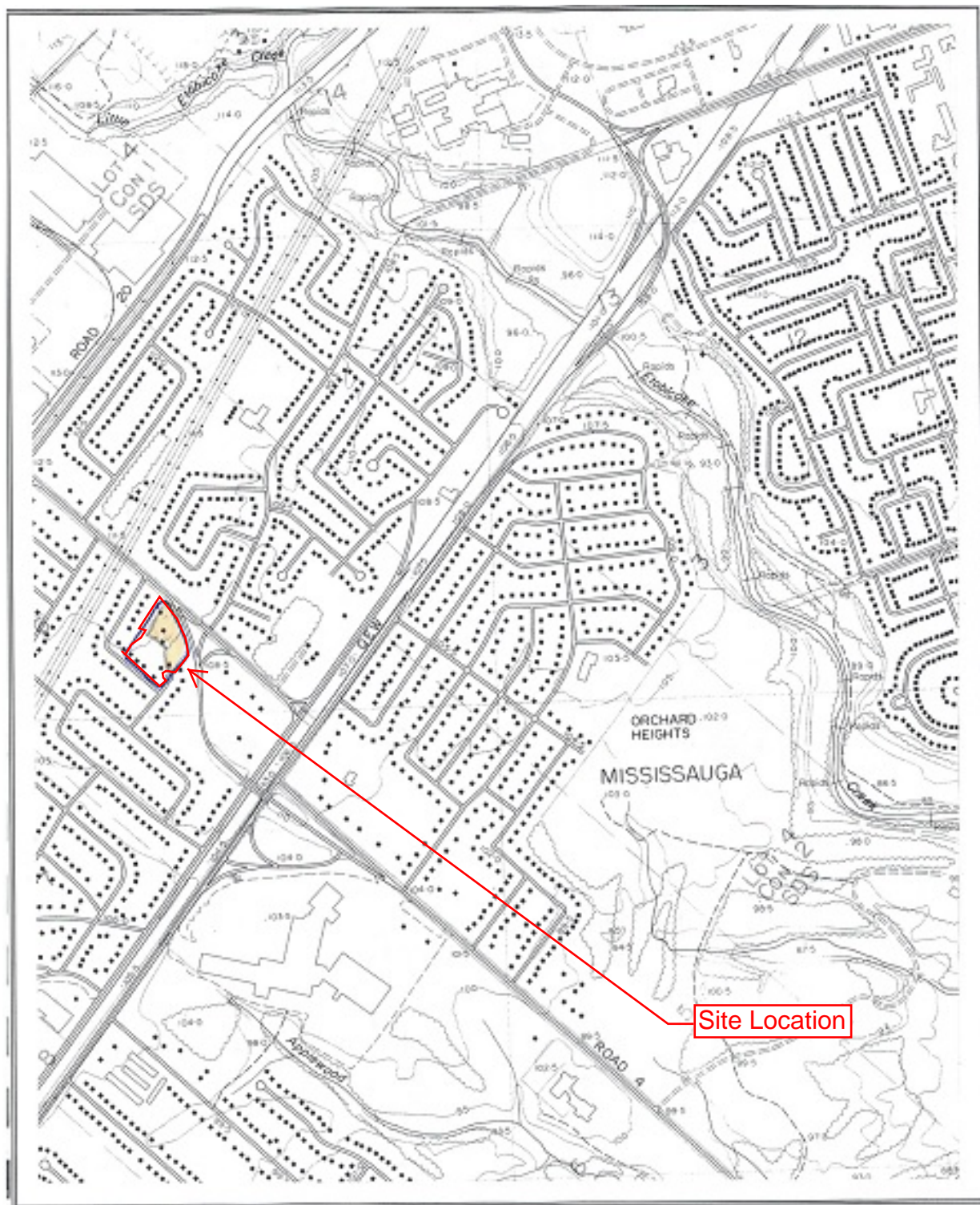




Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road, Mississauga

Bruce A. Brown Assoc. Ltd.  
February 12, 2018



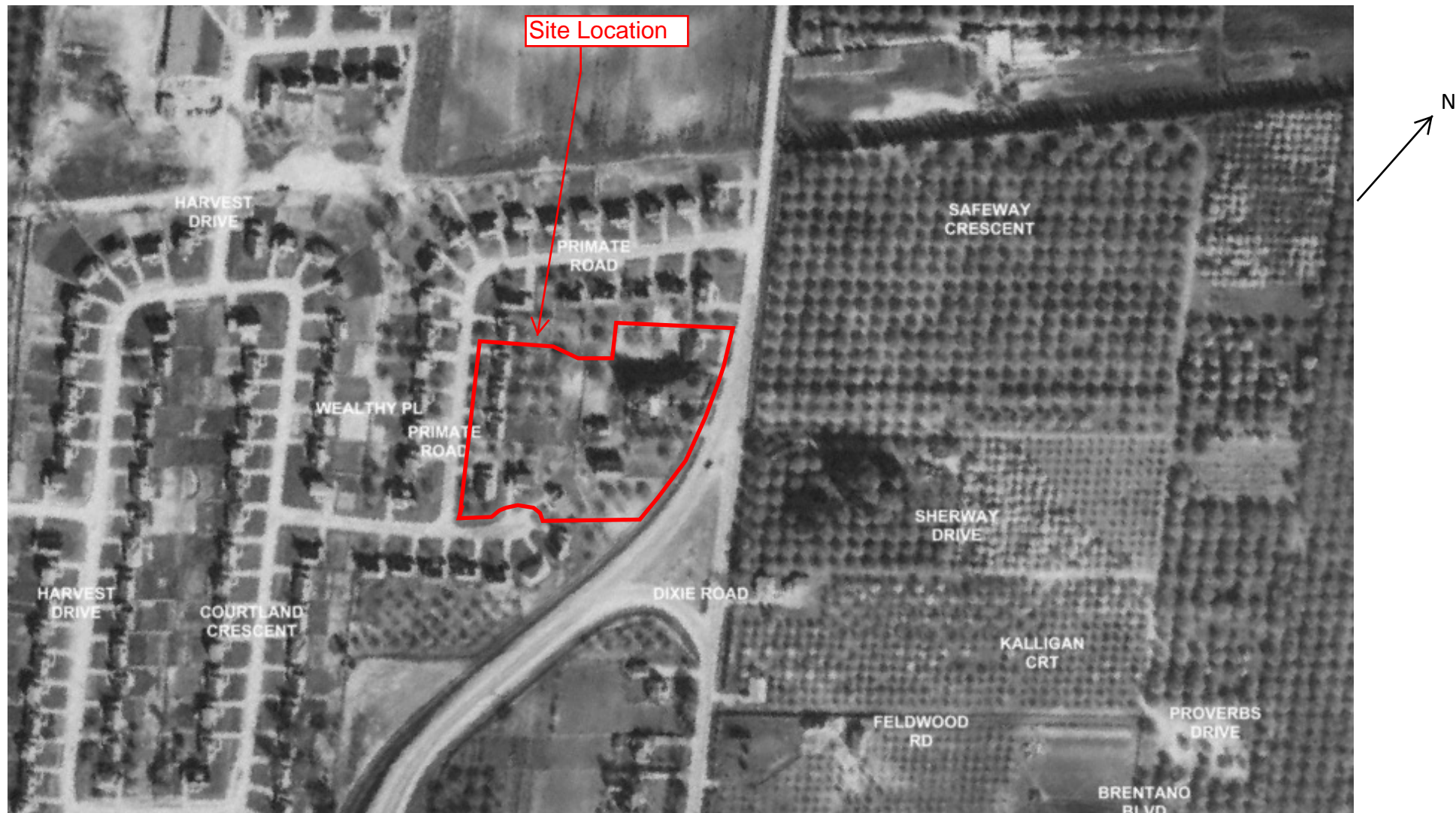
Ontario Base Map Site Location Plan: 1982

#### Appendix D: Historic Air Photographs

Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



Historical Air Photo: 1954



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018

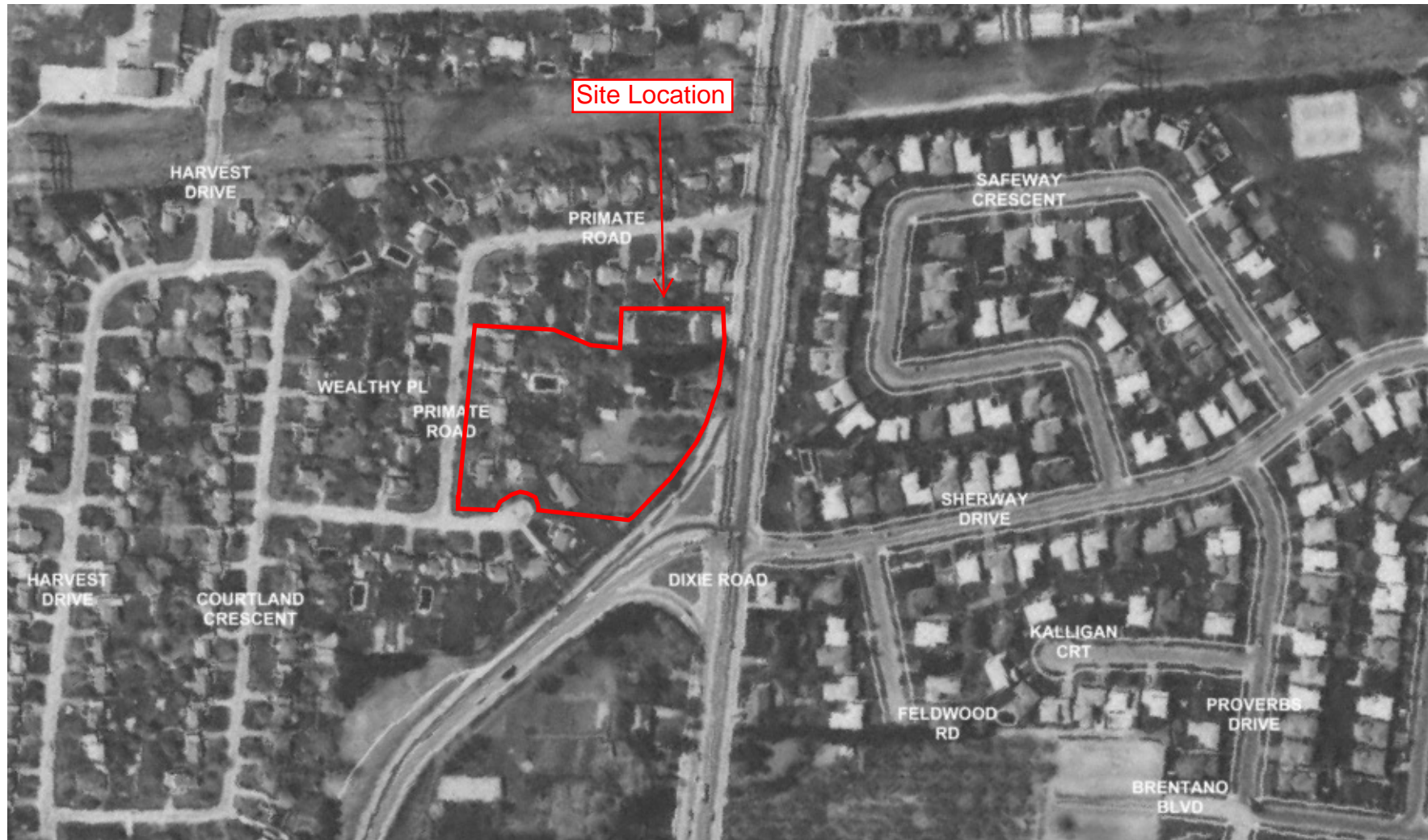


Historical Air Photo: 1966

Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



Historical Air Photo: 1977



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



Historical Air Photo: 2000



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



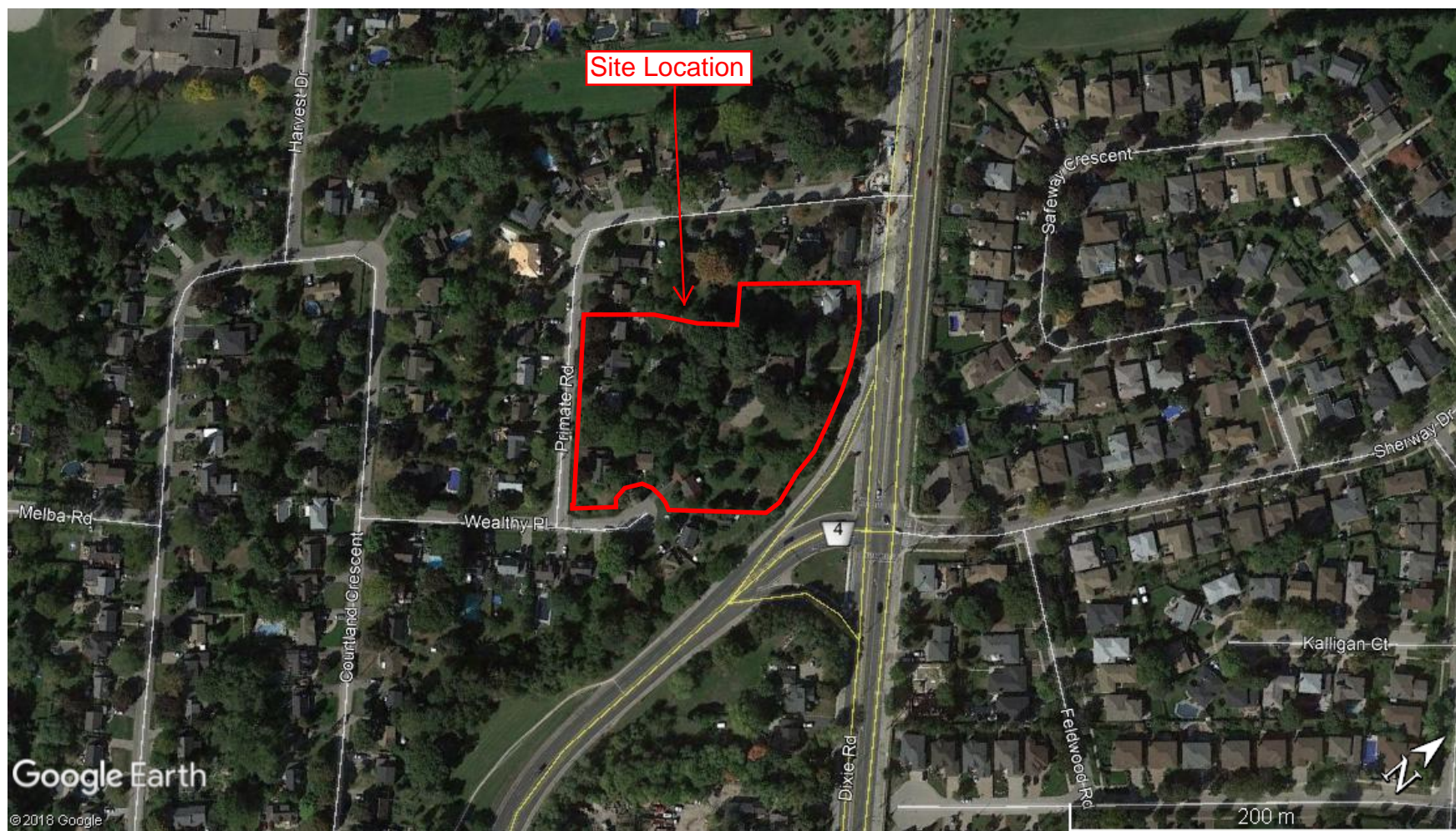
Historical Air Photo: 2009



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



Historical Air Photo: 2016



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



Historical Air Photo: 2017

## Appendix E: Site Photographs



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



View to West - 2116 Dixie Road, Showing Residence has been Demolished (Google June 2017)



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



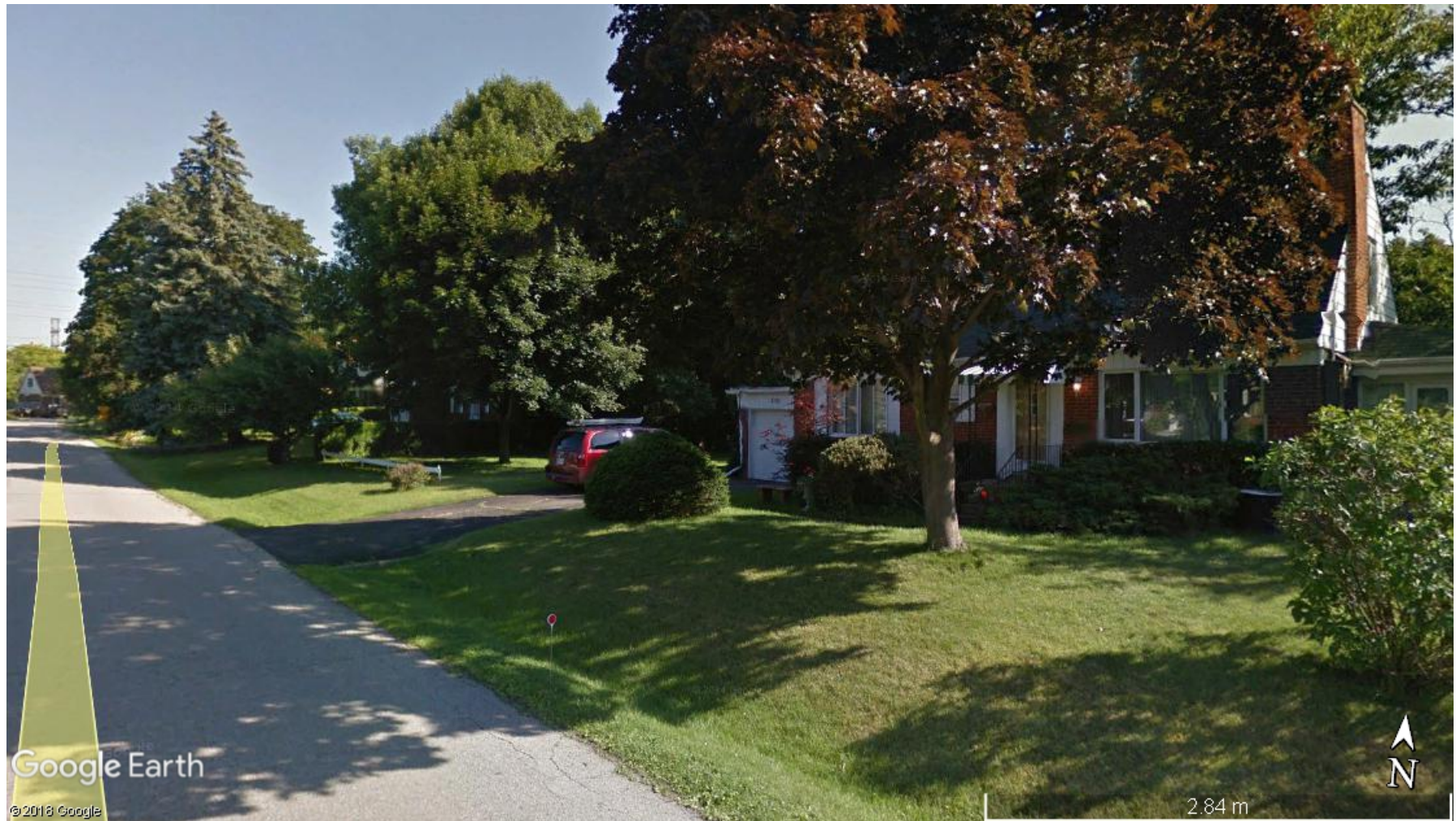
View to West - 2122 Dixie Road (Google 2017)



Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited  
Date: February 12, 2018



View to Northeast - 2103 Primate Road (Google June 2017)





PHASE ONE PROPERTY

[illegible]

1011

[illegible]

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N45°4

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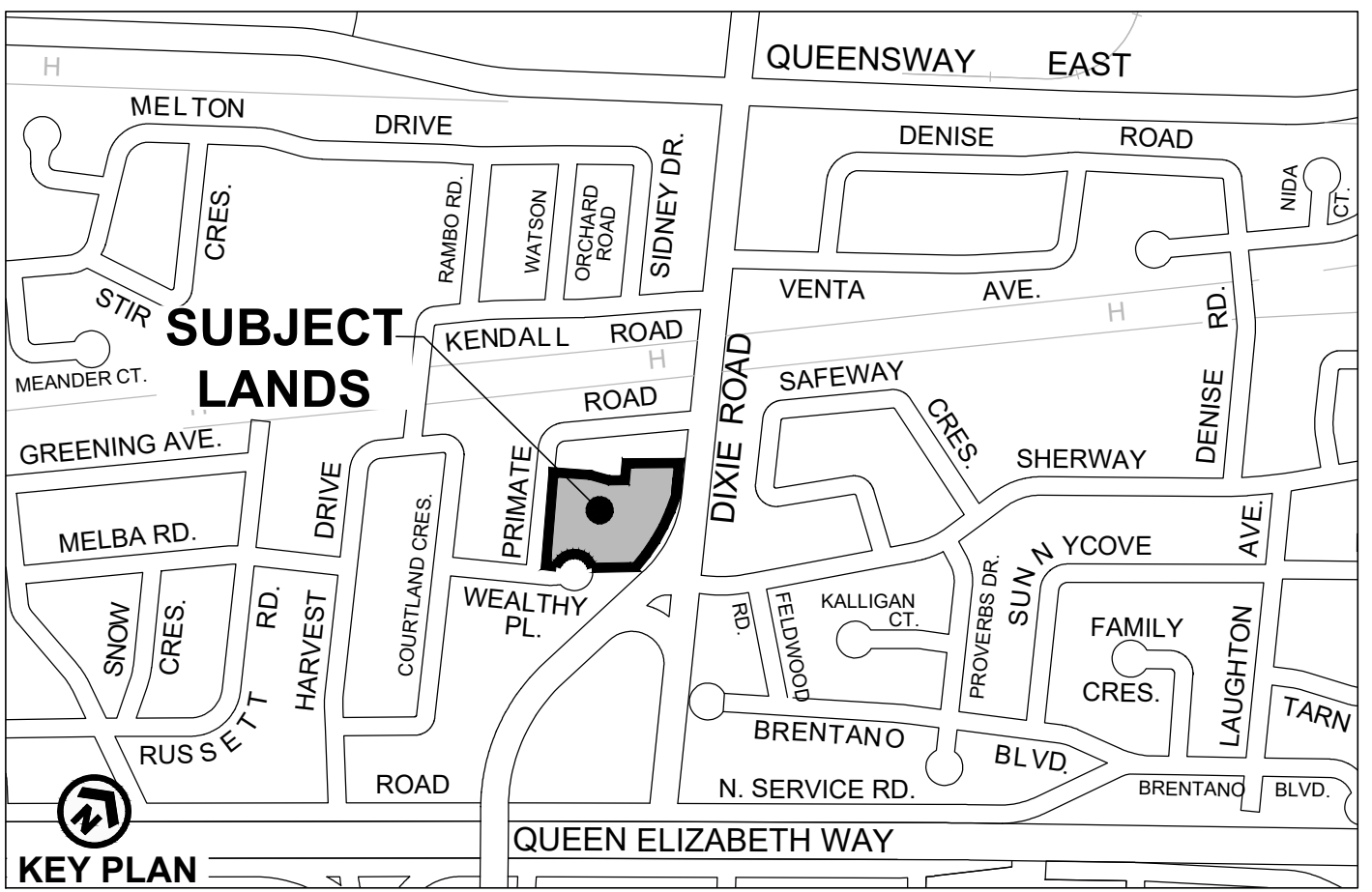
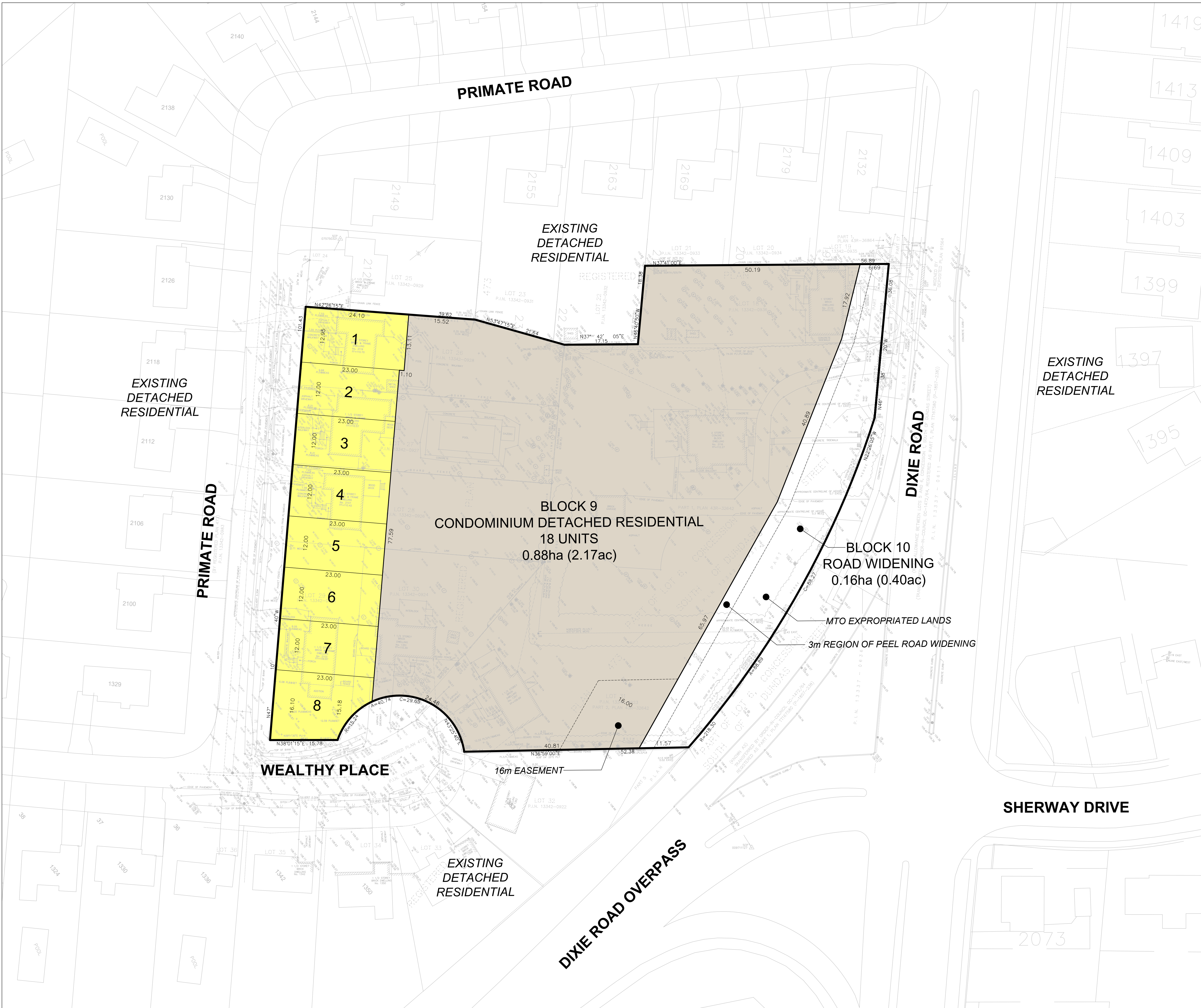
4 2011 PL7 258 97

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342-0922







**DRAFT PLAN OF SUBDIVISION  
CITY PARK (DIXIE RD.) INC.  
CITY PARK HOMES**

**FILE #** \_\_\_\_\_

LOTS 26, 27, 28, 29, 30 AND 31 AND  
PART OF LOT 18  
REGISTERED PLAN 473 AND  
PART OF LOT 6, CONCESSION 1, S.D.S.  
(GEOGRAPHIC TOWNSHIP OF TORONTO)  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

**OWNERS CERTIFICATE**  
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT  
THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHRISTOPHER ZEPPA, ASO  
CITY PARK (DIXIE RD.) INC.

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS  
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE  
CORRECTLY AND ACCURATELY SHOWN.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHRIS WAHBA, OLS  
RADY-PENTEK & EDWARD SURVEYING LTD.  
643 CHRISLEA ROAD, SUITE 7  
WOODBIDGE, ON, L4L 8A3  
PHONE: 416-635-6000  
EMAIL: cwhabba@r-pe.ca

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY  
CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
STREET DETACHED HOUSES - 12.00m (39')	1-8	0.23	0.57	8
CONDOMINIUM DETACHED HOUSES	9	0.88	2.17	18
ROAD WIDENING	10	0.16	0.40	
TOTAL	10	1.27	3.14	26



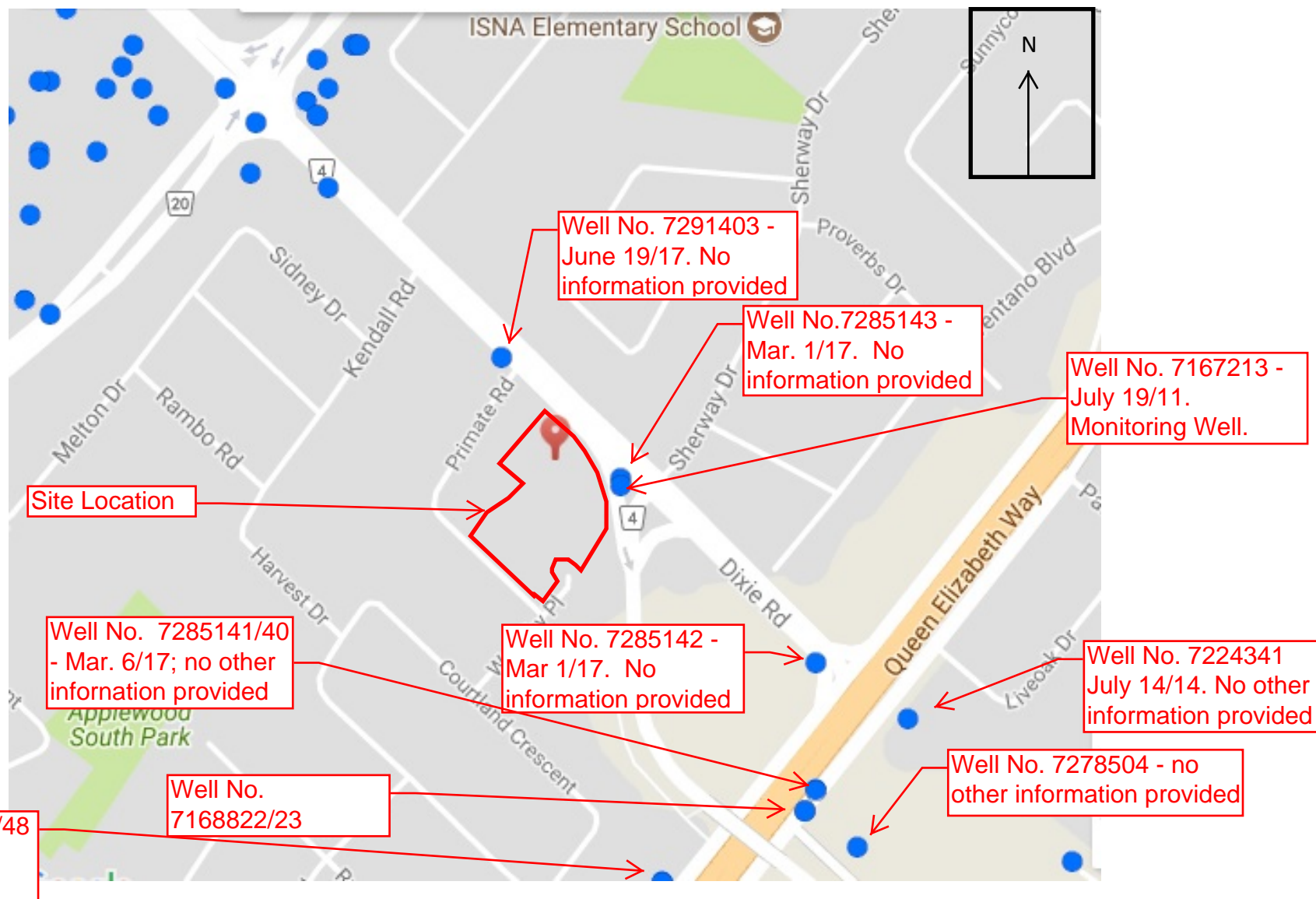
Appendix G: MOE Water Well Location Map

Project: 08\*3368

2116 & 2122 Dixie Road, 1351 & 1357 Wealthy Place,  
2103, 2107, 2113 & 2119 Primate Road

Bruce A. Brown Associates Limited

Date: February 12, 2018



Ministry of the Environment Water Well Location Map







Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Customer Service: 1.877.682.8772  
Fax: 416.734.3568  
Email: publicinformation@tssa.org  
[www.tssa.org](http://www.tssa.org)

## Application for Release of Public Information

Issued under the Access and Privacy Code

[Clear Form](#)[Print Form](#)

### A. REQUESTOR INFORMATION:

Your File/Project/Reference No: 08\*3368 Date: February 12, 2018

Requestor Name: Eva Mitsche		Organization Bruce A. Brown Associates Ltd.		<b>For Office Use Only</b>  Authorization No.  Account No.  SR No.  P.I No:
Suite/Unit No: 102	Street No: 101	Street Name: Aerodrome Crescent		
City: Toronto	Province: ON	Postal Code: M4G 4J4		
Primary Phone: 416-424-3355		Secondary Phone:		
Email: eva@brownassociates.ca		Fax: N/A		

### B. PROGRAM (check ALL that apply)

☐ Boilers & Pressure Vessels ☐ Elevating & Amusement Devices ☒ Fuels ☐ Upholstered and Stuffed Articles

### C. DETAILS OF REQUEST (please list in detail the information you require)

Dear Sir/Madam:

We are requesting any information you may have regarding addresses located in the City of Mississauga.

We require information on underground and above ground storage tanks registered for the property(ies) and any records for retail facilities, any incident reports, fuel oil spills, or contamination records for this site(s).

Thank-you for your assistance.

### D. PLEASE ANSWER ALL THAT APPLY:

Address of Subject Location (one address per form)

2116 - 2122 Dixie Road, Mississauga

Device/equipment Type: \_\_\_\_\_ Owner: \_\_\_\_\_

Installation Number: \_\_\_\_\_

CRN: \_\_\_\_\_ OIN: \_\_\_\_\_ Serial #: \_\_\_\_\_

Victim Name (if applicable): \_\_\_\_\_

Certificate Holder Name (if applicable): \_\_\_\_\_ Certificate Holder Date of Birth: \_\_\_\_\_  
(DD-MM-YYYY)

Date /period requested:

☐ From (date): \_\_\_\_\_ to (date) \_\_\_\_\_


☐ Most recent record






Information required as part of our phase I ESA reporting.

Please refer to the link for our Access and Privacy Code [Access and Privacy Code.pdf](#). If this request includes a release of personal information, TSSA will require consent from the effected party.

Applicant Signature 	Date February 12, 2018
--	---------------------------

TSSA will provide a fee quote for multiple record requests, which must be approved by the Applicant before a record search commences. For fees for single searches, please refer to Fee Schedule [Website Fee Schedule.pdf](#)

Payment for single record search is attached (please check if payment attached)

 <p>Technical Standards and Safety Authority 345 Carlingview Drive Toronto, Ontario M9W 6N9</p>	<h2 style="margin: 0;">COMPLETE FOR CREDIT CARD PAYMENTS</h2>																																													
<table border="0" style="width: 100%;"><tr><td style="width: 15%;">Card Type:</td><td style="width: 15%;"><input type="checkbox"/> VISA</td><td style="width: 15%;"><input type="checkbox"/> MASTERCARD</td><td style="width: 55%; text-align: right;">Amount of Payment \$ _____</td></tr><tr><td>Card#</td><td colspan="2"><table border="1" style="display: inline-table; border-collapse: collapse; text-align: center; width: 300px;"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table></td><td style="text-align: right;">Expiry Date <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center; width: 60px;"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table></td></tr><tr><td colspan="4" style="padding-top: 10px;">In payment of _____</td></tr><tr><td colspan="3" style="padding-top: 10px;">Name of Card Holder _____</td><td style="padding-top: 10px;">Client Tel. No. _____</td></tr><tr><td colspan="3" style="text-align: center; padding-top: 10px;"><div style="display: flex; justify-content: space-between;"><span><i>First Name</i></span><span><i>Last Name</i></span></div></td><td></td></tr><tr><td colspan="3" style="padding-top: 10px;">Signature of Card Holder _____</td><td style="padding-top: 10px;">Date _____</td></tr><tr><td colspan="4" style="text-align: right; padding-top: 10px;">(DD-MM-YYYY)</td></tr></table>		Card Type:	<input type="checkbox"/> VISA	<input type="checkbox"/> MASTERCARD	Amount of Payment \$ _____	Card#	<table border="1" style="display: inline-table; border-collapse: collapse; text-align: center; width: 300px;"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table>																	Expiry Date <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center; width: 60px;"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table>			In payment of _____				Name of Card Holder _____			Client Tel. No. _____	<div style="display: flex; justify-content: space-between;"><span><i>First Name</i></span><span><i>Last Name</i></span></div>				Signature of Card Holder _____			Date _____	(DD-MM-YYYY)			
Card Type:	<input type="checkbox"/> VISA	<input type="checkbox"/> MASTERCARD	Amount of Payment \$ _____																																											
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Signature of Card Holder _____			Date _____																																											
(DD-MM-YYYY)																																														





Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Customer Service: 1.877.682.8772  
Fax: 416.734.3568  
Email: publicinformation@tssa.org  
[www.tssa.org](http://www.tssa.org)

## Application for Release of Public Information

Issued under the Access and Privacy Code

Clear Form

Print Form

### A. REQUESTOR INFORMATION:

Your File/Project/Reference No: 08\*3368 Date: February 12, 2018

Requestor Name: Eva Mitsche		Organization Bruce A. Brown Associates Ltd.		<b>For Office Use Only</b>  Authorization No.  Account No.  SR No.  P.I No:
Suite/Unit No: 102	Street No: 101	Street Name: Aerodrome Crescent		
City: Toronto	Province: ON	Postal Code: M4G 4J4		
Primary Phone: 416-424-3355		Secondary Phone:		
Email: eva@brownassociates.ca		Fax: N/A		

### B. PROGRAM (check ALL that apply)

☐ Boilers & Pressure Vessels ☐ Elevating & Amusement Devices ☒ Fuels ☐ Upholstered and Stuffed Articles

### C. DETAILS OF REQUEST (please list in detail the information you require)

Dear Sir/Madam:

We are requesting any information you may have regarding addresses located in the City of Mississauga.

We require information on underground and above ground storage tanks registered for the property(ies) and any records for retail facilities, any incident reports, fuel oil spills, or contamination records for this site(s).

Thank-you for your assistance.

### D. PLEASE ANSWER ALL THAT APPLY:

Address of Subject Location (one address per form)

1351 - 1357 Wealthy Place, Mississauga

Device/equipment Type: \_\_\_\_\_ Owner: \_\_\_\_\_

Installation Number: \_\_\_\_\_

CRN: \_\_\_\_\_ OIN: \_\_\_\_\_ Serial #: \_\_\_\_\_

Victim Name (if applicable): \_\_\_\_\_

Certificate Holder Name (if applicable): \_\_\_\_\_ Certificate Holder Date of Birth: \_\_\_\_\_  
(DD-MM-YYYY)

Date /period requested:

☐ From (date): \_\_\_\_\_ to (date) \_\_\_\_\_

☐ Most recent record





Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Fax: 416.734.3568  
Customer Service: 1.877.682.8772  
Email: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)

## Application for Release of Public Information

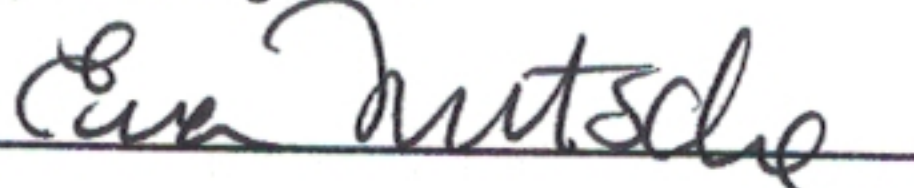
Issued under the Access and Privacy Code

**E. REASON FOR REQUEST** (please explain the reason for your request)

Information required as part of our phase I ESA reporting.

**F. TERMS AND CONDITIONS:**

Please refer to the link for our Access and Privacy Code [Access and Privacy Code.pdf](#). If this request includes a release of personal information, TSSA will require consent from the effected party.

Applicant Signature 	Date February 12, 2018
--	---------------------------

Please Print and sign before returning to TSSA

**G. FEES & PAYMENT:**

TSSA will provide a fee quote for multiple record requests, which must be approved by the Applicant before a record search commences. For fees for single searches, please refer to Fee Schedule [Website Fee Schedule.pdf](#)

Payment for single record search is attached (please check if payment attached)

### COMPLETE FOR CREDIT CARD PAYMENTS



Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9

Card Type: ☐ VISA ☐ MASTERCARD

Amount of Payment \$ \_\_\_\_\_

Card#

Expiry Date

In payment of \_\_\_\_\_

Name of Card Holder \_\_\_\_\_ Client Tel. No. \_\_\_\_\_  
First Name Last Name

Signature of Card Holder \_\_\_\_\_ Date \_\_\_\_\_  
(DD-MM-YYYY)





Technical Standards and Safety Authority  
345 Carlingview Drive  
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## Application for Release of Public Information

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### A. REQUESTOR INFORMATION:

Your File/Project/Reference No: 08\*3368 Date: February 12, 2018

Requestor Name: Eva Mitsche		Organization Bruce A. Brown Associates Ltd.		<b>For Office Use Only</b>  Authorization No.  Account No.  SR No.  P.I No:
Suite/Unit No: 102	Street No: 101	Street Name: Aerodrome Crescent		
City: Toronto	Province: ON	Postal Code: M4G 4J4		
Primary Phone: 416-424-3355		Secondary Phone:		
Email: eva@brownassociates.ca		Fax: N/A		

### B. PROGRAM (check ALL that apply)

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We require information on underground and above ground storage tanks registered for the property(ies) and any records for retail facilities, any incident reports, fuel oil spills, or contamination records for this site(s).

Thank-you for your assistance.

### D. PLEASE ANSWER ALL THAT APPLY:

Address of Subject Location (one address per form)  
2103 - 2119 Primate Road, Mississauga

Device/equipment Type: \_\_\_\_\_ Owner: \_\_\_\_\_

Installation Number: \_\_\_\_\_

CRN: \_\_\_\_\_ OIN: \_\_\_\_\_ Serial #: \_\_\_\_\_

Victim Name (if applicable): \_\_\_\_\_

Certificate Holder Name (if applicable): \_\_\_\_\_ Certificate Holder Date of Birth: \_\_\_\_\_ (DD-MM-YYYY)

Date /period requested:

☐ From (date): \_\_\_\_\_ to (date) \_\_\_\_\_

☐ Most recent record





Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Fax: 416.734.3568  
Customer Service: 1.877.682.8772  
Email: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)

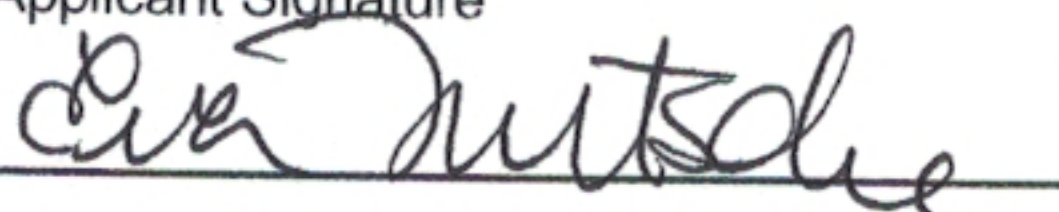
## Application for Release of Public Information Issued under the Access and Privacy Code

### E. REASON FOR REQUEST (please explain the reason for your request)

Information required as part of our phase I ESA reporting.

### F. TERMS AND CONDITIONS:


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Applicant Signature 	Date February 12, 2018
Please Print and sign before returning to TSSA	

### G. FEES & PAYMENT:

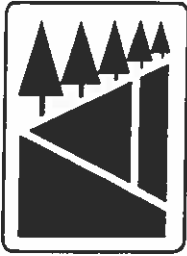
TSSA will provide a fee quote for multiple record requests, which must be approved by the Applicant before a record search commences. For fees for single searches, please refer to Fee Schedule [Website Fee Schedule.pdf](#)

Payment for single record search is attached (please check if payment attached)

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Appendix I: BABAL January 2009 Phase I report – text only



# BRUCE A. BROWN ASSOCIATES LIMITED

Consultants in the Environmental and Applied Earth Sciences

109 Vanderhoof Avenue - Suite Two, Toronto, Ontario, M4G 2H7

TEL (416) 424-3355 FAX (416) 424-3350

[www.brownassociates.ca](http://www.brownassociates.ca)

Phase I Environmental Evaluation  
2116 Dixie Road & 1357 Wealthy Place  
Mississauga, ON

\*3368

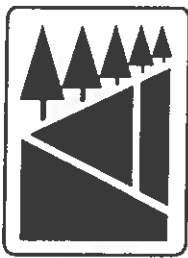
Prepared for Sedona Lifestyles (Dixie) Inc.

January 19, 2009

Project 08\*3368

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Project 08\*3368

January 19, 2009

Attn: Mr. Claudio Posocco

Sedona Lifestyles (Dixie) Inc.

91 Haist Avenue, Unit 2

Woodbridge, ON L4L 5Z5

Dear Sir:

Re: Phase I Environmental Evaluation  
2116 Dixie Road & 1357 Wealthy Place,  
Plan 43R-32642, City of Mississauga

## 1.0 Introduction

Bruce A. Brown Associates Limited completed a Phase I Environmental Site Assessment for the two contiguous properties at 2116 Dixie Road and 1357 Wealthy Place in the City of Mississauga in the Lakeview Planning District. The property at 2116 Dixie Road is approximately 1.13 acres in size and presently contains an older two-storey single family detached home which has been unoccupied for some time. It has a common lotline with the property at 1357 Wealthy Place, which is approximately 0.19 hectares in size and currently contains a single family detached dwelling which has been occupied by Mr. Alvaro Valdes and his family for the past year. The scope of work included document reviews for historical land use and a visual inspection of the site. The Phase I investigation was conducted in conformance with the CSA Phase I Standard (Z768-01), therefore, no intrusive investigations or destructive testing such as drilling, soil boring or coring into walls, roof membranes or other parts of the structures was carried out.

## 1.1 Terms of Reference

Brown Associates was requested to carry out a Phase I evaluation of the caption properties by Mr. Claudio Posocco. The purpose of the investigation was to (1) assess site conditions with respect to any



environmental condition which may affect the real value of the properties and the ability to use the properties for any purpose for which they may be suitable, which in this case is a proposed Residential Low Density I - Townhouses Development of an estimated 23 units, (2) to determine the presence of hazardous, regulated or deleterious materials or other potentially hazardous conditions and to provide a basis for submission of a Record of Site Condition for the properties.

The site investigation was carried out pursuant to telephone conversations with Mr. Claudio Posocco of Sedona Lifestyles (Dixie) Inc. This report has been prepared within the terms of reference set out in the attached Statement of Limitations which form an integral part of this report, and it may be relied upon as accurate as to the time of inspection. This Phase I assessment was carried out in general accordance with CSA Standards (Z 768-01).

## 2.0 Site Description

The sites are located within an established residential area in the city of Mississauga on the immediate west side of Dixie Road, just north of the interchange with the Queen Elizabeth Way. The property at 2116 Dixie Road is approximately 0.47 ha (1.13 acres) in area and is situated on the west side of Dixie Road, south of Primate Road. This site is further described as Part of Lot 6, Concession 1, south of Dundas Street, City of Mississauga. The site is bordered by Dixie Road on the east, and residential housing to the north, west, and south, with the Q.E.W. further to the south.

The property at 2116 Dixie Road has frontage on Dixie Road with two private driveways from Dixie Road to the north and south sides of the existing two storey brick clad house is located on the northern portion of the site. There is also a detached brick clad garage situated at the rear of the property in an area where a barn once stood. The site contains a number of mature coniferous and deciduous trees such as white spruce, maple, and some apple trees. There is a row of mature white spruce trees running along the north side of the house. Approximately 20% of the site is covered by the existing buildings, while the remaining area of the property comprises asphaltic paved laneways on the north and south sides of the existing home and grassed area with mature deciduous and coniferous trees and a lawn surrounding the buildings.

The property at 1357 Wealthy Place is approximately 0.196 ha ( 0.47 acres) in area and is accessed from a cul-de-sac west of Dixie Road. A bungalow style home is located on the south western part of the property. The property is irregular in shape, widening to the north and has two mature coniferous trees in the centre of the backyard. The lot is bordered by 2.5 to 3m high hedges on the south, west, and north sides.

This site is further described as Lot 31, Registered Plan 473, City of Mississauga, Regional Municipality of Peel. Approximately 30% of the site is covered by the existing home, while the remaining area of this property comprises concrete paved driveway on the south western portion of the site, plus grassed front and rear yard areas.

Both properties have been consolidated under Reference Plan 43R-32642, deposited on January 21, 2009.

## 2.1 Geological Setting

The site is underlain by a 1 to 3 m deep thickness of Lake Iroquois shallow water deposits of sand to silty sand, which are underlain by older tills. The tills are underlain by Georgian Bay Formation shale bedrock at elevation 75 to 80m geodetic, or about 8 to 10m below grade. Outcropping shales are found in the channels of local watercourses, such as Applewood Creek, located about 200m to the south west.

## 2.2 Municipal Services

Both parts of the property have full municipal services including curb and gutter, water, gas, sanitary sewers and storm services.

## 2.3 History of Use

Historical data from air photos were obtained from the City of Mississauga - Emaps Web Site as well as information collected from our in-house library.

No previous Phase I ESA reports were known to exist for this site. No geological or geotechnical reports were known to exist for this property.

## 2.4 Air Photographs

Air photographs were obtained from the City of Mississauga web site. The 1954, 1966, 1975, 1985, 1995, 2000, and 2005 maps were reviewed. The 1954 air photo shows the sites and surrounding areas as partially developed and consisting of vacant, residential and agricultural land. Some scattered residential dwellings and residuals of larger apple orchards are noted along Dixie Road. The east side of Dixie remains undeveloped and consists of mostly agricultural land. The property at 2116 Dixie Road shows the smaller building on the west side of the property to be in its current figuration with a barn located on the southerly portion of the property. The property at 1357 Wealthy Place remained undeveloped.

The first significant change to 2116 Dixie Road is noted in the 1966 air photo which shows the barn as having been demolished and the beginnings of a new development evident to the north side. The 1966 air photo also shows residential housing on the east and west sides of Dixie Road substantially complete in its present day configuration, including the residences on Wealthy Place. The Queen Elizabeth Way is noted to the south.

According to the 1975 air photo the site was unchanged relative to its current configuration. The surrounding properties continue to be developed with minor in-fill residential. Both the 1985 and 1995 air photographs suggest no significant changes. The 2000 air photo also shows no major changes to the site and the surrounding properties with the east and west side of Dixie Road being developed in its current configuration.

## 3.0 Other Data Sources

Ontario Ministry of the Environment data indicate no records of former landfills within 500m of the subject property.

There is no record of any former coal gasification plant within the City of Mississauga.

Ministry of the Environment records do not indicate any existing or former PCB storage sites within 100m of the subject property. The nearest former PCB storage site was the Ontario Hydro Lakeshore Thermal Generating Plant, which has since been demolished.

#### 4.0 Site Inspection

Our senior technician inspected the subject properties on the morning of October 30, 2008. The site visit was undertaken to identify the possible presence of certain substances such as asbestos-containing materials (ACMs) or polychlorinated biphenyls (PCBs) and to ascertain the condition of the properties and surrounding areas.

At the time of inspection at 1357 Wealthy Place, the home was occupied by a family who has been living there for approximately one year. Mr. Alvaro Valdes was home with his son at the time of inspection and informed the writer that he had been renting this home for approximately one year. The site has full municipal services including sanitary sewer, gas and water services.

The site has an area of about 0.196 Ha (0.47 acres) and is irregular in shape. A brick clad bungalow style home is situated on the south western portion of the site with a single car garage and roofed carport attached to the west side of the house. The surrounding area is a well-kept grassed back yard bordered by 2.5 to 3m high hedges surrounding the entire property and two mature spruce trees in the middle of the backyard.

The main floor comprises a kitchen, living, dining room area, and two bedrooms with no signs of stains or cracks on any of the floors or walls. The basement is fully finished with an office space and a bedroom on the east side of the house, and a full bathroom to the west of the office space on the north side of the basement. A laundry room containing a gas furnace at one end is located on the west side of the house and closed off by a wall and a door. The gas furnace was installed in 1988 together with new duct work throughout the house. The balance of the basement was a large finished open space in the centre



used for storage and a play area. There were no signs of cracks or stains on the floors or walls of the basement. The electrical panel was located in the bedroom and looked in good working condition. A pipe protruding from the bedroom wall and was not in use, suggesting conversion from oil to gas for comfort heating took place in 1988. There was no other evidence of any former above grade storage tank. Mr. Valdes confirmed to the best of his knowledge that there were no incidences of fires or spills on the site or surrounding area in the last year.

The site at 2116 Dixie Road was unoccupied at the time of inspection. The writer was given access to the building by the Real Estate agent, Mr. Bernard Filice. A two-storey stucco clad home with metal siding on the second floor is situated on the northern side of the property. The house has a pitched roof with asphalt shingles and replacement anodized aluminum double glazed windows throughout. A smaller vintage brick clad wood frame garage building is situated at the western portion of the site. The architecture of the roof line and folding doors suggests late 1920s or 1930s construction. The grounds contained a row of mature spruce trees along the north side of the house, as well as a variety of deciduous trees including apple trees and maple trees on the south and west lawns.

The interior of the existing home was still partially furnished and consisted of living, dining, kitchen, sitting room, and small office space on the main floor. An opening in the ceiling was noted in the main entrance way. The second floor has five bedrooms with wall to wall carpeting in each bedroom, plus one bathroom. The basement was fully finished with a laundry room and a kitchenette area located at the east side of the basement. A few cracks in the drywall ceiling and wall were noted in the laundry room. A bathroom with a shower, sauna, and whirlpool is situated on the north side of the basement. The balance of the basement was a finished recreation room with a full wet bar.

A cold cellar is also located on the north side of the basement together with a small furnace room to the west where there was a natural gas fired domestic hot water tank and a commercial hydronic hot water boiler furnace. Data sheets suggested the first maintenance was undertaken in 1982, suggesting that date for conversion of an earlier oil fired boiler. An abandoned pipe in the side of the basement was covered with the stucco finishing material. This was most likely a filler pipe for a former UST located in the basement area. There was no other indication of vent or filler pipes or of pipes extending through

the basement wall. No other cracks or stains were noted.

From the age of this building, it must have initially been served with a private well and an onsite subsurface absorption system for private wastes. No evidence of either a former well nor any onsite system was found based on inspection within the basement and on the exterior.

A 150mm diameter riser found in the front yard appears to be of recent age and appears to be a clean out for a replacement sanitary sewer lateral extending east to Dixie Road.

#### 4.1 PCB Materials

No evidence of any PCB materials was noted in the course of the inspection. Lighting throughout was with incandescent fixtures.

#### 4.2 Asbestos Containing Materials

No evidence of asbestos containing materials was noted in the course of inspection. There could be older floor tile under some carpet or other finishes which may be exposed in the course of demolition and which, if found, would require a Type I program for management.

#### 4.3 Underground or Above Grade Storage Tanks

There was no evidence of any under ground fuel oil tanks nor confirmation of the location for a former above grade oil storage tank in the basement.

#### 4.4 CFCs

No central air system was found on the north residence. A cooling system associated with the dwelling on Wealthy Place will require decommissioning and tagging off by a licensed technician prior to its removal.

#### 4.5 Other Designated Substances

Small amounts of mercury will be present in comfort heating controls. Switches should be removed and recovered prior to general demolition.

#### 5.0 Discussion and Conclusions

These two properties were both used for single family occupancy throughout. The north building appears to be of early 1930s construction and was most probably an original farm building attached to some surrounding acreage and orchards. A former barn was located near the remaining vintage brick-clad garage on the south part of this site.

The north dwelling would have originally been served with a private well and a septic tank and subsurface absorption bed for sewage disposal. At time of demolition, a pre-demolition inspection is required to remove any electrical switches containing mercury, and to do intrusive inspection to remove carpet and other flooring overlays. Any 225mm square vinyl floor tiles should be examined to determine whether they have asbestos content, in which case a pre-demolition Type I program must be done prior to general demolition.

In the course of general demolition inspection is required when bases are removed to search for abandoned drains or pipes which might lead to an abandoned onsite system or to a well.

If any well is found, it should be exposed in the course of excavation to permit decommissioning as required by regulations under the *Ontario Water Resources Act*. This would involve disinfection, sealing, breaking out at grade, noting location and filing a well record. This work must be done by a licensed well technician.

If an onsite system is found, standing water may require pumping out. As a consequence of age, the concrete may be demolished and disposed of together with the balance of footings and concrete bases.

Buildings of this age occasionally have former buried fuel oil tanks proximate to the perimeter. If a copper feeder pipe or a filler and vent pipe were found in the course of removing the foundations, they should be followed to check for a possible residual UST which would require removal in accordance with protocols set out by the Ontario Ministry of the Environment. Field supervision, sampling and chemical characterization would be required. Confirmation that soil on the peripherals of excavation meets residential standards would be required from an environmental consultant.

Because of the presence of a former barn, there may be a footprint with residual concrete bases present and these may be intersected with new development, in which case bulk removal and adjusting of foundations to rest on original undisturbed soil may be a requirement.

Since further investigation of the site will follow in conjunction with the demolitions, no additional site characterization in the form of a Phase II investigation is required at this time.

It is the writer's opinion that the two sites meet residential standards for soil and groundwater, based on inspection and history of use and are suitable for residential redevelopment subject to the usual protocols and standards being adopted in the course of the requisite demolitions.

## 6.0 Qualification

Brown Associates Limited is a full services environmental consultant which has carried out more than 3,100 environmental evaluations or remediation projects in Ontario over the past 38 years. The firm is also qualified to design and manage asbestos and PCB and other abatement programs and to design demolition, subsurface soil and groundwater remediation programs. The writer is also a Qualified Person for purposes of submission of Level I, II and III Records of Site Condition to the Ontario Ministry of the Environment.

## 6.1 Reliance

For purposes of management of the plans approvals process in connection with the proposed residential redevelopment of the lands, the Regional Municipality of Peel and the City of Mississauga and their respective staff and consultants may rely on the above information as if this report were commissioned by and addressed directly to the municipalities.

## 7.0 Closure

Should you have any questions, please do not hesitate to call. Thank you for this opportunity to be of service.

Yours very truly,

BRUCE A. BROWN ASSOCIATES LIMITED



Bruce A. Brown, Ph.D., RPP, P.Eng.  
BAB:sg



Eva Mitsche, B.A.  
Environmental Researcher

Enclosures: Statement of Limitations for Phase I Investigations  
Site Location Map  
OBM Location Plan, 1982  
Mississauga Natural Areas Survey  
Air Photographs 1954 - 2006  
Site Photographs

Distribution: 3 copies to Client  
1 copy to file  
6 copies to J. Levac, Korsiak & Co.