Ontario

Ministry of the Environment, Conservation and Parks

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

Certificate of Property Use

Issued under the authority of the Environmental Protection Act, R.S.O. 1990, c. E.19, sections 168.6 (CPU) and 197 (Order)

Certificate of Property use number 8781-DAGMU7
Risk Assessment number 4163-BY2P5U

Owner: Gold Touch Industry Corp.
189-195 Milner Avenue
Toronto, ON M1S 3R1

Site: **189 and 195 Milner Avenue, Toronto, ON**

with a legal description as indicated below:

PARCEL 37-1, SECTION B10620 LOT 37 PLAN 10620, PT 4 ON 66R12493 SCARBOROUGH, CITY OF TORONTO, T/W RIGHT OF WAY OVER PART 3 PLAN 66R21061 AS IN AT467085.

Being All of PIN 06171-0005 (LT)

The conditions of this Certificate of Property Use (CPU) address the Risk Management Measures in the Risk Assessment noted above and described in detail in Part 1 below (Risk Assessment). In the event of a conflict between the CPU and the Risk Assessment, the conditions of the CPU take precedence.

Summary:

Refer to Part 1 of the CPU, Interpretation, for the meaning of all the defined capitalized terms that apply to the CPU.

i) CPU requirements addressed in Part 4 of the CPU, Director Requirements, are summarized as follows:

a.	Installing/maintaining any equipment	Yes
b.	Monitoring any contaminant	Yes
c.	Refraining from constructing any building specified	Yes
d.	Refraining from using the Property for any use specified	Yes

e. Other: Maintaining a barrier to site soils and preparing and implementing a soil and groundwater management plan and health and safety plan for the Property.Yes

ii) Duration of Risk Management Measures identified in Part 4 of the CPU is summarized as follows:

a. The barrier to site soils over the entirety of the Property shall be maintained indefinitely until the Director alters or revokes the CPU.

b. The soil management and groundwater management plans and the health and safety plan shall be required for the Property during any activities potentially in contact with or exposing site soils for as long as the Contaminants of Concern are present on the Property.

c. All other Risk Management Measures shall continue indefinitely until the Director alters or revokes the CPU.

Part 1: Interpretation

In the CPU the following terms shall have the meanings described below:

"Adverse Effect" has the same meaning as in the Act; namely,
a. impairment of the quality of the natural environment for any use that can be made of it;
b. injury or damage to property or to plant or animal life;
c. harm or material discomfort to any person;
d. an adverse effect on the health of any person;
e. impairment of the safety of any person;
f. rendering any property or plant or animal life unfit for human use;
g. loss of enjoyment of normal use of property; and,
h. interference with the normal conduct of business.

"Act" means the *Environmental Protection Act*, R.S.O. 1990, c. E. 19.

"Building" means an enclosed structure occupying an area greater than ten square metres consisting of a wall or walls, roof and floor.

"Building Area" means the horizontal area of a Building at Grade within the outside surface of the exterior wall or walls.

"Building Code" means the Ontario Regulation 332/12: Building Code, made under the *Building Code Act, 1992*, S.O. 1992, c.23.

"Contaminant" has the same meaning as in the Act; namely any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them, resulting directly or indirectly from human activities that causes or may cause an Adverse Effect.

“Contaminants of Concern” has the meaning as set out in section 3.2 of the CPU.

“CPU” means this Certificate of Property Use as may be altered from time to time and bearing the document number 8781-DAGMU7**.**

"Director" means the undersigned Director, or any other person appointed as a Director for the purpose of issuing a certificate of property use.

“EBR” means the *Environmental Bill of Rights, 1993*, S.O. 1993, c. 28.

“First Storey” has the same meaning as in the Building Code.

“Grade” has the same meaning as in the Building Code.

“Licensed Professional Engineer” means a person who holds a licence, limited licence or temporary licence under the Professional Engineers Act, R.S.O. 1990, c. P.28.

“Ministry” means the ministry of the government of Ontario responsible for the administration of the Act, currently named the Ministry of the Environment, Conservation and Parks.

“O. Reg. 153/04” means Ontario Regulation 153/04, “Record of Site Condition – Part XV.1 of the Act”, made under the Act.

“O. Reg. 347/90 means Ontario means R.R.O. 1990, Regulation 347 General - Waste Management”, made under the Act.

“Owner” means the owner(s) of the Property, beginning with the person(s) to whom the CPU is issued, described in the “Owner” section on Page 1 above, and any subsequent registered and beneficial owners of the Property.

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c.O.40.

“Property” means the property that is the subject of the CPU and described in the “Site” section on page 1 above.

“Property Specific Standards” or “PSS” means the property specific standards established for the Contaminants of Concern set out in the Risk Assessment and in section 3.2 of the CPU and are the same standards specified in the Risk Assessment.

"Provincial Officer" means a person who is designated as a provincial officer for the purposes of the Act.

“Qualified Person” means a person who meets the qualifications prescribed in subsection 5 (2) of O. Reg. 153/04, namely a person who:

a. Holds a licence, limited licence or temporary licence under the *Professional Engineer Act*, or
b. Holds a certificate of registration under the *Professional Geoscientists Act*, 2000, and is a practising member, temporary member, or limited member of the Association of Professional Geoscientists of Ontario.

"Risk Assessment" means the Risk Assessment number 4163-BY2P5U accepted by the Director on October 17, 2024, and set out in the following documents:

- Report entitled “Tier 3 Risk Assessment, 189 and 195 Milner Avenue, Toronto, Ontario” prepared by Ecometrix Inc., dated April 6, 2022;
- Report entitled “Tier 3 Risk Assessment – Addendum 1, 189 and 195 Milner Avenue, Toronto, Ontario” prepared by Ecometrix Inc.,dated August 16, 2023;
- Report entitled “Tier 3 Risk Assessment – Addendum 2, 189 and 195 Milner Avenue, Toronto, Ontario” prepared by Ecometrix Inc,,dated May 1, 2024; and
- Report entitled “Tier 3 Risk Assessment – Addendum 3, 189 and 195 Milner Avenue, Toronto, Ontario” prepared by Ecometrix Inc,,dated August 13, 2024

"Risk Management Measures" means the risk management measures specific to the Property described in the Risk Assessment and/or Part 4 of the CPU.

“Storage Garage” has the same meaning as the Building Code.

“Sub Slab Venting Layer” means an engineered venting layer and associated Venting Components above the sub-slab materials for building construction and below a Vapour Barrier, as designed by a Licenced Professional Engineer which operates in an active manner with fans and blowers providing at least a 6 pascal lower air pressure differential below the floor slab relief and the collection and venting of vapours away from a Building as described in the Risk Assessment.

‘Tribunal” has the same meaning as in the Act; namely, the Ontario Land Tribunal.

“Vapour Barrier” means a geo-synthetic barrier (including but not limited to geomembrane or spray applied equivalent) meeting the appropriate gas permeability and chemical resistance specifications to be considered impermeable and resistant to the Contaminants of Concern as per Risk Assessment and is considered appropriate by the Licenced Professional Engineer and Qualified Person for its application.

‘Venting Components” means a network of perforated piping/plenums or venting composites embedded in granular materials of sufficient permeability or other venting products with continuous formed void space that convey vapours and direct these vapours into vent risers that terminate above the roof elevation and active venting as described in the Risk Assessment.

Part 2: Legal Authority

2.1 Section 19 of the Act states that a certificate of property use is binding on the executor, administrator, administrator with the will annexed, guardian of property or attorney for property of the person to whom it was directed, and on any other successor or assignee of the person to whom it was directed.

2.2 Subsection 132(1.1) of the Act states that the Director may include in a certificate of property use a requirement that the person to whom the certificate is issued provide financial assurance to the Crown in right of Ontario for any one or more of,

a. the performance of any action specified in the certificate of property use;
b. the provision of alternate water supplies to replace those that the Director has reasonable and probable grounds to believe are or are likely to be contaminated or otherwise interfered with by a contaminant on, in or under the property to which the certificate of property use relates; and
c. measures appropriate to prevent adverse effects in respect of the property to which the certificate of property use relates.

2.3 Section 168.6 (1) of the Act states that if a risk assessment related to the property has been accepted under clause 168.5 (1) (a), the Director may issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:

1. Take any action that is specified in the certificate and that, in the Director's opinion, is necessary to prevent, eliminate or ameliorate any adverse effect that has been identified in the risk assessment, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
2. Refrain from using the property for any use specified in the certificate or from constructing any building specified in the certificate on the property.

2.4 Subsection 168.6(2) of the Act states that a certificate of property use shall not require an owner of property to take any action that would have the effect of reducing the concentration of a contaminant on, in or under the property to a level below the level that is required to meet the standards specified for the contaminant in the risk assessment.

2.5 Subsection 168.6(3) of the Act states that the Director may, on his or her own initiative or on application by the owner of the property in respect of which a certificate has been issued under subsection 168.6(1),

a. alter any terms and conditions in the certificate or impose new terms and conditions; or
b. revoke the certificate.

2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of property to refrain from using the property for a specified use or from constructing a specified building on the property,

a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
b. the provision applies, with necessary modifications, to every occupant of the property

who receives a copy of the provision; and

c. the owner of the property shall ensure that every occupant of the property complies with the provision.

2.7 Subsection 197(1) of the Act states that a person who has authority under the Act to make an order or decision affecting real property also has authority to make an order requiring any person with an interest in the property, before dealing with the property in any way, to give a copy of the order or decision affecting the property to every person who will acquire an interest in the property as a result of the dealing.

2.8 Subsection 197(2) of the Act states that a certificate setting out a requirement imposed under subsection 197(1) may be registered in the proper land registry office on the title of the real property to which the requirement relates, if the certificate is in a form approved by the Minister, is signed or authorized by a person who has authority to make orders imposing requirements under subsection 197(1) and is accompanied by a registrable description of the property.

2.9 Subsection 197(3) of the Act states that a requirement, imposed under subsection 197(1) that is set out in a certificate registered under subsection 197(2) is, from the time of registration, deemed to be directed to each person who subsequently acquires an interest in the real property.

2.10 Subsection 197(4) of the Act states that a dealing with real property by a person who is subject to a requirement imposed under subsection 197(1) or 197(3) is voidable at the instance of a person who was not given the copy of the order or decision in accordance with the requirement.

Part 3: Background

3.1 The Risk Assessment was undertaken for the Property on behalf of the Owner to assess the human health risks and ecological risks associated with the presence or discharge of Contaminants on, in or under the Property and to identify appropriate Risk Management Measures to be implemented to ensure that the Property is suitable for the intended use: “commercial use” and “industrial use” as defined in O. Reg. 153/04***.***

3.2 The Contaminants on, in or under the Property that are present above the industrial/commercial/community property use standards within **Table 3** of the ***Soil, Ground water and Sediment Standards for Use under Part XV.1 of the Act*** published by the Ministry and dated April 15, 2011, for coarse textured soils or for which there are no such standards are defined as the Contaminants of Concern. The Property Specific Standards for the Contaminants of Concern are set out in Schedule “A”; air trigger levels are set out in Schedule ‘B’ and soil vapour, indoor air sampling and pressure differential monitoring requirements are set out in Schedules “C”, “D” and “E” as attached to and forming part of the CPU and the following figures:

- Plan of Survey with Property outlined in red; and
- Figures 1, 2 and 7 to 12.

3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and outlined in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property.

Part 4: Director Requirements

Pursuant to the authority vested in me under section 168.6(1) of the Act, I hereby require the Owner to do or cause to be done the following:

Risk Management Measures

4.1 Implement, and thereafter maintain or cause to be maintained, the Risk Management Measures.

4.2 Without restricting the generality of the foregoing in Item 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures:

a. The Property shall be covered by a barrier to site soils designed, installed and maintained in accordance with the Risk Assessment so as to prevent exposure to the Contaminants of Concern. The barrier to site soils shall consist of a hard cap, fill cap, and/or fence as specified below:

   i. All hard caps on the Property for driveways, roads, walkways, Building foundations shall have a minimum depth of 225 mm consisting of asphalt or concrete underlain by granular fill (as illustrated by figure 10, detail 1 of the CPU).

   ii. All fill caps on the Property shall consist of a minimum depth of 1.0 m consisting of soil meeting the industrial/commercial/community property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 (as illustrated by figure 10, detail 2 of the CPU).

   iii. All Fill caps for any deep rooting plants (including trees or deep rooting shrubs) on the Property shall have a minimum depth of 1.5 m surrounding the root ball of soil meeting the industrial/commercial/community property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 (as illustrated by figure 10, detail 3 of the CPU).

   iv. Utility trenches or corridors containing utility pipes within a fill cap shall include at least 500 mm fill below and around the utility consisting of granular fill or soil meeting the industrial/commercial/community property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011(as illustrated by figure 10, detail 4 of the CPU).

v. For portion(s) of the Property, not under development or not in use, these areas shall have a fence barrier to prevent the general public from accessing the site and a dust control plan to prevent surface soil from impacting the adjacent properties.

b. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of all barriers to site soils risk management measures (including any existing barriers to site soils, Storage Garages, Building foundations and fence barriers) as long as the Contaminants of Concern are present on the Property. The inspection program shall include, at a minimum, semi-annual (every six months) inspections of the barrier to site soils integrity. Any barrier to site soils deficiencies shall be repaired forthwith. Inspection, deficiencies and repairs shall be recorded in a log-book maintained by the Owner and made available upon request by a Provincial Officer.

c. A soil and groundwater management plan shall be prepared for the Property and implemented during any activities potentially coming in contact with or exposing site soils and groundwater. A copy of the plan shall be kept by the Owner and made available for review by a Provincial Officer upon request. Implementation of the plan shall be overseen by a Qualified Person and shall include, but not be limited to, provisions for soils excavation, stockpiling, characterization, disposal and record keeping specified below:

i. Dust control measures and prevention of soil tracking by vehicles and personnel from the Property, which may include wetting of soil with potable water, reduced speeds for on-site vehicles, tire washing stations and restricting working in high wind conditions, as required.

ii. Management of excavated materials which may include cleaning equipment, placement of materials for stockpiling on designated areas lined and covered with polyethylene sheeting, bermed and fenced to prevent access, runoff control to minimize contact and provisions for discharge to sanitary sewers or other approved treatment, as required.

iii. Characterization of excavated soils shall follow the soil sampling requirements in the Risk Assessment. Excavated soils and materials requiring off-site disposal as a waste shall be disposed of in accordance with the provisions of O. Reg. 347/90, made under the Act. Excavated soils meeting the PSS may be placed on-site below the barrier to site soils if deemed suitable by a Qualified Person. Excavated soils meeting the industrial/commercial/ community property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 may be placed within the barriers to site soils if deemed suitable by a by a Qualified Person and in accordance with the Risk Assessment.

iv. Soils brought to the Property shall follow the sampling requirements in the Risk Assessment and meet the industrial/commercial/community property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011, is to be placed on, in or under the Property.

v. Record keeping including dates and duration of work, weather and site conditions, location and depth of excavation activities, dust control measures, stockpile management and drainage, soil characterization results, names of the Qualified Person, contractors, haulers and receiving sites for any soil or groundwater removed from the Property and any complaints received relating to site activities potentially coming in contact with or exposing site soils and groundwater.

d. A site-specific health and safety plan shall be developed for the Property and implemented during all intrusive, below-grade construction activities potentially coming in contact with or exposing site soils or groundwater and for any workers entering the partial basement utility room in Building B. A copy shall be maintained on the Property for the duration of these activities. The Owner shall ensure that the health and safety plan takes into account the presence of the Contaminants of Concern and is implemented prior to any intrusive work being done on the Property and prior to any worker entering the partial basement utility room in Building B in order to protect workers from exposure to the Contaminants of Concern. The health and safety plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, shall address any potential risks identified in the Risk Assessment, and shall include, but not be limited to:

i. occupational hygiene requirements;

ii. requirements for personal protective equipment;

iii. any entry into trenches or unventilated subgrade structures including partial basements at Buildings shall include appropriate air monitoring programs, provision of air flow augmentation and other personal protective equipment to prevent inhalation exposures as per the Risk Assessment; and

iv. any contingency plan requirements including site contact information.

Prior to initiation of any project (as defined in the Occupational Health and Safety Act, as amended) on the Property, the local Ministry of Labour office shall be notified of the proposed activities and that the Property contains contaminated soil and groundwater. Implementation of the health and safety plan shall be overseen by persons qualified to review the provisions of the plan with respect to the proposed site work and conduct daily inspections. The Owner shall retain a copy of the plan, which shall be made available for review by the Ministry upon request.

e. The Owner shall ensure all current and existing Building(s) (as indicated by figure 1 of the CPU for Buildings A and B) on the Property cannot be altered or added to and shall meet the following requirements

i. No changes to the existing HVAC systems at Building A and Building B at at continuous air flow rates of minimum 3.9 L/s/m² as per Risk Assessment;

ii. A Vapour Barrier shall be installed on existing concrete floor area of Building B and below the new concrete slab floor (as illustrated by Figure 2 and 7 of the CPU) as per Risk Assessment;

iii. Door shall be locked at all times with a warning signed posted on the door of the partial basement utilities room at Building B along with a no occupancy restriction;

iv. Preparing and implementing a health and safety plan prior to any workers entering the partial basement utilities room at Building B as per Item 4.2 d. of the CPU; and

v. No changes to the existing floor plans of Building A and B as indicated by figure 1 of the CPU including no sub-dividing the spaces into additional units;
   1. until such time as the Director, upon application by the Owner, has reviewed any changes to the floor plan which would need to include all information related to additional HVAC systems to service any new areas and alters the CPU to allow for the requested changes along with details of an air monitoring plan to confirm any changes can be protective to human health.

f. Refrain from constructing any Building on, in or under the Property unless the Building is a Storage Garage, as defined in Building Code and meets the following requirements:
   i. The Storage Garage is constructed at or below the Grade of the Building; and
   ii. The Storage Garage area covers the entire Building Area at Grade; and
   iii. All below Grade components of the Storage Garage shall include Vapour Barrier, waterproofing and the sealing of all sumps and penetrations into the Building (as illustrated in figure 9 of the CPU) as per Risk Assessment; and
   iv. The Storage Garage is in compliance with all applicable requirements of the Building Code, including, without limitation, the provisions governing the following:
      1. design of the mechanical ventilation system as set out in Division B, subsection 6.2.2.3, Ventilation of Storage and Repair Garages;
      2. interconnection of air duct systems as set out in Division B, subsection 6.2.3.9 (2); and,
      3. air leakage as set out in Division B, section 5.4.
   v. The mechanical ventilation system for the Storage Garage is designed to provide, at all times, a continuous supply of outdoor air at a rate of not less than 3.9 litres per second for each square metre of floor area.

g. Refrain from constructing any Building on, in or under the Property other than a Building that meets the requirements of Item 4.2 f. of the CPU unless the Building is a slab on Grade Building and contains an active vapour mitigation system at or below the Grade of the Building and covers the entire Building Area and shall include the following:
   i. Sealing of foundation penetrations and sumps, a Vapour Barrier, Sub Slab Venting Layer and Venting Components (as illustrated in figures 8, 11 and 12 of the CPU) as per Risk Assessment.
   ii. The Owner shall retain a copy of all Vapour Barriers, Sub Slab Venting Layers and Venting Components as-built drawings signed by a Licensed Professional Engineer along with the proposed testing and performance requirements including differential gas pressures measured at strategically placed sub-slab monitoring ports and system air flows (as per Risk Assessment) for inspection by a Provincial Officer.
   iii. A final inspection for cracks, holes or penetrations in the below Grade walls and floors shall be conducted before any finishes are applied to the walls and floors and prior to occupancy and shall be recorded in a logbook. Any holes, cracks or penetrations shall be repaired and sealed immediately and recorded in a logbook maintained by the Owner and made available upon request by a Provincial Officer.
   iv. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the passive vapour mitigation system. In

regard to the venting layer and Venting Components, inspections of the venting layer and Venting Components, where visually accessible, will be made for potential breaches. The inspection program shall include semi-annual (every six months) inspections as per the Risk Assessment and any deficiencies shall be repaired forthwith. The inspection results shall be recorded in a logbook maintained by the Owner and made available upon request by a Provincial Officer.

h. The sub-slab soil vapour and indoor air monitoring program in Building A on the Property is to commence within 60 days of issuance of the CPU. The sub-slab soil vapour and indoor air monitoring program shall be carried out as follows:
   i. The sub-slab soil vapour and indoor air monitoring program for Building A shall be semi-annually (every six months) for the first, second and third years and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and eithers alters or revokes the CPU.
   ii. Sub-slab soil vapour and Indoor air monitoring shall be done in accordance with USEPA Method TO-15 with a summa canister for the Contaminants of Concerns listed in Schedule 'B' using a 8-hour regulator and done in accordance with the Ministry's document entitled "(Draft) Technical Guidance for Soil Vapour Intrusion Assessment" dated January 4, 2021.
   iii. The minimum number of sub-slab soil vapour and indoor air sampling shall be carried out as indicated by Schedule 'C' and Schedule 'D' of the CPU and any additional sampling locations as identified by an industrial hygienist or other appropriately qualified person to be protective of human health for any persons using or occupying the Building(s) on the Property.
   iv. If indoor air soil vapour or sub-slab soil vapour concentrations for any Contaminants of Concern exceeds Schedule 'B' for any trigger levels on the Property, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of the soil vapour probe construction logs, laboratory's certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature.
   v. The Owner shall keep a copy of all sampling data and records available for inspection by a Provincial Officer upon request.
   vi. If the sub-slab soil vapour and/or indoor air concentration for the Contaminants of Concern exceeds Schedule 'B' for any air trigger level on the Property, then sub-slab soil vapour and indoor air monitoring shall recommence for all Contaminants of Concern within fifteen (15) days of receipt of the analytical results and be carried out as follows:
      1. If none of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (sub-slab soil vapour and indoor air trigger levels) on the recommenced sub-slab soil vapou and indoor air monitoring event, then the sub-slab soil vapour and indoor air monitoring event shall be carried out on a quarterly basis (every three months) for a twelve (12) month period (four additional monitoring events); and
      2. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (sub-slab soil vapour and indoor air trigger levels) on the recommenced sub-slab soil vapour and indoor air monitoring event, then a Licensed Professional Engineer shall, within 30 days of the receipt of the analytical results, either
         i. develop and submit a detailed contingency plan (as outlined in Risk

Assessment) to address the soil vapours in the Building to the Director; or

ii develop and submit a report to the Director that details these indoor air exceedances are due to background sources.

The air monitoring shall continue on a quarterly basis (every 3 months) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.

i. The indoor air monitoring program in Building B on the Property is to commence immediately after the installation of the Vapour Barrier and every time intrusive activities, repairs, replacements or changes to the floor, walls, or equipment mounted on the floor in Building B and shall be carried out as follows:

   i. The indoor air monitoring program for Building B shall be annually (once a year) for first three years and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and eithers alters or revokes the CPU.

   ii. Indoor air monitoring shall be done in accordance with USEPA Method TO-15 with a summa canister for the Contaminants of Concerns listed in Schedule ‘B’ using a 8-hour regulator and in accordance with the Ministry’s document entitled “(Draft) Technical Guidance for Soil Vapour Intrusion Assessment” dated January 4, 2021.

   iii. The minimum number of samples of indoor air monitoring shall be carried out as indicated by Schedule ‘D’ of the CPU and any additional locations as identified by an industrial hygienist or other appropriately qualified person to be protective of human health for any persons using or occupying the Building(s) on the Property.

   iv. If indoor air concentrations for any Contaminants of Concern exceeds Schedule ‘B’ for indoor air any trigger levels on the Property, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of the laboratory’s certificate of analysis, chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature.

   v. The Owner shall keep a copy of all sampling data and records available for inspection by a Provincial Officer upon request.

   vi. If the indoor air concentration for the Contaminants of Concern exceeds Schedule ‘B’ for any indoor air trigger levels on the Property, then indoor air monitoring shall recommence for all Contaminants of Concern within fifteen (15) days of receipt of the analytical results and be carried out as follows:

      1. If none of the concentrations of the Contaminants of Concern exceeds Schedule ‘B’ (indoor air trigger levels) on the recommenced indoor air monitoring event, then the indoor air monitoring event shall be carried out on a semi-annual basis (every six months) for a twelve (12) month period (two additional monitoring events); and

      2. If any of the concentrations of the Contaminants of Concern exceeds Schedule ‘B’ (indoor air trigger levels) on the recommenced indoor air monitoring event, then a Licensed Professional Engineer shall, within 30 days of the receipt of the analytical results, either

         i. develop and submit a detailed contingency plan (as outlined in Risk Assessment) to address the soil vapours in the Building to the Director; or ii develop and submit a report to the Director that details these indoor air exceedances are due to background sources.

The air monitoring shall continue on a quarterly basis (every 3 months) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.

j. The sub-slab soil vapour, indoor air and pressure differential monitoring program on the Property is to commence prior to occupancy of any new Building on the Property built after 2024. The sub-slab soil vapour, indoor air monitoring and pressure differential monitoring programs shall be carried out as follows:

i. The sub-slab soil vapour, indoor air monitoring program and pressure differential monitoring for slab on Grade Building as per Item 4.2 g. shall be carried out on a quarterly (every three months) basis for the first year, and semi-annually (every six months) for the second and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.

ii. The indoor air monitoring for any Storage Garage as per Item 4.2 f. of the CPU on the Property such commence prior to occupancy of the Building and shall be carried out as a one-time indoor air monitoring event or after any intrusive work (such as modifications of the utilities, mechanical ventilation system, ducts, conduits and any construction that disturb the Vapour Barrers) on the Property.

ii. The sub-slab soil vapour and Indoor air monitoring shall be done in accordance with USEPA Method TO-15 with a summa canister for the Contaminants of Concerns listed in Schedule ‘B’ using a 8-hour regulator and in accordance with the Ministry’s document entitled “(Draft) Technical Guidance for Soil Vapour Intrusion Assessment” dated January 4, 2021.

iii. The minimum number of sub-slab soil vapour, indoor air sampling and pressure differential monitoring locations shall be carried out as indicated by Schedules ‘C’, ‘D’ and ‘E’ of the CPU and any additional sampling locations as identified by an industrial hygienist or other appropriately qualified person to be protective of human health for any persons using or occupying the Building(s) on the Property and includes the lowest overlying work spaces.

iv. If indoor air or sub-slab soil vapour concentrations for any Contaminants of Concern exceeds Schedule ‘B’ for any trigger levels on the Property and any pressure differential does not achieve a minimum 6 pascals lower air differential below the foundation floor slab, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of the soil vapour probe construction logs, laboratory’s certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature and any pressure differential readings.

v. The Owner shall keep a copy of all sampling data and records available for inspection by a Provincial Officer upon request.

vi. If the sub-slab soil vapour and/or indoor air concentration for the Contaminants of Concern exceeds Schedule ‘B’ for any air trigger level on the Property, then sub-slab soil vapour and indoor air monitoring shall recommence for all Contaminants of Concern within fifteen (15) days of receipt of the analytical results and be carried out as follows:

1. If none of the concentrations of the Contaminants of Concern exceeds Schedule ‘B’ (sub-slab soil vapour and indoor air trigger levels) on the

recommenced sub-slab soil vapour and indoor air monitoring event, then the sub-slab soil vapour and indoor air monitoring event shall be carried out on a quarterly basis (every three months) for a twelve (12) month period (four additional monitoring events); and

2. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (sub-slab soil vapour and indoor air trigger levels) on the recommenced sub-slab soil vapour and indoor air monitoring event, then a Licensed Professional Engineer shall, within 30 days of the receipt of the analytical results, either
   i. develop and submit a detailed contingency plan (as outlined in Risk Assessment) to address the soil vapours in the Building to the Director; or
   ii develop and submit a report to the Director that details these indoor air exceedances are due to background sources.

   The air monitoring shall continue on a quarterly basis (every 3 months) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.

k. The Owner shall retain a copy of the site plan prepared and signed by a Qualified Person within ninety (90) days of issuance of the CPU which will describe the Property, placement and quality of all of the barriers to site soils including any existing barriers to site soils. The site plan will include a plan and cross section drawings specifying the vertical and lateral extent of the barriers. This site plan shall be retained by the Owner for inspection upon request by a Provincial Officer. The site plan shall be revised following the completion of future barriers to site soils or any alteration to the existing barriers to site soils.

l. The Owner shall prepare by March 31 each year, an annual report documenting activities relating to the Risk Management Measures undertaken during the previous calendar year. A copy of this report shall be maintained on file by the Owner and shall be made available upon request by a Provincial Officer. The report shall include, but not be limited to, the following minimum information requirements:
   i. a copy of all records related to the inspection and maintenance program for all the barrier to site soils, Building foundations, passive soil vapour mitigation systems, Storage Garages and fences along with and all repairs and maintenance efforts carried out to mitigate any concerns identified;
   ii. a copy of all records related to the soil management and groundwater plan and health and safety plans on the Property;
   iii. a copy of all records for all air monitoring and pressure differentials including the laboratory's certificate of analyses and chain of custody, field notes indicating the initial and final canister pressures, soil vapour probe construction logs, atmospheric pressure, weather and temperature of sampling days;
   vi. a copy of all signed as-built diagrams for all Vapour Barriers, Sub-Slab Venting Layers and Venting Components along with the proposed testing and performance system requirements as pe Risk Assessment;
   v. a copy of all signed site plans including any alterations; and
   vi. a copy of the updated financial assurance every five years from the date of issuance of the CPU.

4.3 Refrain from using the Property for any of the following use(s): all property uses except for ‘commercial use’ and ‘industrial use’ as per O.Reg. 153/04.

4.4 Refrain from constructing the following building(s): No building construction unless construction is in accordance with Items 4.2 f. or 4.2 g. of the CPU.

4.5 The Owner shall ensure that every occupant of the Property is given notice that the Ministry has issued this CPU and that it contains the provisions noted above in Items 4.3 and 4.4, unless noted N/A. For the purposes of this requirement, an occupant means any person with whom the Owner has a contractual relationship regarding the occupancy of all or part of the Property.

Site Changes

4.6 In the event of a change in the physical site conditions or receptor characteristics at the Property that may affect the Risk Management Measures and/or any underlying basis for the Risk Management Measures, forthwith notify the Director of such changes and the steps taken, to implement, maintain and operate any further Risk Management Measures as are necessary to prevent, eliminate or ameliorate any Adverse Effect that will result from the presence on, in or under the Property or the discharge of any Contaminant of Concern into the natural environment from the Property. An amendment to the CPU will be issued to address the changes set out in the notice received and any further changes that the Director considers necessary in the circumstances.

Reports

4.7 Retain a copy of any reports required under the CPU, the Risk Assessment and any reports referred to in the Risk Assessment (until otherwise notified by the Director) and within ten (10) days of the Director or a Provincial Officer making a request for a report, provide a copy to the Director or Provincial Officer.

Property Requirement

4.8 For the reasons set out in the CPU and pursuant to the authority vested in me under subsection 197(1) of the Act, I hereby order you and any other person with an interest in the Property, before dealing with the Property in any way, to give a copy of the CPU, including any amendments thereto, to every person who will acquire an interest in the Property as a result of the dealing.

Certificate of Requirement

4.9 Within fifteen (15) days from the date of receipt of a certificate of requirement issued under subsection 197(2) of the Act and as set out in Schedule ‘F’, register the certificate of requirement on title to the Property, in the appropriate land registry office.

4.10 Immediately after registration of the certificate of requirement, provide to the Director written verification that the certificate of requirement has been registered on title to the Property.

Owner Change

4.11 While the CPU is in effect, the Owner shall forthwith report in writing, to the Director any changes of ownership of the Property, except that while the Property is registered under the Condominium Act, 1998, S.O.1998 c.19, as amended, no notice shall be given of changes in the ownership of individual condominium units or any appurtenant common elements on the Property.

Financial Assurance

4.12 Within fifteen (15) days of the date of the CPU, the Owner shall provide financial assurance to the Crown in right of Ontario in the amount of in the amount of four hundred and twenty-five thousand and eight hundred and forty seven dollars ($425,847.00) in a form satisfactory to the Director and in accordance with Part XII of the Act.

4.13 A written report reviewing the financial assurance required by the CPU shall be included in the annual report referred to as Item 4.2 l. with an updated cost estimate with respect to the matters dealt with in Item 4.12 above.

Part 5: General Requirements

5.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, such finding does not invalidate or render unenforceable the requirement in other circumstances nor does it invalidate or render unenforceable the other requirements of the CPU.

5.2 An application under sub section 168.6(3) of the Act to,

a. alter any terms and conditions in the CPU or impose new terms and conditions; or
b. revoke the CPU;

shall be made in writing to the Director, with reasons for the request.

5.3 The Director may alter the CPU under subsections 132(2) or (3) of the Act to change a requirement as to financial assurance, including that the financial assurance may be increased or reduced or released in stages. The total financial assurance required may be reduced from time to time or released by an order issued by the Director under section 134 of the Act upon request and submission of such supporting documentation as required by the Director.

5.4 Subsection 186(3) of the Act provides that failure to comply with the requirements of the CPU constitutes an offence.

5.5 The requirements of the CPU are minimum requirements only and do not relieve the Owner from,

a. complying with any other applicable order, statute, regulation, municipal, provincial or federal law; or
b. obtaining any approvals or consents not specified in the CPU.

5.6 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require. The Director shall also alter the CPU where the approval or acceptance of the Director is required in respect of a matter under the CPU and the Director either does not grant the approval or acceptance or does not grant it in a manner agreed to by the Owner.

5.7 In the event that, any person is, in the opinion of the Director, rendered unable to comply with any requirements in the CPU because of,

a. natural phenomena of an inevitable or irresistible nature, or insurrections,
b. strikes, lockouts or other labour disturbances,
c. inability to obtain materials or equipment for reasons beyond your control, or
d. any other cause whether similar to or different from the foregoing beyond your control, the requirements shall be adjusted in a manner defined by the Director. To obtain such an adjustment, the Director must be notified immediately of any of the above occurrences, providing details that demonstrate that no practical alternatives are feasible in order to meet the requirements in question.

5.8 Failure to comply with a requirement of the CPU by the date specified does not relieve the Owner from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.

5.9 In the event that the Owner complies with the provisions of Items 4.9 and 4.10 of the CPU regarding the registration of the certificate of requirement on title to the Property, and then creates a condominium corporation by the registration of a declaration and description with respect to the Property pursuant to the *Condominium Act, 1998*, S.O. 1998, c.19, and then transfers ownership of the Property to various condominium unit owners, the ongoing obligations of the Owner under this CPU can be carried out by the condominium corporation on behalf of the new Owners of the Property.

5.10 Where there is more than one owner, each owner is jointly and severally liable to comply with the requirements under this CPU, unless otherwise indicated.

Part 6: Information regarding a Hearing before the Ontario Land Tribunal

With respect to those provisions relating to my authority in issuing a certificate of property use under section 168.6 and an order under section 197 of the Act:

6.1 Pursuant to section 139 of the Act, you may require a hearing before the Ontario Land Tribunal (the “Tribunal”), if within fifteen (15) days after service on you of a copy of the CPU, you serve written notice upon the Director and the Tribunal.

6.2 Pursuant to section 142 of the Act, the notice requiring the hearing must include a statement of the portions of the CPU and the grounds on which you intend to rely at the hearing. Except by leave of the Tribunal, you are not entitled to appeal a portion of the CPU, or to rely on a ground, that is not stated in the notice requiring the hearing.

6.3 Service of a notice requiring a hearing must be carried out in a manner set out in section 182 of the Act and Ontario Regulation 227/07: Service of Documents, made under the Act. The contact information for the Director and the Tribunal is the following:

Registrar
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, ON, M5G 1E5
Email: OLT.Registrar@ontario.ca

and

Jimena Caicedo
Ministry of the Environment, Conservation and Parks
5775 Yonge Street, 8th Floor
Toronto, Ontario
M2M 4J1
Fax: 416-326-5536
Email: EnvironmentToronto@ontario.ca

The contact information of the Ontario Land Tribunal and further information regarding its appeal requirements can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or Toll Free 1 (866) 448-2248 or www.olt.gov.on.ca

Further information regarding service can be obtained from e-Laws at www.ontario.ca/laws. Please note where service is made by mail, it is deemed to be made on the fifth day after the date of mailing and choosing service by mail does not extend any timelines.

6.4 Unless stayed by the Tribunal under section 143 of the Act, the CPU is effective from the date of issue.

6.5 If you commence an appeal before the Tribunal, under section 47 of the *Environmental Bill of Rights, 1993* (the “EBR”), you must give notice to the public in the Environmental Registry of Ontario. The notice must include a brief description of the CPU (sufficient to identify it) and a brief description of the grounds of appeal.

The notice must be delivered to the Minister of the Environment, Conservation and Parks who will place it on the Environmental Registry of Ontario. The notice must be delivered to the Minister of the Ministry of the Environment, Conservation and Parks, College Park 5th Floor, 777 Bay St, Toronto, ON M7A 2J3 by the earlier of:

a. two (2) days after the day on which the appeal before the Tribunal was commenced; and

b fifteen (15) days after service on you of a copy of the CPU.

6.6 Pursuant to subsection 47(7) of the EBR, the Tribunal may permit any person to participate in the appeal, as a party or otherwise, in order to provide fair and adequate representation of the private and public interests, including governmental interests, involved in the appeal.

6.7 Pursuant to section 38 of the EBR, any person resident in Ontario with an interest in the CPU may seek leave to appeal the CPU. Pursuant to section 40 of the EBR, the application for leave to appeal must be made to the Tribunal by the earlier of:

a. fifteen (15) days after the day on which notice of the decision to issue the CPU is given in the Environmental Registry of Ontario; and

b. if you appeal, fifteen (15) days after the day on which your notice of appeal is given in the Environmental Registry of Ontario.

6.8 The procedures and other information provided in this Part 6 are intended as a guide. The legislation should be consultant for additional details and accurate reference. Further information can be obtained from e-Laws at www.ontario.ca/laws

Issued at Toronto this XXth day of XX 2024.

DRAFT

Jimena Caicedo
Director, section 168.6 of the Act

Schedule 'A'

Property Specific Standards (Soil and Groundwater) for each Contaminant of Concern

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Benzo(a)pyrene	0.53	NA
Dibenz(a,h)pyrene	0.30	NA
Dichloroethylene, 1,1-	NA	5.5
Dichloroethylene, 1,2-cis-	NA	1168
Dichloroethylene, 1,2-trans-	NA	9.0
Indeno(1,2,3-cd)pyrene	1.2	NA
PHC F1	NA	2261
PHC F2	590	NA
Trichloroethylene	2.3	3868
Vinyl Chloride	NA	506

NA= not applicable

Schedule 'B'

Air Trigger Levels

Contaminants of Concern (COC)	Sub-Slab Soil Vapour Trigger Levels (μg/m^3)	Indoor Air Trigger Levels (μg/m^3)
PHC F2	403,000	1613
PHC F2 Aliphatic C>10-C12	447,000	1788
PHC F2 Aliphatic C>12-C16		
PHC F2 Aromatic C>10-C12	89,400	358
PHC Aromatic C>12-C16		
Trichloroethylene	218	0.872
Vinyl Chloride	102	0.406

Schedule 'C'

Minimum Number of Sub-Slab Soil Vapour Samples

Building Area (m^2)	Density over Building Area	Minimum Number of Sub-Slab Soil Vapour Samples
Up to 500	1 per 100 m^2	3
> 500 to 2000	1 additional sample per every 500 m^2 over 500 m^2	5
>2000 to 5000	1 additional sample per every 1000 m^2 over 2000 m^2	8
>5000	1 additional sample per every 2000 m^2 over 5000 m^2	11

Schedule 'D'

Minimum Number of Indoor Air Samples

Building Area (m^2)	Minimum Number of Indoor Air Samples
Up to 500	2
> 500 to 1000	3
>1000	1 additional sample for every 1000 m^2 over 1000 m^2

Minimum Number of Indoor Air Samples in Building B

Building B	Open Space Area (m^2)	Number of Indoor Air Samples
Ground Floor	> 5,000	11

Schedule 'E'

Minimum Number of Pressure Differential Monitoring Devices

Building Area (m2)	Density over Building Area (m2)	Number of Pressure Differential Monitoring Devices
Up to 500	One per 100 m^2	3
> 500 to 2000	One additional per every 500 m2 over 500 m^2	5
> 2000 to 5000	One additional per every 1000 m2 over 2000 m^2	8
> 5000	One additional per every 2000 m2 over 5000 m^2	Depends on building area

Schedule ‘F’

CERTIFICATE OF REQUIREMENT

s.197(2)
Environmental Protection Act

This is to certify that pursuant to Item 4.9 of Certificate of Property Use number 8781-DAGMU7 issued by Jimena Caicedo, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of the *Environmental Protection Act*, on XXXXX, 2024 being a Certificate of Property Use and order under subsection 197(1) of the *Environmental Protection Act* relating to the property municipally known as 189 – 195 Milner Avenue, Toronto being all of Property Identifier Number 06171-0005 (LT), (the “Property”) with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the Property

GOLD TOUCH INDUSTRY CORP.

and any other persons having an interest in the Property, are required before dealing with the Property in any way, to give a copy of the Certificate of Property Use, including any amendments thereto, to every person who will acquire an interest in the Property.

Under subsection 197(3) of the *Environmental Protection Act*, the requirement applies to each person who, subsequent to the registration of this certificate, acquires an interest in the Property.

Plan of Survey

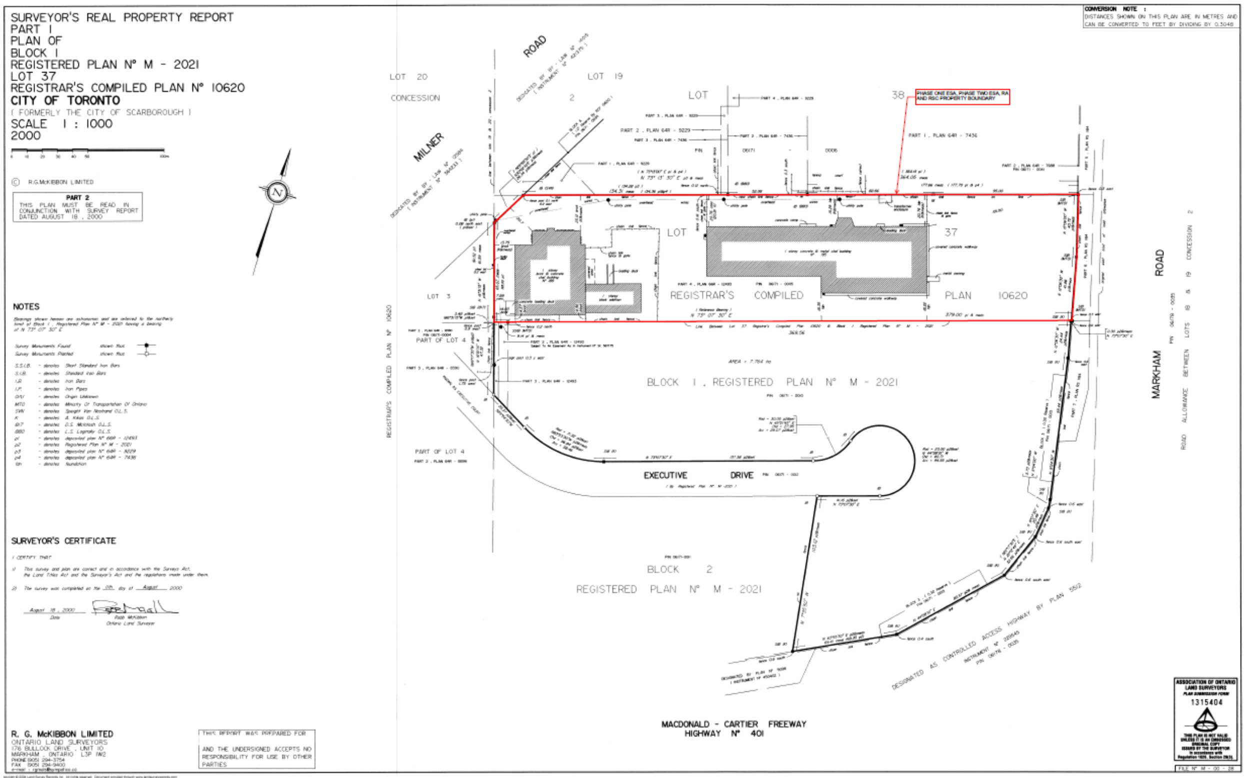


Figure 1

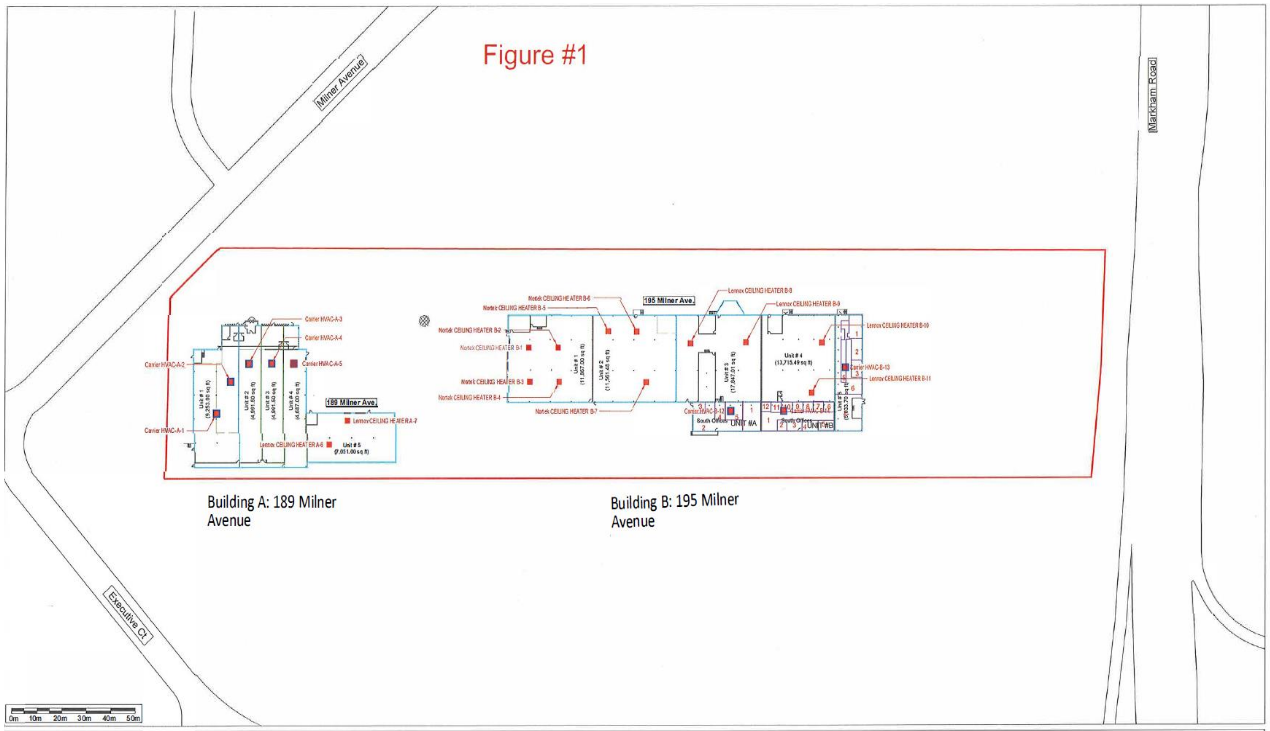
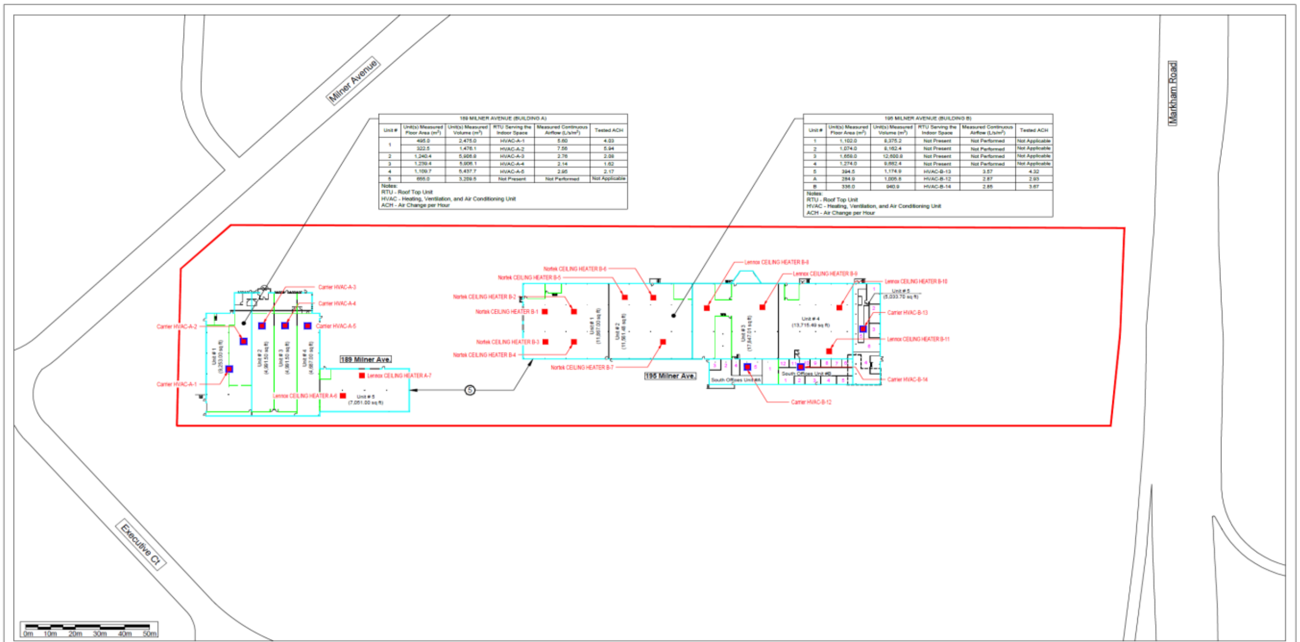


Figure #1
Milner Avenue
Markham Road
Executive Ct
Carrier HVAC-A-1
Carrier HVAC-A-2
Carrier HVAC-A-3
Carrier HVAC-A-4
Carrier HVAC-A-5
Lennox CEILING HEATER A-6
Lennox CEILING HEATER A-7
Unit # 1 (9,253.00 sq ft)
Unit # 2 (4,991.50 sq ft)
Unit # 3 (4,991.50 sq ft)
Unit # 4 (4,687.00 sq ft)
Unit # 5 (7,051.00 sq ft)
189 Milner Ave.
195 Milner Ave.
Nortek CEILING HEATER B-1
Nortek CEILING HEATER B-2
Nortek CEILING HEATER B-3
Nortek CEILING HEATER B-4
Nortek CEILING HEATER B-5
Nortek CEILING HEATER B-6
Nortek CEILING HEATER B-7
Lennox CEILING HEATER B-8
Lennox CEILING HEATER B-9
Lennox CEILING HEATER B-10
Lennox CEILING HEATER B-11
Carrier HVAC-B-12
Carrier HVAC-B-13
Unit # 1 (11,867.00 sq ft)
Unit # 2 (11,561.48 sq ft)
Unit # 3 (17,847.01 sq ft)
Unit # 4 (13,715.49 sq ft)
South Offices
UNIT #A
UNIT #B
Building A: 189 Milner Avenue
Building B: 195 Milner Avenue
0m 10m 20m 30m 40m 50m

Figure 2



189 MILNER AVENUE (BUILDING A)					
Unit #	Unit(s) Measured Floor Area (m^2)	Unit(s) Measured Volume (m^3)	RTU Serving the Indoor Space	Measured Continuous Airflow ($L/s/m^2$)	Tested ACH
1	495.0	2,475.0	HVAC-A-1	5.60	4.03
	322.5	1,476.1	HVAC-A-2	7.56	5.94
2	1,240.4	5,906.9	HVAC-A-3	2.76	2.08
3	1,239.4	5,906.1	HVAC-A-4	2.14	1.62
4	1,109.7	5,437.7	HVAC-A-5	2.95	2.17
5	666.0	3,299.5	Not Present	Not Performed	Not Applicable

Notes:
RTU - Roof Top Unit
HVAC - Heating, Ventilation, and Air Conditioning Unit
ACH - Air Change per Hour

195 MILNER AVENUE (BUILDING B)					
Unit #	Unit(s) Measured Floor Area (m^2)	Unit(s) Measured Volume (m^3)	RTU Serving the Indoor Space	Measured Continuous Airflow ($L/s/m^2$)	Tested ACH
1	1,102.0	8,375.2	Not Present	Not Performed	Not Applicable
2	1,074.0	8,162.4	Not Present	Not Performed	Not Applicable
3	1,659.0	12,600.9	Not Present	Not Performed	Not Applicable
4	1,274.0	9,682.4	Not Present	Not Performed	Not Applicable
5	394.5	1,174.9	HVAC-B-13	3.57	4.32
A	284.9	1,005.8	HVAC-B-12	2.87	2.93
B	336.0	940.9	HVAC-B-14	2.85	3.67

Notes:
RTU - Roof Top Unit
HVAC - Heating, Ventilation, and Air Conditioning Unit
ACH - Air Change per Hour

FISHER ENGINEERING
400 Esna Park Dr., #15 Tel: 905 475-7755
Markham, Ontario
L3R 3K2

NORTH

LEGEND
SITE BOUNDARY
UNIT'S EXTERIOR/ COMMON WALL
UNIT'S INTERIOR WALL
FORMER COMMON WALL
ROOFTOP HVAC UNIT
CEILING HEATER

RMM APPLICABLE TO GROUND FLOOR SPACES OF BUILDING A AND BUILDING B
5 No changes to the existing floor plans (sub-dividing the space into additional units) and to the existing HVAC systems RMM, unless the changes consist of installation of additional HVAC systems to service the existing units' areas, or installation of additional HVAC systems to service every new sub-divded space, at continuous air flow rates of minimum 3.9 L/s/m²

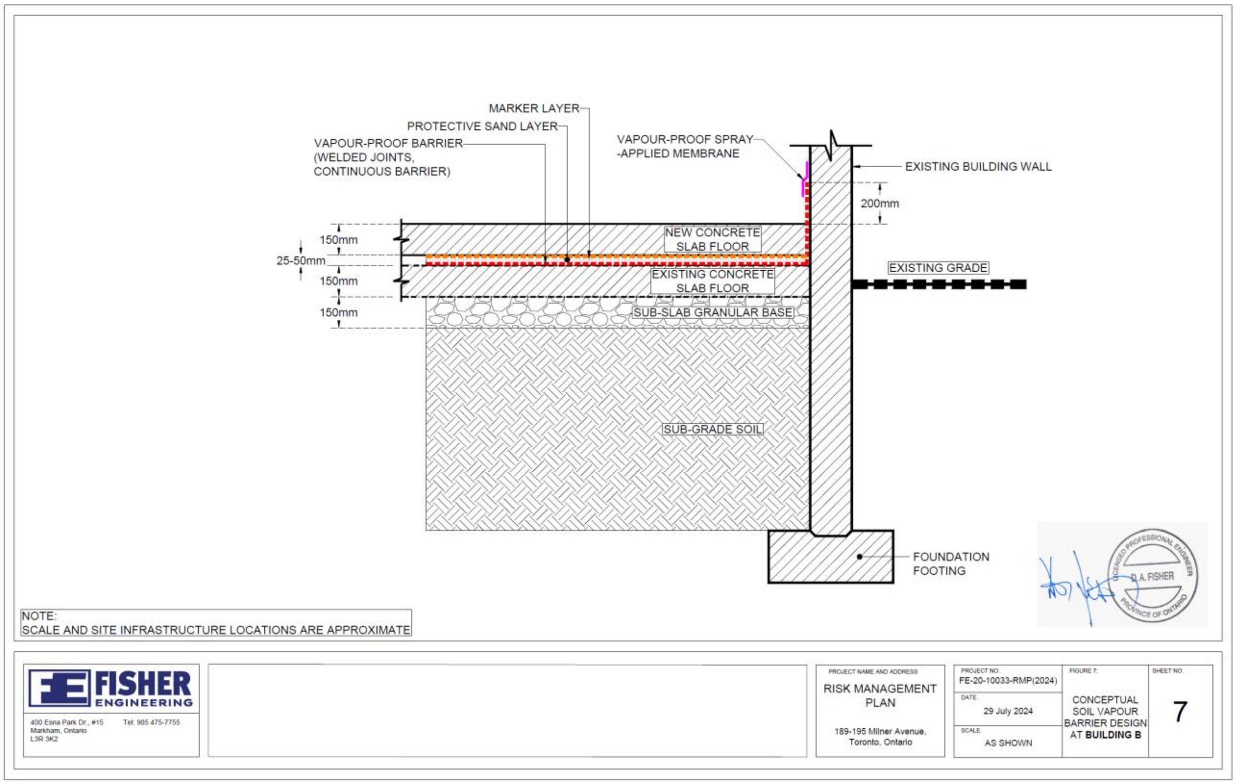
PROJECT NAME AND ADDRESS
RISK MANAGEMENT PLAN
189-195 Milner Avenue, Toronto, Ontario

PROJECT NO. FE-20-10033-RMP(2024)
DATE. 29 July 2024
SCALE. AS SHOWN

FIGURE 2: RMM APPLICABLE TO GROUND FLOOR OF BUILDING A AND BUILDING B WITH MEASURED VENTILATION RATES

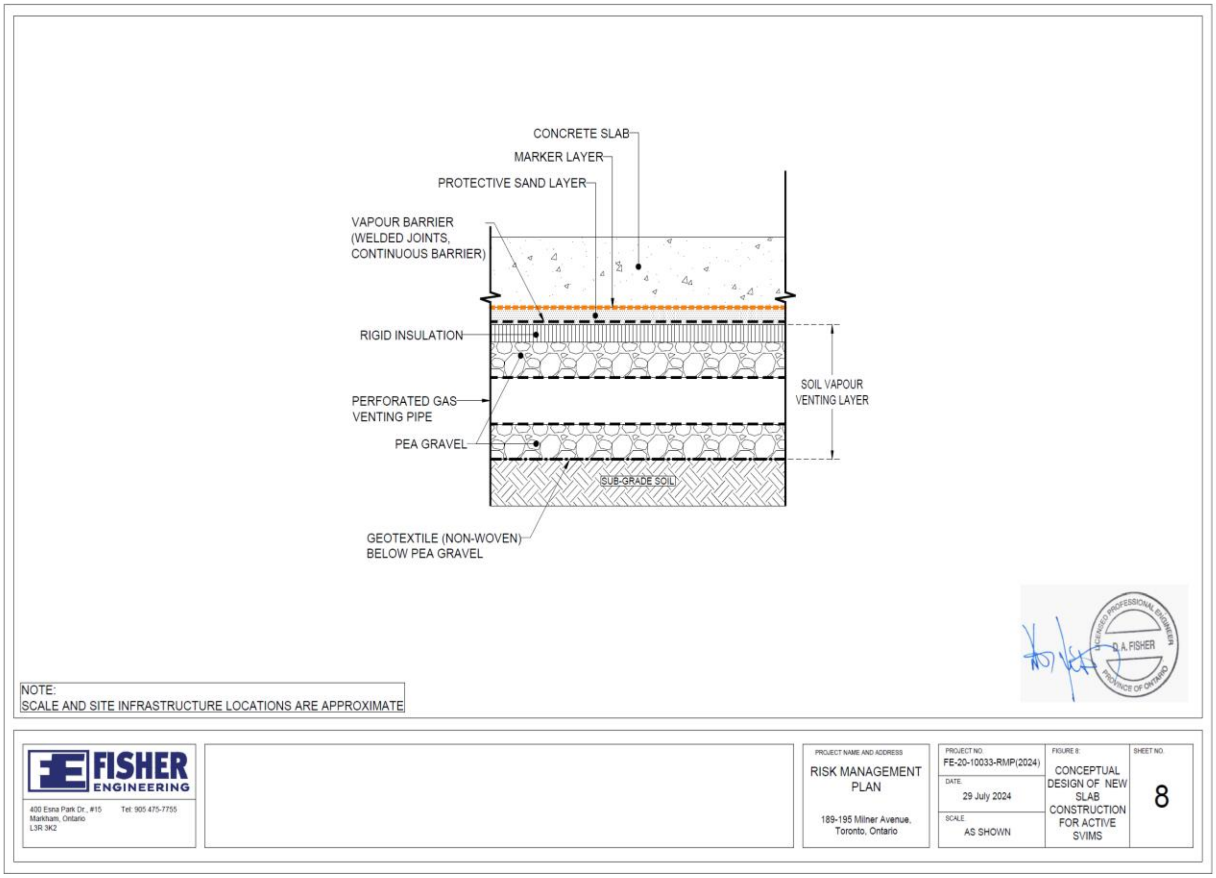
SHEET NO. 2

Figure 7



MARKER LAYER
PROTECTIVE SAND LAYER
VAPOUR-PROOF BARRIER (WELDED JOINTS, CONTINUOUS BARRIER)
VAPOUR-PROOF SPRAY -APPLIED MEMBRANE
EXISTING BUILDING WALL
200mm
150mm
25-50mm
150mm
150mm
NEW CONCRETE SLAB FLOOR
EXISTING CONCRETE SLAB FLOOR
SUB-SLAB GRANULAR BASE
EXISTING GRADE
SUB-GRADE SOIL
FOUNDATION FOOTING
D. A. FISHER
NOTE:
SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE
FISHER ENGINEERING
400 Esna Park Dr., #15 Markham, Ontario L3R 3K2
Tel: 905 475-7755
PROJECT NAME AND ADDRESS
RISK MANAGEMENT PLAN
189-195 Milner Avenue, Toronto, Ontario
PROJECT NO.
FE-20-10033-RMP(2024)
DATE:
29 July 2024
SCALE:
AS SHOWN
FIGURE 7:
CONCEPTUAL SOIL VAPOUR BARRIER DESIGN AT BUILDING B
SHEET NO.
7

Figure 8



CONCRETE SLAB
MARKER LAYER
PROTECTIVE SAND LAYER
VAPOUR BARRIER (WELDED JOINTS, CONTINUOUS BARRIER)
RIGID INSULATION
PERFORATED GAS VENTING PIPE
PEA GRAVEL
SOIL VAPOUR VENTING LAYER
SUB-GRADE SOIL
GEOTEXTILE (NON-WOVEN) BELOW PEA GRAVEL
NOTE:
SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE
D.A. FISHER
PROVINCE OF ONTARIO
FISHER ENGINEERING
400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2
Tel: 905 475-7755
PROJECT NAME AND ADDRESS
RISK MANAGEMENT PLAN
189-195 Milner Avenue, Toronto, Ontario
PROJECT NO.
FE-20-10033-RMP(2024)
DATE
29 July 2024
SCALE
AS SHOWN
FIGURE 8:
CONCEPTUAL DESIGN OF NEW SLAB CONSTRUCTION FOR ACTIVE SVIMS
SHEET NO.
8

Figure 9

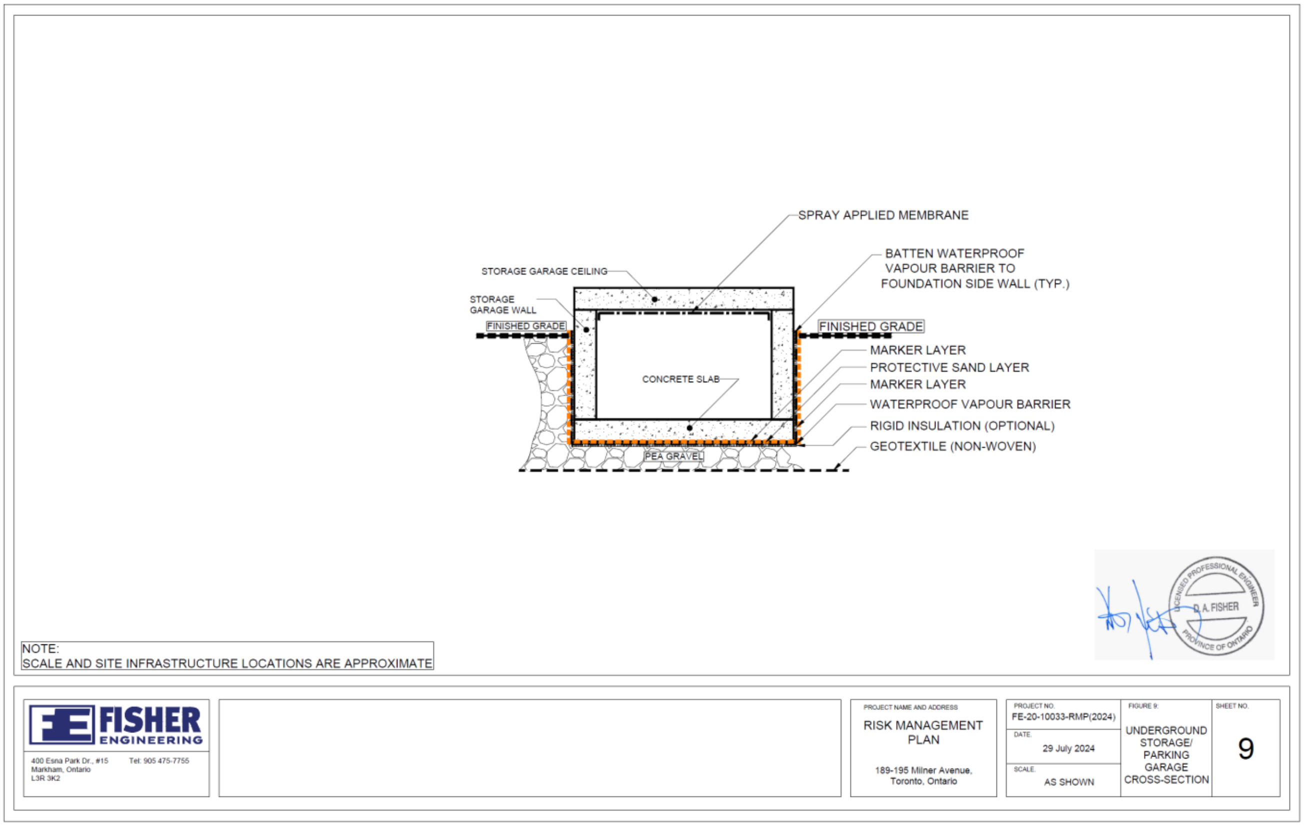

SPRAY APPLIED MEMBRANE
BATTEN WATERPROOF VAPOUR BARRIER TO FOUNDATION SIDE WALL (TYP.)
STORAGE GARAGE CEILING
STORAGE GARAGE WALL
FINISHED GRADE
FINISHED GRADE
CONCRETE SLAB
MARKER LAYER
PROTECTIVE SAND LAYER
MARKER LAYER
WATERPROOF VAPOUR BARRIER
RIGID INSULATION (OPTIONAL)
GEOTEXTILE (NON-WOVEN)
PEA GRAVEL
NOTE:
SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE
D. A. FISHER
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
FISHER ENGINEERING
400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2
Tel: 905 475-7755
PROJECT NAME AND ADDRESS
RISK MANAGEMENT PLAN
189-195 Milner Avenue, Toronto, Ontario
PROJECT NO.
FE-20-10033-RMP(2024)
DATE:
29 July 2024
SCALE:
AS SHOWN
FIGURE 9:
UNDERGROUND STORAGE/ PARKING GARAGE CROSS-SECTION
SHEET NO.
9

Figure 10

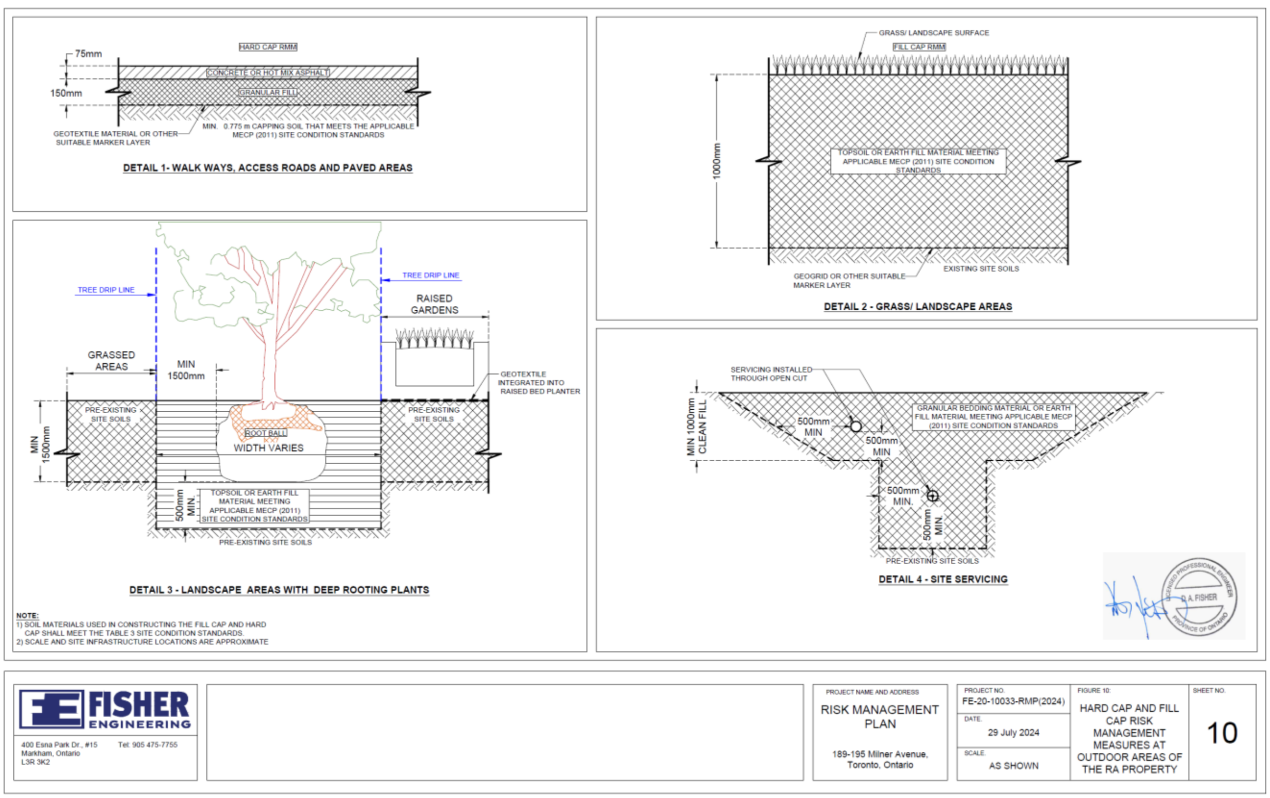

HARD CAP RMM
75mm
150mm
CONCRETE OR HOT MIX ASPHALT
GRANULAR FILL
GEOTEXTILE MATERIAL OR OTHER SUITABLE MARKER LAYER
MIN. 0.775 m CAPPING SOIL THAT MEETS THE APPLICABLE MECP (2011) SITE CONDITION STANDARDS
DETAIL 1- WALK WAYS, ACCESS ROADS AND PAVED AREAS
GRASS/ LANDSCAPE SURFACE
FILL CAP RMM
1000mm
TOPSOIL OR EARTH FILL MATERIAL MEETING APPLICABLE MECP (2011) SITE CONDITION STANDARDS
GEOGRID OR OTHER SUITABLE MARKER LAYER
EXISTING SITE SOILS
DETAIL 2 - GRASS/ LANDSCAPE AREAS
TREE DRIP LINE
TREE DRIP LINE
RAISED GARDENS
GRASSED AREAS
MIN 1500mm
GEOTEXTILE INTEGRATED INTO RAISED BED PLANTER
PRE-EXISTING SITE SOILS
PRE-EXISTING SITE SOILS
MIN 1500mm
ROOT BALL
WIDTH VARIES
500mm MIN.
TOPSOIL OR EARTH FILL MATERIAL MEETING APPLICABLE MECP (2011) SITE CONDITION STANDARDS
PRE-EXISTING SITE SOILS
DETAIL 3 - LANDSCAPE AREAS WITH DEEP ROOTING PLANTS
NOTE:
1) SOIL MATERIALS USED IN CONSTRUCTING THE FILL CAP AND HARD CAP SHALL MEET THE TABLE 3 SITE CONDITION STANDARDS.
2) SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE
SERVICING INSTALLED THROUGH OPEN CUT
MIN 1000mm CLEAN FILL
500mm MIN
500mm MIN
GRANULAR BEDDING MATERIAL OR EARTH FILL MATERIAL MEETING APPLICABLE MECP (2011) SITE CONDITION STANDARDS
500mm MIN.
500mm MIN.
PRE-EXISTING SITE SOILS
DETAIL 4 - SITE SERVICING
LICENSED PROFESSIONAL ENGINEER
D. A. FISHER
PROVINCE OF ONTARIO
FISHER ENGINEERING
400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2
Tel: 905 475-7755
PROJECT NAME AND ADDRESS
RISK MANAGEMENT PLAN
189-195 Milner Avenue, Toronto, Ontario
PROJECT NO.
FE-20-10033-RMP(2024)
DATE.
29 July 2024
SCALE.
AS SHOWN
FIGURE 10:
HARD CAP AND FILL CAP RISK MANAGEMENT MEASURES AT OUTDOOR AREAS OF THE RA PROPERTY
SHEET NO.
10

Figure 11

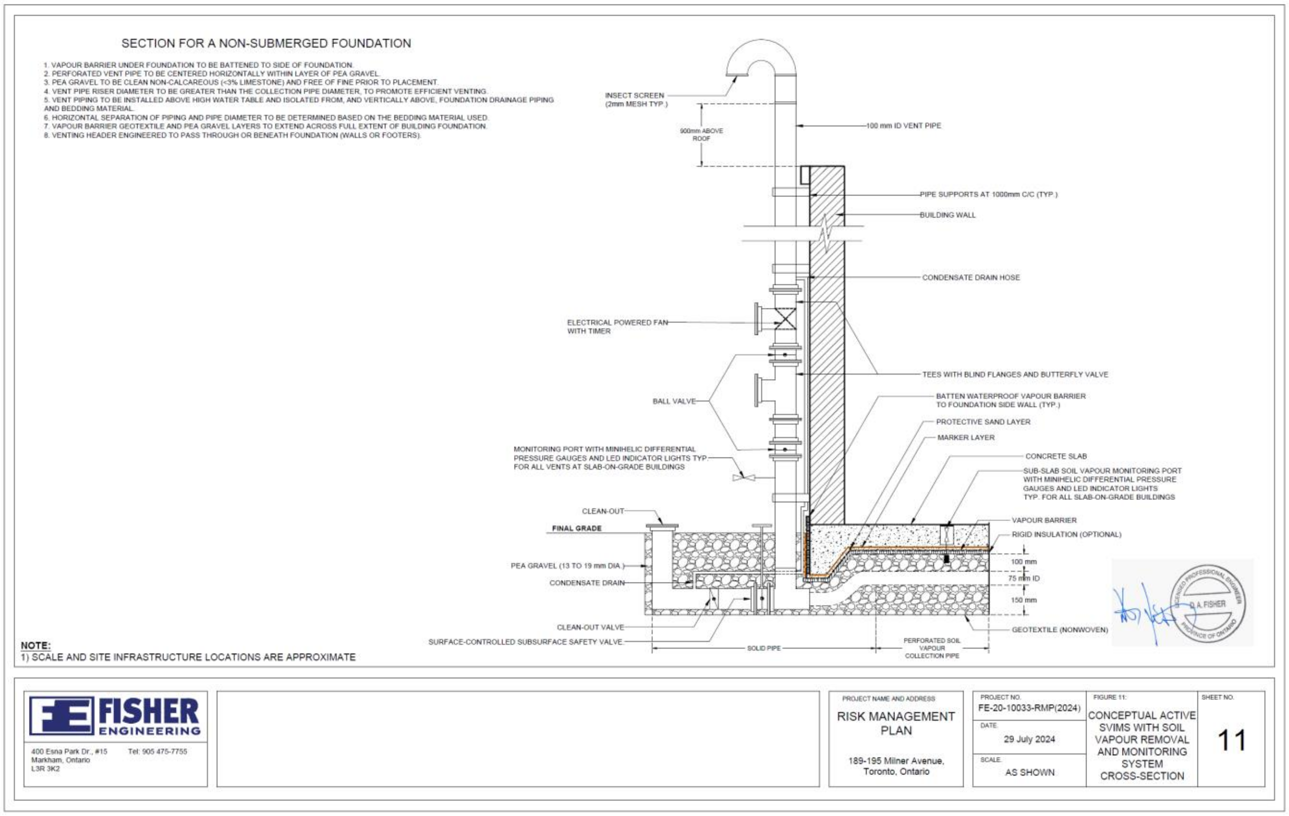
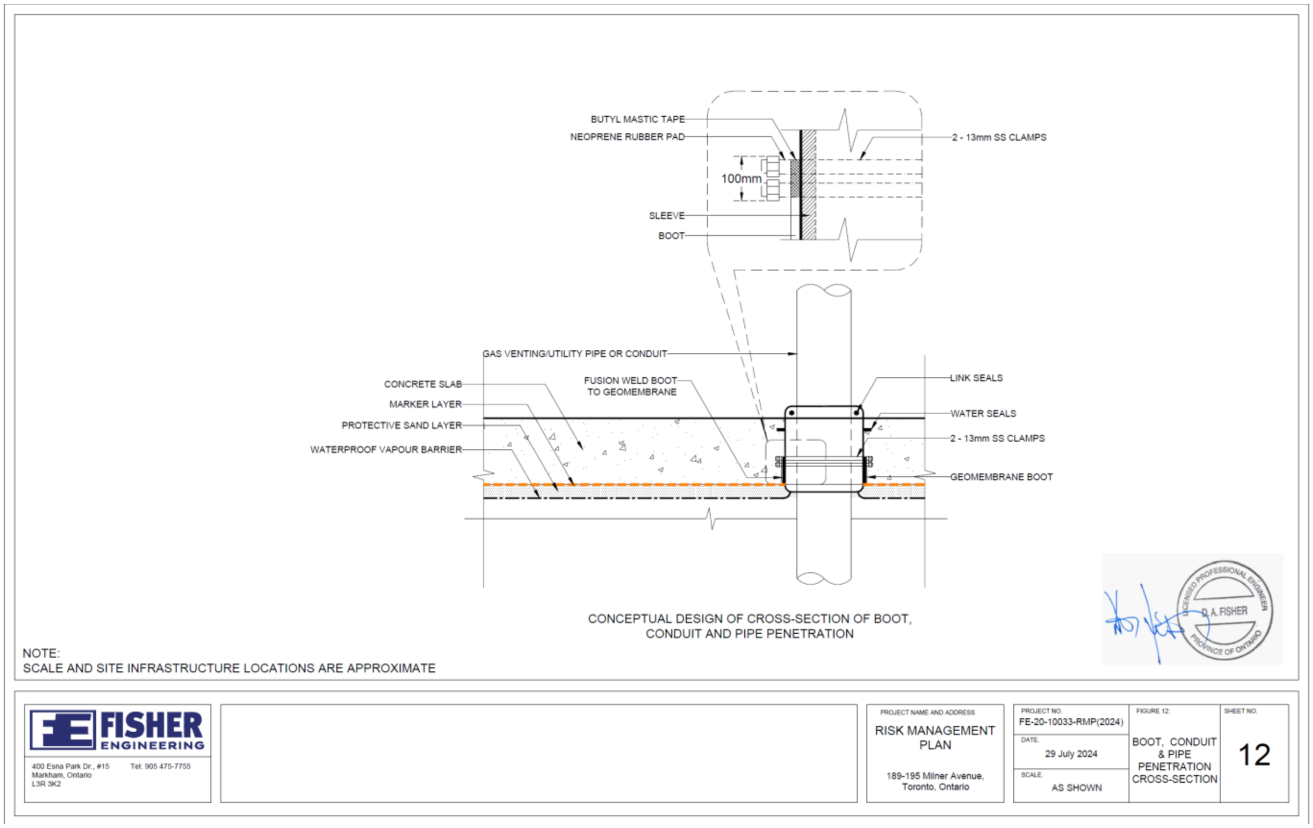

SECTION FOR A NON-SUBMERGED FOUNDATION
1. VAPOUR BARRIER UNDER FOUNDATION TO BE BATTENED TO SIDE OF FOUNDATION.
2. PERFORATED VENT PIPE TO BE CENTERED HORIZONTALLY WITHIN LAYER OF PEA GRAVEL.
3. PEA GRAVEL TO BE CLEAN NON-CALCAREOUS (<3% LIMESTONE) AND FREE OF FINE PRIOR TO PLACEMENT.
4. VENT PIPE RISER DIAMETER TO BE GREATER THAN THE COLLECTION PIPE DIAMETER, TO PROMOTE EFFICIENT VENTING.
5. VENT PIPING TO BE INSTALLED ABOVE HIGH WATER TABLE AND ISOLATED FROM, AND VERTICALLY ABOVE, FOUNDATION DRAINAGE PIPING AND BEDDING MATERIAL.
6. HORIZONTAL SEPARATION OF PIPING AND PIPE DIAMETER TO BE DETERMINED BASED ON THE BEDDING MATERIAL USED.
7. VAPOUR BARRIER GEOTEXTILE AND PEA GRAVEL LAYERS TO EXTEND ACROSS FULL EXTENT OF BUILDING FOUNDATION.
8. VENTING HEADER ENGINEERED TO PASS THROUGH OR BENEATH FOUNDATION (WALLS OR FOOTERS).
INSECT SCREEN (2mm MESH TYP.)
900mm ABOVE ROOF
100 mm ID VENT PIPE
PIPE SUPPORTS AT 1000mm C/C (TYP.)
BUILDING WALL
CONDENSATE DRAIN HOSE
ELECTRICAL POWERED FAN WITH TIMER
TEES WITH BLIND FLANGES AND BUTTERFLY VALVE
BALL VALVE
BATTEN WATERPROOF VAPOUR BARRIER TO FOUNDATION SIDE WALL (TYP.)
PROTECTIVE SAND LAYER
MARKER LAYER
MONITORING PORT WITH MINIHELIC DIFFERENTIAL PRESSURE GAUGES AND LED INDICATOR LIGHTS TYP. FOR ALL VENTS AT SLAB-ON-GRADE BUILDINGS
CONCRETE SLAB
SUB-SLAB SOIL VAPOUR MONITORING PORT WITH MINIHELIC DIFFERENTIAL PRESSURE GAUGES AND LED INDICATOR LIGHTS TYP. FOR ALL SLAB-ON-GRADE BUILDINGS
CLEAN-OUT
FINAL GRADE
VAPOUR BARRIER
RIGID INSULATION (OPTIONAL)
100 mm
75 mm ID
150 mm
PEA GRAVEL (13 TO 19 mm DIA.)
CONDENSATE DRAIN
CLEAN-OUT VALVE
SURFACE-CONTROLLED SUBSURFACE SAFETY VALVE
SOLID PIPE
PERFORATED SOIL VAPOUR COLLECTION PIPE
GEOTEXTILE (NONWOVEN)
LICENSED PROFESSIONAL ENGINEER
D. A. FISHER
PROVINCE OF ONTARIO
NOTE:
1) SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE
FISHER ENGINEERING
400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2
Tel: 905 475-7755
PROJECT NAME AND ADDRESS
RISK MANAGEMENT PLAN
189-195 Milner Avenue, Toronto, Ontario
PROJECT NO.
FE-20-10033-RMP(2024)
DATE:
29 July 2024
SCALE:
AS SHOWN
FIGURE 11:
CONCEPTUAL ACTIVE SVIMS WITH SOIL VAPOUR REMOVAL AND MONITORING SYSTEM CROSS-SECTION
SHEET NO.
11

Figure 12


BUTYL MASTIC TAPE
NEOPRENE RUBBER PAD
100mm
SLEEVE
BOOT
2 - 13mm SS CLAMPS
GAS VENTING/UTILITY PIPE OR CONDUIT
CONCRETE SLAB
MARKER LAYER
PROTECTIVE SAND LAYER
WATERPROOF VAPOUR BARRIER
FUSION WELD BOOT TO GEOMEMBRANE
LINK SEALS
WATER SEALS
2 - 13mm SS CLAMPS
GEOMEMBRANE BOOT
CONCEPTUAL DESIGN OF CROSS-SECTION OF BOOT, CONDUIT AND PIPE PENETRATION
NOTE:
SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE
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DATE:
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AS SHOWN
FIGURE 12:
BOOT, CONDUIT & PIPE PENETRATION CROSS-SECTION
SHEET NO.
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