



February 22, 2017

Project: 161-14172-00

**Region of Peel
10 Peel Centre Drive,
Suite B
Brampton, Ontario
L6T 4B9**

**Attention: Denise Occhipinti
Twin Pines Redevelopment Project Manager, Peel Living**

**Re: Summary of Findings
Environmental Assessment
1745, 1749, and 1769 Dundas Street East
Mississauga, Ontario**

WSP Canada Inc. (WSP) has completed a Phase One Environmental Site Assessment (ESA) and Phase Two ESA of the properties listed as 1745 and 1749 Dundas Street East (Twin Pines and Summerville residential developments) and 1769 Dundas Street East (Peel Family Shelter) in Mississauga, Ontario.

The results of the environmental site assessment have not indicated any concern for the continued use of the site or health and safety risk.

The assessment included borehole investigation and sampling across the properties as well as chemical analysis of soil and groundwater samples collected from the boreholes. The borehole and surface sampling program was intended to provide an overview of the overall condition of the site to inform preliminary project planning and the development of a business case. The eleven borehole locations selected were based on the findings of the Phase One ESA, including but not limited to subsurface assessment in areas near former fuel spills or other potential environmental impacts. The results of the analyses of these samples were compared against the Ministry of Environment and Climate Change (MOECC) site condition standards for residential land use.

The chemical analyses indicated that the soil and groundwater samples met the applicable MOECC standards with the exception of occurrences of elevated electrical conductivity (EC) and/or sodium adsorption ratio (SAR) in soils and sodium and/or chloride in groundwater. The occurrence of elevated levels of these tested parameters are typically associated with the use of de-icing salts and are often found associated with roads, driveways, and parking areas where de-icing salts are used.

While the tested concentrations of the above-noted parameters exceed the MOECC standards, no further action is required unless a Record of Site Condition is to be filed for the site (which is a requirement depending on the redevelopment plan approach, due to the change of the usage, the change of ownership, or the City's requirements) in which case further testing is a standard requirement.

Finally, no health and safety risks are present based on the observed concentrations of EC and SAR in soil and chloride and sodium in groundwater.

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In addition to the borehole sampling, random surficial soil sampling was undertaken adjacent to ten (10) above-ground fuel oil storage tanks within the Twin Pines property. Chemical analysis of the retrieved soil samples indicated no evidence of any significant hydrocarbon impacts related to these tanks at the sampled locations.

Further investigation of the property could also be undertaken at the client's discretion to provide more detailed information, particularly following removal/demolition of the structures on site.

In summary, the results of the environmental site assessment have not indicated the presence of any chemical parameters which warrant further action at this time or represent health and safety risks.

Yours very truly,
WSP Canada Inc.

A handwritten signature in blue ink, appearing to read 'Rodney Obdeyn', written over a light blue circular stamp.

Rodney Obdeyn, P.Eng.
Principal Engineer