

CONTAMINATION OVERVIEW STUDY
FIRST AVENUE & MCNAUGHTON AVENUE, OSHAWA, ONTARIO

PREPARED FOR:



THE CITY OF OSHAWA
CITY OF OSHAWA, 1ST FLOOR, WEST WING, CITY HALL
50 CENTRE ST. S.
OSHAWA, ON L1H 3Z7

PREPARED BY:



PARSONS INC.
1393 NORTH SERVICE ROAD EAST, SUITE 103
OAKVILLE, ONTARIO L6H 1A7
TEL: 905-569-4198

10-13170

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The City of Oshawa

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EXECUTIVE SUMMARY

Parsons Inc. (Parsons) was retained by The City of Oshawa (The City of Oshawa) to conduct a Contamination Overview Study (C.O.S.) of the property located at and along First Avenue and McNaughton Avenue, Oshawa, Ontario (the Site), with the road allowance portion being owned by The City of Oshawa.

The primary purpose of the C.O.S. was to identify potential sources of impacts to soil and groundwater at the Site. The Study Area included lands within 250 m of the Site. Current and historical potentially contaminating activities (P.C.A.s) were identified at the Site and within the Study Area and evaluated to determine if they represent a potential environmental concern (P.E.C.) for the Site.

Based on the records review and reconnaissance visit:

- Based on aerial photographs, the Site has been used as municipal roadways, with residential uses forming the bulk of the remaining land uses, with some light commercial, and industrial uses as well. Agricultural uses were visible in the eastern portion of the Site in the 1927 aerial imagery.
- The Site currently contains a variety of land uses, with the majority being municipal roadways, residential uses comprising the bulk of the remaining lands, a portion of a commercial property, two portions of industrial properties, and a small municipal park parcel comprising the remainder.

On-site P.E.C.s are as follows:

- Importation of Fill Material of Unknown Quality beneath municipal roadway portions of the Site as well as beneath the portions of the Site used as parking areas (P.C.A. #1).
- Historical presence of a rail line crossing the Site in the area of Front Street (P.C.A. #2).
- Spill event of approximately 300 L of furnace oil to the property at 516 Drew Street (P.C.A. #3).
- Former glass and fibreglass product manufacturing facility with previous use as an Iron Foundry, and with historical underground fuel storage tanks, coal storage, solvent storage, and P.C.B. waste storage at 155 First Avenue (P.C.A. #4).
- Former sheet metal factory with evidence of historical coal storage at 555 Simcoe Street South (P.C.A. #5).
- Spill event of an unknown quantity of waste oil which migrated from 506 Ritson Road to the ground at 256 McNaughton Ave (P.C.A. #6).
- Former fuel service station at 506 Ritson Road S. with confirmed exceedances of the Table 3 residential site condition standards for P.H.C. F1 and F2, P.A.H.s, and inorganics in soil, and P.H.C. F2 in groundwater reported in a 2014 Phase II E.S.A. report. Spill event of approximately 10 L of furnace oil to the ground at 506 Ritson Road South (P.C.A. #7).

Off-site P.C.A.s that may affect the Site are as follows:

- A Phase II Environmental Site Assessment prepared for 446 Simcoe Street S. and 24 Mill Street reports that concentrations of metals and P.A.H.s in soil, and P.H.C.s and Cobalt in groundwater were in exceedance of the applicable site condition standards (P.C.A. #9).
- Former commercial printing business at 452 Simcoe Street S. (P.C.A. #10)
- Former manufacturer of glass products at 434 Simcoe Street S. (P.C.A. #11).
- Historical fuel service station and a used vehicles sales business at 437 Simcoe Street South (P.C.A. #13).

- Historical metal foundry, with an underground storage tank (U.S.T) at 63 Albany Street, having concentrations of several metal parameters in soil and several V.O.C. parameters in the groundwater in exceedance of the applicable site condition standards as reported in a provided Phase I E.S.A. report (P.C.A. #15).
- Former Iron Foundry, with historical rail sidings, diesel spill, and registered waste generation of photo processing and P.C.B. wastes at 500 Howard Street (P.C.A. #17).
- Vehicle repair garage and towing business with registered waste generation of oil skimmings and sludges at 396 Drew Steet (P.C.A. #18).
- Registered waste generator by historical equipment rental business for waste oils, light fuels, lubricants and petroleum distillates, historical use as a vehicle repair garage (Durham Tires), and a structure fire related spill at 491 Ritson Road S. (P.C.A. #26)
- Lakeshore Auto Wreckers depicted in a 1948 Fire Insurance Plan in the location of the west portion of the current 501 Ritson Road S. property (P.C.A. #27).

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1.0 INTRODUCTION

Parsons Inc. (Parsons) was retained by The City of Oshawa to conduct a Contamination Overview Study (C.O.S.) of the lands located at and along First Avenue and McNaughton Avenue, Oshawa, Ontario (the Site), with the road allowance portion being owned by The City of Oshawa.

The principle purpose of the C.O.S. was to identify potential sources of impacts to the soil and groundwater at the Site. The Study Area included lands within 250 m of the Site. Current and historical potentially contaminating activities (P.C.A.s) were identified at the Site and within the Study Area, and evaluated to determine if they represent a potential environmental concern (P.E.C.) for the Site.

Limitations of the C.O.S. are set out in Section 9.0 and the details of referenced documents can be found in Section 10.0.

1.1 Scope of Work

The C.O.S. involved the following tasks:

- Providing a general description of the Site and Study Area including the topography, physiography, geology, municipal zoning, and land use;
- Conducting a review of various records pertaining to the Site and surrounding properties;
- Conducting a reconnaissance visit to make specific observations at the Site and surrounding properties from publicly accessible areas;
- Reviewing and evaluating the information; and
- Preparing this report documenting the activities, findings, conclusions, and recommendations.

2.0 SITE DESCRIPTION

The location of the Site is shown on Figure 1, and the regional topography on Figure 2. The Site is bound by Simcoe Street S. to the west and Ritson Road S. to the east.

The majority of the Site is municipally owned public roadway and sidewalks, with the remainder primarily being residential properties, and portions of commercial and industrial properties.

Photographs of the Site and select surrounding properties are presented in Appendix A.

2.1 Zoning and Land Use

According to the City of Oshawa Comprehensive Zoning By-Law 60-94, the portions of the Site adjacent to the road allowance are zoned, starting from the west end of the Site to the east, as R6-B(1) – senior citizens apartment, PCC-C – planned commercial centre, R2 – residential, GI – general industrial, R5-A – residential, and PSC-A – planned strip commercial for the properties within the Site with frontage along Ritson Road South.

Land uses of surrounding properties within the study area are summarized on Figure 3 and are generally residential, PCC – planned commercial centre, GI – general industrial, and PSC – planned strip commercial.

3.0 RECORDS REVIEW

The records review for the C.O.S. consisted of obtaining and reviewing the following information:

- Previous environmental reports provided by The City of Oshawa;
- Fire insurance records pertaining to the Site and surrounding properties included in a previously completed Phase I Environmental Site Assessment report prepared for 144-155 First Avenue by MTE Consultants Inc., which obtained Fire insurance records from OPTA Information Intelligence (OPTA);
- A standard database report obtained from ERIS Environmental Risk Information Services (ERIS) for the Site and properties within 250 m of the Site (Study Area);
- Selected aerial photographs included in a previously completed Phase I Environmental Site Assessment report prepared for 63 Albany Street by Fisher Environmental Ltd., dated May 30, 2017 for the Site and surrounding properties in the study area; and
- Various topographic, geologic, and hydrogeologic maps or reports.

3.1 Environmental Reports

The City of Oshawa provided the following previous environmental reports for review with significant findings noted below.

Phase One Environmental Site Assessment, 63 Albany Street, Oshawa, Ontario, by Fisher Environmental Ltd. Dated May 30, 2017

The Phase I Environmental Site Assessment (E.S.A.) was completed to support a Record of Site Condition (R.S.C.). The Site was vacant at the time of the assessment, operated as a metal foundry between 1898 and 1976, and included an underground storage tank (U.S.T.). The report outlines previous environmental remediation at the Site which included the removal of 2,270L fuel U.S.T., removal of approximately 810 tonnes of impacted soil. A previously filed R.S.C. documented concentrations of several metal parameters in soil and several volatile organic compound (V.O.C.) parameters in the groundwater in exceedance of the current applicable M.E.C.P. standards.

Phase I Environmental Site Assessment 144-155 First Avenue, Oshawa, Ontario, by MTE Consultants Inc. dated February 28, 2022

The Phase I E.S.A. was completed to O.Reg. 153/04 standards. The Site was operating as a Industrial glass manufacturer, with various historical industrial uses including as an Iron foundry. Numerous other potentially contaminating activities were identified on the property including but not limited to, fuel storage tanks, rail spurs, solvent storage, fibreglass manufacturing, and importation of fill of unknown quality. The report detailed the results of a previously conducted Phase II E.S.A. which identified concentrations of petroleum, metals, and polycyclic aromatic compounds (P.A.H.) parameters in soils samples; and petroleum hydrocarbon (P.H.C.) parameters and cobalt in groundwater samples in excess of the M.E.C.P. Table 3 Industrial/Commercial/Community Use site condition standards.

Phase II Environmental Site Assessment 144-155 First Avenue, Oshawa, Ontario, by MTE Consultants Inc. dated March 21, 2022

Fifty-eight boreholes, with 43 completed as monitoring wells were advanced to a maximum depth of 7.6 metres below ground surface (mbgs). The inferred groundwater flow direction was to the south. Grain size analysis indicated that a majority of the soil within the property is characterized as coarse textured. The soil stratigraphy was fill materials to depths ranging from 0.8 mbgs to 2.7mbgs, overlying native sand, silt, and clayey silt, and bedrock was not encountered. The results of soil and groundwater analyses identified concentrations of metals, P.A.H.s, and P.H.C.s in soil, and P.H.C.s in groundwater in exceedance of the

M.E.C.P. Table 3 Industrial / Commercial / Community Use site condition standards on the portions of the 144-155 First Avenue property which overlap with portions of the Site.

Limited Phase II Environmental Site Assessment 446 Simcoe Street South and 24 Mill Street, Oshawa, Ontario, by Toronto Inspection Ltd. Dated February 5, 2018

The Phase II E.S.A. was performed to support the planned development of a multi-unit residential building on the properties, following the identification of areas of potential environmental concern in a previous Phase I E.S.A. Nine boreholes were advanced and completed with monitoring wells. The soil stratigraphy was observed to be fill materials to depths ranging from 0.5 mbgs to 2.9 mbgs, overlying native sand, silt, and clayey silt, and bedrock was not encountered. The depth to groundwater ranged from 2.4 to 7.3 mbgs and direction of groundwater flow was inferred to be to the southwest. Soil and groundwater samples were analyzed for benzene, toluene, ethylbenzene and xylenes (B.T.E.X.) and P.H.C. Fractions F1 to F4, metals and inorganics, P.A.H.s, and V.O.C.s. The results of soil and groundwater analyses identified concentrations of metals and P.A.H.s in soil, and P.H.C. and cobalt in groundwater in exceedance of the M.E.C.P. Table 2 Residential Property Use site condition standards.

Supplemental Subsurface Investigation of 480 Ritson Road South, Oshawa, Ontario, by exp Energy Services Ltd. Dated November 13, 2014

A test pit and groundwater sampling program was completed to evaluate subsurface conditions within the property, on the request of Imperial Oil Ltd. Three test pits were dug to maximum depths of 2.0 mbgs, and two existing monitoring wells were sampled. Soil samples were analysed for P.A.H.s and inorganics, and groundwater samples analysed for B.T.E.X., hexane, P.H.C. F1-F4, and lead. Laboratory results of analyses were compared to O.Reg. 153/04 Table 3 residential site condition standards and no exceedances of the standards were reported.

Supplemental Subsurface Investigation of 484 Ritson Road South, Oshawa, Ontario, by exp Energy Services Ltd. Dated November 13, 2014

A test pit and groundwater sampling program was completed to evaluate subsurface conditions within the property, on the request of Imperial Oil Ltd. Two test pits were dug to maximum depths of 2.0 mbgs, one borehole was advanced to 5.9 mbgs, and two existing monitoring wells were sampled. Soil samples were analysed for V.O.C.s, P.H.C.s, P.A.H.s, and inorganics, and groundwater samples analysed for B.T.E.X., hexane, P.H.C. F1-F4, and lead. Laboratory results of analyses were compared to O.Reg. 153/04 Table 3 residential site condition standards and no exceedances of the standards were reported.

Supplemental Subsurface Investigation of 490 Ritson Road South, Oshawa, Ontario, by exp Energy Services Ltd. Dated November 13, 2014

A test pit and groundwater sampling program was completed to evaluate subsurface conditions within the property, on the request of Imperial Oil Ltd. Three test pits were dug to maximum depths of 2.0 mbgs, and two existing monitoring wells were sampled. Soil samples were analysed for P.A.H.s and inorganics, and groundwater samples analysed for B.T.E.X., hexane, P.H.C. F1-F4, and lead. Laboratory results of analyses were compared to O.Reg. 153/04 Table 3 residential site condition standards and no exceedances of the standards were reported.

Supplemental Subsurface Investigation of 506 Ritson Road South, Oshawa, Ontario, by exp Energy Services Ltd. Dated November 13, 2014

A test pit and groundwater sampling program was completed to evaluate subsurface conditions within the property, on the request of Imperial Oil Ltd. Six test pits were dug to maximum depths of 2.0 mbgs, four boreholes were advanced to a maximum depth of 6.5 mbgs, one soil vapour probe was installed, and four existing monitoring wells were sampled. Inferred groundwater flow direction was determined to be southeasterly. Samples were analysed for B.T.E.X., P.H.C. F1-F4, V.O.C.s, P.A.H.s, and inorganics. Laboratory results of analyses were compared to O.Reg. 153/04 Table 3 residential site condition standards and exceedances of P.H.C. F1 and F2, P.A.H.s, and Inorganics in soil, and P.H.C. F2 in groundwater were reported.

3.2 Fire Insurance Plans

Fire Insurance Plans (F.I.P.) which cover portions of the Site and Study Area, and which were included in the Phase I Environmental Site Assessment report prepared for 144-155 First Avenue by MTE Consultants Inc., dated February 28, 2002 were reviewed for historical potentially contaminating activities. The results of the review are summarized below:

Year	Site	North	East	South	West
1921	<ul style="list-style-type: none"> -First Ave. is present between Simcoe St. S. and Howard St. Parking for Ontario Malleable Iron Co. is present on 144 First Ave. -“Pedlar People Ltd.” Is described as a sheet metal factory and is located at 555 Simcoe St. S. with coal piles. - “Thornton Rubber Co.” is depicted at 155 First Ave. -A Rail line crosses the Site along Front St. with sidings connected to Ontario Malleable Iron Co. -No coverage of Site east of Howard St. 	<ul style="list-style-type: none"> -Ontario Malleable Iron Co. at 500 Howard St. - Canadian Pacific Railway line 	No coverage	<ul style="list-style-type: none"> -Sheet metal factory at 555 Simcoe St. S. -Glass manufacturer at 155 First Ave. - 	No coverage

Year	Site	North	East	South	West
1948	<ul style="list-style-type: none"> -First Ave. is present between Simcoe St. S. and Ritson Rd. S. -Parking for Ontario Malleable Iron Co. is present on 144 First Ave. - "Pedlar People Ltd." Is described as a sheet metal factory and is located at 555 Simcoe St. S. with coal piles. - "Duplate Canada Ltd." Is depicted at 155 First Ave. -A Rail line crosses the Site along Front St. with sidings connected to Ontario Malleable Iron Co. -A "gasoline service station" is depicted in the SW quadrant of the First Ave. and Ritson Rd. intersection. -No coverage of Site east of Howard St. 	<ul style="list-style-type: none"> - "Gasoline service station" and a separate garage depicted at the current 437 Simcoe St. S. property. -Ontario Malleable Iron Co. at 500 Howard St. - Canadian Pacific Railway line 	<ul style="list-style-type: none"> - "Lakeshore Auto Wreckers" is depicted with a garage at the south side of the intersection of Kitchener Ave. and Ritson Rd. S. 	<ul style="list-style-type: none"> -Sheet metal factory at 555 Simcoe St. S. -Glass manufacturer at 155 First Ave. 	No coverage
1966	<ul style="list-style-type: none"> -First Ave. and McNaughton Ave. are now both present. - "Pedlar People Ltd." Is described as a sheet metal factory and is located at 555 Simcoe St. S. -Parking for Ontario Malleable Iron Co. is present on 144 First Ave. -A Rail line crosses the Site along Front St. with sidings connected to Ontario Malleable Iron Co. and Pedlar People Ltd. - "Duplate Canada Ltd." Is depicted at 155 First Ave. - An auto service garage is depicted in the northwest corner of the McNaughton Ave. and Ritson Rd. S. intersection. 	<ul style="list-style-type: none"> - Auto Service and a separate garage depicted at the current 437 Simcoe St. S. property. -Ontario Malleable Iron Co. at 500 Howard St. - Canadian Pacific Railway line -A garage with a "transport yard" is depicted along the north side of Graburn Ave. from Drew St. to approx. 238 Graburn Ave. -A laundromat is depicted at 438-440 Ritson Rd. S. 	No coverage	<ul style="list-style-type: none"> - Buildings labelled as a tire service building, welding and painting building, and a sheet metal shop are depicted on the south side of Toronto Ave near Ritson Rd. S. - An auto service station is depicted at the current 574 Ritson Rd. S. property. - A "Tire Service & Reps" building is depicted at the current 534 Ritson Rd. S. property. 	No coverage

3.3 ERIS Database Search

ERIS searched various provincial, federal, and private databases to obtain records relating to the Site and properties within 250 m from the center of the Site (Study Area). The complete ERIS report, including a description of all databases searched and records found, is included in Appendix D. The distances and directions indicated below are from ERIS and measured from the nearest boundary of the Site. Environmentally significant findings have been considered as P.C.A.s and their locations are as follows and shown on Figure 4:

Location	Distance and Direction from Site	Details
Site	0 m	<p>Delisted Fuel Tanks:</p> <ul style="list-style-type: none"> 506 Ritson Road S. – Victor Almeida O/A Esso Gas St. listed as a fuel service station which expired in 2009. <p>Ontario Spills:</p> <ul style="list-style-type: none"> 516 Drew Street – Spill of 300 L of furnace oil to ground and in house in 1997; 256 McNaughton Avenue – Esso gas station waste oil container overflow into the backyard in 1994, reported as cleaned; 506 Ritson Road S. – Esso Petroleum A.S.T. leakage due to vandalism in 1999; <p>Scott's Manufacturing Directory:</p> <ul style="list-style-type: none"> 155 First Avenue – PPG Canada Inc. listed as glass product manufacturer established in 1928 <p>Record of Site Condition:</p> <ul style="list-style-type: none"> 506 and 490 Ritson Road S. – R.S.C. submitted in 2018 after Phase II completed. Phase II efforts involved excavation of approximately 3,000 m³ of soil and 17,000 L of groundwater with elevated concentrations of petroleum hydrocarbons, B.T.E.X., P.A.H.s, and Boron. <p>Retail Fuel Storage Tanks:</p> <ul style="list-style-type: none"> 506 Ritson Road S. – M&N Esso / Franca's Investments Inc. / Vic's Gas Bar listed as a gasoline service station. <p>Waste Generators Summary:</p> <ul style="list-style-type: none"> 506 Ritson Road S. -Light fuel generator in 2006-18 with wastes as oil skimming and sludges. 155 First Avenue – Polymeric resins, Waste oils, Neutralized wastes – heavy metals, Paint, pigment, Petroleum distillates, Oil skimming between 1986 to 2009. 555 Simcoe Street S. – Ministry of Transportation listed as Waste Generator of other specified inorganics in 2022. <p>Private and Retail Fuel Storage Tanks:</p> <ul style="list-style-type: none"> 506 Ritson Road S. – Garas Esso listed as having a 158,900 L retail fuel storage tank <p>List of Expired Fuel Safety Facilities:</p> <ul style="list-style-type: none"> 506 Ritson Road S. – Victor Almeida O/A Esso Gas Station listed with four gasoline U.S.T.s which were installed in 1980. <p>National P.C.B. Inventory:</p> <ul style="list-style-type: none"> 155 First Avenue – Duplate Div. of PPG with approximately 400 kg of Askarel on site in 1996. <p>Inventory of P.C.B. Sites:</p> <ul style="list-style-type: none"> 155 First Avenue – Duplate Div. of PPG with approximately 7000 kg of low and high level P.C.B. containing materials on site in 1995.
531 Ritson Road S.	42.3 m E	<p>Private and Retail Fuel Storage Tanks:</p> <ul style="list-style-type: none"> C Corp (Ontario) Inc. – Listed as having a 122,742 L capacity fuel storage tank. <p>Fuel Storage Tank – Historic:</p> <ul style="list-style-type: none"> Mac's Convenience store – 4 single wall gasoline U.S.T.s, 1 double wall gasoline U.S.T., and 1 double wall diesel U.S.T. listed at the property. The single wall U.S.T.s were installed in the 1980's and the double wall U.S.T.s in 2008. <p>Fuel Storage Tank:</p> <ul style="list-style-type: none"> Mac's Convenience Stores Inc. Garas Esso listed as having two double wall fuel U.S.T.s installed in 2011, and one 135,000L gasoline U.S.T. with no installation date provided. <p>List of Expired Fuel Safety Facilities:</p> <ul style="list-style-type: none"> Mac's Convenience Stores Inc. had four entries indicating that four fibreglass U.S.T.s for gasoline which were installed in 1987 were expired. <p>Ontario Spills:</p>

Location	Distance and Direction from Site	Details
		<ul style="list-style-type: none"> Spill of 100 L of grey water to a catchbasin in 2014.
491 Ritson Road S.	43.3 m ENE	<p>Waste Generators Summary</p> <ul style="list-style-type: none"> Stephenson Rent-All Inc. / Ritson Rentals Inc. registered waste classes – 213, 221, 251, 252, Waste oils, light fuels, lubricants and petroleum distillates from 1986 to 2006. <p>Ontario Spills:</p> <ul style="list-style-type: none"> A spill event is recorded relating to a structure fire at “Durham Tires” at this address in 2019.
SIMCOE On-ramp to hwy. 401 W.	72.6 m WSW	<p>Ontario Spills:</p> <ul style="list-style-type: none"> 100 L diesel spill in 2004 to the on-ramp.
501 Ritson Road S.	82.3 ENE	<p>Waste Generators Summary:</p> <ul style="list-style-type: none"> Trent Valley Vending / Trent Investments Inc. listed as a Power Laundry / Cleaners business with Waste class – 241 Halogenated solvents from 1986 to 1998. ICI Canada Inc. / Akzo Nobel Paints / PPG Architectural Coatings with waste class 145 – Paint/Pigment from 2009 to 2021
471 and 473 Ritson Road S.	94.7 m ENE	<p>Record of Site Condition:</p> <ul style="list-style-type: none"> No remediation activities carried out; R.S.C. filed in 2008 with Phase I & II E.S.A. reports for an Industrial use. Full depth, potable, fine textured soil standards for Industrial use applied, with metals and P.C.B.s soil sample results reported. Former Ritson Tile & Carpet
464 Ritson Road S.	98.0 m ENE	<p>Ontario Spills:</p> <ul style="list-style-type: none"> 200 L furnace oil spill in basement in 1999, reported as being cleaned by Ultramar.
300 Monash Avenue	111.7 m E	<p>Ontario Spills:</p> <ul style="list-style-type: none"> 523 L furnace oil container leak in 2003.
316 Kitchener Avenue	174.3 ENE	<p>Waste Generators Summary:</p> <ul style="list-style-type: none"> Rush Trucking registered as a waste generator in 2003 and 2004 with no specific approved waste classes listed. <p>Environmental Activity and Sector Registry:</p> <ul style="list-style-type: none"> Thomas Smith and Shelby Cvancic registered the property as part of an approved waste management system.
63 Albany Street	124.8 m WNW	<p>Record of Site Condition:</p> <ul style="list-style-type: none"> 2318917 Ontario Limited submitted a R.S.C. in 2018 with a Phase I and II E.S.A. for change from commercial to residential use. 2,468 tonnes of metals and P.A.H. impacted soils were removed.
64 Albany Street	190.2 m WNW	<p>Record of Site Condition:</p> <ul style="list-style-type: none"> 1841393 Ontario Inc. filed a R.S.C. in 2019 with a Phase I and II E.S.A. for change from community to residential use. Soil and groundwater samples were collected and analysed for metals, V.O.C.s, P.A.H.s, and B.T.E.X., and compared to Table 2 standards which all samples met.
452 Simcoe Street S.	145.5 m W	<p>Scott's Manufacturing:</p> <ul style="list-style-type: none"> Kopy World Printing Inc registered as commercial printers in 1991.
440 Ritson Road S.	156.4 m NE	<p>Waste Generators Summary:</p> <ul style="list-style-type: none"> A.I Commercial Pump and Motor Service and Bert L. Pery Services listed as waste generator for petroleum distillates, waste oils and lubricants between 1986 and 2022. <p>Scott's Manufacturing:</p> <ul style="list-style-type: none"> A-1 Commercial Pump Motor Services registered as an industrial machinery, equipment, and electrical wiring and construction supply wholesaler established in 1982.
249 Toronto Avenue	165.6 m E	<p>Scott's Manufacturing:</p> <ul style="list-style-type: none"> P.R. Engineering Ltd listed as manufacturer of iron, steel, and other metal products established in 1965. <p>Waste Generators Summary:</p> <ul style="list-style-type: none"> P.R. Engineering Ltd listed as waste generator for emulsified oils, oil sludges, paint, waste oils and lubricants since 1986.

Location	Distance and Direction from Site	Details
227 Toronto Avenue	161.3 ESE	Environmental Registry: <ul style="list-style-type: none"> Professional Collision Clinic (autobody shop) listed for an approval to discharge to the air.
500 Howard Street	176.8 m NNW	Ontario Spills: <ul style="list-style-type: none"> Spill of 90 L of diesel fuel to ground from truck saddle tanks in 1994. 40 L Sodium Bisulphate found in yard in 1998, cleaned up. Waste Generators Summary: <ul style="list-style-type: none"> Speedy Photo registered as waste generator of photo processing wastes between 1992 and 2001. Metrolinx registered as waste generator from the property for P.C.B.s
437 Simcoe Street S.	180.5 m W	Private and Retail Fuel Storage Tanks: <ul style="list-style-type: none"> Lee Taylor Services and Petro-Canada service station listed at the site with fuel capacity of 63,500 L. Delisted Fuel Tanks: <ul style="list-style-type: none"> Lee Taylor Services and Petro-Canada listed as owners of fuel service facilities expired in 2013.
424 Simcoe Street S.	234.5 m W	Scott's Manufacturing: <ul style="list-style-type: none"> All Canadian Awards / Reflecting Your Image listed as manufacturer of clothing, glass products, sign manufacturing and other miscellaneous established in 1975.
38 Lviv Boulevard	194.3 m SW	Waste Generators Summary: <ul style="list-style-type: none"> The Ukrainian Catholic Episcopal Corporation listed as waste generator for waste oils and lubricants and organic sludges, slurries and solids in 2020 and 2021.
454 Centre Street S.	218.5 m W	Waste Generators Summary: <ul style="list-style-type: none"> Direct Elevator Service listed as waste generator for oil skimmings and sludges in 2016.
396 Drew Street	221.4 m NNE	Waste Generators Summary: <ul style="list-style-type: none"> Jim's Towing listed as waste generator for oil skimmings and sludges in 2014.
434 Simcoe Street S. Unit 3	195.5 m W	Scott's Manufacturing: <ul style="list-style-type: none"> Lake Ontario Glass and Mirror listed as manufacturer of glass products established in 1979.
Lot 11 Con 1, Storie Park and Mill Street	204.1 m WSW	Landfill Inventory Management Ontario: <ul style="list-style-type: none"> Listed as a historic and closed landfill, no information on types of waste or decades in operation.
426 Front Street	215.9 m WNW	Record of Site Condition: <ul style="list-style-type: none"> An R.S.C. filed in 2020 with a Phase I and II E.S.A.. Soil and groundwater samples were collected and analysed for metals, V.O.C.s, P.A.H.s, and B.T.E.X., with approximately 65 m³ of P.A.H. impacted soil removed from the Site. The removed soils were all between 0 - 0.65m depth.
356 Dean Avenue	242.3 m ENE	Waste Generators Summary: <ul style="list-style-type: none"> United Rentals of Canada Inc. listed as generators for waste oils and lubricants, aliphatic solvents, acid and alkaline wastes between 2004 and 2011. 770630 Ontario Ltd. Listed as a generator of solvents, acid and alkaline wastes, organic laboratory chemicals in 2015.

3.4 Aerial Photographs

A review of historical aerial imagery that cover the Site and Study Area, which were included in the Phase I Environmental Site Assessment report prepared for 63 Albany Street by Fisher Environmental Ltd., dated May 30, 2017 were reviewed, as well as imagery from Google Earth. The scale and resolution of the photographs typically did not permit a detailed study of the Site and adjacent properties, but the following general details were determined with respect to buildings and structures and P.E.C.s:

Year	Site	Adjacent Properties
1927	The First Ave. roadway portion of the Site is present. Large buildings which appear to be for Industrial use are present at the current location of 555 Simcoe St. South and 155 First Ave. The Site appears to be used for agricultural and residential in the eastern portions where McNaughton Ave. is now.	<p>North: Residential in western third of study area. Industrial in central portion north of 144 First Ave. Agricultural and residential in eastern portion.</p> <p>East: Appears to be agricultural and residential.</p> <p>South: Primarily industrial in western third, appearing as agricultural and residential in remaining portions.</p> <p>West: Appears to be residential buildings, followed by Oshawa Creek.</p>
1954	McNaughton Ave. between Drew St. and Ritson Rd. is now present, with residential properties along it and in the block west of Drew St. until First Ave. The parking area on 144 First Ave. is now present. No other significant changes from the 1927 aerial imagery.	<p>North: The agricultural uses in the eastern portion are no longer present, appears to be residential in this area. No other significant changes from the 1927 imagery.</p> <p>East: Appears to be mainly residential along Ritson Rd. with some development in progress. Further east from Ritson Rd. in the area of Kitchener Ave. there appears to be some properties used for outdoor storage. Agricultural uses further east within Study Area.</p> <p>South: Primarily industrial in western third, appearing as mainly residential in remaining portions. Highway #401 is present.</p> <p>West: No significant changes from the 1927 imagery.</p>
1966	NOTE – Site and Study Area is not visible in this imagery west of 245 McNaughton Ave, or south of 555 Simcoe St. S. No significant changes from the 1954 imagery.	<p>North: No significant changes from the 1954 imagery.</p> <p>East: Not visible.</p> <p>South: No significant changes from the 1954 imagery for the portions that are visible.</p> <p>West: No significant changes from the 1954 imagery.</p>
1974	No significant changes from the 1966 imagery.	<p>North: No significant changes from the 1966 imagery.</p> <p>East: Dean Avenue is present as well as residential development along roads connected to it.</p> <p>South: Commercial development south of site and further south is the residential development.</p> <p>West: No significant changes from the 1966 imagery.</p>
1982	Buildings along the west half of the 155 First Avenue frontage have been removed. No other significant changes from the 1974 imagery.	<p>North: No significant changes from the 1974 imagery.</p> <p>East: A commercial property appearing to have outdoor storage and four buildings is present in the location of the current 299 Dean Ave.</p> <p>South: The property addressed as 555 Simcoe Street South appears cleared of all structures.</p> <p>West: No significant changes from the 1974 imagery.</p>
1995	No significant changes from the 1982 imagery.	<p>North: No significant changes from the 1982 imagery.</p> <p>East: The property at 299 Dean Ave. has been cleared of all structures.</p> <p>South: The property addressed as 555 Simcoe Street South appears developed as in present day with a large building along the east property line and in the southern half, with the remainder being parking lot.</p> <p>West: No significant changes from the 1982 imagery.</p>
2005 (From Google Earth)	No significant changes from the 1995 imagery.	<p>North: No significant changes from the 1995 imagery.</p> <p>East: No significant changes from the 1995 imagery.</p> <p>South: No significant changes from the 1995 imagery.</p> <p>West: No significant changes from the 1995 imagery.</p>
2016	No significant changes from the 2005 imagery.	<p>North: No significant changes from the 2005 imagery.</p> <p>East: No significant changes from the 2005 imagery.</p> <p>South: No significant changes from the 2005 imagery.</p> <p>West: No significant changes from the 2005 imagery.</p>

2022	No significant changes from the 2016 imagery.	North: No significant changes from the 2016 imagery. East: No significant changes from the 2016 imagery. South: No significant changes from the 2016 imagery. West: No significant changes from the 2016 imagery.
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3.5 Topography, Hydrogeology, Geology

Based on the topographic map presented on Figure 1, Site reconnaissance, and online resources:

- According to the City of Oshawa Interactive Map, the Site is at an elevation of approximately 100 m above mean sea level.
- The nearest surface water body is Oshawa Creek located approximately 200m to the west.
- The local topography is relatively flat. Regional topography is also relatively flat with a gradual slope to the southeast towards Lake Ontario.

The records review revealed the following geologic and hydrogeologic information:

- Surficial soils in the vicinity of the Site are described as glaciolacustrine deposits consisting of sandy silt to silt matrix, commonly rich in clasts and nearshore and beach deposits (Quaternary Geology of Ontario, 1991).
- The stratigraphy encountered at the Site generally consisted of silty sand fill materials to depths of approximately 0.8 to 2.7 mbgs overlying silt and clayey silt.
- The bedrock in the area is described as Pleistocene limestone; nodular to black laminated of the Lindsay Formation (Bedrock Geology of Ontario, 1991).
- The direction of groundwater flow at the Site is reported to be generally to the south towards Lake Ontario.

4.0 INTERVIEWS

No interviews were conducted for this Contaminant Overview Study.

5.0 SITE RECONNAISSANCE

Parsons conducted a Site reconnaissance on April 2, 2024, visiting and observing the Site and surrounding properties which were inspected from publicly accessible sidewalks and roadways. Preliminary information obtained from the records review was considered prior to conducting the Site reconnaissance.

5.1 Processes and Operations

At the time of the Site reconnaissance, the Site was mainly comprised of public roadway and sidewalk areas, with portions of residential properties comprising the majority of the remaining areas of the Site, with parking areas and a portion of an industrial and commercial property, covering the remaining areas of the Site.

5.2 Surface Features

The Site was generally flat and primarily paved with asphalt or concrete, with minor landscaped areas.

Surface water drainage at the Site is generally toward on-site catch basins and to the east towards Oshawa Creek.

There were no pits, lagoons, surface stains (on floors, pavement, or ground), areas of stressed vegetation, watercourses, or standing water observed at the Site.

5.3 Aboveground Structures and Buildings

No buildings were observed within the municipal road allowances within the Site. Numerous residential buildings were observed, a portion of a commercial building within 555 Simcoe Street S., and notably the building at 155 First Avenue was no longer present.

5.4 Belowground Structures

There was evidence indicating that nearly every building observed within the Site has basements.

5.5 Aboveground and Underground Storage Tanks

No aboveground or underground storage tanks were observed within the Site.

5.6 Storage Containers

Numerous 55-gallon steel and plastic drums were observed within the Site at the 155 First Avenue portion, positioned near groundwater monitoring wells and assumed borehole drilling locations.

5.7 Utilities and Sewage Works

There are overhead electrical lines across the entirety of the Site, with underground gas, water, telecommunication and sewer lines.

The Site and surrounding properties are connected to municipal water and sewers. Catch basins were located on-site within the municipal roadway portions of the Site as well as within the parking areas at 144 and 155 First Avenue.

There were no current or former water supply wells observed at the Site. Monitoring wells were observed within the 144 and 155 First Avenue portions of the Site.

5.8 Unidentified Substances

There were no unidentified substances observed at the Site.

5.9 Roads, Parking Facilities and Right-of-Ways

The Site contains First Avenue and McNaughton Avenue between Simcoe Street South and Ritson Road South, with Albert, Front, Howard, and Drew Streets crossing through the Site. Parking facilities were present in the western areas of the Site within the 505 and 555 Simcoe Street South properties, within the parcel addressed as 144 First Avenue, and on a portion of the 155 First Avenue property. Residential properties within the Site

also had individual driveways. There were no rights-of-way or easements that were evident during the Site Visit.

5.10 Waste Management Practices

Solid waste was not observed within the Site and is assumed to be managed by individual private landowners, with the exception of litter collection efforts by municipal staff on public roads and sidewalk, and street sweeping activities. Municipal non-hazardous solid waste collection is provided by the City of Oshawa in the Study Area. There was no evidence of liquid industrial or hazardous wastes being managed at the Site.

5.11 Odours

No unusual odours were observed during the Site reconnaissance.

5.12 Radon

According to a study conducted by Health Canada in 2012, there were no locations in the study area surrounding the Site which exceeded the Canadian Guideline for Radon in Indoor Air concentration of 200 Bq/m³.

5.13 Hazardous Substances

Development of a majority of the buildings located within the Site occurred prior to 1970 (based on aerial photographs), the presence of asbestos containing materials (A.C.M.s), lead-based paints, mercury, P.C.B.'s, ozone depleting substances, and urea formaldehyde foam insulation is possible.

There were no chemicals or other hazardous substances observed at the Site.

5.14 Surrounding Properties

Current and past uses of surrounding properties in the study area are presented on Figure 3. Vehicle repair garage uses at 287 Dean Avenue, 396 Drew Street, 535 Ritson Road S., a used vehicle sales business at 437 Simcoe Street S., and a plumbing contractor shop at 448 Riston Road S. was observed during the Site reconnaissance which were not identified during the records review.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

Based on the records review and reconnaissance, the majority of the Site has been used as municipal roadways similar to the present day, with residential uses forming the bulk of the remaining land uses, with some light commercial, and industrial uses as well. The industrial uses were connected to railways and sidings which were formerly present within the Site. Current uses at the Site are now limited to municipal roadways, and residential uses, with the exception of a portion of commercially used building and parking lot at 555 Simcoe Street South.

6.2 Contamination and Potential Environmental Concerns

Potentially contaminating activities (P.C.A.s) are rated as either representing a low, moderate, or high risk based on the following criteria:

- Distance
- Property history/use
- Volume and nature of contaminant
- Volume and nature of spills
- Potential to affect soil and groundwater conditions at the Site (i.e., upgradient versus downgradient)
- Direction of groundwater flow which is generally inferred from local topography, locations of water bodies and/or environmental reports.

On-site P.C.A.s are as follows, have been rated as high risk and are shown on Figure 4:

- Importation of Fill Material of Unknown Quality beneath municipal roadway portions of the Site as well as beneath the portions of the Site used as parking areas (P.C.A. #1).
- Historical presence of a rail line crossing the Site in the area of Front Street (P.C.A. #2).
- Spill event of approximately 300 L of furnace oil to the property at 516 Drew Street (P.C.A. #3).
- Former glass and fibreglass product manufacturing facility with previous use as an Iron Foundry, and with historical underground fuel storage tanks, coal storage, solvent storage, and P.C.B. waste storage at 155 First Avenue (P.C.A. #4).
- Former sheet metal factory with visual evidence of historical coal storage at 555 Simcoe Street South (P.C.A. #5).
- Spill event of an unknown quantity of waste oil migrated from 506 Ritson Road to the ground at 256 McNaughton Ave (P.C.A.#6).
- Former fuel service station at 506 Ritson Road S. with confirmed exceedances of the Table 3 residential site condition standards for P.H.C. F1 and F2, P.A.H.s, and inorganics in soil, and P.H.C. F2 in groundwater reported in a 2014 Phase II E.S.A. report. Spill event of approximately 10 L of furnace oil to the ground at 506 Ritson Road South (P.C.A. #7).

The off-site P.C.A.s that may affect the Site are as follows, rated as either high or moderate risk, and are shown on Figure 4:

- A Phase II E.S.A. prepared for 446 Simcoe Street S. and 24 Mill Street reports that concentrations of metals and P.A.H.s in soil, and P.H.C. and Cobalt in groundwater are in exceedance of the M.E.C.P. Table 2 Residential Property Use site condition standards (P.C.A. #9).
- Former commercial printing business at 452 Simcoe Street S. (P.C.A. #10).
- Former manufacturer of glass products at 434 Simcoe Street S. (P.C.A. #11).
- Historical fuel service station and a used vehicles sales business at 437 Simcoe Street South (P.C.A. #13).
- Historical metal foundry, with an underground storage tank (U.S.T.) at 63 Albany Street, having concentrations of several metal parameters in soil and several V.O.C. parameters in the groundwater in exceedance of the current applicable M.E.C.P. standards as reported in a provided Phase I E.S.A. report (P.C.A. #15).

- Former Iron Foundry use, with historical rail sidings, diesel spill, and registered waste generation of photo processing and P.C.B. wastes at 500 Howard Street (P.C.A. #17).
- Vehicle repair garage and towing business with registered waste generation of oil skimmings and sludges at 396 Drew Steet (P.C.A. #18).
- Registered waste generator by historical equipment rental business for waste oils, light fuels, lubricants and petroleum distillates, historical use as a vehicle repair garage (Durham Tires), and a structure fill related spill at 491 Ritson Road S. (P.C.A. #26)
- Lakeshore Auto Wreckers depicted in a 1948 Fire Insurance Plan in the location of the west portion of the current 501 Ritson Road S. property (P.C.A. #27).

Low risk rated P.C.A.s identified on properties within the Study Area in Figure 4 are considered unlikely to represent a P.E.C. for the Site based on the distance from the Site, absent contaminant pathways, the direction of local groundwater flow, and mobility and/or persistence of the associated contaminants of potential concern.

A list of all P.C.A.'s and their assessed risk ratings is included in Appendix E.

7.0 CONCLUSIONS

Based on the review and evaluation of information discussed herein, there is evidence for P.E.C.s within the Site associated with the current and historical uses of the Site and surrounding properties.

8.0 CLOSURE

We trust the information presented herein is satisfactory for your current requirements. If there are any questions regarding this report, please do not hesitate to contact the undersigned.

PARSONS INC.



John Bleackley, A.Sc.T.

JRB:af

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Derek Stewart, M.Sc., P.Geo.
Senior QP Reviewer

9.0 LIMITATION OF LIABILITY, SCOPE OF REPORT AND THIRD-PARTY RELIANCE

This Report has been prepared for the exclusive use of The City of Oshawa. Any uses which another party makes of this report, or any reliance on, or decisions made, based on the report are the responsibility of such other party.

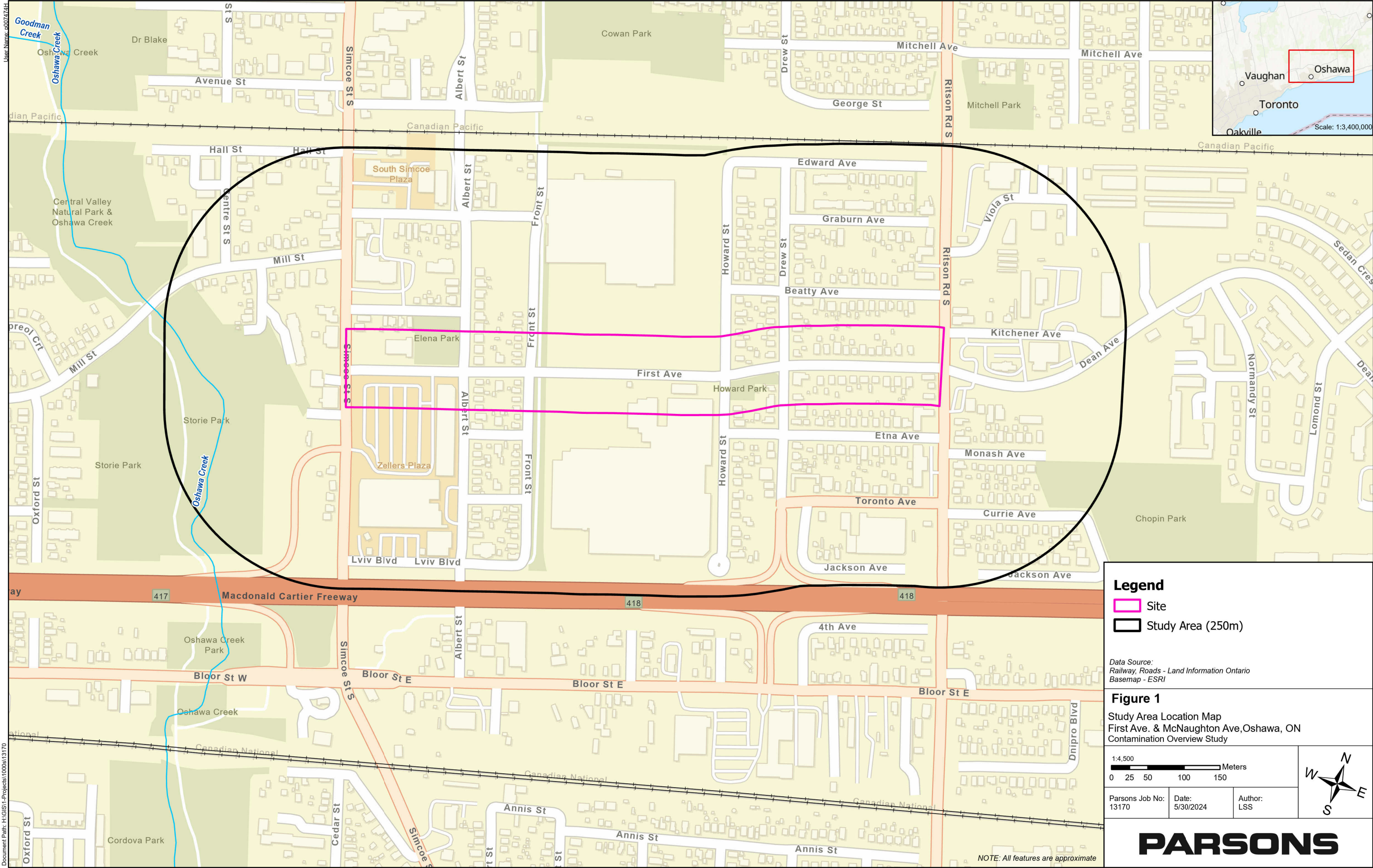
Parsons makes no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

The investigations undertaken by Parsons with respect to this report and any conclusions or recommendations made in this report reflect Parsons' judgment based on the Project Site conditions observed at the time of the site visit verification on the date set out in this report and on information examined at the time of preparation of this report. This report has been prepared for specific application to this project and it is based, in part, upon visual observation within the Project Area and historical records obtained, all as described in this report. Nothing in this report is intended to constitute or provide a legal opinion. Parsons further assumes that reports provided for this accurate are true and accurate.

The E.S.A. was conducted in general accordance with the agreed upon scope of work and Ontario Ministry of Transportation Environmental Guide for Contaminated Property Identification and Management (October 2006).

10.0 REFERENCES

- Environmental Guide for Contaminated Property Identification Management (MTO Contamination User Guide), MTO, December 2006.
- Bedrock Geology of Ontario Southern Sheet Map 2544 [Map]. (1991). Ontario: Queens Printer for Ontario.
- Surficial Geology of Southern Ontario, Ontario geological Survey, 2003.
- City of Oshawa. Document-Feeds/Zoning-By-Laws/Zoning_By-law_60-94.pdf
- Phase I Environmental Site Assessment 63 Albany Street, Oshawa, Ontario, by Fisher Environmental Ltd. dated May 30, 2017.
- Phase I Environmental Site Assessment 144-155 First Avenue Street, Oshawa, Ontario, by MTE Consultants Ltd. dated February 28, 2022.
- Phase II Environmental Site Assessment 144-155 First Avenue Street, Oshawa, Ontario, by MTE Consultants Ltd. dated March 21, 2022.
- Limited Phase II Environmental Site Assessment 446 Simcoe Street South, Oshawa, Ontario, by Toronto Inspection Ltd. dated February 5, 2018
- Supplemental Subsurface Investigation of 506 Ritson Road South, Oshawa, Ontario, by exp energy Services Ltd. dated November 13, 2014.
- Supplemental Subsurface Investigation of 480 Ritson Road South, Oshawa, Ontario, by exp energy Services Ltd. dated November 13, 2014.
- Supplemental Subsurface Investigation of 484 Ritson Road South, Oshawa, Ontario, by exp energy Services Ltd. dated November 13, 2014.
- Supplemental Subsurface Investigation of 490 Ritson Road South, Oshawa, Ontario, by exp energy Services Ltd. dated November 13, 2014.
- ERIS. (February 28, 2024). Oshawa Central Transit EA – First Avenue, Oshawa, ON.
- Website. Ministry of the Environment, Conservation and Parks, Source Protection Information Atlas: Accessed May 2024. <https://www.lioapplications.lrc.gov.on.ca/SourceWaterProtection/>
- Website. (2024). Google Earth Historical Photographs.
- Website. Health Canada. <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/radiation/radon/cross-canada-survey-radon-concentrations-homes-final-report.html>

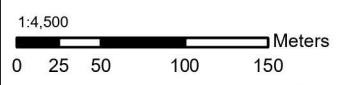


Legend

- Site
- Study Area (250m)

Data Source:
Railway, Roads - Land Information Ontario
Basemap - ESRI

Figure 1
 Study Area Location Map
 First Ave. & McNaughton Ave, Oshawa, ON
 Contamination Overview Study



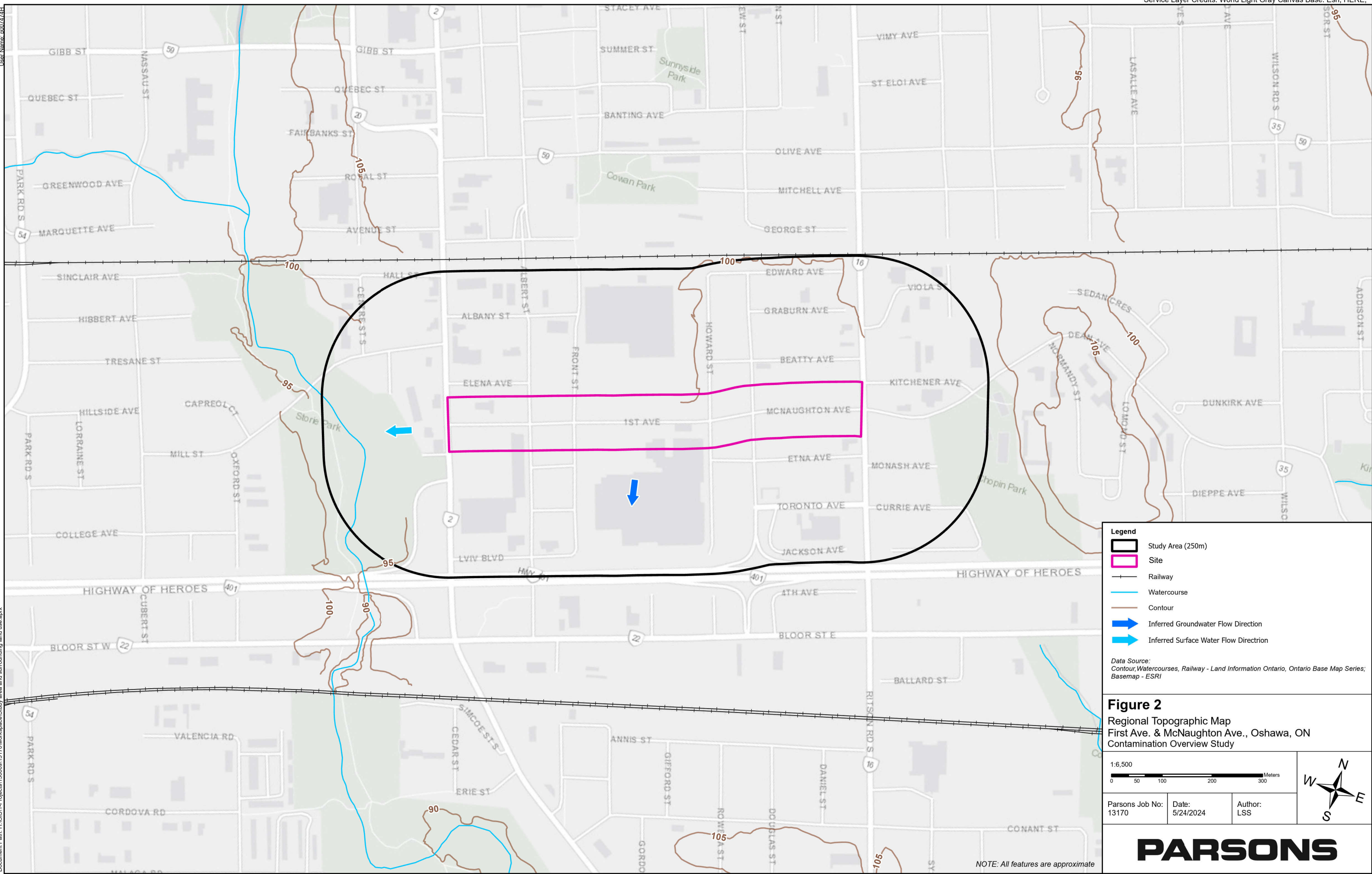
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NOTE: All features are approximate

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Document Path: H:\GIS\1-Projects\13000s\13170\workspace\Study area and surrounding land use.aprx
User Name: s007zfh



Legend

- Study Area (250m)
- Site
- Railway
- Watercourse
- Contour
- Inferred Groundwater Flow Direction
- Inferred Surface Water Flow Direction

Data Source:
Contour, Watercourses, Railway - Land Information Ontario, Ontario Base Map Series:
Basemap - ESRI

Figure 2
Regional Topographic Map
First Ave. & McNaughton Ave., Oshawa, ON
Contamination Overview Study

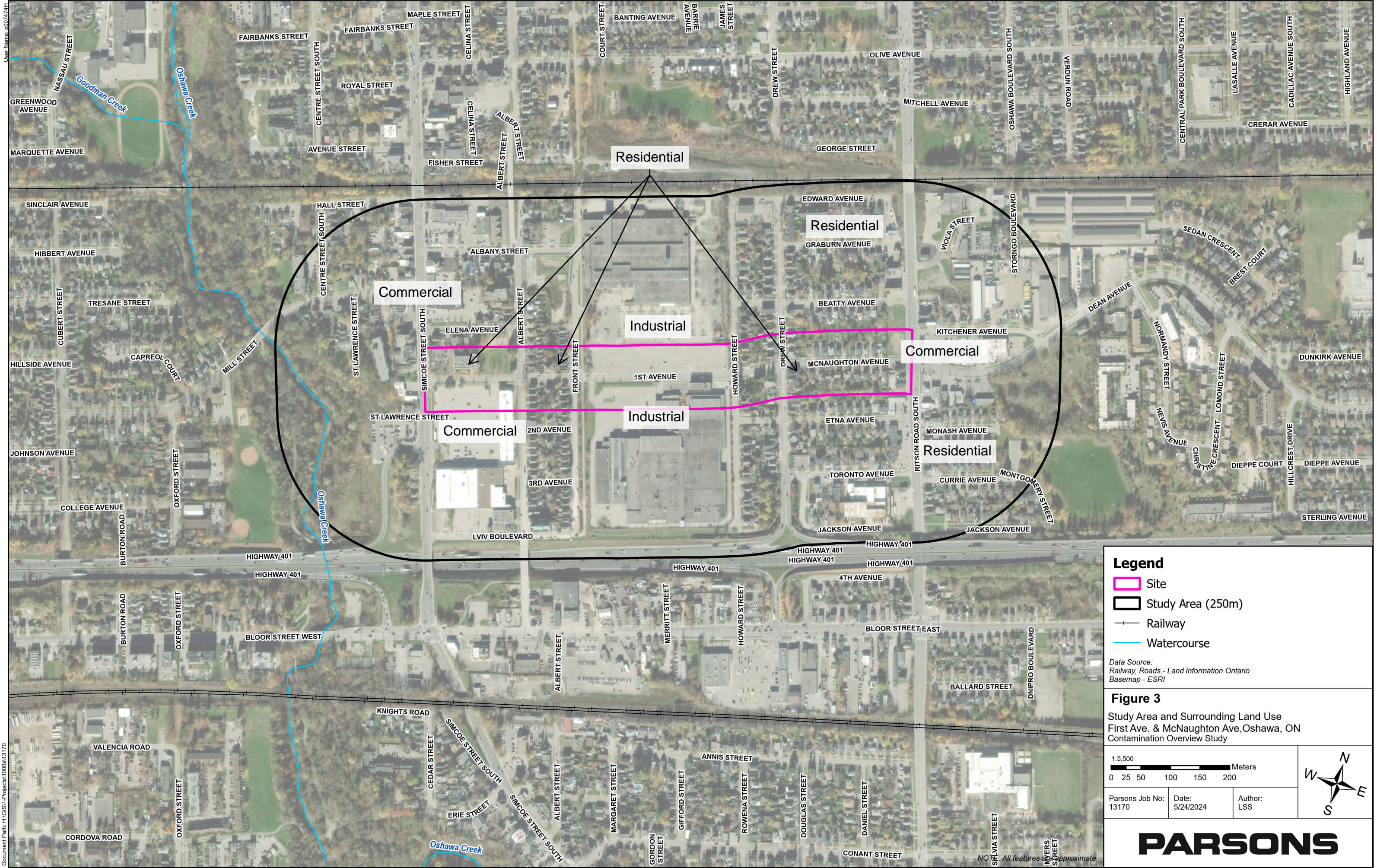
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Parsons Job No: 13170 Date: 5/24/2024 Author: LSS



NOTE: All features are approximate



Legend

- Site
- Study Area (250m)
- Railway
- Watercourse

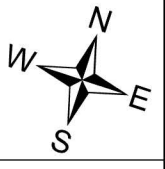
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Basemap - ESRI

Figure 3
Study Area and Surrounding Land Use
First Ave. & McNaughton Ave, Oshawa, ON
Contamination Overview Study

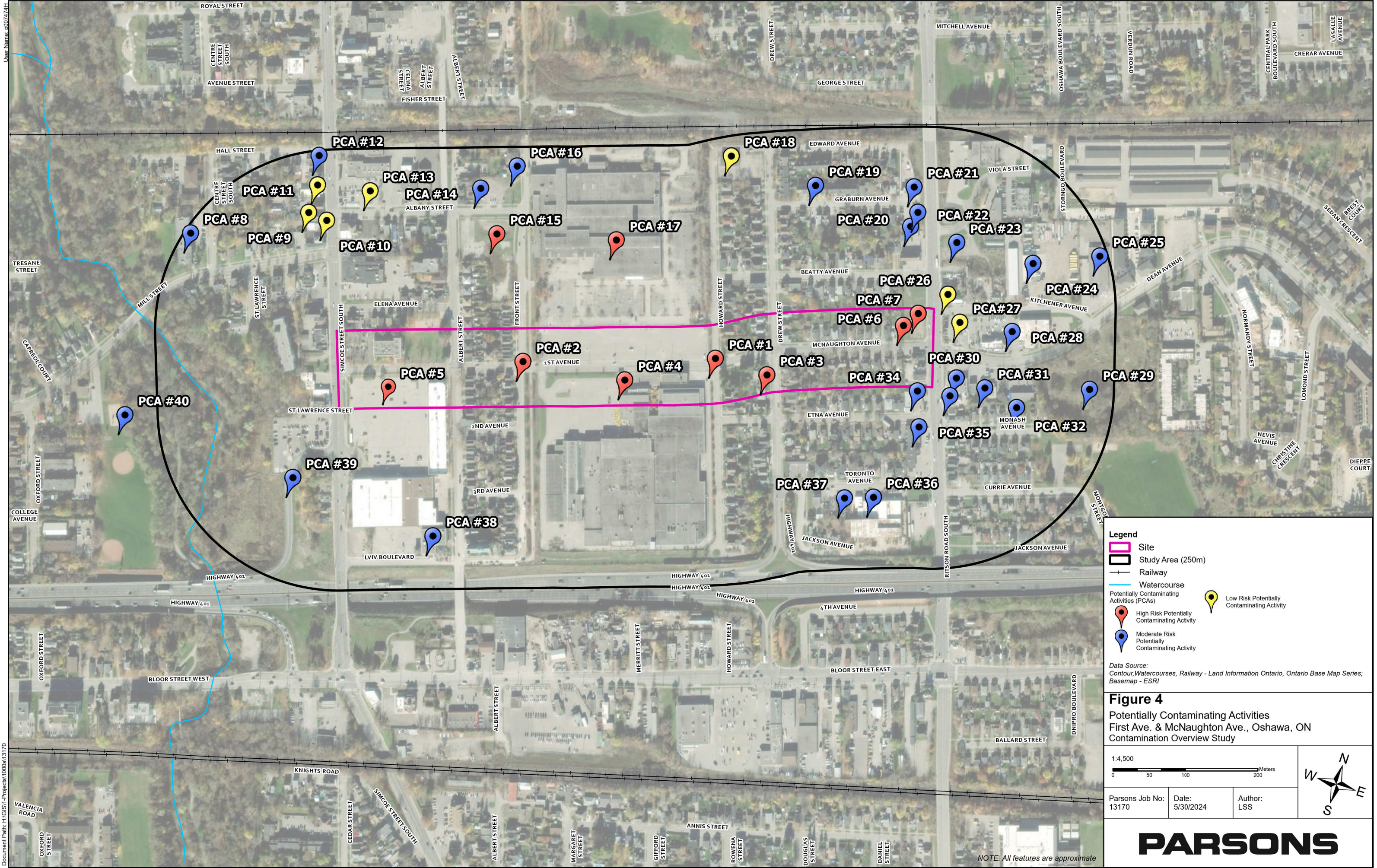
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Parsons Job No: 13170	Date: 5/24/2024	Author: LSS
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APPENDIX A

Site Photographs



Photograph 1:

View of the Site at First Street and Front Street intersection, looking northwest .



Photograph 2:

View looking west across the northern portion of 155 First Avenue. Former PPG Canada / Duplate glass manufacturing. Newly installed wells visible, plastic and steel drums, and stored building materials on pallets.



Photograph 3:

516 Drew Street, location within the Site of a 300 L spill of furnace oil in 1997.



Photograph 4:

View looking north at 506 Ritson Road S., former Esso gas station within Site.



Photograph 5:

256 McNaughton Avenue, location of waste oil spill migrated from adjacent 506 Ritson Road S. in 1994.



Photograph 6:

View of the Site at First Street and Front Street intersection, looking west.



Photograph 7:

View looking north at 500 Howard Street, former Ontario Malleable Iron Co. factory, PCB waste generation by Metrolinx, photo processing wastes by Speedy Photo.



Photograph 8:

View looking north at 500 Howard Street near Albany Street, former Ontario Malleable Iron Co. factory, PCB waste generation by Metrolinx, photo processing wastes by Speedy Photo.



Photograph 9:
View looking northeast at 144 First Avenue . Newly installed wells and steel drums visible. Former glass manufacturing and metal foundry uses, used as parking area since at least 1954.



Photograph 10:
View looking south at vehicle repair garage at 287 Dean Ave.



Photograph 11:
View looking southeast at retail fuel outlet at 531 Ritson Road S..



Photograph 12:
View looking west at 396 Drew Street, waste tires visible and signage indicating historical use as a vehicle repair garage.



Photograph 13:

View looking west at 63 Albany Street, monitoring wells visible. Former metal foundry use, RSC completed in 2017.



Photograph 14:

View looking west at 534 Ritson Road S., an active vehicle repair garage.



Photograph 15:

View looking south at 227 Toronto Avenue, an active vehicle repair shop.



Photograph 16:

View looking south at 249 Toronto Avenue, P.R. Engineering listed as a metal product manufacturer since 1965.

APPENDIX E

Potentially Contaminating Activities

POTENTIALLY CONTAMINATING ACTIVITIES

PCA No. (Refer to Figure 4)	Location	Distance (m) and Direction from Site	Description	Risk Rating
1	Roadways and Parking Areas within Site	On-Site	Importation of Fill Material of Unknown Quality	High
2	Front Street and First Avenue	On-Site	Historical Railway Corridor	High
3	516 Drew Street	On-Site	Spill of 300L of furnace oil	High
4	155 First Avenue	On-Site	Former glass and fibreglass product manufacturing facility with previous use as an Iron Foundry, and with historical underground fuel storage tanks, coal storage, solvent storage, and PCB waste storage	High
5	555 Simcoe Street S.	On-Site	Former sheet metal factory with visual evidence of historical coal storage, and fill of unknown quality under parking areas.	High
6	256 McNaughton Ave.	On-Site	Waste oil spill which migrated from 506 Ritson Road.	High
7	506 Ritson Road S.	On-Site	Former Fuel Station with reported exceedances of for PHC F1-F2, PAHs, and inorganics in soil, and PHC F2 in groundwater. Spill event of furnace oil.	High
8	454 Centre Street S.	218.5 W	Direct Elevator Service listed as waste generator for oil skimmings and sludges	Low
9	446 Simcoe Street S. and 24 Mill Street	165.2 W	Phase II ESA reported exceedances of metals and PAHs in soil, and PHCs and Cobalt in groundwater.	Medium
10	452 Simcoe Street S.	145.5 W	Historical commercial printing use.	Medium
11	434 Simcoe Street S.	195.5 W	Glass Product Manufacturer registered as established in 1979.	Medium
12	424 Simcoe Street S.	234.5 W	Manufacturer of clothing, glass products, sign manufacturing and other miscellaneous established in 1975	Low
13	437 Simcoe Street S.	180.5 W	Historical fuel service station and a used vehicles sales business	Medium
14	64 Albany Street	190.2 WNW	Historical fuel UST. RSC filed in 2019 with a Phase I and II ESA for change from community to residential use.	Low
15	63 Albany Street	124.8 WNW	RSC filed in 2018 with a Phase I and II ESA for change from commercial to residential use. 2,468 tonnes of metals and PAH impacted soils were removed.	High
16	426 Front Street	215.9 WNW	RSC filed in 2020 with a Phase I and II ESA, with approximately 65 m3 of PAH impacted soil removed from the Site	Low
17	500 Howard Street	176.8 NNW	Former Iron Foundry use, with historical rail sidings, diesel spill, and registered waste generation of photo processing and PCB wastes	High
18	396 Drew Street	221.4 NNE	Vehicle repair garage and towing business with registered waste generation of oil skimmings and sludges.	Medium
19	222 Graburn Avenue	160.0 NE	Historical garage with a transport yard in 1966 aerial imagery.	Low
20	464 Ritson Road S.	98.0 ENE	200 L furnace oil spill in basement in 1999.	Low
21	440 Ritson Road S.	156.4 NE	Historical laundromat shown in 1966 aerial imagery. A-1 Commercial Pump Motor Services registered as an industrial machinery, equipment, and electrical wiring and construction supply. Waste generation of petroleum distillates, waste oils and lubricants.	Low
22	448 Ritson Road S.	116.0 NE	Plumbing contractor shop.	Low
23	471 and 473 Ritson Road S.	94.7 ENE	Former Ritson Tile & Carpet. RSC filed in 2008 with Phase I & II ESA reports for an Industrial use, no remediation carried out. Monitoring wells visible on site.	Low
24	316 Kitchener Avenue	174.3 ENE	Rush Trucking registered as a waste generator with no specific approved waste classes listed. Property registered as part of an approved waste management system.	Low
25	356 Dean Avenue	242.3 m ENE	United Rentals of Canada Inc. listed as generators for waste oils and lubricants, aliphatic solvents, acid and alkaline wastes. 770630 Ontario Ltd. listed as a generator of solvents, acid and alkaline wastes, organic laboratory chemicals	Low
26	491 Ritson Road S.	43.3 m ENE	Registered waste generator by historical equipment rental business for waste oils, light fuels, lubricants and petroleum distillates, historical use as a vehicle repair garage (Durham Tires), and a structure fire related spill.	Medium
27	501 Ritson Road S. (Western portion)	82.3 ENE	Lakeshore Auto Wreckers depicted in a 1948 Fire Insurance Plan	Medium
28	501 Ritson Road S. (Eastern portion)	82.3 ENE	Power Laundry / Cleaners business registered with waste generation of Halogenated solvents. Paint supply store with waste generation of Paint/Pigments.	Low
29	299 Dean Avenue	100.0 E	Commercial property appearing to have outdoor storage in 1982 aerial imagery.	Low
30	531 Ritson Road S.	42.3 m E	Mac's Convenience Stores Inc. & Garas Esso fuel service station.	Low
31	287 Dean Avenue	80.0 E	Vehicle repair garage.	Low
32	300 Monash Avenue	111.7 m E	523 L Furnace oil spill in 2003	Low
33	535 Ritson Road S.	41.9 E	Vehicle repair garage.	Low
34	534 Ritson Road S.	10.0 ESE	Vehicle repair garage.	Low
35	574 Ritson Road S.	45.0 ESE	"Auto service station" depicted in 1966 Fire Insurance Plan	Low
36	249 Toronto Avenue	165.6 E	Iron, steel, and other metal products manufacturing. Waste generation of emulsified oils, oil sludges, paint, waste oils and lubricants. Tire service building, welding and painting building, and a sheet metal shop are depicted in 1966 Fire Insurance Plan.	Low
37	227 Toronto Avenue	161.3 ESE	Professional Collision Clinic (autobody shop).	Low
38	38 Llviv Boulevard	194.3 SW	The Ukrainian Catholic Episcopal Corporation listed as waste generator for waste oils and lubricants and organic sludges, slurries and solids.	Low
39	Simcoe Road S. On-ramp to Hwy.#410 W.	150.0 WSW	100 L diesel spill in 2004 to the on-ramp.	Low
40	Lot 11 Con 1, Storie Park and Mill Street	204.1 m WSW	Listed as a historic and closed landfill, no information on types of waste or decades in operation.	Low