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 3401-DY8FNP
Risk Assessment number 4055-CWBL4J

Owner: Toronto Community Housing Corporation
Floor 2 - 931 Yonge Street
Toronto, ON M4W 2H2

Site: **1070 Eastern Avenue, Toronto, ON**

with a legal description as set out below:

PART LOT 15 PLAN 652E, LOTS 16, 17, AND 18 PLAN 652E; PART LOT 3 PLAN 672E PARTS 2 AND 7, PLAN 66R32228; TOGETHER WITH AN EASEMENT OVER PART LOT 15 PLAN 652E; PART BLOCK A PLAN 652E; PART LANE PLAN 652E (CLOSED BY BYLAW AS IN ES52456) PARTS 5, 6 AND 8, PLAN 66R32228 AS IN AT5993707; TOGETHER WITH AN EASEMENT OVER PART BLOCK A PLAN 652E; PART LOTS 33 AND 34 PLAN 652E PARTS 11 AND 12, 66R32228 AS IN AT5993707; TOGETHER WITH AN EASEMENT OVER PART LOTS 33 AND 34 PLAN 652E; PART BLOCK A PLAN 652E PARTS 9 AND 10, 65R32228 AS IN AT5993707; CITY OF TORONTO

Being All of PIN 21393-0118 (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 No
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 plan and the health and safety plan shall be required for the Property during any activities potentially in contact with or exposing site soils and groundwater 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 Ontario Regulation 163/24 (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” or “COCs” 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 3401-DY8FNP.

"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.

“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 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 beneficial or subsequent 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 license, 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 practicing member, temporary member, or limited member of the Association of Professional Geoscientists of Ontario.

"Risk Assessment" means the Risk Assessment number 4055-CWBL4J accepted by the Director on September 24, 2026, and set out in the following documents:

- Report entitled “Tier 3 Risk Assessment, 1070 Eastern Avenue, Toronto, Ontario” prepared by BluMetric Environmental Inc., dated February 2025;
- Report entitled “Version 2, Tier 3 Risk Assessment, 1070 Eastern Avenue, Toronto, Ontario” prepared by BluMetric Environmental Inc., dated November 2025;
- Report entitled “Version 3, Tier 3 Risk Assessment, 1070 Eastern Avenue, Toronto, Ontario” prepared by BluMetric Environmental Inc., dated July 2026; and
- Email entitled “RE: Request for additional information - updated mandatory certification for 1070 Eastern Avenue, Toronto, Ontario [RA2182-23c]” prepared by BluMetric Environmental Inc., dated September 23, 2026, with the following document attached**:**
    - App P Mandatory Certifications Sept 23 2026.pdf

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

“Sub Slab Vapour 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 a blowers as per Risk Assessment, providing pressure relief, collection and venting of vapours away from a Building.

“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 Licensed 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 actively convey vapours and direct these vapours into vent risers that terminates 2 m above the roof line of the Building and at least 20 m from the closest

air intakes, openable window or doors.

“VOC” means volatile organic compounds.

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: “residential use”, as defined in O. Reg. 153/04***.***

3.2 The Contaminants on, in or under the Property that are present above the residential/parkland/institutional Property Use Standards within **Table 3 (**or **Table** 7 for volatiles in groundwater) of the ***Soil, Ground water and Sediment Standards for Use under Part XV.1 of the Act*** for medium/fine textured soils published by the Ministry and dated April 15, 2011, 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'; soil vapour and indoor trigger levels are set out in Schedule 'B' and groundwater trigger levels are set out in Schedule 'C' as attached to and forming part of the CPU with the following figures:

- Plan of Survey with Property outlined in red; and
- Figures M1 to M8

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's 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:

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. Refrain from planting any plants or produce that are edible or intended for human consumption on, in or under the Property.

b. 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. Hard caps on the Property for Building foundations, driveways and walkways shall have a minimum depth of 225 mm consisting of asphalt, concrete or paving stones underlain by granular fill (as illustrated by drawing M2 of the CPU).

ii. Fill Caps on the Property shall have a minimum depth of 1.0 m consisting of granular fill, coarse granular fill and/or soil meeting the residential/parkland/ institutional property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for medium/fine textured soils published by the Ministry and dated April 15, 2011 (as illustrated by drawing M3 of the CPU).

iii. Playground cover on the Property shall have a minimum depth of 1.0 m consisting of a rubberized cover underlain by granular fill, coarse granular fill and/or soil meeting the residential/parkland/institutional property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for medium/fine textured soils published by the Ministry and dated April 15, 2011.

iv. Prohibition for any deep rooting plants with roots extending 1.0 m below the surface (such as trees and deep rooting shrubs).

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.

c. 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 Building foundations, playgrounds 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 logbook or inspection report prepared by Qualified Person maintained by the Owner and made available upon request by a Provincial Officer.

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 and groundwater. A copy of this plan shall be maintained on the Property for the duration of these activities. The Owner shall ensure that the health and safety plan take into account the presence of the Contaminants of Concern and is implemented prior to any intrusive work being done on the Property 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 addresses 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 for direct contact of groundwater as per Risk Assessment; and
   iii. any trenches (which is defined as an excavation that is 3 m long, deeper than it is wide and deeper than 1 m) would require mechanical ventilation as per Risk Assessment; and
   iv. 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 groundwater. Implementation of the health and safety plan shall be overseen by persons appropriately 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 a Provincial Officer upon request.

e. A soil management and groundwater plan shall be prepared for the Property and implemented during any activities potentially coming in contact with or exposing site soils. 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 strategies 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 sampled according to the Risk Assessment for use in barriers to site soils and meeting the residential/parkland/ institutional property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for medium/fine 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 Qualified Person and in accordance with the Risk Assessment

iv. Soils brought to the Property shall follow the soil sampling strategies in the Risk Assessment and only soils meeting the residential/parkland/institutional property use standards within **Table 3** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for medium/fine textured soils published by the Ministry and dated April 15, 2011, is to be placed on, in or under the Property.

v. Groundwater management during any dewatering activities shall include groundwater sampling of Contaminants of Concern.

vi. 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.

f. Refrain from constructing any Building on, in or under the Property unless the Building is a slab on Grade and contains an active vapour mitigation system as follows:

i. All Building(s) on the Property shall include the sealing of all foundation penetrations and sumps, waterproofing (if applicable) and a Vapour Barrier, Sub Slab Vapour Venting Layer and Venting Components as per Risk Assessment (as illustrated in figures M4, M5a, M5b, M5c, M5d, M5e, M5f, M6a, M6b, M6c, M6d, M6e and M7 of the CPU).

ii. The Owner shall retain a copy of all Vapour Barrier, Sub Slab Vapour Venting Layer and Venting Components as-built drawings signed by a Licensed Professional Engineer along with the proposed testing and performance requirements for the active Sub Slab Vapour Venting Layer, Vapour Barrier and Venting Component as per Risk Assessment to confirm that a -6 pascals lower air pressure differential is maintained below the sub floor relative indoor air pressure across 90% of the Building Area for inspection by a Provincial Officer.

iii. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the vapour mitigation system. 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.

iv. With 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 log book maintained by the Owner and available upon request by a Provincial Officer.

g. Refrain from constructing any Building on, in or under the Property unless the Building is a slab on Grade and includes an active vapour mitigation system as per Item 4.2 f. of the CPU and meets the following requirements:

i. the intended and actual use of the Property is commercial use and residential use, as defined in O. Reg. 153/04, or a combination thereof;

ii. the intended and actual use of the Building on its First Storey and below Grade is not residential use, parkland use or institutional use, or a combination thereof;

iii. the ventilation and air duct systems serving the First Storey of the Building and any area below this are separate systems from the ones serving all stories above the First Storey; and

iv. the Building complies with all applicable requirements of the Building Code, such as the provisions governing:

1. interconnection of air duct systems as set out in Division B, Sentence (2) of Article 6.2.3.9. (Interconnection of Systems) of the Building Code; and
2. air leakage as set out in Division B, Section 5.4. (Air Leakage) of the Building Code.

h. The soil vapour monitoring and vapour pressure monitoring programs on the Property shall commence prior to occupancy of any Building on the Property. All air monitoring programs shall be done in accordance with USEPA Method TO-15 for all the Contaminants of Concerns listed in Schedule ‘B’ of the CPU. The soil vapour monitoring and vapour pressure monitoring programs shall be carried out as follows:

i. Soil Vapour sampling on the Property shall be carried out quarterly (every three months) for the first year, semi-annually (every six months) for the second and third years, annually (once a year) for the fourth year 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. Vapour pressure monitoring shall be carried out monthly for the first year, quarterly (every three months) for the second year, semi-annual (every six months) for third and fourth years 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.

iii. Soil vapour sampling shall be done in accordance with the Ministry’s document entitled “(Draft) Technical Guidance for Soil Vapour Intrusion Assessment”

dated January 4, 2021, with a summa canister.

iv. Sampling locations for soil vapour and vapour pressure measuring shall occur at proposed soil vapour probe locations as indicated by figure M4 of the CPU.

v. If the air concentration for any Contaminants of Concern exceeds trigger levels for soil vapour sampling in Schedule “B” of the CPU and/or the vapour pressure differential is less than -6 pascals, then the Owner shall immediately notify the Director in writing of the exceedance along with copies of logs indicating the soil vapour probe construction details, copies of laboratory’s certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature.

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

vii. If the soil vapour concentration for the Contaminants of Concern exceeds Schedule ‘B’ of the CPU for soil vapour trigger levels and/or the vapour pressure differential is less than -6 pascals, then the soil vapour monitoring shall recommence for all Contaminants of Concern within fifteen (15) days of receipt of the analytical results for soil vapour exceedances and/or vapour pressure monitoring shall recommence within fifteen (15) days and shall be carried out as follows:

1. If none of the soil vapour concentrations of the Contaminants of Concern exceeds Schedule ‘B’ (soil vapour trigger levels) of the CPU and the vapour pressure differential is at or above -6 pascals on the recommenced soil vapour sampling and/or vapour pressure monitoring, then soil vapour and vapour pressure monitoring shall continue at the frequency as stated in Item 4.2 h. i. and/or 4.2 h. ii. of the CPU.
2. If any of the soil vapour concentrations of the Contaminants of Concern exceeds Schedule ‘B’ (soil vapour trigger levels) of the CPU and/or vapour pressure differential is less than -6 pascals on the recommenced soil vapour monitoring and/or vapour pressure monitoring events, then within thirty (30) days of the receipt of these results,
    i. develop and submit a detailed contingency plan (as outlined in the Risk Assessment) to address the soil vapours and/or vapour pressure differentials on the Property; and

    The soil vapour monitoring shall continue on a quarterly basis (every three months) and the vapour pressure monitoring continue on a monthly monitoring frequency 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 requirements for any Building on the Property shall commence prior to occupancy of any Building on the Property. All air monitoring programs shall be done in accordance with USEPA Method TO-15 for all the Contaminants of Concerns listed in Schedule ‘B’ of the CPU with a summa canister and an eight (8) hour residence time for all indoor air sampling. The air monitoring program shall be carried out as follows:

    i. Indoor and ambient air monitoring for any Building on the Property shall be carried out quarterly (every three months) for the first year, semi-annually for second and third years (every six months) and annually (once a year) for fourth and fifth years 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. All air monitoring and sampling shall be done in accordance with the Ministry's document entitled "(Draft) Technical Guidance for Soil Vapour Intrusion Assessment" dated January 4, 2021, and any ambient air sampling shall be done in accordance with The Ministry's "Operations Manual for Air Quality Monitoring in Ontario", dated January 2018 for the Contaminants of Concerns listed in Schedule 'B' of the CPU.

iii. Sampling locations for the indoor air shall be identified by an appropriately qualified person to be protective of human health for any person using or occupying the Building(s) on the Property and shall be taken on non-residential ground floor as described in Risk Assessment.

iv. If the air concentration for any Contaminants of Concern exceeds indoor air or ambient air trigger levels in Schedule "B" of the CPU, then the Owner shall immediately notify the Director in writing of the exceedance along with a copy 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 air sampling data and records available for inspection by a Provincial Officer upon request.

vii. If the air concentration for the Contaminants of Concern exceeds Schedule 'B' (indoor air trigger levels) of the CPU for indoor air monitoring, then the indoor air monitoring shall recommence for all Contaminants of Concern within thirty (30) 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) of the CPU on the recommenced indoor air monitoring event, then indoor air monitoring shall be carried out at the frequency stated in Item 4.2 i. i. of the CPU.
2. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (indoor air trigger levels) of the CPU on the recommenced indoor air monitoring event, then within thirty (30) days of the receipt of the analytical results,
    i. develop and submit a detailed contingency plan (as outlined in the Risk Assessment) to address the soil vapours in the Building; or
    ii. develop and submit a report to the Director that details these indoor air exceedances are due to background sources.

    The indoor air monitoring shall continue on a quarterly basis (every three 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 groundwater monitoring program shall be carried out within ninety (90) days of issuance of the CPU and sampled semi-annually (every six months) for first and second year 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. The groundwater monitoring shall be carried out as follows:

i. The groundwater monitoring program shall consist of eight (8) groundwater monitoring wells with locations indicated on figure M8 of the CPU labelled MW401 (screen interval depth of 2.1 to 5.2 m), MW402B (screen interval depth of 4 to 5.5 m), MW403B (screen interval depth of 2.1 to 5.2 m), MW404B (screen interval depth of 1.8 to 4.8 m), MW405B (screen interval depth of 2.1 to 5.2 m), MW406B (screen interval depth of 1.7 to 4.7 m),

MW407B (screen interval depth of 1.8 to 4.9 m) and MW408 (screen interval depth of 1.2 to 4.2 m) on the Property.

i. The Contaminants of Concern to be monitored are Petroleum Hydrocarbons (PHC) F1, PHC F2, PHC F3, benzene, ethylbenzene, xylenes, bromoform, bromomethane, carbon tetrachloride, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, 1,3-dichloropropene, ethylene dibromide, n-hexane, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,2-trichloroethane, trichloroethene and vinyl chloride.

ii. Water from all monitoring wells shall be sampled according to Ministry's Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (MOE, 2004b) as amended from time to time.

iii. The Owner shall keep a copy of all groundwater sampling data available for inspection by a Provincial Officer upon request.

iv. Should there be a reason to change the selected groundwater monitoring well location or and/or should a measured groundwater concentration exceed the Property Specific Standard (PSS) in Schedule 'A' of the CPU and/or groundwater trigger level of Schedule 'C' of the CPU, the Owner shall immediately notify the Director of the changes to the groundwater monitoring program or of the groundwater exceedance(s) along with a copy of the laboratory's certificate of analysis, chain of custody and borehole logs indicating well construction details.

v. If the groundwater concentration for the Contaminants of Concern exceeds groundwater trigger levels in Schedule 'C' and/or PSS in Schedule 'A' of the CPU, then groundwater monitoring shall recommence for Contaminants of Concern listed in Schedule 'C' of the CPU within thirty (30) days of receipt of the analytical results and be carried out as follows:

    a. If none of the concentrations of the Contaminants of Concern exceeds Schedule 'C' (groundwater trigger levels) of the CPU and/or PSS in Schedule 'A' of the CPU , then the groundwater monitoring event shall continue on the frequency as stated in item 4.2 j. i. of the CPU

    b. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'C' (groundwater trigger levels) and/or PSS in Schedule 'A' of the CPU on the recommenced groundwater monitoring event; then within 30 days of the receipt of the analytical results, either;

        i. develop and submit a contingency plan to the Director (as outlined in the Risk Assessment); and

    The groundwater monitoring shall continue on a semi-annual basis (every six 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 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 Storage Garage;

ii. a copy of all records related to the soil and groundwater management plan and the health and safety plan on the Property;
iii. a copy of all records related to the air monitoring programs including any copies of logs indicating the construction details of the soil vapour probes, laboratory's certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature on the day of sampling;
iv. a copy of all records related to the groundwater monitoring program including a copy of the laboratory's certificate of analysis, chain of custody and borehole logs indicating well construction details;
v. a copy of the signed as-built drawings for vapour mitigation system.
vi. a copy of the updated cost estimate with respect to the matters dealt with in Item 4.12 (financial assurance) every five (5) years from the date of issuance of the CPU.

4.3 Refrain from using the Property for any of the following use(s): NA

4.4 Refrain from constructing any Building on, in or under the Property in accordance with Item 4.2 f. and 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 'D', 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, 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 Financial Assurance is not required as long as the Owner of the Property is the City of Toronto or Toronto Community Housing Corporation.

4.13 If the Owner of the Property is not City of Toronto or Toronto Community Housing Corporation, then financial assurance shall be provided to the Crown in right of Ontario within fifteen (15) days from the date of transfer of the Property in the amount of one hundred fifty-seven thousand and three hundred dollars ($157,300) in a form satisfactory to the Director and in accordance with Part XII of the Act.

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

Part 5: General

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 absolve 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, as amended, 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 person is jointly and severally liable to comply with any requirements of the CPU, unless otherwise indicated.

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

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 address, email address and fax numbers of the Director and the Tribunal are:

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

and

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

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 EBR

registry. 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 Environmental Commissioner of Ontario who will place it on the EBR registry. The notice must be delivered to the Environmental Commissioner at 605-1075 Bay Street, Toronto, Ontario M5S 2B1 by the earlier of:

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

6.5.2 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 For your information, under section 38 of the EBR, any person resident in Ontario with an interest in the CPU may seek leave to appeal the CPU. Under section 40 of the EBR, the application for leave to appeal must be made to the Tribunal by the earlier of:

6.7.1 fifteen (15) days after the day on which notice of the issuance of the CPU is given in the EBR registry; and

6.7.2 if you appeal, fifteen (15) days after the day on which your notice of appeal is given in the EBR registry.

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

Issued at Toronto this XX day of XXX 2026.

DRAFT

Paul Celsie
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 (PSS) for Soil (µg/g)	Property Specific Standards (PSS) for Groundwater (µg/L)
Antimony	24	NA
Benzene	1.92	480
Bromoform	NA	12
Bromomethane	0.096	6
Cadmium	3.0	NA
Carbon Tetrachloride	NA	1.2
Dichlorobenzene, 1.4 -	0.204	6
Dichloroethane, 1,2-	0.156	3
Dichloroethylene, 1,1-	0.096	1.2
Dichloroethylene, 1,2-cis-	NA	15.6
Dichloroethylene, 1,2-trans-	1.2	3
Dichloropropane, 1,2 -	0.852	2.4
Dichloropropene, 1,3 -	0.12	6
Ethylbenzene	26.4	444
Ethylene Dibromide	0.096	1.2
Hexane	108	372
Lead	2,280	NA
Methyl Isobutyl Ketone	12	NA
Methylene Chloride	1.2	NA
Naphthalene	4.92	NA
Petroleum Hydrocarbons F1	5,400	19,200
Petroleum Hydrocarbons F2	2,280	15,600
Petroleum Hydrocarbons F3	NA	660
Tetrachloroethane, 1,1,1,2 -	0.096	3

Contaminants of Concern (COC)	Property Specific Standards (PSS) for Soil (µg/g)	Property Specific Standards (PSS) for Groundwater (µg/L)
Tetrachloroethane, 1,1,2,2-	0.096	3
Tetrachloroethylene	NA	1.2
Toluene	9.12	NA
Trichloroethane, 1,1,2 -	0.096	3
Trichloroethylene	NA	1.2
Vinyl Chloride	0.0456	17.5
Xylenes	NA	468
Zinc	480	NA

NA- not applicable

Schedule 'B'

Air Trigger Levels

Contaminants of Concern (COC)	Indoor Air Trigger Levels (µg/m^3)	Soil Vapour Trigger Levels (µg/ m^3)
Benzene*	1.63	25.3
Bromoform	1.01	50.6
Bromomethane	1.04	52.1
Carbon Tetrachloride*	1.43	20.9
Dichlorobenzene, 1.4 -	0.894	13.9
Dichloroethane, 1,2-*	0.138	2.14
Dichloroethylene, 1,1-	41.7	2,086
Dichloroethylene, 1,2-cis-	31.3	1564
Dichloroethylene, 1,2-trans-	12.5	626
Dichloropropane, 1,2 -	0.834	41.7
Dichloropropene, 1,3 – cis-	0.278**	13.9**
Dichloropropene, 1,3 – trans-	0.278**	13.9**
Ethylbenzene	396	19,814
Ethylene Dibromide	0.00185	0.0927
Hexane	626	31,286
Methyl Isobutyl Ketone	602	30,082
Methylene Chloride	48.4	2,418
Naphthalene	0.772	38.6
Petroleum Hydrocarbons F1	180	9,000
Petroleum Hydrocarbons F2	471	23,530
Tetrachloroethane, 1,1,1,2 -	0.15	7.51
Tetrachloroethane, 1,1,2,2-	0.0192	0.959
Tetrachloroethylene	4.28	214
Toluene	1,043	52,143
Trichloroethane, 1,1,2 -	0.0695	3.48

Contaminants of Concern (COC)	Indoor Air Trigger Levels (µg/m^3)	Soil Vapour Trigger Levels (µg/ m^3)
Trichloroethylene	0.271	13.6
Vinyl Chloride	0.126	6.32
Xylenes	146	7,300

* trigger level set to commercial human health based indoor air criteria
** total air concentrations of dichloropropene, 1,3 -cis- and dichloropropene, 1,3 -trans- should be added together and be below stated trigger level.

Schedule 'C'

Groundwater Trigger Levels

Contaminants of Concern (COC)	Groundwater Trigger Level (µg/L)
Petroleum Hydrocarbons F1	5,300
Petroleum Hydrocarbons F2	7,400

Schedule 'D'

CERTIFICATE OF REQUIREMENT

s.197(2)
Environmental Protection Act

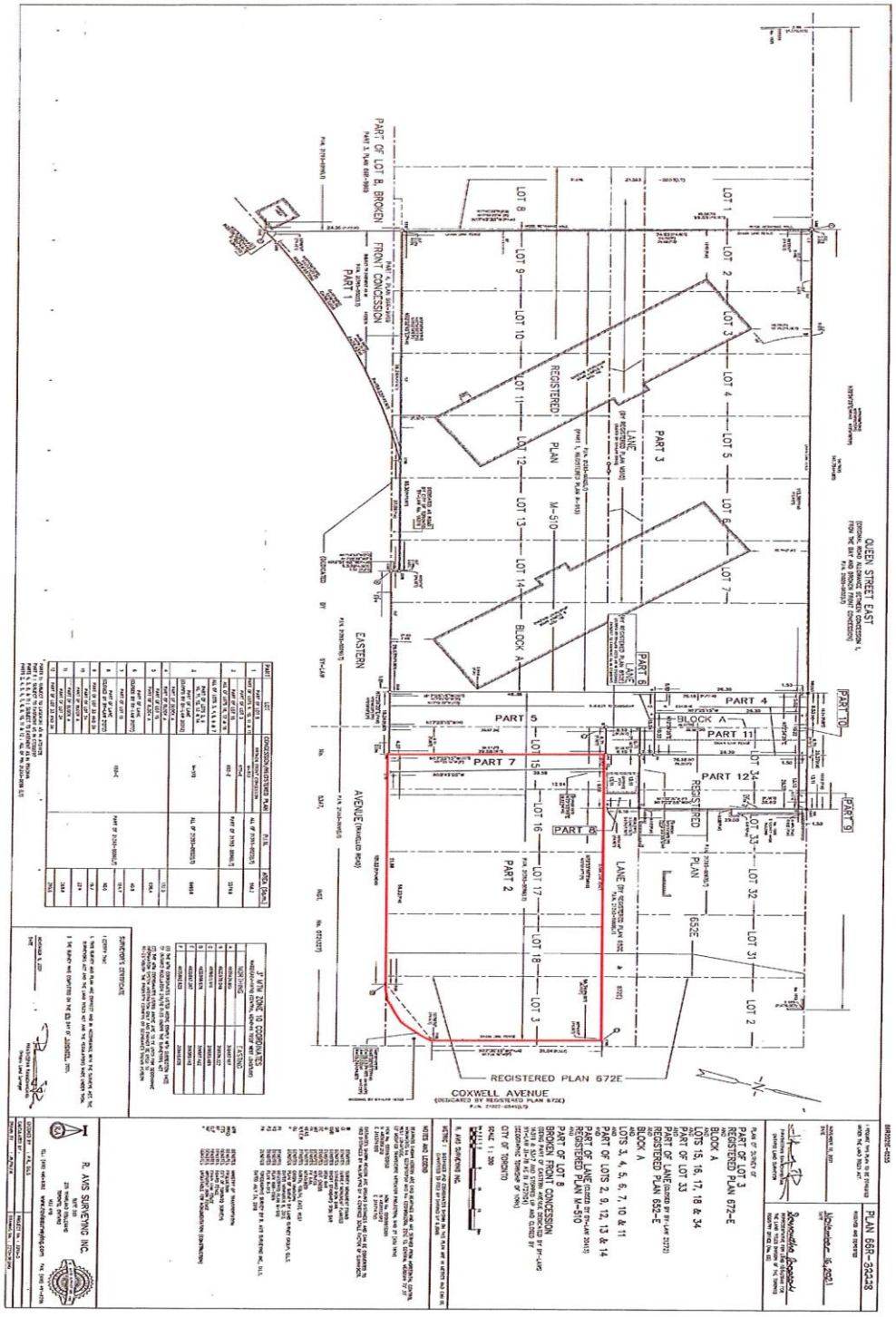
This is to certify that pursuant to Item 4.9 of Certificate of Property Use number 3401-DY8FNP issued by Paul Celsie, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of the Environmental Protection Act, on XXX 2026, being a Certificate of Property Use and order under subsection 197(1) of the Environmental Protection Act relating to the Property municipally known as 1070 Eastern Avenue, Toronto, ON being all of Property Identifier 21393-0118 (LT) (the "Property") with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the Property

TORONTO COMMUNITY HOUSING CORPORATION

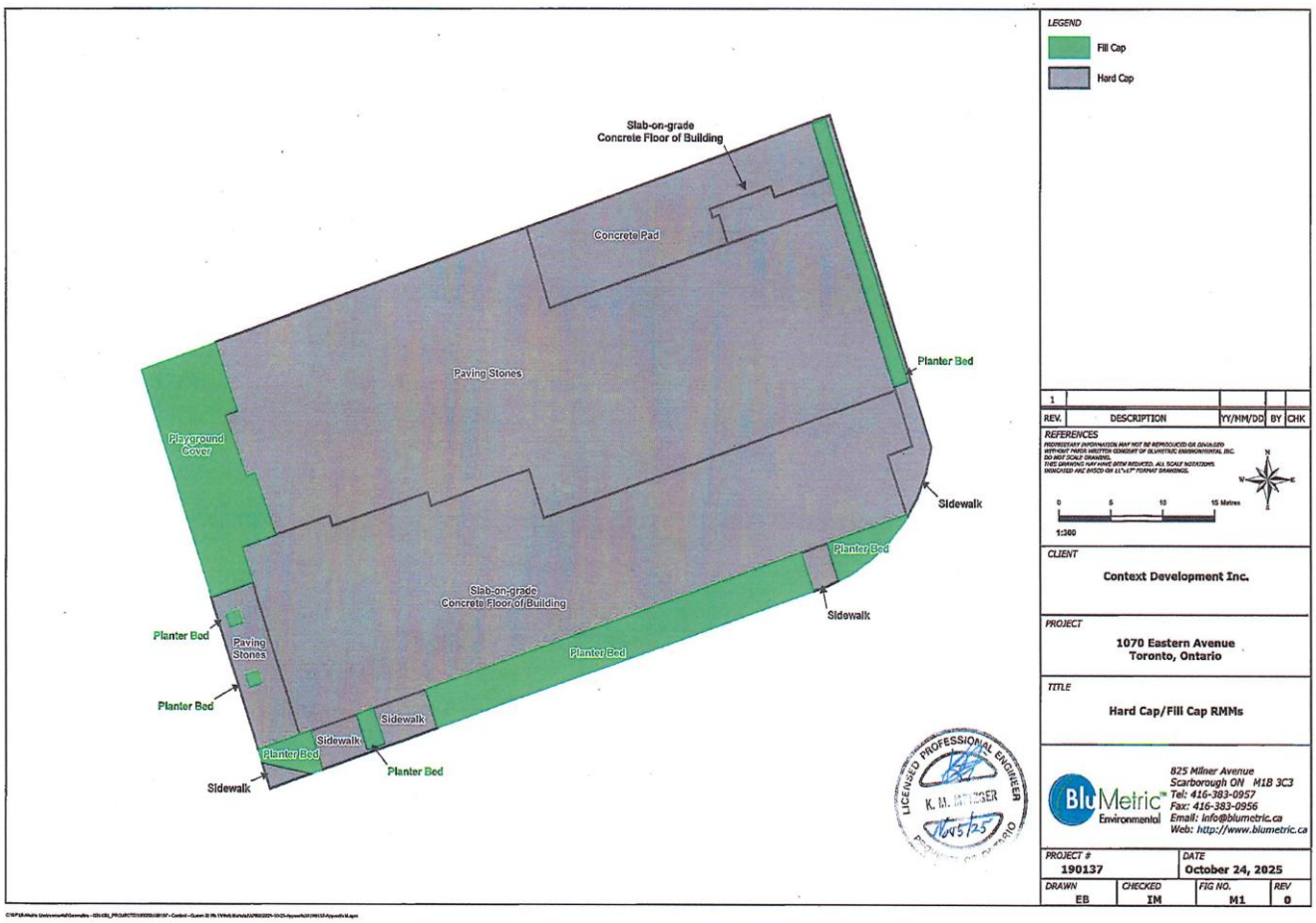
and any other persons having an interest in the Property, are required before dealing with the Property in any way, to give a copy of the Certificate of Property Use, including any amendments thereto, to every person who will acquire an interest in the Property.

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 (66R-32228)



Drawing M1


Slab-on-grade
Concrete Floor of Building
Concrete Pad
Paving Stones
Planter Bed
Playground
Cover
Sidewalk
Planter Bed
Slab-on-grade
Concrete Floor of Building
Sidewalk
Planter Bed
Paving
Stones
Planter Bed
Planter Bed
Sidewalk
Sidewalk
Planter Bed
Planter Bed
Sidewalk
LEGEND
Fill Cap
Hard Cap
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
REFERENCES
0
5
10
15 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Hard Cap/Fill Cap RMMs
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
October 24, 2025
DRAWN
EB
CHECKED
IM
FIG NO.
M1
REV
0

Drawing M2

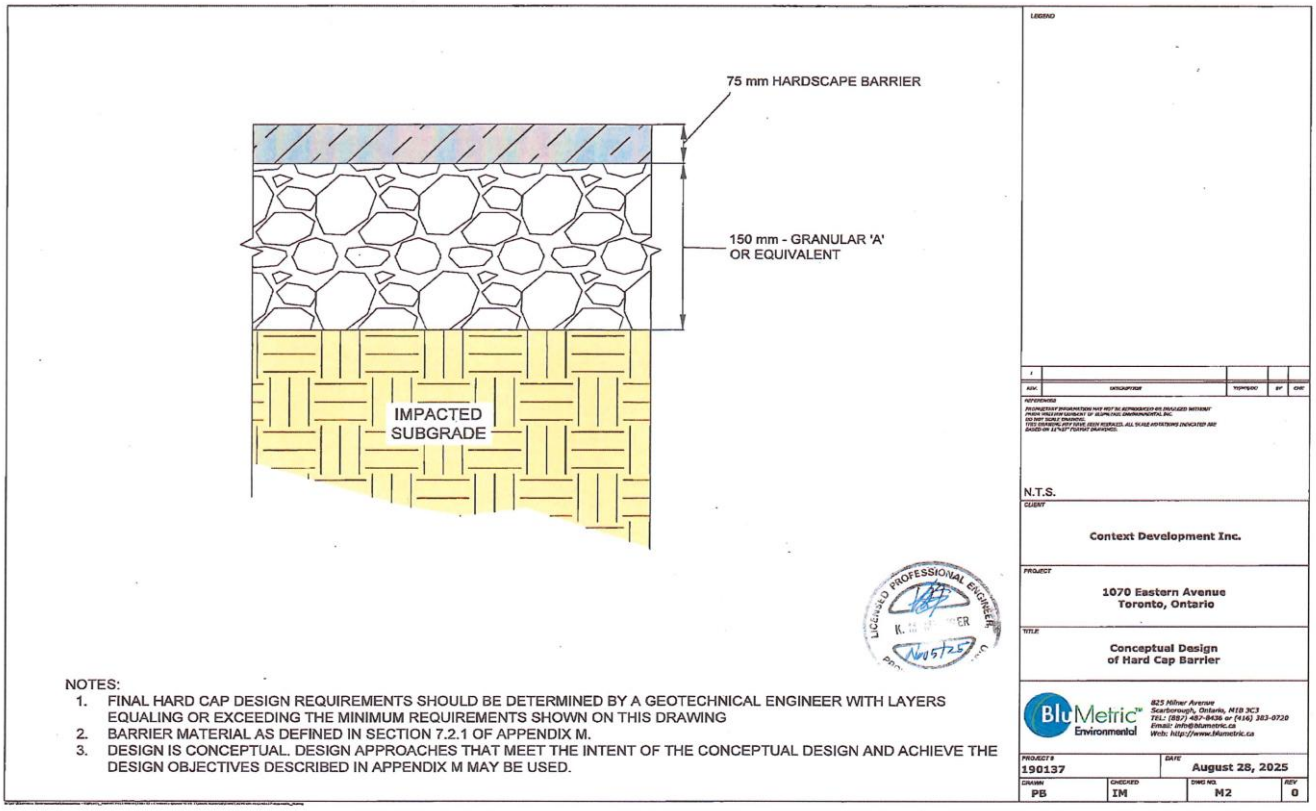

75 mm HARDSCAPE BARRIER
150 mm - GRANULAR 'A'
OR EQUIVALENT
IMPACTED
SUBGRADE
LICENSED PROFESSIONAL ENGINEER
NOTES:
1. FINAL HARD CAP DESIGN REQUIREMENTS SHOULD BE DETERMINED BY A GEOTECHNICAL ENGINEER WITH LAYERS EQUALING OR EXCEEDING THE MINIMUM REQUIREMENTS SHOWN ON THIS DRAWING
2. BARRIER MATERIAL AS DEFINED IN SECTION 7.2.1 OF APPENDIX M.
3. DESIGN IS CONCEPTUAL. DESIGN APPROACHES THAT MEET THE INTENT OF THE CONCEPTUAL DESIGN AND ACHIEVE THE DESIGN OBJECTIVES DESCRIBED IN APPENDIX M MAY BE USED.
LEGEND
N.T.S.
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Conceptual Design
of Hard Cap Barrier
BluMetric Environmental
825 Milner Avenue
Scarborough, Ontario, M1B 3C3
TEL: (647) 467-8436 or (416) 383-0720
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
August 28, 2025
DRAWN
PB
CHECKED
IM
DWG NO.
M2
REV
0

Figure L3

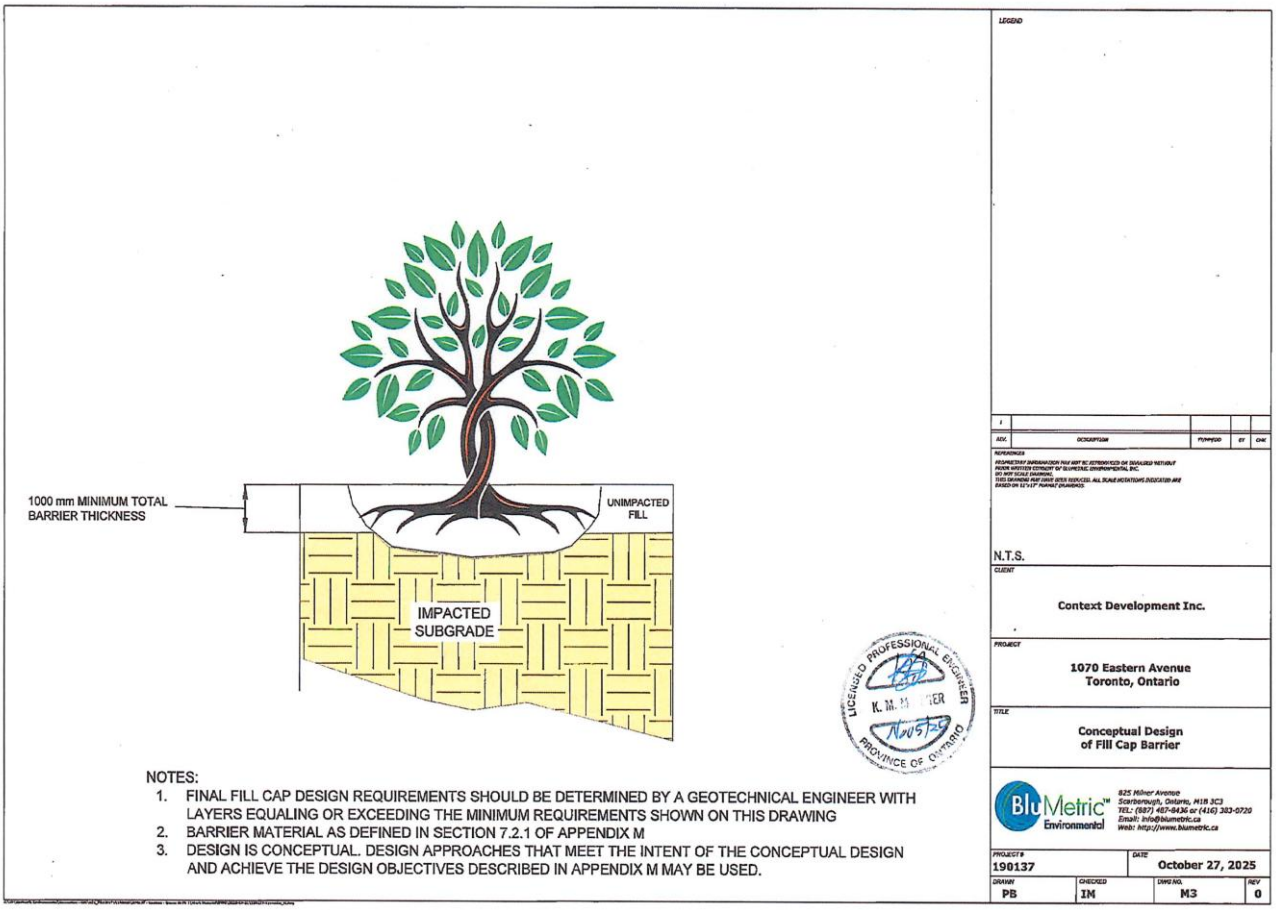

1000 mm MINIMUM TOTAL BARRIER THICKNESS
UNIMPACTED FILL
IMPACTED SUBGRADE
NOTES:
1. FINAL FILL CAP DESIGN REQUIREMENTS SHOULD BE DETERMINED BY A GEOTECHNICAL ENGINEER WITH LAYERS EQUALING OR EXCEEDING THE MINIMUM REQUIREMENTS SHOWN ON THIS DRAWING
2. BARRIER MATERIAL AS DEFINED IN SECTION 7.2.1 OF APPENDIX M
3. DESIGN IS CONCEPTUAL. DESIGN APPROACHES THAT MEET THE INTENT OF THE CONCEPTUAL DESIGN AND ACHIEVE THE DESIGN OBJECTIVES DESCRIBED IN APPENDIX M MAY BE USED.
LEGEND
N.T.S.
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Conceptual Design
of Fill Cap Barrier
BluMetric Environmental
825 Milner Avenue
Scarborough, Ontario, M1B 3C3
TEL: (647) 467-8436 or (416) 303-0720
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
October 27, 2025
DRAWN
PB
CHECKED
IM
DWG NO.
M3
REV
0

Figure M4

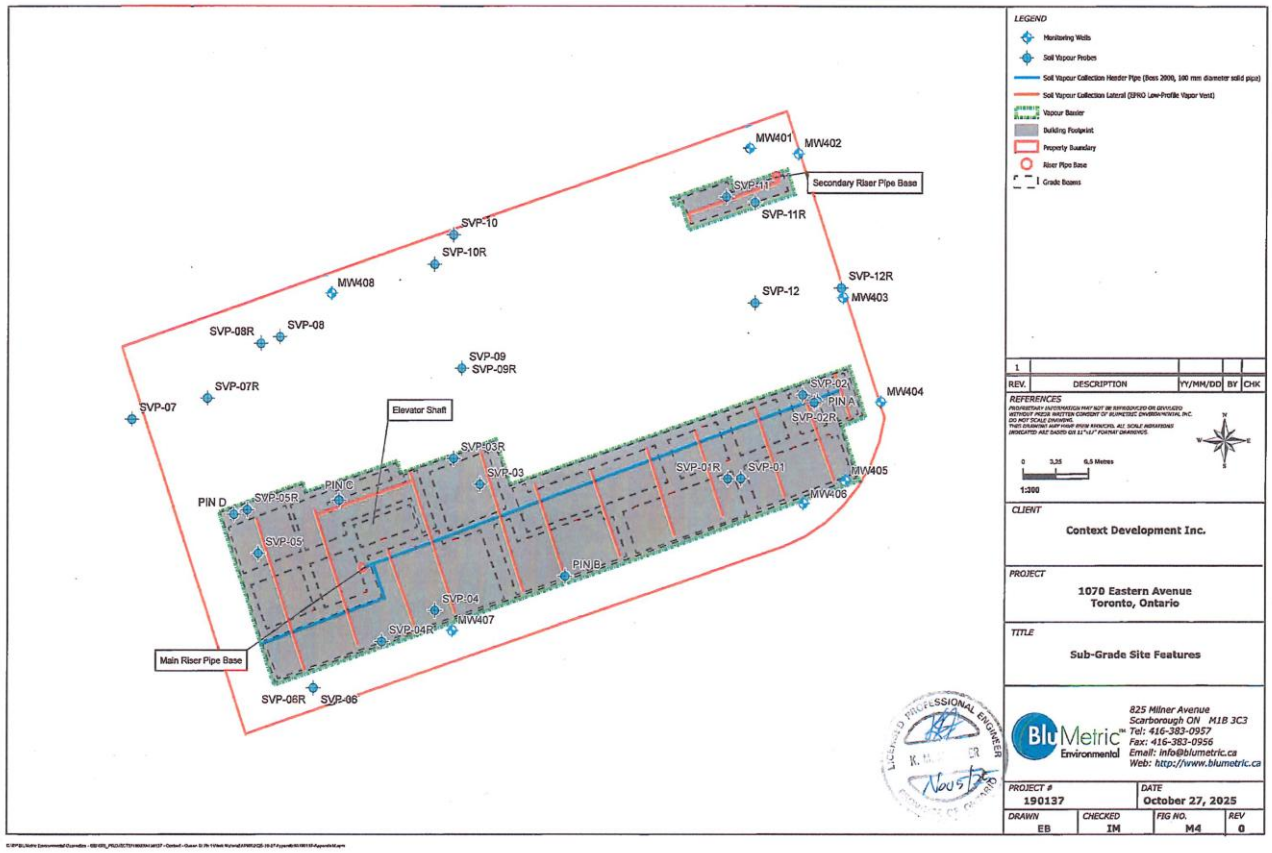

LEGEND
Monitoring Wells
Soil Vapour Probes
Soil Vapour Collection Header Pipe (Ross 2000, 100 mm diameter solid pipe)
Soil Vapour Collection Lateral (EPRO Low-Profile Vapor Vent)
Vapour Barrier
Building Footprint
Property Boundary
Riser Pipe Base
Grade Beams
MW401
MW402
SVP-11T
SVP-11R
Secondary Riser Pipe Base
SVP-10
SVP-10R
MW408
SVP-12
SVP-12R
MW403
SVP-08R
SVP-08
SVP-09
SVP-09R
SVP-07R
SVP-07
Elevator Shaft
SVP-02
PIN A
SVP-02R
MW404
SVP-03R
SVP-03
SVP-01R
SVP-01
MW405
PIN D
SVP-05R
PIN C
MW406
SVP-05
PIN B
SVP-04
MW407
SVP-04R
Main Riser Pipe Base
SVP-06R
SVP-06
1
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
REFERENCES
0
3.25
6.5 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Sub-Grade Site Features
LICENSED PROFESSIONAL ENGINEER
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
October 27, 2025
DRAWN
EB
CHECKED
IM
FIG NO.
M4
REV
0

Figure M5a

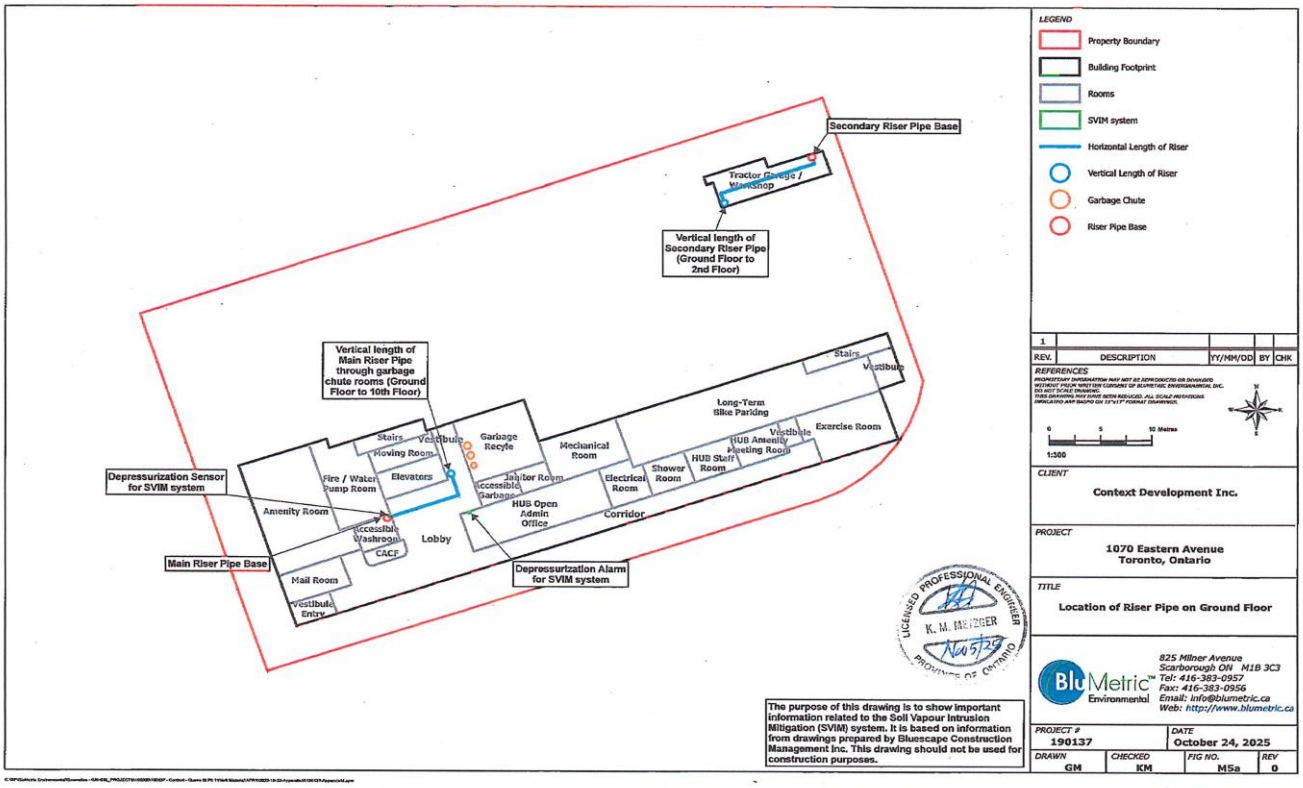

Secondary Riser Pipe Base
Tractor Garage / Workshop
Vertical length of Secondary Riser Pipe (Ground Floor to 2nd Floor)
Vertical length of Main Riser Pipe through garbage chute rooms (Ground Floor to 10th Floor)
Depressurization Sensor for SVIM system
Main Riser Pipe Base
Depressurization Alarm for SVIM system
Stairs
Vestibule
Moving Room
Garbage Recyle
Mechanical Room
Long-Term Bike Parking
Exercise Room
HUB Amenity Meeting Room
HUB Staff Room
Shower Room
Electrical Room
Fire / Water Pump Room
Elevators
Janitor Room
Accessible Garbage
Amenity Room
HUB Open Admin Office
Corridor
Accessible Washroom
CACF
Lobby
Mail Room
Vestibule Entry
LEGEND
Property Boundary
Building Footprint
Rooms
SVIM system
Horizontal Length of Riser
Vertical Length of Riser
Garbage Chute
Riser Pipe Base
REV. DESCRIPTION YY/MM/DD BY CHK
1
REFERENCES
1:500
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Riser Pipe on Ground Floor
LICENSED PROFESSIONAL ENGINEER
K. M. METZGER
PROVINCE OF ONTARIO
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE October 24, 2025
DRAWN GM
CHECKED KM
FIG NO. M5a
REV 0

Figure M5b

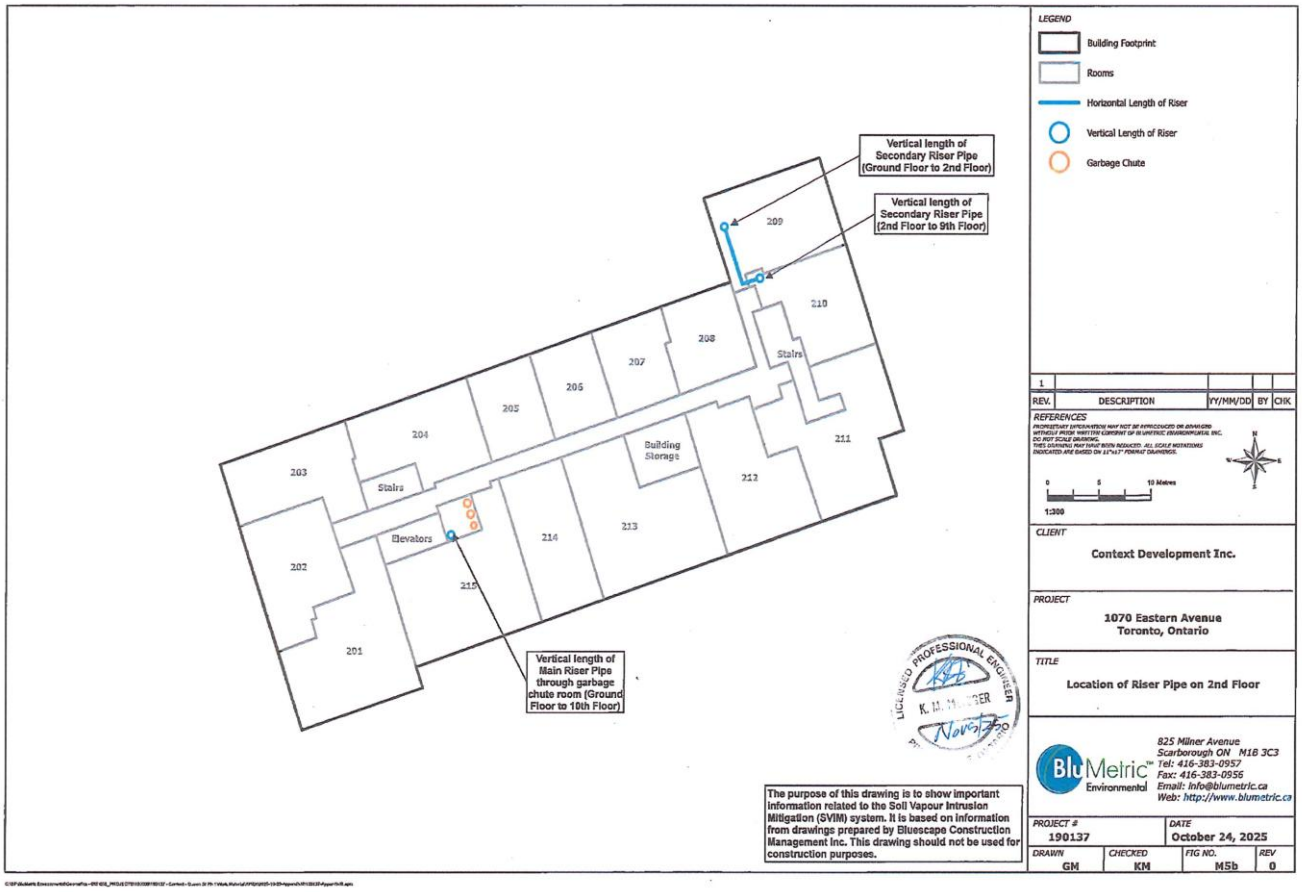

Vertical length of Secondary Riser Pipe (Ground Floor to 2nd Floor)
Vertical length of Secondary Riser Pipe (2nd Floor to 9th Floor)
Vertical length of Main Riser Pipe through garbage chute room (Ground Floor to 10th Floor)
209
210
208
207
206
205
204
203
202
201
214
213
212
211
Stairs
Stairs
Elevators
Building Storage
LEGEND
Building Footprint
Rooms
Horizontal Length of Riser
Vertical Length of Riser
Garbage Chute
REV. DESCRIPTION YY/MM/DD BY CHK
1
REFERENCES
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Riser Pipe on 2nd Floor
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE October 24, 2025
DRAWN GM
CHECKED KM
FIG NO. M5b
REV 0
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.

Figure M5c

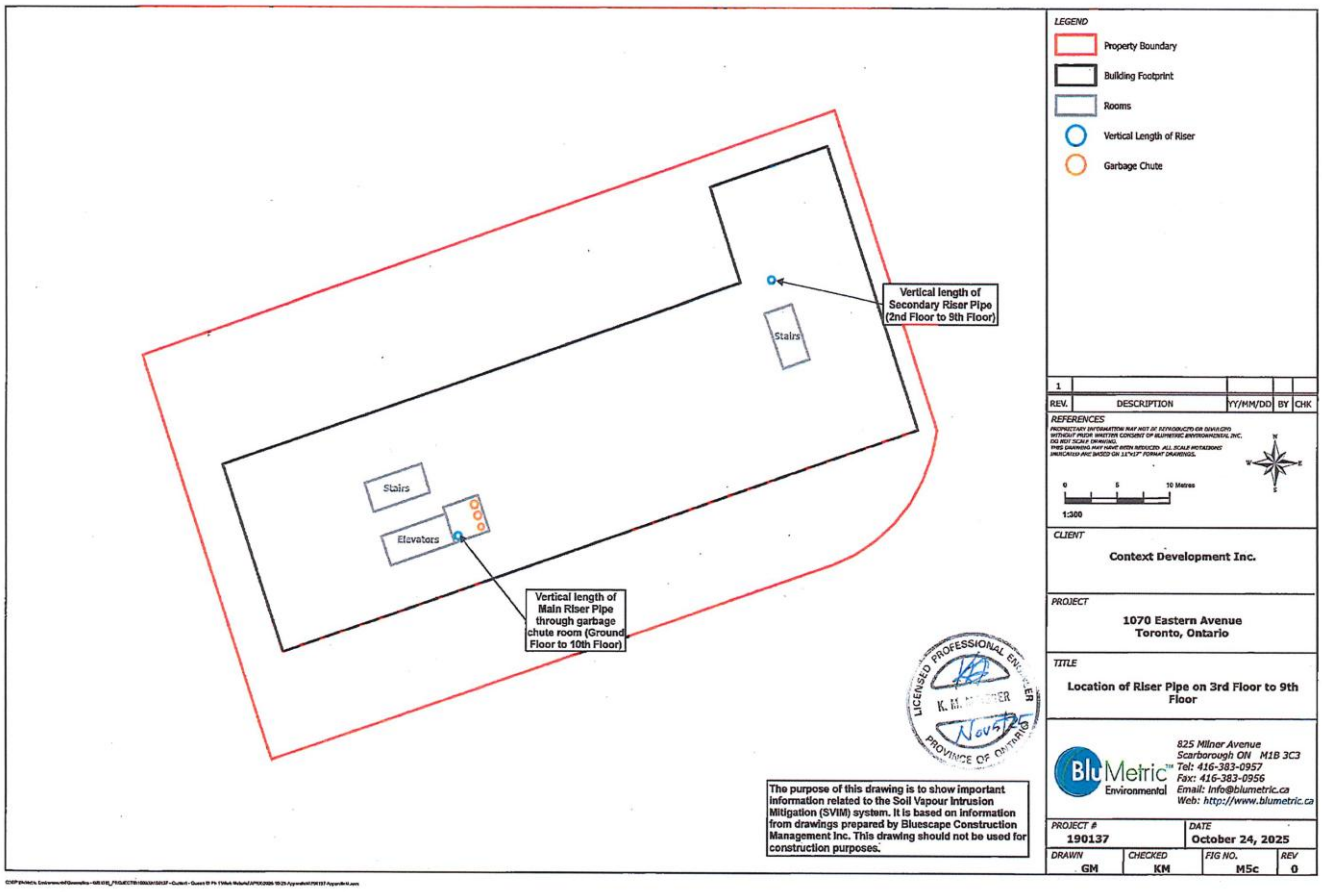

Vertical length of Secondary Riser Pipe (2nd Floor to 9th Floor)
Stairs
Stairs
Elevators
Vertical length of Main Riser Pipe through garbage chute room (Ground Floor to 10th Floor)
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
Nov 5/25
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
LEGEND
Property Boundary
Building Footprint
Rooms
Vertical Length of Riser
Garbage Chute
REV. DESCRIPTION YY/MM/DD BY CHK
1
REFERENCES
0 5 10 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Riser Pipe on 3rd Floor to 9th Floor
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE October 24, 2025
DRAWN GM
CHECKED KM
FIG NO. M5c
REV 0

Figure M5d

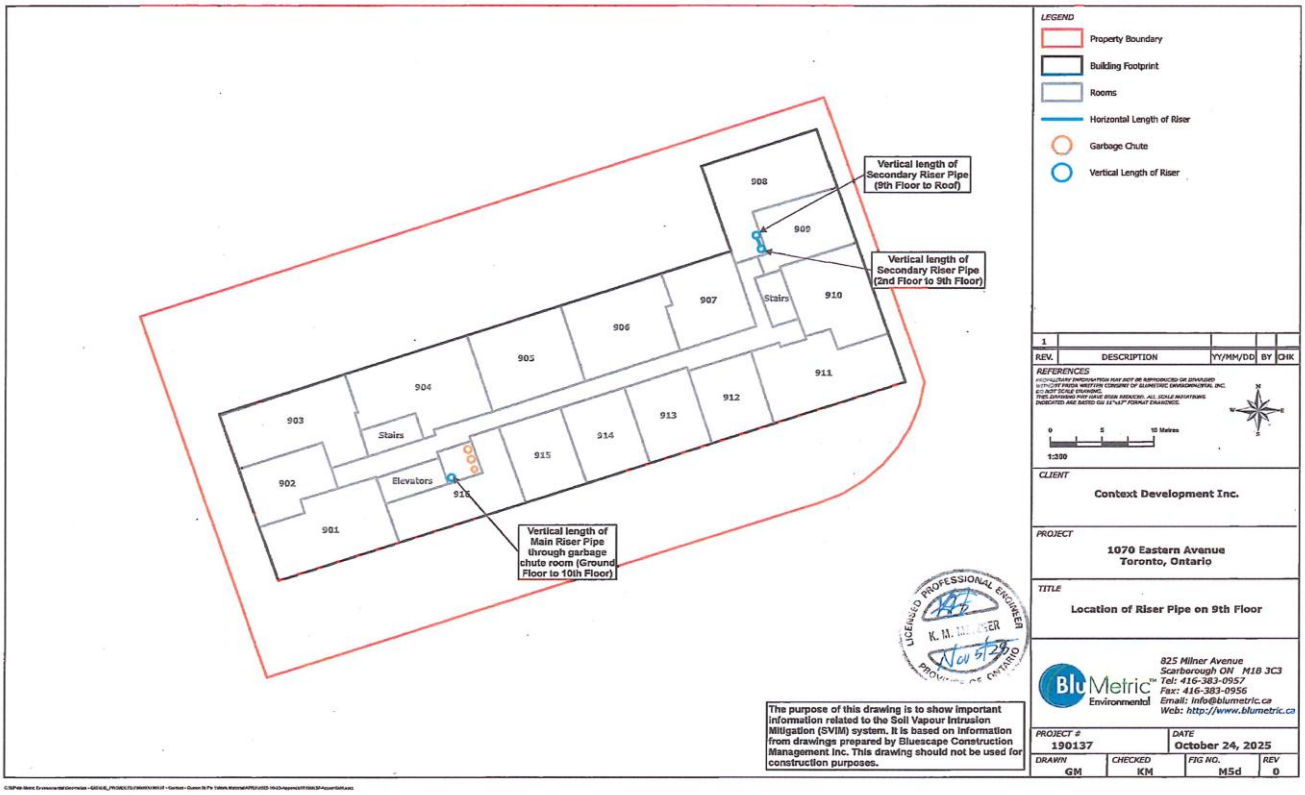

LEGEND
Property Boundary
Building Footprint
Rooms
Horizontal Length of Riser
Garbage Chute
Vertical Length of Riser
Vertical length of Secondary Riser Pipe (9th Floor to Roof)
Vertical length of Secondary Riser Pipe (2nd Floor to 9th Floor)
Vertical length of Main Riser Pipe through garbage chute room (Ground Floor to 10th Floor)
908
909
910
907
906
905
904
903
902
901
911
912
913
914
915
916
Stairs
Stairs
Elevators
REV. DESCRIPTION YY/MM/DD BY CHK
REFERENCES
1:200
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Riser Pipe on 9th Floor
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE October 24, 2025
DRAWN GM
CHECKED KM
FIG NO. M5d
REV 0
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.

Figure M5e

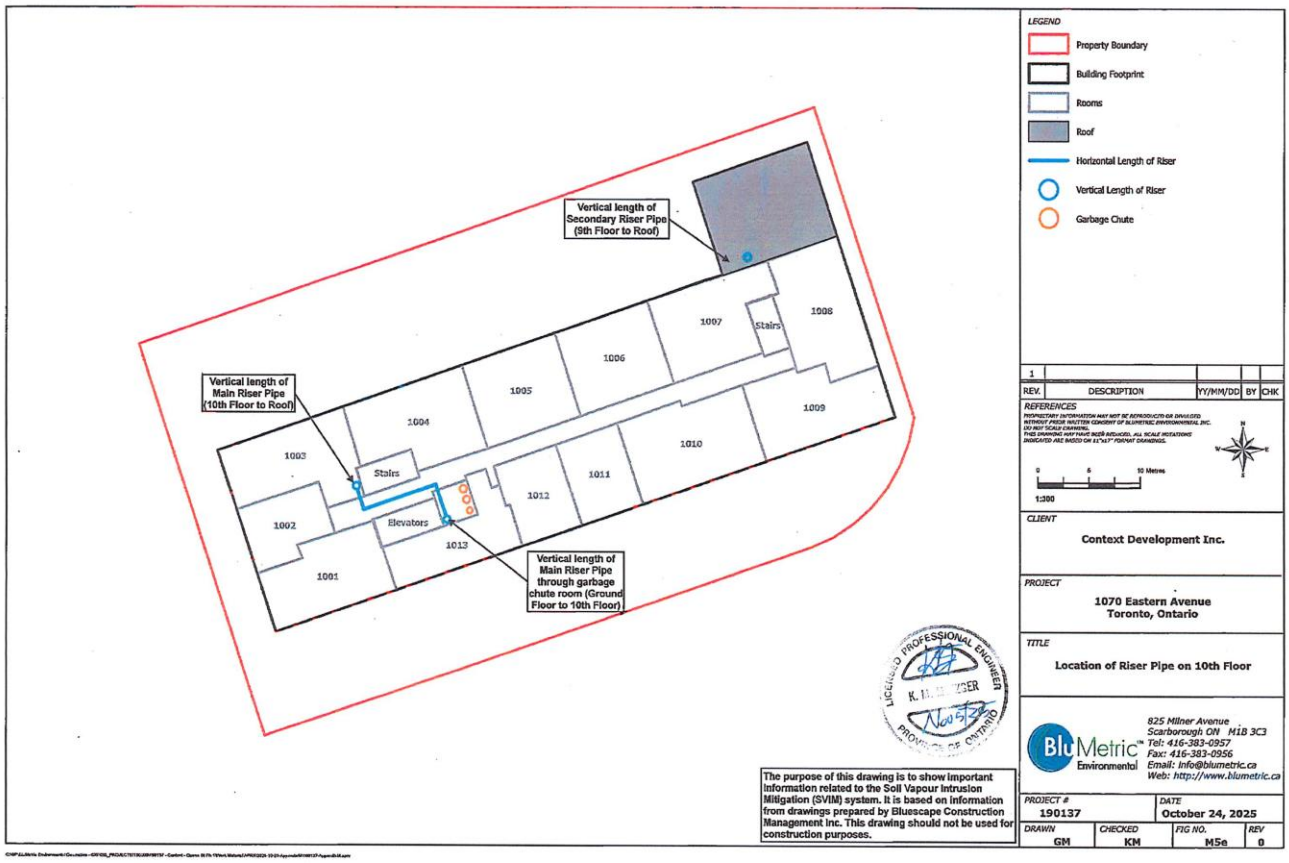

Vertical length of Secondary Riser Pipe (9th Floor to Roof)
Vertical length of Main Riser Pipe (10th Floor to Roof)
Vertical length of Main Riser Pipe through garbage chute room (Ground Floor to 10th Floor)
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
Stairs
Stairs
Elevators
LEGEND
Property Boundary
Building Footprint
Rooms
Roof
Horizontal Length of Riser
Vertical Length of Riser
Garbage Chute
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
REFERENCES
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Riser Pipe on 10th Floor
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
October 24, 2025
DRAWN
GM
CHECKED
KM
FIG NO.
M5e
REV
0
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.

Figure M5f

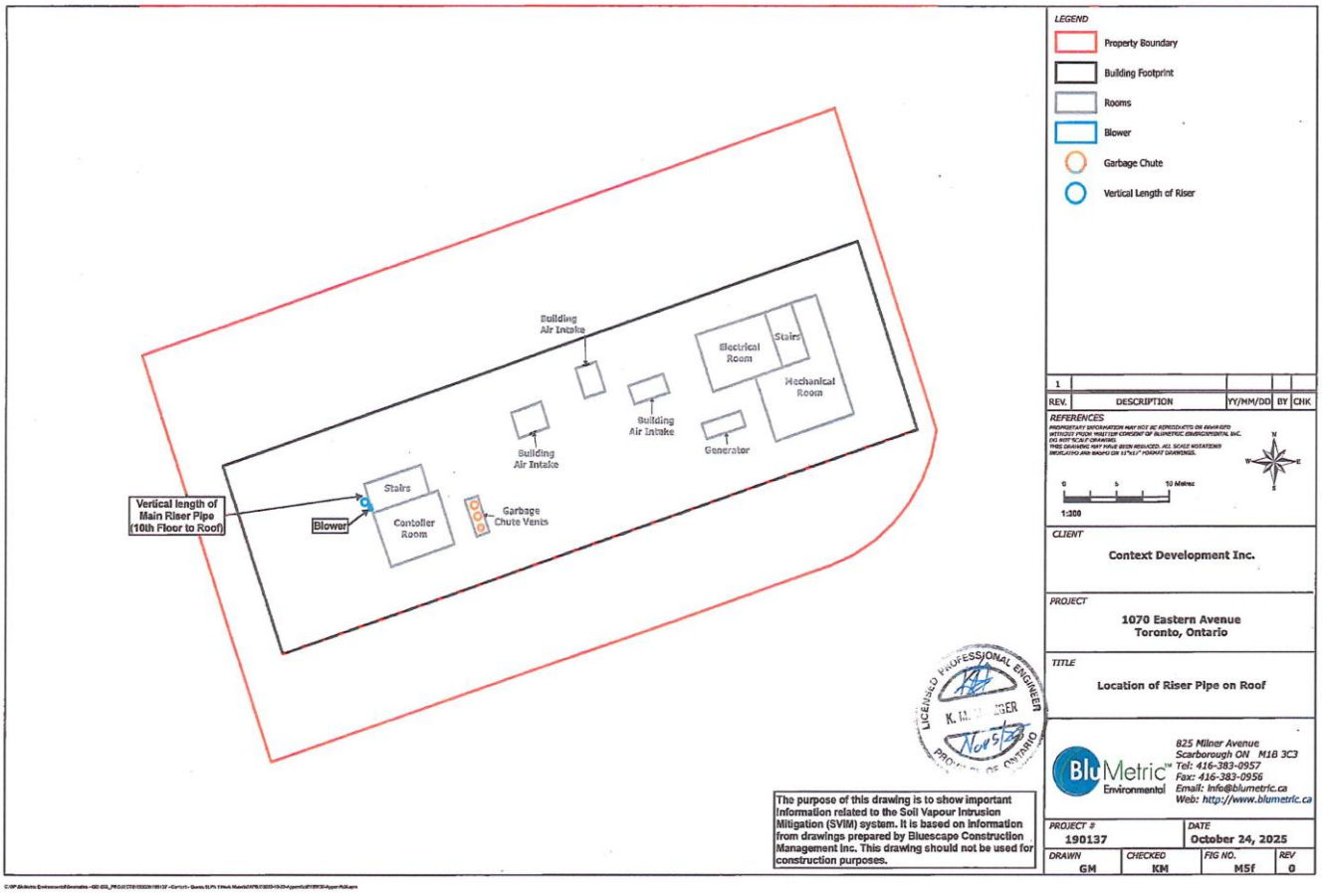

LEGEND
Property Boundary
Building Footprint
Rooms
Blower
Garbage Chute
Vertical Length of Riser
Building Air Intake
Electrical Room
Stairs
Mechanical Room
Building Air Intake
Building Air Intake
Generator
Stairs
Vertical length of Main Riser Pipe (10th Floor to Roof)
Blower
Controller Room
Garbage Chute Vents
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
1
REFERENCES
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Riser Pipe on Roof
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
October 24, 2025
DRAWN
GM
CHECKED
KM
FIG NO.
M5f
REV
0

Figure M6a

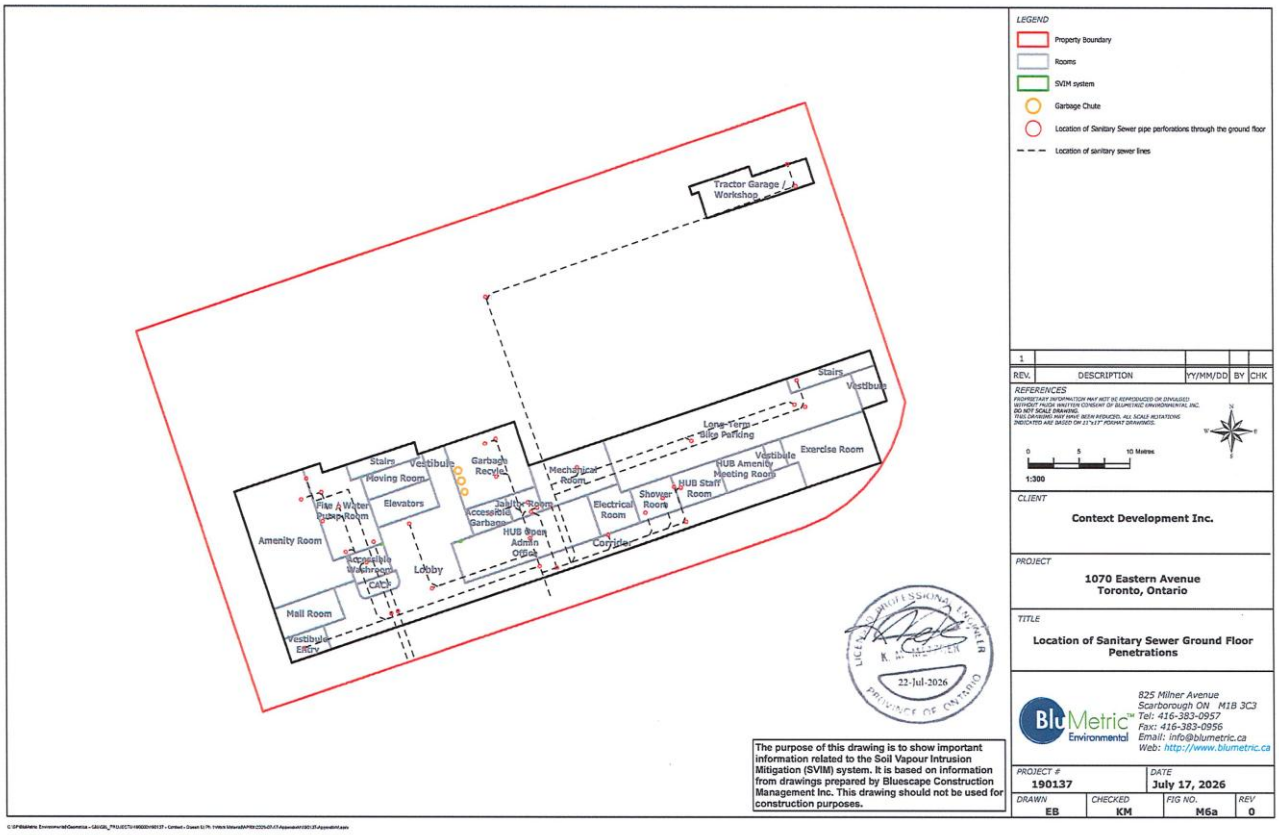

LEGEND
Property Boundary
Rooms
SVIM system
Garbage Chute
Location of Sanitary Sewer pipe perforations through the ground floor
Location of sanitary sewer lines
Tractor Garage / Workshop
Stairs
Vestibule
Long-Term Bike Parking
Exercise Room
Vestibule
HUB Amenity Meeting Room
HUB Staff Room
Shower Room
Electrical Room
Mechanical Room
Garbage Recycl.
Stairs
Vestibule
Moving Room
Elevators
Fire & Water Pump Room
Amenity Room
Accessible Garbage
Lobby
HUB Open Admin Office
Corridor
Accessible Washroom
Catch
Mail Room
Vestibule Entry
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
REFERENCES
0
5
10 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Sanitary Sewer Ground Floor Penetrations
22-Jul-2026
PROVINCE OF ONTARIO
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
July 17, 2026
DRAWN
EB
CHECKED
KM
FIG NO.
M6a
REV
0

Figure M6b

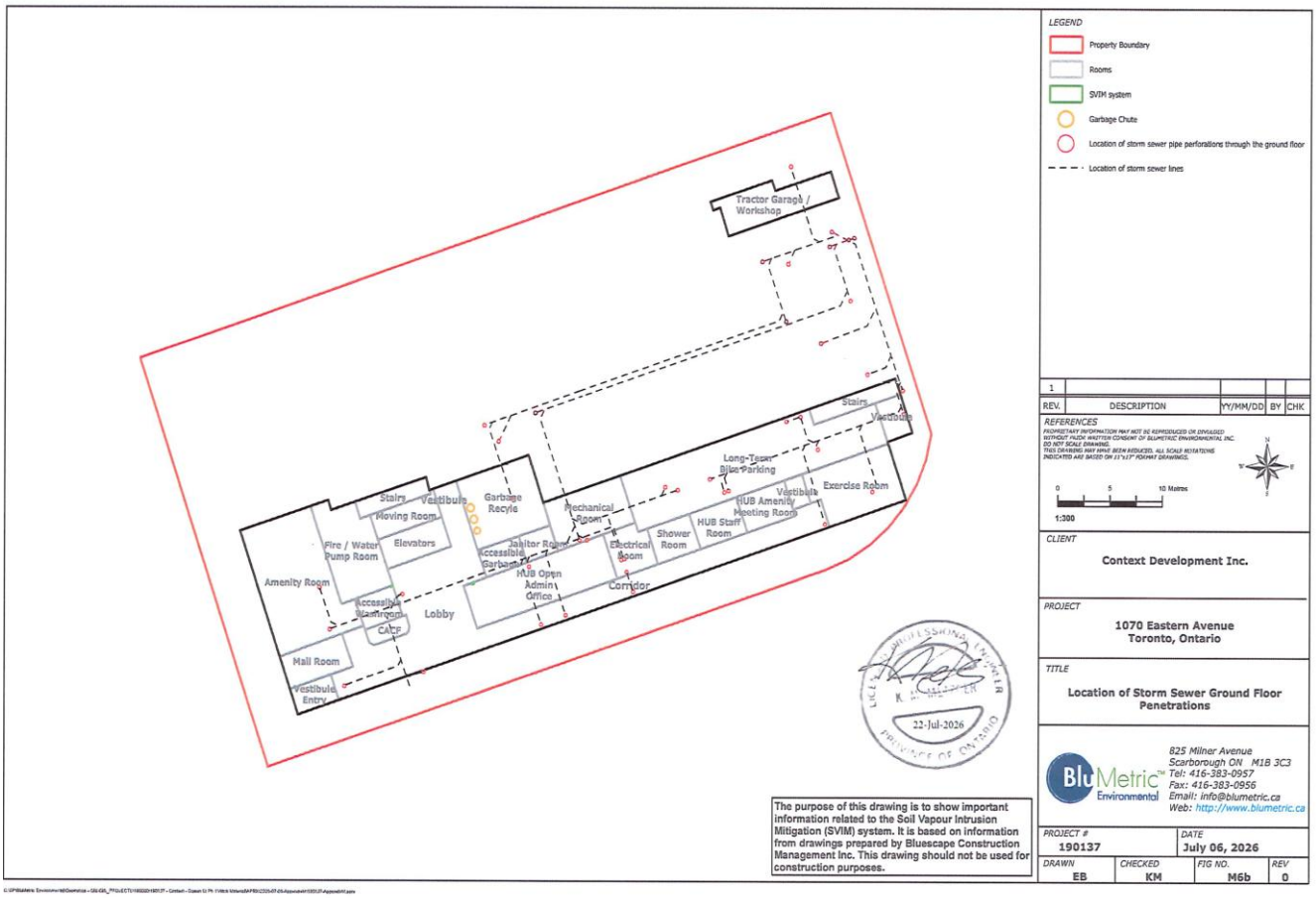

LEGEND
Property Boundary
Rooms
SVIM system
Garbage Chute
Location of storm sewer pipe perforations through the ground floor
Location of storm sewer lines
Tractor Garage / Workshop
Stairs
Vestibule
Garbage Recycle
Moving Room
Mechanical Room
Long-Term Bike Parking
Vestibule
Exercise Room
HUB Amenity Meeting Room
HUB Staff Room
Shower Room
Electrical Room
Janitor Room
Accessible Garbage
Fire / Water Pump Room
Elevators
Amenity Room
HUB Open Admin Office
Corridor
Accessible Washroom
Lobby
Café
Mail Room
Vestibule Entry
22-Jul-2026
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
1
REV. DESCRIPTION YY/MM/DD BY CHK
REFERENCES
PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC.
DO NOT SCALE DRAWING.
THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE REFERENCES INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.
0 5 10 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Storm Sewer Ground Floor Penetrations
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE July 06, 2026
DRAWN EB
CHECKED KM
FIG NO. M6b
REV 0

Figure M6c

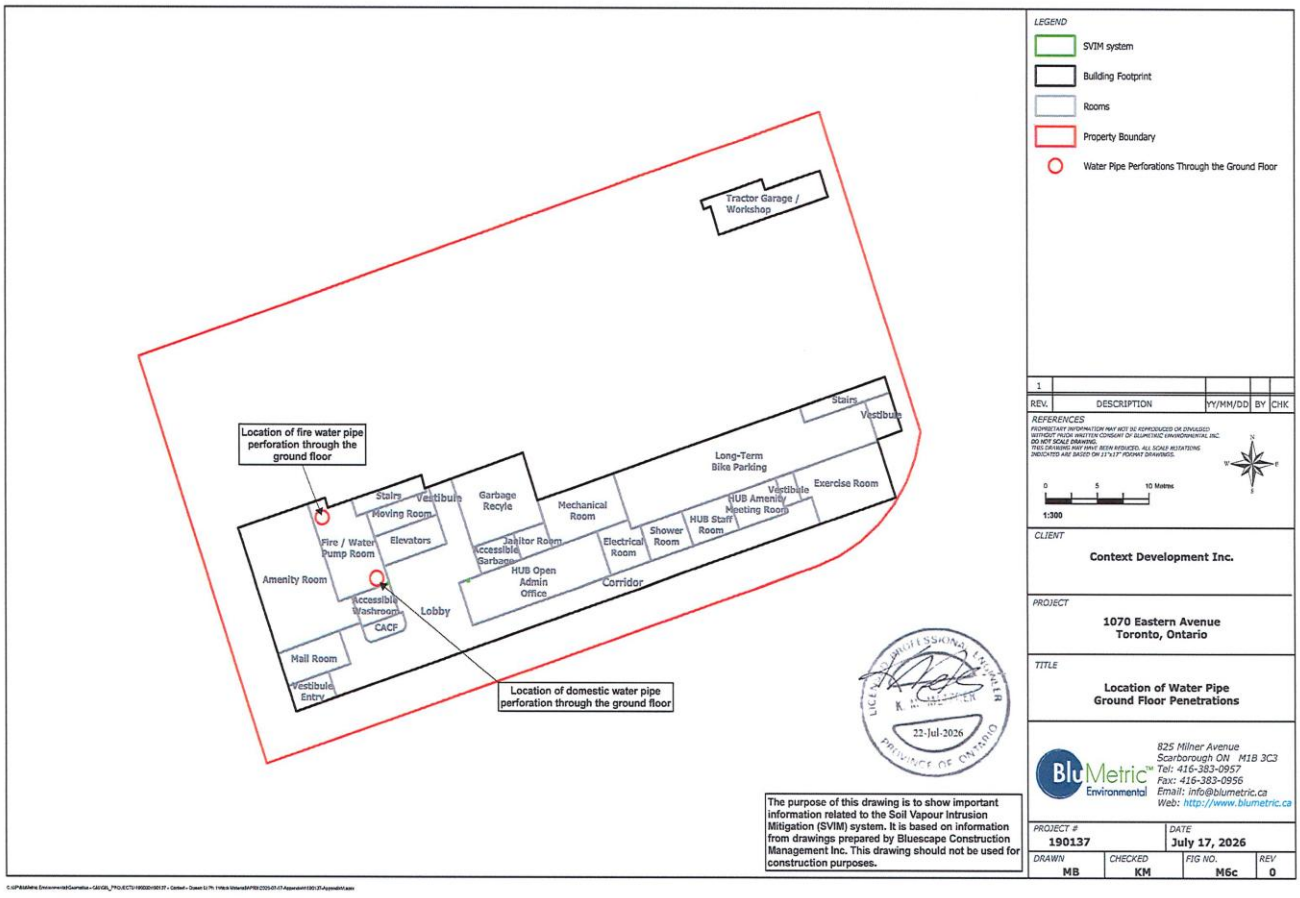

LEGEND
SVIM system
Building Footprint
Rooms
Property Boundary
Water Pipe Perforations Through the Ground Floor
Tractor Garage / Workshop
Location of fire water pipe perforation through the ground floor
Location of domestic water pipe perforation through the ground floor
Stairs
Vestibule
Garbage Recyle
Moving Room
Elevators
Fire / Water Pump Room
Amenity Room
Accessible Washroom
CACF
Lobby
Mail Room
Vestibule Entry
Janitor Room
Accessible Garbage
HUB Open Admin Office
Mechanical Room
Electrical Room
Shower Room
HUB Staff Room
Corridor
Long-Term Bike Parking
Vestibule
HUB Amenity Meeting Room
Exercise Room
Stairs
Vestibule
22-Jul-2026
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
REV. DESCRIPTION YY/MM/DD BY CHK
1
REFERENCES
PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC.
DO NOT SCALE DRAWING.
THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE INTERPRETATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.
0 5 10 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Water Pipe
Ground Floor Penetrations
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE July 17, 2026
DRAWN MB
CHECKED KM
FIG NO. M6c
REV 0

Figure M6d

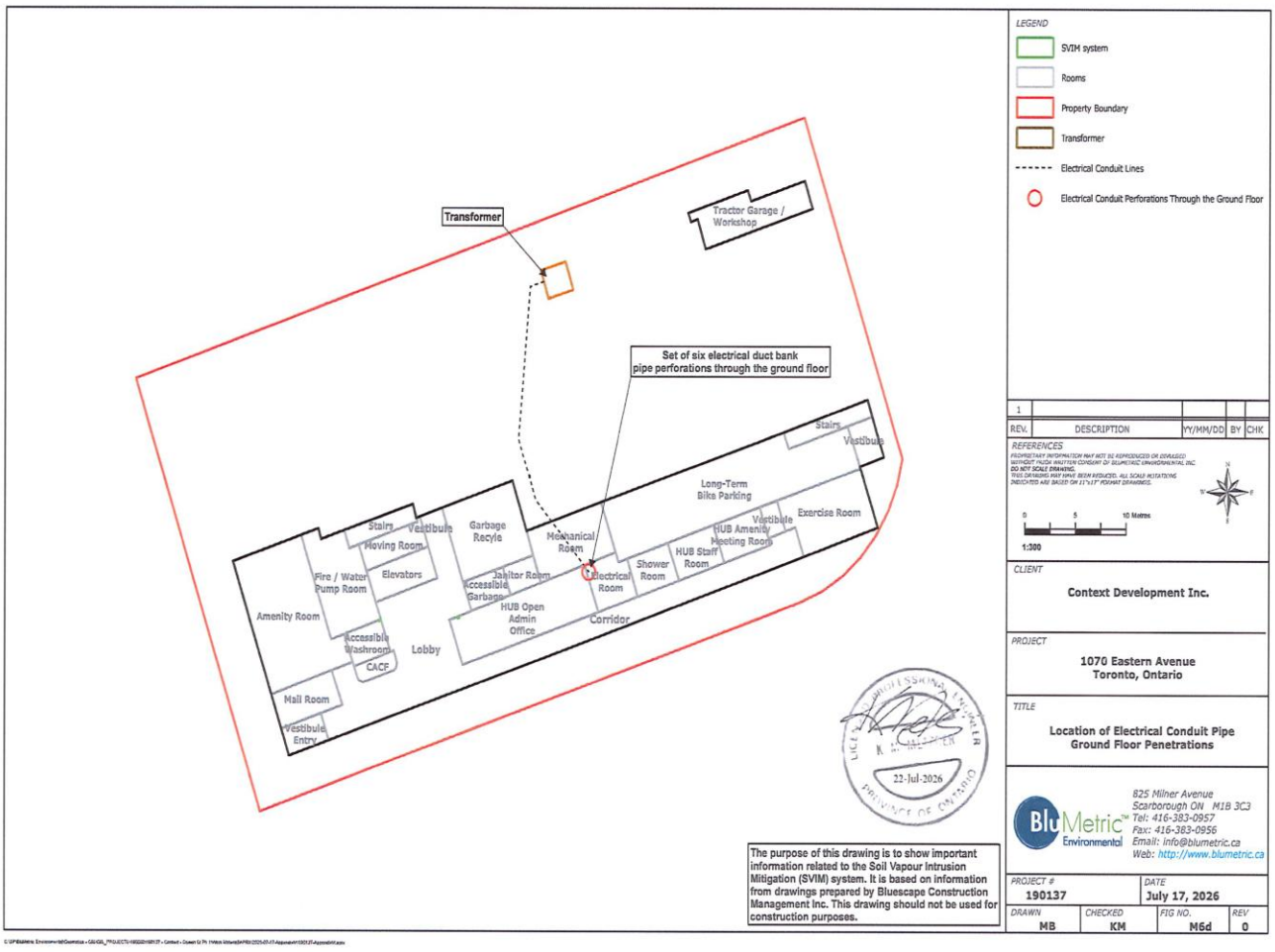

Transformer
Tractor Garage / Workshop
Set of six electrical duct bank pipe perforations through the ground floor
Stairs
Vestibule
Long-Term Bike Parking
Exercise Room
Vestibule
HUB Amenity Meeting Room
HUB Staff Room
Shower Room
Electrical Room
Janitor Room
Accessible Garbage
Garbage Recyle
Mechanical Room
Stairs
Vestibule
Moving Room
Fire / Water Pump Room
Elevators
Amenity Room
Accessible Washroom
CACF
Lobby
HUB Open Admin Office
Corridor
Mail Room
Vestibule Entry
22-Jul-2026
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
LEGEND
SVIM system
Rooms
Property Boundary
Transformer
Electrical Conduit Lines
Electrical Conduit Perforations Through the Ground Floor
REV. DESCRIPTION YY/MM/DD BY CHK
1
REFERENCES
0 5 10 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Electrical Conduit Pipe
Ground Floor Penetrations
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE July 17, 2026
DRAWN MB
CHECKED KM
FIG NO. M6d
REV 0

Figure M6e

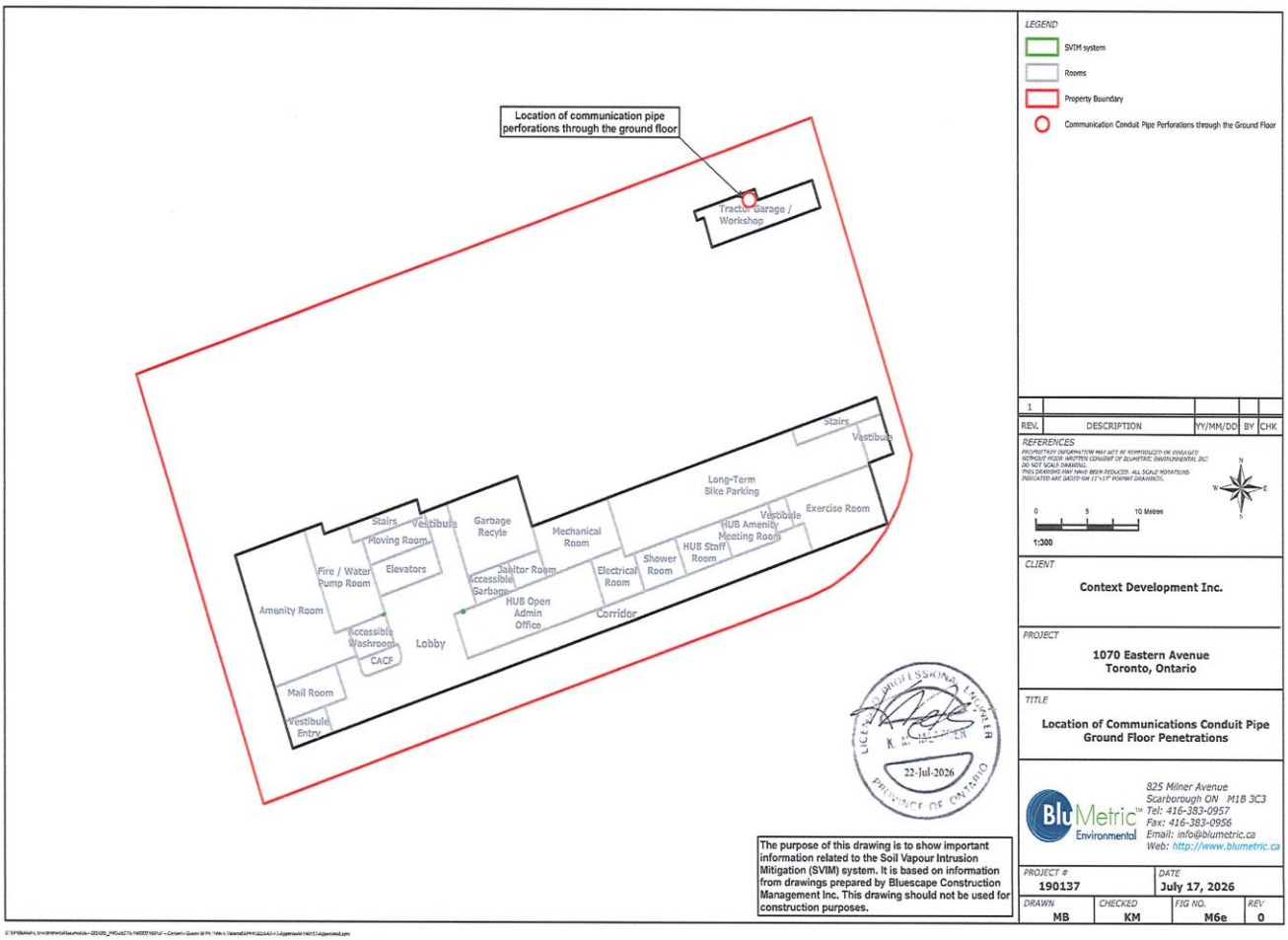

Location of communication pipe perforations through the ground floor
Tractor Garage / Workshop
Stairs
Vestibule
Long-Term Bike Parking
Exercise Room
Vestibule
HUB Amenity Meeting Room
HUB Staff Room
Shower Room
Electrical Room
Mechanical Room
Garbage Recyle
Stairs
Vestibule
Moving Room
Fire / Water Pump Room
Elevators
Janitor Room
Accessible Garbage
HUB Open Admin Office
Corridor
Amenity Room
Accessible Washroom
CACF
Lobby
Mail Room
Vestibule Entry
22-Jul-2026
The purpose of this drawing is to show important information related to the Soil Vapour Intrusion Mitigation (SVIM) system. It is based on information from drawings prepared by Bluescape Construction Management Inc. This drawing should not be used for construction purposes.
LEGEND
SVIM system
Rooms
Property Boundary
Communication Conduit Pipe Perforations through the Ground Floor
REV. DESCRIPTION YY/MM/DD BY CHK
1
REFERENCES
0 5 10 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Location of Communications Conduit Pipe Ground Floor Penetrations
BluMetric Environmental
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT # 190137
DATE July 17, 2026
DRAWN MB
CHECKED KM
FIG NO. M6e
REV 0

Figure M7

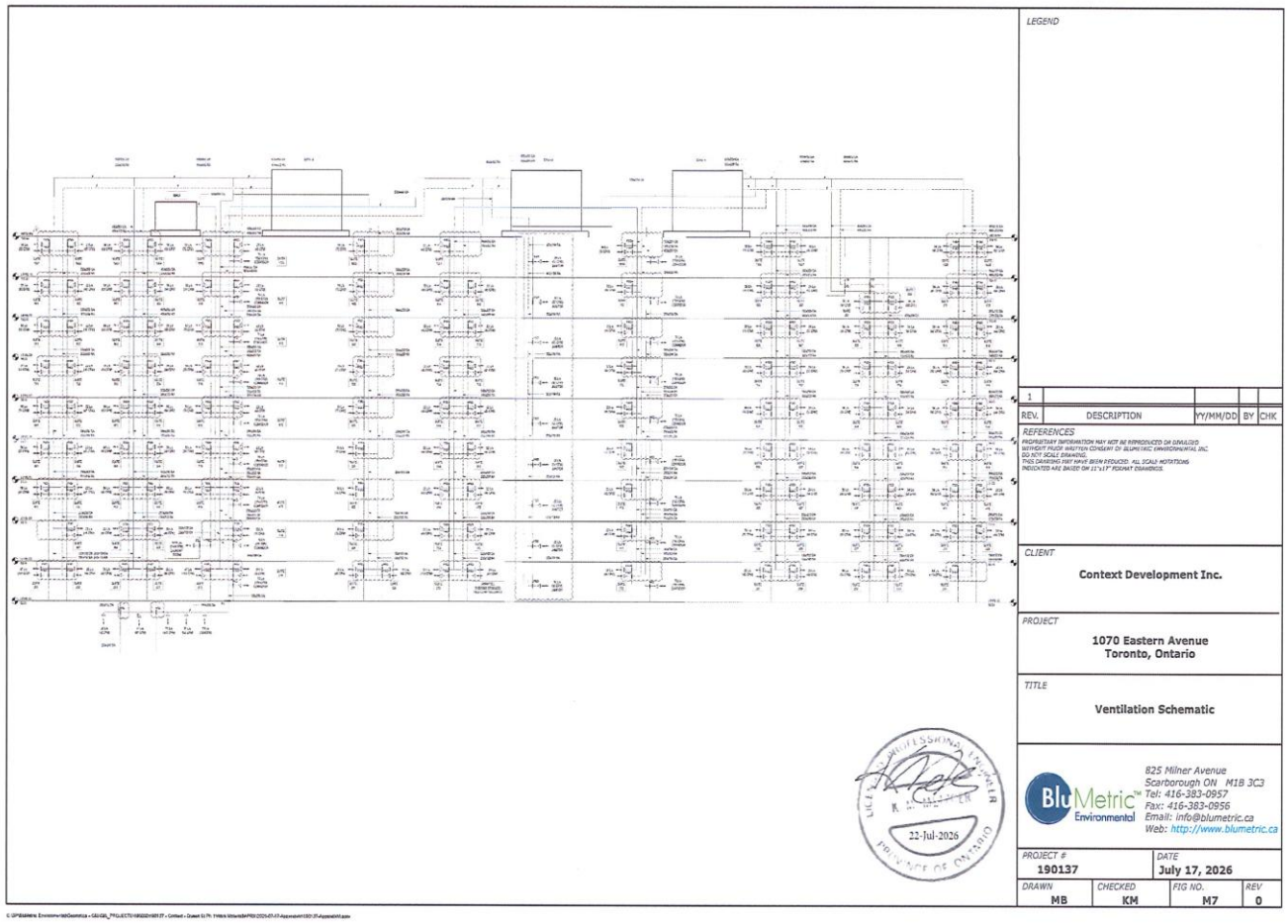
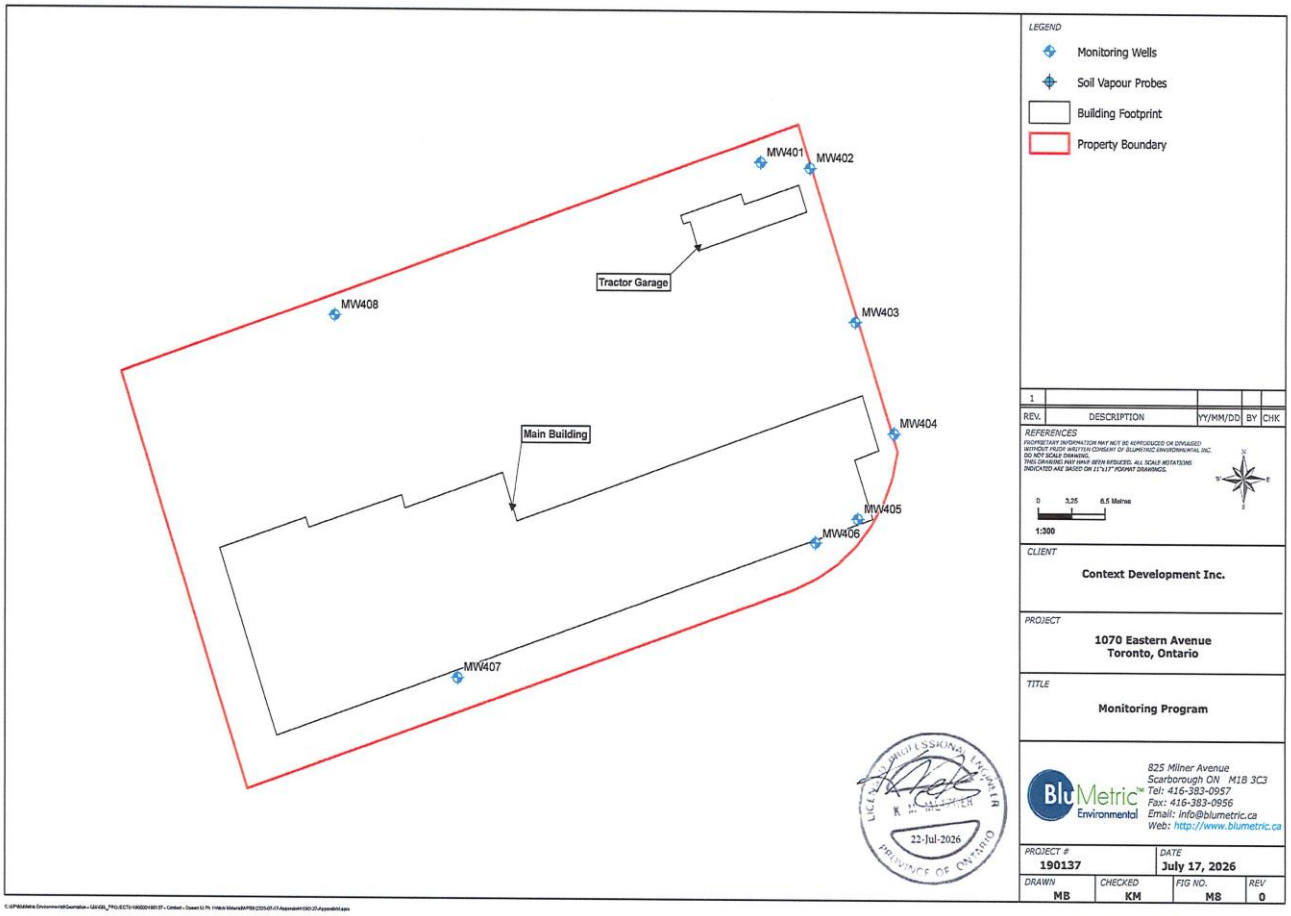

LEGEND
1
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
REFERENCES
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Ventilation Schematic
22-Jul-2026
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
July 17, 2026
DRAWN
MB
CHECKED
KM
FIG NO.
M7
REV
0

Figure M8


MW401
MW402
Tractor Garage
MW408
MW403
Main Building
MW404
MW405
MW406
MW407
LEGEND
Monitoring Wells
Soil Vapour Probes
Building Footprint
Property Boundary
REV.
DESCRIPTION
YY/MM/DD
BY
CHK
REFERENCES
0
3.25
6.5 Metres
1:300
CLIENT
Context Development Inc.
PROJECT
1070 Eastern Avenue
Toronto, Ontario
TITLE
Monitoring Program
825 Milner Avenue
Scarborough ON M1B 3C3
Tel: 416-383-0957
Fax: 416-383-0956
Email: info@blumetric.ca
Web: http://www.blumetric.ca
PROJECT #
190137
DATE
July 17, 2026
DRAWN
MB
CHECKED
KM
FIG NO.
M8
REV
0
22-Jul-2026