

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
M5G 1Z3

**Infrastructure
Ontario**

October 16, 2024

RE: Oakville TOC Submission Reference Guide

The Province, through Infrastructure Ontario (“IO”), is pleased to submit this Transit-Oriented Communities (“TOC”) Development Proposal Submission (“TOC Submission”) to the Town of Oakville for the proposed Oakville TOC, comprising the sites municipally known as: (1) 217-227 Cross Ave. & 571-595 Argus Rd.; (2) 157 & 165 Cross Ave.; (3) 166 South Service Rd.; and (4) 590 Argus Rd.

This Proposal Reference Guide is a companion document to the electronic materials submitted to the Town and includes:

| Appendix No. | Appendix Title | Purpose |
|-------------------|---|---|
| Appendix A | TOC Submission Checklist | Provides a checklist confirming the documents comprising the content of the TOC Submission package |
| Appendix B | TOC Submission Document List | Provides a detailed documents list for all TOC Submission documents (title, author, date, file type) |
| Appendix C | Master Revisions List | Provides a list of key architectural and design revisions made since the Preliminary TOC Development Proposal |
| Appendix D | Environmental Site Assessment (ESA) Summaries | Provides ESA summaries for the municipal addresses 157 & 165 Cross Ave. and 590 Argus Rd. |

We look forward to continued partnership with the Town to move the Oakville TOC Proposal forward.

APPENDIX A: TOC SUBMISSION CHECKLIST

| TOC Plans & Drawings | TOC | Phase 1 | Phase 2 | Phase 3 | Phase 4 |
|--------------------------------|-----------|--------------------|--------------------|-----------------------|---------------|
| | All Sites | 217-227 Cross Ave. | 157-165 Cross Ave. | 166 South Service Rd. | 590 Argus Rd. |
| 01. Aerial Photos | X | | | | |
| 02. Phasing Plans | X | | | | |
| 03. Site Surveys | | X | X | X | X |
| 04. Architectural Plans | | X | X | X | X |
| 05. 3D Building Model | X | X | X | X | X |
| 06. Landscape Plans | | X | X | X | X |
| 07. Area & Block Context Plans | X | | | | |
| 08. Civil Engineering Plans | | X | X | X | X |

| TOC Core Studies & Technical Reports | TOC | Phase 1 | Phase 2 | Phase 3 | Phase 4 |
|--------------------------------------|-----------|--------------------|--------------------|-----------------------|---------------|
| | All Sites | 217-227 Cross Ave. | 157-165 Cross Ave. | 166 South Service Rd. | 590 Argus Rd. |
| 01. Submission Reference Guide | X | | | | |
| 02. Planning Justification Report | X | | | | |
| 03. Urban Design Briefs | X | | | | |
| 04. Land Use Compatibility Studies | | X | X | X | X |
| 05. SWM/FSR Reports | | X | X | X | X |
| 06. Traffic Impact & Parking | X | | | | |
| 07. Shadow Studies | X | | | | |
| 08. Noise Review | | X | X | X | X |
| 09. Pedestrian Windy Studies | | X | X | X | X |
| 10. Solid Waste Management | | X | X | X | X |

| TOC Core Studies & Technical Reports | TOC | Phase 1 | Phase 2 | Phase 3 | Phase 4 |
|---|-----------|--------------------|--------------------|-----------------------|----------------|
| | All Sites | 217-227 Cross Ave. | 157-165 Cross Ave. | 166 South Service Rd. | 590 Argus Rd. |
| 01. Phase 1 ESAs | | X | X | X | X |
| 02. Phase 2 ESAs | | X | see Appendix D | X | see Appendix D |
| 03. ESA Reliance Letters | | X | X | X | X |
| 04. Environmental Site Screening Questionnaires | | X | X | X | X |
| 05. Hydro Geological Investigation Reports | | X | X | X | X |

APPENDIX B: TOC SUBMISSION DOCUMENT LIST

| TOC PLANS & DRAWINGS | | | | | | |
|----------------------|--|--|-------------------------------|-------------------|------------------|---------------|
| # | Document | Title of Document | Author | Site | Date | Type |
| 1 | Aerial Photos | Oakville Transit Oriented Community: Aerial Photos | Bousfields | ALL SITES | October 2024 | Drawing (PDF) |
| 2 | Phasing Plan | Overall Construction Phasing Plan | Trafalgar Engineering | ALL SITES | March 22, 2024 | Drawing (PDF) |
| 3 | Site Surveys | Plan of Survey | JD Barnes | 217 Cross | October 15, 2021 | Drawing (PDF) |
| | | Plan of Survey illustrating topography of Part of Lot 14, Concession 3, South of Dundas Street | JD Barnes | 157-165 Cross | June 16, 2023 | Drawing (PDF) |
| | | Plan of Survey illustrating topography of Part of Lot 14, Concession 3, South of Dundas Street | JD Barnes | 166 South Service | April 30, 2021 | Drawing (PDF) |
| | | Plan of Survey illustrating topography of Lot 15, Registered Plan 1333, and Part of Lots 13 and 14, Concession 3, south of Dundas Street | JD Barnes | 590 Argus | May 31, 2022 | Drawing (PDF) |
| 4 | Architectural Plans/Drawings | 217-227 Cross Avenue and 571-587 Argus Road: Architectural Drawings | BDP Quadrangle (217 Cross) | 217 Cross | October 4, 2024 | Drawing (PDF) |
| | | 157-165 Cross Avenue: Issued for Oakville TOC Development | Teeple (157-165 Cross) | 157-165 Cross | October 4, 2024 | Drawing (PDF) |
| | | 166 South Service Road East: Issued for TOC | Sweeny&Co (166 South Service) | 166 South Service | October 4, 2024 | Drawing (PDF) |
| | | 590 Argus Road: Issued for Oakville TOC Development | Teeple (590 Argus) | 590 Argus | October 4, 2024 | Drawing (PDF) |
| 5 | 3D Building Model (Sketch-Up or similar) | OAK_TOC_ALL_3DMODEL_2024-10-04 | Bousfields | ALL SITES | October 4, 2024 | Model (SKP) |
| | | OAK_TOC_217CROSS_3DMODEL_2024-10-04 | | 217 Cross | October 4, 2024 | Model (SKP) |
| | | OAK_TOC_157-165CROSS_3DMODEL_2024-10-04 | | 157-165 Cross | October 4, 2024 | Model (DWG) |
| | | OAK_TOC_166SSR_3DMODEL_2024-10-04 | | 166 South Service | October 4, 2024 | Model (DWG) |

| | | | | | | |
|---|---|---|----------------------------|-------------------|--------------------|---------------|
| | | OAK_TOC_590ARGUS_3DMODEL_2024-10-04 | | 590 Argus | October 4, 2024 | Model (DWG) |
| 6 | Landscape Plans/Drawings | 217-227 Cross Ave & 571 Argus Rd, Oakville | JRS (217 Cross) | 217 Cross | September 22, 2022 | Drawing (PDF) |
| | | 157 - 165 Cross Ave, Oakville | JRS (157-165 Cross) | 157-165 Cross | February 14, 2024 | Drawing (PDF) |
| | | 166 South Service Road E: Oakville TOC Submission | Adesso (166 South Service) | 166 South Service | October 4, 2024 | Drawing (PDF) |
| | | 590 Argus Road: TOC Development Application | Public City (590 Argus) | 590 Argus | March 20, 2024 | Drawing (PDF) |
| 7 | Area and Block Context Plan | Oakville Transit Oriented Community: Area & Block Context Plan | Bousfields | ALL SITES | October 2024 | Drawing (PDF) |
| 8 | Civil Engineering Plans/Drawings (includes site grading plan) | Argus Cross: Proposed Residential Condominium Development - 217-227 Cross Ave & 571-587 Argus Road, Oakville, Ontario | Trafalgar Engineering | 217 Cross | January 21, 2022 | Drawing (PDF) |
| | | Distrikt Midtown: Proposed Residential Condominium Development - 157/165 Cross Avenue, Oakville, Ontario | | 157-165 Cross | September 20, 2023 | Drawing (PDF) |
| | | Distrikt Midtown: Proposed Residential Condominium Development - 166 South Service Road East, Oakville, Ontario | | 166 South Service | April 29, 2022 | Drawing (PDF) |
| | | 590 Argus: Proposed Residential Condominium Development - 590 Argus Road, Oakville, Ontario | | 590 Argus | October 26, 2022 | Drawing (PDF) |

| CORE STUDIES & TECHNICAL REPORTS | | | | | | |
|----------------------------------|---|--|-----------------------|-------------------|--------------------|--------------|
| # | Document | Title of Document | Author | Site | Date | Type |
| 1 | Submission Reference Guide | Oakville TOC Submission Reference Guide | IO | ALL SITES | October 16, 2024 | Letter (PDF) |
| 2 | Planning Justification Report (PJR) | Oakville Transit Oriented Community: Planning & Urban Design Justification Report | Bousfields | ALL SITES | October 2024 | Report (PDF) |
| 3 | Urban Design Brief | Urban Design Memorandum (Midtown Oakville Transit Oriented Community) | Bousfields | ALL SITES | October 4, 2024 | Memo (PDF) |
| 4 | Land Use Compatibility Study (Includes Noise Feasibility Study) | Oakville TOC: Land Use Compatibility Assessment - 217 and 227 Cross Avenue and 571, 581, 587-595 Argus Road | Dillon Consulting | 217 and 227 Cross | October 2024 | Report (PDF) |
| | | Oakville TOC: Land Use Compatibility Assessment -157-165 Cross Avenue | Dillon Consulting | 157-165 Cross | October 2024 | Report (PDF) |
| | | Addendum to Land-Use Compatibility Study - Oakville TOC 166 South Service Road, Oakville, Ontario | RWDI | 166 South Service | October 4, 2024 | Report (PDF) |
| | | Addendum to Land-Use Compatibility Study - Oakville TOC 590 Argus Road, Oakville, Ontario | RWDI | 590 Argus | October 4, 2024 | Report (PDF) |
| 5 | SWM/Functional Servicing Memo/Report | Functional Servicing Report: Water, Sanitary, and Stormwater Management - Proposed Mixed-Use Condominium Towers Distrikt Midtown 217-227 Cross Avenue and 571-587 Argus Road | Trafalgar Engineering | 217 Cross | October 2024 | Report (PDF) |
| | | Functional Servicing Report: Water, Sanitary, and Stormwater Management - Proposed Mixed-Use Condominium Towers Distrikt Midtown 157-165 Cross Avenue | | 157-165 Cross | October 2024 | Report (PDF) |
| | | Functional Servicing Report: Water, Sanitary, and Stormwater Management - Proposed Mixed-Use Condominium Towers Distrikt Midtown 166 South Service Road East | | 166 South Service | October 2024 | Report (PDF) |
| | | Functional Servicing Report: Water, Sanitary, and Stormwater Management - Proposed Mixed-Use Condominium Towers Distrikt Midtown 590 Argus Road | | 590 Argus | October 2024 | Report (PDF) |
| 6 | Traffic Impact & Parking Study (TIS) | Oakville TOC Development - Summary Transportation Impact Study - Midtown Oakville | BA Group & Paradigm | ALL SITES | September 24, 2024 | Memo (PDF) |

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|----|---|---|-------------------|-------------------|-----------------|--------------|
| 7 | Shadow Study | Oakville Transit Oriented Community: Shadow Study | Bousfields | ALL SITES | October 2024 | Report (PDF) |
| 8 | Noise Letter | Reliance Letter - Noise Feasibility study, Proposed Mixed-Use/Residential Development, Oakville TOC Development, 217-227 Cross | HGC Engineering | 217 Cross | October 3, 2024 | Letter (PDF) |
| | | Noise Feasibility Study: 157-165 Cross Avenue | Dillon Consulting | 157-165 Cross | October 2024 | Report (PDF) |
| | | Reliance Letter - Noise Feasibility study, Proposed Mixed-Use/Residential Development, Oakville TOC Development, 166 South Service Road | HGC Engineering | 166 South Service | October 3, 2024 | Letter (PDF) |
| | | Reliance Letter - Noise Feasibility study, Proposed Mixed-Use/Residential Development, Oakville TOC Development, 590 Argus Road | HGC Engineering | 590 Argus | October 3, 2024 | Letter (PDF) |
| 9 | Pedestrian Wind Study Letter | Pedestrian Wind Study Results for Oakville TOC 217 Cross | RWDI | 217 Cross | October 4, 2024 | Letter (PDF) |
| | | Pedestrian Wind Study Results for Oakville TOC 157 & 165 Cross Ave | | 157-165 Cross | October 4, 2024 | Letter (PDF) |
| | | Pedestrian Wind Study Results for Oakville TOC 166 South Service Road | | 166 South Service | October 1, 2024 | Letter (PDF) |
| | | Pedestrian Wind Study Results for Oakville TOC 590 Argus Road | | 590 Argus | October 1, 2024 | Letter (PDF) |
| 10 | Solid Waste Management Plan Report and Drawings | Oakville TOC Development Solid Waste Management Plan - 217-227 Cross Avenue and 571-587 Argus Cross Road, Oakville ON | Burnside | 217 Cross | October 2024 | Report (PDF) |
| | | Oakville TOC Development Solid Waste Management Plan - 157 & 165 Cross Avenue, Oakville ON | | 157-165 Cross | October 2024 | Report (PDF) |
| | | Oakville TOC Development Solid Waste Management Plan - 166 South Service Road East, Oakville ON | | 166 South Service | October 2024 | Report (PDF) |
| | | Oakville TOC Development Solid Waste Management Plan - 590 Argus Road, Oakville ON | | 590 Argus | October 2024 | Report (PDF) |

| OTHER SUPPORTING STUDIES & REPORTS | | | | | | |
|------------------------------------|---|---|-------------------|-------------------|--------------------|--------------|
| # | Document | Title of Document | Author | Site | Date | Type |
| 1 | Phase One - Environmental Site Assessment (ESA) | Phase One Environmental Site Assessment - 217 & 227 Cross Avenue and 571-595 Argus Road, Oakville, Ontario | B.I.G. Consulting | 217 Cross | September 19, 2022 | Report (PDF) |
| | | Phase One Environmental Site Assessment - 157 and 165 Cross Avenue, Oakville, Ontario | | 157-165 Cross | September 7, 2023 | Report (PDF) |
| | | Phase One Environmental Site Assessment - 166 South Service Road, Oakville, Ontario | | 166 South Service | November 10, 2022 | Report (PDF) |
| | | Phase One Environmental Site Assessment - 590 Argus Road, Oakville, Ontario | | 590 Argus | April 28, 2023 | Report (PDF) |
| 2 | Phase Two - Environmental Site Assessment (ESA) | Phase Two Environmental Site Assessment - 217 & 227 Cross Avenue and 571, 581 and 587-595 Argus Road, Oakville, Ontario | B.I.G. Consulting | 217 Cross | May 23, 2023 | Report (PDF) |
| | | see Appendix D (summary) | | 157-165 Cross | | |
| | | Phase Two Environmental Site Assessment - 166 South Service Road, Oakville, Ontario | | 166 South Service | November 14, 2022 | Report (PDF) |
| | | see Appendix D (summary) | | 590 Argus | | |
| 3 | ESA – Reliance Letter | Reliance Letter for 217 & 227 Cross Avenue and 571-595 Argus Road, Oakville, Ontario | B.I.G. Consulting | 217 Cross | September 20, 2024 | Letter (PDF) |
| | | Reliance Letter for 157 and 165 Cross Avenue, Oakville, Ontario | | 157-165 Cross | September 20, 2024 | Letter (PDF) |

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|---|---------------------------------------|--|-------------------|-------------------|--------------------|---------------|
| | | Reliance Letter for 166 South Service Road, Oakville, Ontario | | 166 South Service | September 20, 2024 | Letter (PDF) |
| | | Reliance Letter for 590 Argus Road, Oakville, Ontario | | 590 Argus | September 20, 2024 | Letter (PDF) |
| 4 | Env'tl Site Screening Questionnaire | Site-Screening Questionnaire | B.I.G. Consulting | 217 Cross | October 4, 2024 | Questionnaire |
| | | Site-Screening Questionnaire | | 157-165 Cross | October 4, 2024 | Questionnaire |
| | | Site-Screening Questionnaire | | 166 South Service | October 4, 2024 | Questionnaire |
| | | Site-Screening Questionnaire | | 590 Argus | October 4, 2024 | Questionnaire |
| 5 | Hydro Geological Investigation Report | Preliminary Hydrogeological Investigation: 217 and 227 Cross Avenue and 571, 581 and 587 - 595 Argus Road, Oakville, Ontario | B.I.G. Consulting | 217 Cross | October 8, 2024 | Report (PDF) |
| | | Preliminary Hydrogeological Investigation: 157 and 165 Cross Avenue, Oakville, Ontario | | 157-165 Cross | October 8, 2024 | Report (PDF) |
| | | Preliminary Hydrogeological Investigation: 166 South Service Road East, Oakville, Ontario | | 166 South Service | October 8, 2024 | Report (PDF) |
| | | Preliminary Hydrogeological Investigation: 590 Argus Road, Oakville, Ontario | | 590 Argus | October 8, 2024 | Report (PDF) |

APPENDIX C: MASTER REVISIONS LIST (ARCHITECTURAL)

217-227 Cross Ave. & 571-595 Argus Rd.

- Revised the total number of building storeys:
 - Tower A went from 37 storeys to 46 storeys
 - Tower B went from 49 storeys to 52 storeys
 - Tower C went from 65 storeys to 59 storeys
- Revised the shape and placement of the Tower A podium and tower to accommodate a new Argus Road alignment.
- Revised the Tower C podium length on the east elevation to limit length of podium to 55m
- Added canopies in front of “dead walls” facing Argus Road on north and west facades.
- A 1500m setback introduced on Towers A and B podium levels 5 and 6 on the west along Argus Road as well as south face of podium B.
- Shifted entire development 0.4705m west due to Argus Road and Local Road width changes (modified dimensions only).

157 & 165 Cross Ave.

Below Grade

- Adjusted post-development property line due to updated R.O.W. road widths, affecting below grade foundation walls;
- Revised layout with tower elevator cores adjusted to improve traffic flow and parking space efficiency;
- Added one level of below grade parking;
- Bike parking/storage room moved to above grade levels;
- Updated layout to incorporate preliminary structural input;

Ground Floor Plane

- Updated perimeter roads/streets R.O.W. widths;
- Adjusted post-development property line according to revised R.O.W. widths;
- Deleted North-South mid-block connection due to site limitations and addressing functional requirements for the building’s ‘back-of-house’ elements and site services;
- Adjusted Privately Owned Publicly Accessible Space, incorporating Patio space for ground floor commercial spaces;
- Adjusted North, East and South ground floor frontage to provide additional setbacks and space to help improve public realm activation;
- Maintained party wall condition at West boundary but with revised proposed material finish to improve interim condition;
- Updated Landscape backgrounds as per Landscape Consultant;
- Revised bike parking/storage layout and room locations;
- Adjusted tower elevator cores to suit below grade parking layout;
- Revised layout of vertical conveyance equipment for non-residential use and building’s ‘back-of-house’ elements;
- Adjusted layout incorporating preliminary structural elements;

Podium & Tower Levels

- Adjusted tower separation due to updated post-development property line, but maintains more than 25 meters in the most restrictive points of the tower envelope;
- Revised setbacks due to adjusted Tower B location and updated post-development property line;
- Revised tower heights/storey count for both towers;
- Updated Landscape backgrounds as per Landscape Consultant;
- Revised bike parking/storage layout and room locations;

- Adjusted tower typical podium and tower level suite demising layout due to revised elevator cores;
- Updated layout to incorporate preliminary structural input;
- Updated floor to floor heights at various levels as per preliminary coordination with MEP and Structural consultants;

Building Statistics & Miscellaneous Items

- Updated building GFA/GCA counts;
- Updated total suite counts;
- Updated vehicular and bicycle parking counts.

590 Argus Rd

- Argus Road realignment with introduction of the “swelbow”, and corresponding revision to ROW widths, resulting in revision to the Post-Development Property Line along Argus Road, and revisions to the extent of Conveyed Lands.
- South Service Road realignment as per Town’s most recent Road Network plans, and corresponding revision to ROW widths, resulting in revision to the Post-Development Property Line along South Service Road, and revisions to the extent of Conveyed Lands.
- The realignment of South Service Road, including the revised Post-Development Property Line along both South Service Road and Argus Road has resulted in a revision to Established Grade for the project, from El. 104.960m in the previous submission to El. 104.480m in the current submission.8Revision to the location of the 14.0m MTO Setback on the property, resulting from the South Service Road realignment noted above. This MTO setback revision resulted in a significant increase in the developable area of the property. While the towers remained in the same location, the increase of developable area along the north edge of the site has allowed us to extend the Podium further north, resulting in a corresponding increase to overall GFA.
- The revision to the South Service Road realignment also resulted in a requirement to provide an Interim Service Easement at the North-East corner of the property to maintain existing below grade services until such time that the South Service Road realignment can be completed by the Town. This Interim Service Easement resulted in a conflict with the existing floorplate of Tower C, extending down to Level 1 and into the below-grade Parkade. As a result, the layout of Tower C at this North-East corner of the property has been revised to avoid the Interim Service Easement. The revised geometry resulting them from the Interim Service Easement revision has allowed us to revise the Tower C podium such that we were able to introduce a Podium to Tower setback along the east elevation at the 7th storey, which previously was not feasible. In addition, the revision to the Tower C podium layout has resulted in an increase of retail space along the portion of South Service Road that extends northward from Argus Road, providing a more lively and animated street frontage.
- Tower Heights have been revised – Tower A revised from 45 storeys to 47 storeys; Tower C revised from 57 storeys to 55 storeys; Tower B remains at 50 storeys.
- The increase in developable area along the north edge of the site, and the corresponding GFA increase in the north Podium area has resulted in the following revisions:
 - We were able to shift Indoor Amenity space into the north Podium spaces, rather than in the residential areas of the Podiums, as was necessary in the previous submission. This has resulted in a revised unit count of 1856 units (1842 in previous submission).
 - All Visitor Bike Storage has been relocated from P1 level to Level 1, accessible directly from the central Porte-Cochere driveway area.
 - Pick-Up Drop Off (PUDO) spaces provided at Level 1 increased to 19 spaces.
 - Below-grade Parkade footprint is increased, which has resulted in an increase of Residential Parking spaces provided to 971 spaces (892 in previous submission). Visitor Parking spaces provided has been increased to 276 spaces (261 in previous submission).

- Mechanical Penthouse (MPH) floorplate reduced along west elevation of each tower to minimize impact and provide a slenderer MPH appearance at top of towers. Additionally, the north and south elevations of the MPH level at each tower have been revised to vary the height of the cladding elements that extend upwards from the tower cladding design, providing some additional height variation at each tower, in response to the Town's Working Group comments & request.
- The above revision also resulted in an increase in the Tower Separation distances, with this dimension being measured from the face of the tower cladding, rather than the balcony edge as had been shown in the previous submission (refer to new Dwg A112 Tower Separation Diagram). The Tower Separation distance between Tower A and Tower B varies from a minimum of 25.0m across the narrowest point of the curve along Tower A's East elevation, increasing to a maximum of 27.7 at the North-West corner of Tower B, and increasing to a maximum of 26.0m as the Towers align parallel to each other and the Podiums extend southwards towards Argus Rd. The Tower Separation distance between Tower B and Tower C varies, from a maximum of 28.8m where the Podiums extend northwards from Argus Rd., narrowing to 25.0m at the apex of the curve along Tower B's East elevation, and narrowing further to a minimum of 23.4m at the North-West corner of Tower C; the length of building face that is subject to a Tower Separation distance of less than 25.0m at this area is less than 5.0m long.

166 South Service Rd.

- Tower heights
 - Tower 1, Reduction in height from 52 to 51 storeys
 - Tower 2, Reduction in height from 56 to 55 storeys
 - Tower 3, Increase in height from 44 to 49 storeys
- Site boundaries – Updated ROW widths and locations
 - Street A: Increase from 19-metre to 20-metre ROW
 - Street B: Increase from 24-metre to 26-metre ROW
 - South Service Road: Increase from 16-metre to 20-metre ROW
- Increase tower separation distance from 25-metres to 26-metres
- Adjustment of Loading and Servicing area
- Adjustment of North Parking ramp location
- Relocation of South Parking ramp north along Street 'A'
- GFA change: Increase from 133,311 sq.m to 134,616 sq.m

APPENDIX D: ENVIRONMENTAL SITE ASSESSMENT (ESA) SUMMARIES

157 & 165 Cross Avenue

BIG completed the initial field investigation for the Phase Two ESA at 157 + 165 Cross Avenue between August and September 2023 to characterize the on-Site PCAs and APECs identified in the Phase One ESA conducted at the Site. During this investigation, BIG identified copper and selenium impacts in soil and arsenic impact in groundwater. The soil exceedances identified were located at one (1) borehole within the native material at the Site from 2.29-2.90 m bgs, no impacts were identified within the fill material. The arsenic exceedance in groundwater was located at one (1) monitoring well and is associated with the weathered shale present at the Site. BIG then completed additional site characterization in August 2024 to further characterize the APECs identified at the Site in the Phase One ESA, delineate the metals impacts in soil and to resample the monitoring well that was previously impacted with arsenic to determine if the data was reproducible.

BIG identified additional soil impacts at the Site when conducting the additional investigation, including PHC F3 and F4 from 0.15-0.76 m bgs at two (2) boreholes and copper and selenium from 2.29-2.90 m bgs at two (2) boreholes. The groundwater sampling identified a vanadium impact at one of the newly installed monitoring wells however arsenic is no longer in exceedance of the applicable MECF standards as the resampling data collected was below the applicable standards. As two (2) consecutive groundwater sampling events are required to show that a monitoring well is clean and meets the applicable standards, BIG will be completing additional groundwater sampling at the Site in September 2024. BIG will also be conducting additional horizontal and vertical delineation drilling for the newly identified soil impacts in September 2024. Once the additional field investigation has been completed, Phase Two ESA will be updated with the results.

Based on the Site redevelopment plans, the impacts present at the Site will be excavated during construction excavation. Once the impacts have been excavated and confirmatory sampling has been conducted to confirm that the Site now meets the MECF standards, the RSC will be filed.

590 Argus Road

BIG completed the field investigation for the Phase Two ESA at 590 Argus Road in April 2023 to characterize the on-Site potentially contaminating activities (PCAs) and areas of potential environmental concern (APECs) identified in the Phase One ESA conducted at the Site and to delineate surficial metals impacts in soil identified by BIG during the due diligence Phase II ESA conducted in May 2020.

Following the investigations conducted at the Site, the following surficial soil impacts have been identified at the Site: petroleum hydrocarbon (PHC) F2 and F3 from 0.76-1.37 metres below ground surface (m bgs), benzo(a)pyrene and fluoranthene from 0.0-0.61 m bgs and copper from 0.0-0.76 m bgs at select boreholes located at the Site. The benzo(a)pyrene, fluoranthene and copper impacts in soil are associated with fill material of unknown quality present at the Site and based on the available historical records, the source of the PHC impacted soil on-Site is unknown but suspected to be localized. No groundwater impacts were identified at the Site.

BIG has recommended completing additional horizontal and vertical delineation of the soil impacts identified at the Site in accordance with the Ministry of the Environment, Conservation and Parks (MECP) O.Reg.153/04. Based on the Site redevelopment plans, the impacts present at the Site will be excavated during construction excavation. Once the impacts have been excavated and confirmatory sampling has been conducted to confirm that the Site now meets the MECP standards, the Record of Site Condition (RSC) will be filed.
