



Gamsby and Mannerow
ENGINEERING ENVIRONMENTS



May 5, 2011
Our File: 108014

1592930 Ontario Inc.
966 Old Mohawk Road West
Ancaster, ON L9G 3K9

Attention: Hussain Ghaddar

Re: Phase I ESA Update
671 Victoria Road North
Guelph, Ontario
County of Wellington

Dear Mr. Ghaddar:

Gamsby and Mannerow (G&M) was retained by 1592930 Ontario Inc. to undertake an update to the Phase I Environmental Site Assessment (ESA) report entitled *Phase I Environmental Site Assessment, 671 Victoria Street North, Guelph, Ontario, County of Wellington* dated May 29, 2008. The legal description of the subject property is Part of Lot 1, Concession 7, Division C, Township of Guelph, County of Wellington as in RO 703258, now City of Guelph

It is our understanding that an updated Phase I ESA letter report has been requested by the City of Guelph in order to clear conditions for registration of the subdivision. The purpose of the Phase I ESA letter report is to assess the potential for environmental impacts or risks associated with the subject property, which may have originated from on-site or off-site sources, within the last few years since the completion of previous environmental assessment report in 2008. This update serves as an addendum to the previous Phase I ESA report, and is meant to update, rather than replace, the information contained therein.

METHODOLOGY

The methodology for the Phase I ESA update included a review of the previous Phase I ESA report dated May 29, 2008, a site visit by G&M personnel on April 25, 2011 and an interview with G&M staff having site knowledge from on-site construction inspection services during the area grading and site servicing construction works. Relevant G&M files related to the recent development of the subject property were also reviewed. Neighbouring properties were viewed from public right-of-ways during the site visit. Selected photographs taken during the site visit are attached. Information from the City of Guelph Zoning and Planning Department was obtained to confirm recent zoning changes on the property.

people engineering environments

Gamsby and Mannerow Limited • Guelph, Owen Sound, Listowel, Kitchener, Exeter

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BACKGROUND 2008-2011

The subject property, which encompasses approximately 3.9 (9.7 acres), is located at 671 Victoria North within the City of Guelph. The property is situated south and west of Grand River Conservation Authority lands, west of a storm water management pond, north of a newly constructed residential subdivision, and east of future residential subdivision which is presently under construction. The subject property is located approximately 300m south of a wetland area and tributary to the Speed River.

At the time of the April 25, 2008 site visit, the property was undeveloped and consisted mainly of agricultural land (see Figure 1). During the years of 2008 and 2009, the property remained as active farm land during which on-going engineering studies were completed to support the future property development. Construction works associated with area grading and site servicing began in the fall of 2010 with final curb, sidewalk and roadway construction expected to be completed by Summer 2011. The current site layout is shown in Figure 2. The subject property ownership is reported to have remained under 1592930 Ontario Inc. since 2008.

Further historical information and site-specific details are provided within the Phase I ESA.

SITE ZONING AND PERMITS

The property was originally zoned Rural (Guelph Township Zoning) and annexed to the City of Guelph in 1993. City of Guelph Zoning and Planning Department has since assigned the following zoning designations to the property; specialized commercial shopping centre and residential townhouse zones. A zoning designation map as extracted from the City of Guelph By-law No. (1995)-14864 is enclosed with this letter as Figure 3.

FINDINGS – CURRENT SITE CONDITIONS

Ms. Abby Spielmacher of G&M completed a site visit on April 25, 2011 to document current conditions. The subject property has been graded relatively flat with steeper slopes beyond the property line most notably near the north-east corner of the site. Overall, the general site area slopes northerly towards the Speed River.

Along the northern and eastern boundaries of the subject property a berm has been constructed and silt barrier erected. Over the majority of the property it is apparent that activities have been undertaken to grade, relocate and potentially remove soil from the property. The topsoil from the site has been stripped and piled along the south-western portion of the property. G&M records indicate that approximately 460 tonnes of granular 'A' gravel and 2,100 tonnes of granular 'B' gravel has been brought onto the site for the construction of a main roadway which is still under construction. Site services including watermains, water service lines, sanitary sewer lines, and storm sewers have also been installed at the site. During excavation works, there was no visual evidence of potentially impacted soil reported. During construction, a refuelling truck delivered fuel to construction vehicles on a daily basis at a common location near the southwest corner of the property. No fuel spills were reported.



As shown in the attached photographs, a majority of the property has been graded with exposed surficial soils consisting of a mixture of cobbles, sand, gravel, and silt material. A small pile of construction fill was observed near the southern boundary of the subject property, which abuts Wideman Boulevard. The pile contained what appeared to be construction debris consisting of soil, cobbles, concrete, asphalt, wood, plastic and a small quantity of brick.

At the time of the site visit a small amount of miscellaneous debris was identified along the eastern boundary hedgerow off the property limits which consisting mainly of plastics, paper debris, metal pipes and empty drink bottles. On-site waste included small quantity of garbage, concrete building debris and foam swabs typically used for swabbing watermain. As noted in the 2008 Phase I ESA, a small area of fill of unknown nature and origin was observed near the southeast corner of the property. This fill area was observed during the site visit, however, appears to be smaller in size. No stained soil was visible during the site inspection. Some standing water was evident on the property in lower lying graded areas presumably to be associated with temporary siltation ponds.

FINDINGS – ADJACENT PROPERTY USE

Adjacent and nearby properties were viewed during the site inspection. In addition, relevant G&M files related to the development of the subject property and neighbouring properties were reviewed to identify potential property use changes. The findings are presented for each direction from the subject property based on a modified site north as shown in Figure 2. As is consistent with the previous Phase I ESA report, the direction of shallow groundwater flow is inferred to be northerly towards the tributary of the Speed River.

NORTH (DOWNGRAIENT)

A berm has been constructed along the northern edge of the subject property. The lands to the north of the subject property are bounded by a field beyond which is a treed hedgerow and Grand River Conservation Authority lands. These lands slope towards the Speed River and no apparent change in activities or land use is noted in this area.

EAST

A berm has been constructed along the eastern edge of the subject property. To the east of the subject property is a treed hedgerow beyond which is forested Grand River Conservation lands and a storm water management pond. A section of the hedgerow along the eastern property boundary has been removed to facilitate the installation of a storm sewer to the storm water management pond. The potential for environmental impacts or issues associated with the storm water management pond and properties further east are low.

SOUTH (UPGRAIENT)

To the south, the subject property is abutting Wideman Boulevard which has been fully constructed. Further to the south is a residential subdivision currently in the last stages of development with construction of homes nearly complete at the time of the visit. The observed land uses for neighbouring properties directly south are not considered to be a source of environmental risk or impacts to the subject property.



WEST

To the west of the subject property is a concrete sidewalk and Victoria Road North. Beyond Victoria Road North is a property in various stages of development. Topsoil had been stripped and piled and grading activities, construction of services and homes were observed on the property at the time of the site visit.

Based on these findings, no additional potential environmental impact or risks are associated with the changes to the neighbouring and adjacent properties.

SUMMARY AND CONCLUSIONS

It is our understanding that an updated Phase I ESA letter report has been requested by the City of Guelph in order to clear conditions for registration of the subdivision. The purpose of the Phase I ESA is to assess the potential for environmental impacts or risks associated with the subject property, which may have originated from on-site or off-site sources throughout the history of the property.

The Phase I ESA completed in 2008 identified potential environmental concerns associated with one record for municipal sewage off-site to the southwest of the subject property and a small volume of fill of unknown nature and origin present near southeast corner of the property. Based on the information collected as part of the Phase I ESA, it was concluded that:

There is a low potential for environmental impacts or risks to the subject property due to on-site or off-site sources. Based on the findings of this Phase I ESA report, no further environmental investigation of Phase II ESA nature is recommended.

Based on the information collected as part of this Phase I ESA update, it is concluded that no additional significant environmental impacts or risks have been identified for the subject property. It is recommended that any waste material and construction debris located on-site be removed and disposed of at an approved waste management facility. No further environmental investigations are recommended at this time.

LIMITATIONS

The information contained in this Phase I ESA is intended for the use by 1592930 Ontario Inc. and the City of Guelph. Gamsby and Mannerow Limited accept no liability for use of this information by third parties. Any decisions made by third parties on the basis of information provided in this report are made at the sole risk of the third parties.

The scope of this Phase I ESA is limited to a review of available information for actual or potential sources of environmental impact or environmental risk and does not include full confirmation of actual environmental impact or environmental risk. Gamsby and Mannerow Limited cannot guarantee the accuracy or reliability of information provided by others. Gamsby and Mannerow Limited does not accept liability for unknown, unidentified, undisclosed or unforeseen surface or sub-surface contamination that may be later identified.



This report is believed to provide documentation of site conditions as of April 25 2011.

All of which is respectfully submitted.

GAMSBY AND MANNEROW LIMITED

Per:



Matthew Ballaban, M.Sc. P.Geo.

MB/as



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LOT 1
PART 1, 61R - 11033
CONCESSION 7
'DIV' C

VICTORIA RD. N.

348.00
348.50
349.00
349.50
350.00
350.50
351.00

PART 6, 61R-641

BLOCK 60
REGD PLAN 61M-151
(0.30 Reserve)

BLOCK 42
REGD PLAN 61M-88
(0.30 Reserve)

REGISTERED PLAN

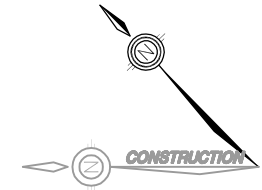
FUTURE WIDEMAN BOULEVARD

**671 Victoria
Road N.**

Figure No. 1



108-014
671 Victoria Street North
City of Guelph



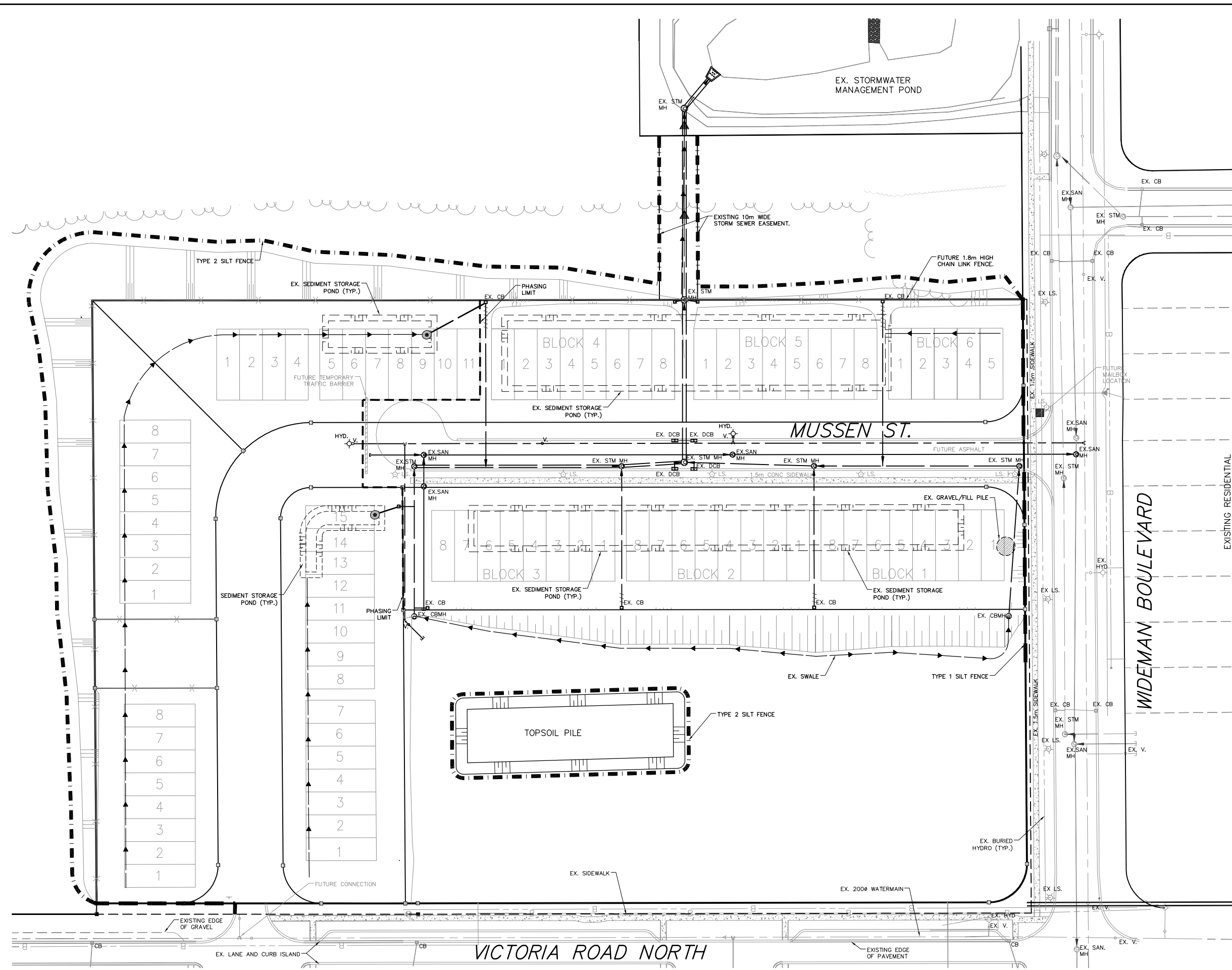
LEGEND

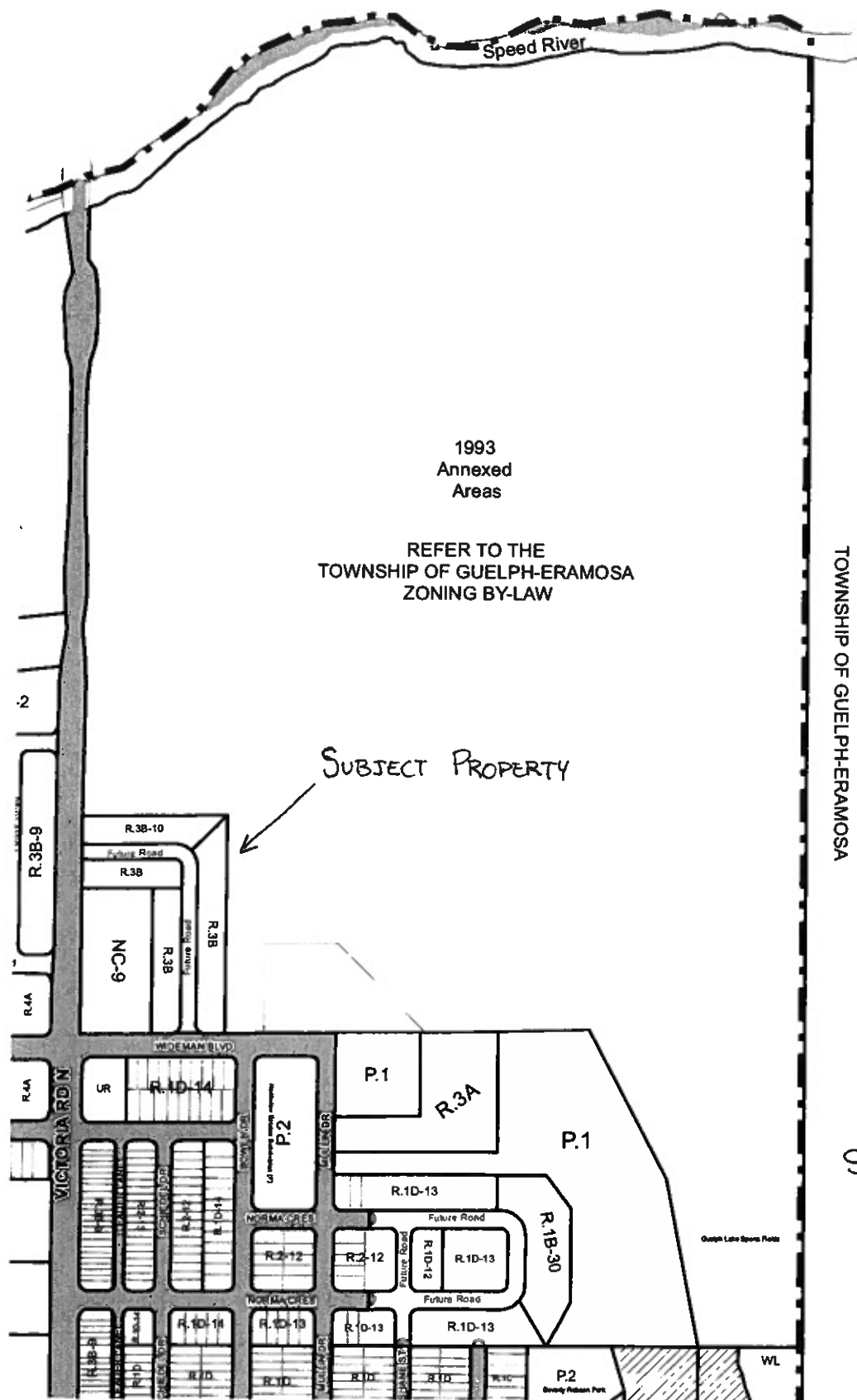
- | | |
|----------|--------------------------|
| HP | EX. HYDRO POLE WITH GUY |
| EX. LS. | EX. LIGHT STANDARD |
| EX. HYD. | EX. FIRE HYDRANT |
| HYD. | CONSTRUCTED FIRE HYDRANT |
| LS. | FUTURE LIGHT STANDARD |
| → | EX. SWALE |

Scale 1:1000
May 2011

Existing Conditions
Site Plan

Figure No. 2





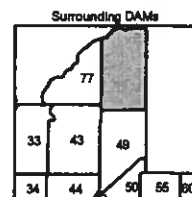
TOWNSHIP OF GUELPH-ERAMOSA

1993
Annexed
Areas

REFER TO THE
TOWNSHIP OF GUELPH-ERAMOSA
ZONING BY-LAW

SUBJECT PROPERTY

SITE ZONING
FIGURE 3



- LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
- LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
- LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
- LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)

CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2010) - 19063
SCHEDULE 'A'



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Photo 1: View of subject property and topsoil pile from the corner of Wideman Blvd. and Victoria Road North, looking north.



Photo 2: View of the subject property along the south property line from the corner of Wideman Blvd. and Victoria Road North, looking east.

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Photo 3: Small area of fill and construction debris along the southern property boundary, which contains concrete, asphalt, wood, plastics and a small quantity of brick.



Photo 4: View of storm sewer easement from the subject property. A section of trees from the hedgerow have been removed and fill imported.

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Photo 5: View of the neighbouring storm water management pond to the east of the subject property with recently constructed headwall.



Photo 6: View of the eastern property boundary, looking south.

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Photo 7: View of northern property boundary, looking east.



Photo 8: View of the western property boundary, looking south.

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Photo 9: View of Mussen Street under construction looking north. Markers for the watermain, water service lines, sanitary sewer lines and storm sewers within the site can be seen.



Photo 10: View of the lands to the west of the subject property, currently under various stages of development.