



November 3, 2022
CT3580.00

Hullmark Developments Ltd.
On behalf of HM RK (450 Dufferin) LP
474 Wellington Street West, Suite 200
Toronto, Ontario
M5V 1E3

Attention: Ms. Christina Glass

**Re: Contaminated Site Assessment
450 Dufferin Street, Toronto, Ontario**

Dear Ms. Glass:

At the request of Hullmark Developments Ltd. on behalf of HM RK (450 Dufferin) LP, Terrapex Environmental Ltd. (Terrapex) has prepared this contaminated site assessment for the property located at 450 Dufferin Street, Toronto, hereafter referred to as 'the Site'.

The Site is located on the northwest corner of Dufferin Street and Alma Avenue. The Site is rectangular in shape and approximately 1,495 m² (0.15 hectares) in area. One commercial building is located on the east side of the Site, fronting Dufferin Street. The remainder of the Site is paved and used for the parking and storage of shipping containers.

The development at the Site proposes a multi-storey residential building, with the bottom two floors dedicated to commercial use, resting on two levels of underground parking.

Terrapex understands that there is no conveyance of land to the City of Toronto (the City). As such, there is no policy requirement (per the City's "*Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act*") to undertake a Phase One or Phase Two Environmental Site Assessment, file a Record of Site Condition (RSC) or undergo peer review. However, as the proposed development involves a change from industrial/ commercial / community use to a "more sensitive" property use (residential with ground floor commercial uses), it triggers the requirements of Section 168.3.1 of the Ontario *Environmental Protection Act* to file an RSC per Ontario Regulation 153/04.

To date, Terrapex has prepared the following report for the Site which has been completed in accordance with Ontario Regulation 153/04 (as amended):

- *Phase One Environmental Site Assessment, 450 Dufferin Street, Toronto, Ontario (Final Report)*, dated November 2, 2022, prepared by Steven Ruminsky, P.Eng., P.Geo., QP_{ESA} and Sara Sutherland, C.E.T., E.P. of Terrapex Environmental Ltd.

Based upon the findings of the Phase One Environmental Site Assessment (ESA), areas of potential environmental concern (APECs) have been identified at the Site and a Phase Two ESA will be required for the purposes of filing a RSC. Should any site clean-up be required, verification sampling reports will be included as part of the Phase Two ESA documentation.

Although it is not anticipated at this time, Terrapex agrees to provide the City with the Phase Two ESA report and RSC for the Site should a peer review become a requirement for Site Plan Approval. Terrapex warrants that the reports will be completed in accordance with the amended Ontario Regulation 153/04. Preparation of a risk assessment, accompanying pre-submission form, and obtaining of a certificate of property use are not anticipated at this time.

I trust this letter meets your current requirements. However, should you have any questions or require additional information, please call the undersigned.


Sincerely,
TERRAPEX ENVIRONMENTAL LTD.

A handwritten signature in black ink, appearing to read "S. Ruminsky", written in a cursive style.

Steven Ruminsky, P.Geo, P.Eng, QP_{ESA}
Toronto Branch Manager and Senior Project Manager

Attach: Figure 1 – General Site Layout




LEGEND
 SITE BOUNDARY

0 5 10
Metres

DATA SOURCE: ESRI
 IMAGERY SOURCE: CITY OF TORONTO, 2021
 MAP PROJECTION: NAD 1983 UTM ZONE 17N

CLIENT:
HULLMARK DEVELOPMENTS

SITE LOCATION:
 450 DUFFERIN STREET
 TORONTO, ONTARIO



TITLE:
GENERAL SITE LAYOUT

DRAWN BY: JS/SW	PROJECT NO.: CT3580.00	CHECKED BY: SS
REVISION: 00	DATE: OCTOBER 2022	FIGURE: 1

W:\PROJECTS\Toronto\CT3580.00 450 Dufferin Street East, Toronto\MXD\CT3580.00 FIG2 GENERAL SITE LAYOUT.mxd