



Record of Site Condition
Under Part XV.1 of the Environmental Protection Act

Summary

Record of Site Condition Number	228790
Date Filed to Environmental Site Registry	2021/05/19
Certification Date	2020/04/29
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	6202-BXFL9W
Applicable Site Condition Standards	Full Depth Generic Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Residential property use, with RA
Property Municipal Address	160 WYNDHAM STREET NORTH, GUELPH, ON, N1H 4E8, 55 BAKER STREET, GUELPH, ON, N1H 2N4

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment, Conservation and Parks.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the record of site condition

Owner name	THE CORPORATION OF THE CITY OF GUELPH
Owner type	Municipal corporation
Authorized person	CHRISTOPHER COOPER
Mailing address	1 CARDEN STREET, GUELPH Ontario, Canada
Postal Code	N1H 3A1
Phone	(519) 822-1260
Fax	
Email address	christopher.cooper@guelph.ca

Information about the agent

Agent name	TANIA MCCARTHY
Mailing address	72 VICTORIA STREET SOUTH, KITCHENER Ontario, Canada
Postal Code	N2G 4Y9
Phone	(519) 579-3500
Fax	
Email address	tania.mccarthy@jacobs.com

Record of site condition property location information

Municipal address(es)	55 BAKER STREET, GUELPH, ON N1H 2N4 160 WYNDHAM STREET NORTH, GUELPH, ON N1H 4E8
Municipality	Guelph
Legal description	See attached Lawyer's letter
Assessment roll number(s)	2308020-00100500 2308020-00112900
Property identifier number(s)	71287-0099 (LT) 71287-0119 (LT) 71287-0118 (LT)

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	17
Easting	560,486.69
Northing	4,821,808.00

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Commercial
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	Yes
Certificate of property use number	6202-BXFL9W

**Please see the signed statements of property owner, or agent,
or receiver at the end of this record of site condition**

The rest of this page has been left intentionally blank

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	TANIA MCCARTHY
Type of licence under Professional Engineers Act	Licence
Licence number	100184628
Qualified person's employer name	CH2M HILL CANADA LIMITED
Mailing address	300, 72 VICTORIA STREET SOUTH, KITCHENER Ontario, N2G 4Y9 Canada
Phone	(519) 579-3500
Fax	(519) 579-8986
Email address	tania.mccarthy@jacobs.com

Municipal information

Local or single-tier municipality	Guelph
-----------------------------------	--------

Ministry of the Environment, Conservation and Parks District Office

District office	Guelph District Office
District office address	1 Stone Road W., Guelph ON N1G 4Y2

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1) (a) of O. Reg. 153/04)	(yyyy/mm/dd) 2021-01-27
--	----------------------------

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Final Phase One Environmental Site Assessment 55 Baker Street, 152, 160 Wyndham Street North, Chapel and Park Lane Guelph, Ontario	2018-10-30	Tim Mansfield, Lindsay Shepard	PINCHIN LTD.
Update to phase one environmental site assessment	Update to the Phase One Environmental Site Assessment for 55 Baker Street, 152, 160 Wyndham Street North, and Park Lane, Guelph, Ontario, dated October 30, 2018	2021-01-27	Tania McCarthy, Ed Taves	JACOBS ENGINEERING GROUP INC.

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
N/A			

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2020-04-29
---	----------------------------

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase two environmental site assessment	55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, ON, Phase Two Environmental Site Assessment	2021-03-05	Victoria Peters, Tania McCarthy, Ed Taves	JACOBS ENGINEERING GROUP INC.

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Baker Street Parking Lot, City of Guelph, Ontario, Phase II Environmental Site Assessment	2001-08-07	Not provided	KEWEN ENVIRONMENTAL LIMITED
Guelph Hydro Phase I/Phase 2 Environmental Audits of Five Transformer Station Properties	1993-11-01	J.D. Pawley	XCG ENVIRONMENTAL SERVICES INC
Phase II Environmental Site Assessment, Baker Street Redevelopment Site, Guelph, Ontario	2008-12-19	Erica Faux, Thomas Kolodziej, Pamela Cameron	XCG CONSULTANTS LIMITED
Pre-submission Form and Modified Generic Risk Assessment for 55 Baker Street, 152 and 160 Wyndham Street North and Park Lane, Guelph, Ontario. Revision 1	2020-10-20	Katherine Appleby	JACOBS ENGINEERING GROUP INC.
Addendum #1 to report entitled Baker Street Redevelopment Pre-submission Form and Modified Generic Risk Assessment for 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario, Revision 1, dated October 20, 2020 (RA1896-20, I	2020-11-27	Tania McCarthy, Katherine Appleby	JACOBS ENGINEERING GROUP INC.
Addenda #2 to report entitled Baker Street Redevelopment Pre-submission Form and Modified Generic Risk Assessment for 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario, Revision 1, dated October 20, 2020 (RA1896-20, ID	2020-12-14	Tania McCarthy, Katherine Appleby	JACOBS ENGINEERING GROUP INC.
Email "RE: RA1896-20 PSF and MGRA Second Submission - 55 Baker St, 152 & 160 Wyndham Street North, and Park Lane, Guelph" from Tania McCarthy of Jacobs, with the following Attachment - Baker_MGRA_Add1_Errata_2020Nov27.pdf	2020-11-27	Tania McCarthy, Katherine Appleby	JACOBS ENGINEERING GROUP INC.
"Email ""RE: Request for Additional Information -- MGRA2 for 55 Baker St, 152 and 160 Wyndham Street North and Park Lane, Guelph [MGRA1896-20; IDS#7882-BRYP6L]" from Tania McCarthy of Jacobs, with the following Attachment -	2020-12-14	Tania McCarthy, Katherine Appleby	JACOBS ENGINEERING GROUP INC.

McCarthy of Jacobs, with the following Attachment -
Baker_MGRA_Add2_Errata_202

Appleby

Environmental condition

Section 41 applies?	No
Section 43.1 applies?	No

Site condition information

Certification date (yyyy/mm/dd)	2020/04/29
Total area of record of site condition property (in hectares)	1.14998
Number of any previously filed record of site condition that applies to any part of the record of site condition property	
Number of any previously filed transition notice that applies to any part of the record of site condition property	
Soil texture	Coarse
Assessment/restoration approach	Full depth generic
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the record of site condition?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	ALS LABORATORY GROUP
Ground water condition (potable, non-potable)	Potable
Applicable site condition standard	TABLE 2

Risk assessment information

A risk assessment has been prepared and accepted by the Director in support of this record of site condition?	Yes
Risk assessment identification number	MGRA1896-20
Risk assessment was a site specific risk assessment completed and approved in accordance with the Cleanup Guideline 1996?	No

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Contaminant name	Maximum concentration	Applicable site condition	Unit of measure
1 Boron (Hot Water Soluble)*	0.81	1.5	µg/g
2 Chromium VI	1.04	8	µg/g
3 Cyanide (CN-)	< 0.05	0.051	µg/g
4 Electrical Conductivity	0.7	0.7	mS/cm
5 Methyl Mercury **	< 0.00005	0.0084	µg/g
6 Sodium Adsorption Ratio	5	5	
7 Acetone	< 0.5	16	µg/g
8 Bromomethane	< 0.05	0.05	µg/g
9 Carbon Tetrachloride	< 0.05	0.05	µg/g
10 Chlorobenzene	< 0.05	2.4	µg/g
11 Chloroform	< 0.05	0.05	µg/g
12 Dichlorobenzene, 1,2-	< 0.05	1.2	µg/g
13 Dichlorobenzene, 1,3-	< 0.05	4.8	µg/g
14 Dichlorobenzene, 1,4-	< 0.05	0.083	µg/g
15 Dichlorodifluoromethane	< 0.05	16	µg/g
16 Dichloroethane, 1,1-	< 0.05	0.47	µg/g
17 Dichloroethane, 1,2-	< 0.05	0.05	µg/g
18 Dichloroethylene, 1,1-	< 0.05	0.05	µg/g
19 Dichloroethylene, 1,2-cis-	< 0.05	1.9	µg/g
20 Dichloroethylene, 1,2-trans-	< 0.05	0.084	µg/g
21 Dichloropropane, 1,2-	< 0.05	0.05	µg/g
22 Dichloropropene, 1,3-	< 0.042	0.05	µg/g
23 Ethylene dibromide	< 0.05	0.05	µg/g
24 Hexane (n)	< 0.05	2.8	µg/g
25 Methyl Ethyl Ketone	< 0.5	16	µg/g
26 Methyl Isobutyl Ketone	< 0.5	1.7	µg/g
27 Methyl tert-Butyl Ether (MTBE)	< 0.2	0.75	µg/g
28 Methylene Chloride	< 0.063	0.1	µg/g
29 Styrene	< 0.05	0.7	µg/g
30 Tetrachloroethane, 1,1,1,2-	< 0.05	0.058	µg/g
31 Tetrachloroethane, 1,1,2,2-	< 0.05	0.05	µg/g
32 Tetrachloroethylene	< 0.05	0.28	µg/g
33 Trichloroethane, 1,1,1-	< 0.05	0.38	µg/g
34 Trichloroethane, 1,1,2-	< 0.05	0.05	µg/g
35 Trichloroethylene	< 0.01	0.061	µg/g

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Continued from previous page....

Contaminant name	Maximum concentration	Applicable site condition	Unit of measure
36 Trichlorofluoromethane	< 0.05	4	µg/g
37 Vinyl Chloride	< 0.02	0.02	µg/g
38 Petroleum Hydrocarbons F1****	< 5	55	µg/g
39 Petroleum Hydrocarbons F2	< 20	98	µg/g
40 Petroleum Hydrocarbons F3	300	300	µg/g
41 Petroleum Hydrocarbons F4	900	2800	µg/g
42 Polychlorinated Biphenyls	< 0.02	0.35	µg/g
43 Acenaphthene	< 0.05	7.9	µg/g
44 Acenaphthylene	0.054	0.15	µg/g
45 Anthracene	< 0.05	0.67	µg/g
46 Benz[a]anthracene	0.14	0.5	µg/g
47 Benzo[a]pyrene	0.24	0.3	µg/g
48 Benzo[b]fluoranthene	0.18	0.78	µg/g
49 Benzo[ghi]perylene	0.237	6.6	µg/g
50 Benzo[k]fluoranthene	0.11	0.78	µg/g
51 Chrysene	0.18	7	µg/g
52 Dibenz[a h]anthracene	0.09	0.1	µg/g
53 Fluoranthene	0.19	0.69	µg/g
54 Fluorene	< 0.05	62	µg/g
55 Indeno[1 2 3-cd]pyrene	0.14	0.38	µg/g
56 Methylnaphthalene, 2-(1-) ***	< 0.085	0.99	µg/g
57 Naphthalene	< 0.068	0.6	µg/g
58 Phenanthrene	0.123	6.2	µg/g
59 Pyrene	0.178	78	µg/g
60 Antimony	1	7.5	µg/g
61 Arsenic	6.6	18	µg/g
62 Selenium	< 1	2.4	µg/g
63 Barium	111	390	µg/g
64 Beryllium	0.98	4	µg/g
65 Boron (total)	10.9	120	µg/g
66 Cadmium	< 0.5	1.2	µg/g
67 Chromium Total	29.3	160	µg/g
68 Cobalt	8.6	22	µg/g
69 Copper	33.1	140	µg/g
70 Molybdenum	< 1	6.9	µg/g

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Continued from previous page....

Contaminant name	Maximum concentration	Applicable site condition	Unit of measure
71 Nickel	19.5	100	µg/g
72 Silver	0.21	20	µg/g
73 Thallium	1	1	µg/g
74 Uranium	< 1	23	µg/g
75 Vanadium	50.8	86	µg/g
76 Zinc	246	340	µg/g
77 Dioxin/Furan	0.0000001	0.000013	µg TEQ/g
78 Benzene	< 0.0068	0.21	µg/g
79 Ethylbenzene	< 0.018	1.1	µg/g
80 Toluene	< 0.08	2.3	µg/g
81 Xylene Mixture	< 0.05	3.1	µg/g
82 Biphenyl 1,1'-	< 0.05	0.31	µg/g
83 Bis(2-chloroethyl)ether	< 0.1	0.5	µg/g
84 Bis(2-chloroisopropyl)ether	< 0.1	0.67	µg/g
85 Bis(2-ethylhexyl)phthalate	< 0.1	5	µg/g
86 Chloroaniline p-	< 0.1	0.5	µg/g
87 Dichlorobenzidine, 3,3'-	< 0.1	1	µg/g
88 Diethyl Phthalate	< 0.1	0.5	µg/g
89 Dimethylphenol, 2,4-	< 0.1	38	µg/g
90 Dimethylphthalate	< 0.1	0.5	µg/g
91 Dinitrophenol, 2,4-	< 1	2	µg/g
92 Dinitrotoluene, 2,4 & 2,6-	< 0.14	0.5	µg/g
93 Phenol	< 0.1	9.4	µg/g
94 Trichlorobenzene, 1,2,4-	< 0.05	0.36	µg/g
95 Bromodichloromethane	< 0.05	1.5	µg/g
96 Bromoform	< 0.05	0.27	µg/g
97 Dibromochloromethane	< 0.05	2.3	µg/g

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Contaminant name	Maximum concentration		Applicable site condition	Unit of measure
1 Chloride		790,000	790000	µg/L
2 Chromium VI		5.74	25	µg/L
3 Cyanide (CN-)		8.4	66	µg/L
4 Mercury		0.0054	0.29	µg/L
5 Acetone	<	30	2700	µg/L
6 Bromomethane	<	0.5	0.89	µg/L
7 Carbon Tetrachloride	<	0.2	0.79	µg/L
8 Chlorobenzene	<	0.5	30	µg/L
9 Chloroform		2.4	2.4	µg/L
10 Dichlorobenzene, 1,2-	<	0.5	3	µg/L
11 Dichlorobenzene, 1,3-	<	0.5	59	µg/L
12 Dichlorobenzene, 1,4-	<	0.5	1	µg/L
13 Dichlorodifluoromethane	<	2	590	µg/L
14 Dichloroethane, 1,1-		0.56	5	µg/L
15 Dichloroethane, 1,2-	<	0.5	1.6	µg/L
16 Dichloroethylene, 1,1-	<	0.5	1.6	µg/L
17 Dichloroethylene, 1,2-cis-	<	0.5	1.6	µg/L
18 Dichloroethylene, 1,2-trans-	<	0.5	1.6	µg/L
19 Dichloropropane, 1,2-	<	0.5	5	µg/L
20 Dichloropropene, 1,3-	<	0.5	0.5	µg/L
21 Ethylene dibromide	<	0.2	0.2	µg/L
22 Hexane (n)	<	0.5	51	µg/L
23 Methyl Ethyl Ketone	<	20	1800	µg/L
24 Methyl Isobutyl Ketone	<	20	640	µg/L
25 Methyl tert-Butyl Ether (MTBE)	<	2	15	µg/L
26 Methylene Chloride	<	5	50	µg/L
27 Styrene	<	0.5	5.4	µg/L
28 Tetrachloroethane, 1,1,1,2-	<	0.5	1.1	µg/L
29 Tetrachloroethane, 1,1,2,2-	<	0.5	1	µg/L
30 Tetrachloroethylene	<	0.5	1.6	µg/L
31 Trichloroethane, 1,1,1-	<	0.5	200	µg/L
32 Trichloroethane, 1,1,2-	<	0.5	4.7	µg/L
33 Trichloroethylene	<	0.5	1.6	µg/L
34 Trichlorofluoromethane	<	5	150	µg/L
35 Vinyl Chloride	<	0.5	0.5	µg/L

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name	Maximum concentration	Applicable site condition	Unit of measure
36 Bromodichloromethane	7.1	16	µg/L
37 Bromoform	< 5	25	µg/L
38 Dibromochloromethane	5.4	25	µg/L
39 Petroleum Hydrocarbons F1****	< 25	750	µg/L
40 Petroleum Hydrocarbons F2	< 100	150	µg/L
41 Petroleum Hydrocarbons F3	< 250	500	µg/L
42 Petroleum Hydrocarbons F4	< 250	500	µg/L
43 Acenaphthene	< 0.02	4.1	µg/L
44 Acenaphthylene	< 0.02	1	µg/L
45 Anthracene	< 0.02	2.4	µg/L
46 Benz[a]anthracene	< 0.02	1	µg/L
47 Benzo[a]pyrene	< 0.01	0.01	µg/L
48 Benzo[b]fluoranthene	< 0.02	0.1	µg/L
49 Benzo[ghi]perylene	< 0.02	0.2	µg/L
50 Benzo[k]fluoranthene	< 0.02	0.1	µg/L
51 Chrysene	< 0.02	0.1	µg/L
52 Dibenz[a h]anthracene	< 0.02	0.2	µg/L
53 Fluoranthene	< 0.02	0.41	µg/L
54 Fluorene	< 0.02	120	µg/L
55 Indeno[1 2 3-cd]pyrene	< 0.02	0.2	µg/L
56 Methlynaphthalene, 2-(1-) ***	< 0.028	3.2	µg/L
57 Naphthalene	< 0.05	11	µg/L
58 Phenanthrene	< 0.02	1	µg/L
59 Pyrene	< 0.02	4.1	µg/L
60 Sodium	490,000	490000	µg/L
61 Antimony	< 6	6	µg/L
62 Arsenic	< 10	25	µg/L
63 Selenium	< 5	10	µg/L
64 Barium	744	1000	µg/L
65 Beryllium	< 4	4	µg/L
66 Boron (total)	< 1,000	5000	µg/L
67 Chromium Total	< 50	50	µg/L
68 Cobalt	< 3.8	3.8	µg/L
69 Copper	< 20	87	µg/L
70 Lead	< 5	10	µg/L

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
71	Molybdenum		17.6	70	µg/L
72	Nickel	<	50	100	µg/L
73	Silver	<	1.5	1.5	µg/L
74	Thallium	<	1	2	µg/L
75	Uranium		5.79	20	µg/L
76	Vanadium	<	5	6.2	µg/L
77	Zinc	<	100	1100	µg/L
78	Benzene	<	0.5	5	µg/L
79	Ethylbenzene	<	0.5	2.4	µg/L
80	Toluene	<	0.5	24	µg/L
81	Xylene Mixture	<	0.5	300	µg/L
82	Biphenyl 1,1'-	<	0.4	0.5	µg/L
83	Bis(2-chloroethyl)ether	<	0.4	5	µg/L
84	Bis(2-chloroisopropyl)ether	<	0.4	120	µg/L
85	Bis(2-ethylhexyl)phthalate		2.3	10	µg/L
86	Chloroaniline p-	<	0.4	10	µg/L
87	Dichlorobenzidine, 3,3'-	<	0.4	0.5	µg/L
88	Diethyl Phthalate	<	0.2	38	µg/L
89	Dimethylphenol, 2,4-	<	0.5	59	µg/L
90	Dimethylphthalate	<	0.2	38	µg/L
91	Dinitrophenol, 2,4-	<	1	10	µg/L
92	Dinitrotoluene, 2,4 & 2,6-	<	0.57	5	µg/L
93	Phenol	<	0.5	890	µg/L
94	Trichlorobenzene, 1,2,4-	<	0.4	70	µg/L

See the attached "Table 2. Maximum contaminant concentrations compared to standards specified in a risk assessment" for standards specified in a risk assessment and comparison to maximum concentrations measured on, in or under the record of site condition property.

The rest of this page has been left intentionally blank

Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)
None	0.0

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property.

None

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

Estimated quantity of soil (in ground-volume in cubic metres)	0.0
Estimated quantity of sediment (in ground-volume in cubic metres)	0.0

Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	0.0
---	-----

Ground water control or treatment measures

Ground water control or treatment measures that were required for the record of site condition property prior to the certification date for the purpose of submitting the record of site condition for filing.

None

Ground water control or treatment measures that are required for the record of site condition property after the certification date.

None

Estimated volume of ground water, if any, removed from and not returned to the record of site condition property.

Estimated volume of ground water (in litres)	0.0
--	-----

Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

None

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

None

Monitoring or Maintenance

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date.

Hard Cap / Fill Cap Barrier, inspection and maintenance
Building with Storage Garage (intermittent 3.9 L/s ventilation)

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date.

No potable use of Groundwater at the Property

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation?

No

C Qualified person's statements and certifications

As the qualified person, I certify that:

A phase one environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

A phase two environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

As of 2020/04/29, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the record of site condition property that would interfere with the type of property use to which the record of site condition property will be put, as specified in the record of site condition.

Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

As of 2020/04/29, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the record of site condition property meets the applicable full depth generic site condition standards prescribed by section 36 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this record of site condition is filed, except for those contaminants (if any) specified in this record of site condition at Table 2, Maximum contaminant concentrations compared to standards specified in a risk assessment.

As of 2020/04/29, the maximum known concentration of each contaminant in soil, sediment and ground water at the record of site condition property for which sampling and analysis has been performed is specified in this record of site condition at Table 1, maximum contaminant concentrations compared to applicable full depth generic site condition standards.

In relation to any contaminant excepted from the certification mentioned above as specified in the record of site condition at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:

A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.

The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.

As of 2020/04/29, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

I am a qualified person and have the qualifications required by section 5 of the regulation.

I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

The opinions expressed in this record of site condition are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

I do not hold and have not held and my employer CH2M HILL CANADA LIMITED does not hold and has not held a direct or indirect interest in the record of site condition property or any property which includes the record of site condition property and was the subject of a phase one or environmental site assessment or risk assessment upon which this record of site condition is based.

environmental site assessment or risk assessment upon which this record of site condition is based.

To the best of my knowledge, the certifications and statements in this part of the record of site condition are true as of 2020/04/29.

By signing this record of site condition, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, TANIA MCCARTHY, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2021/05/05:

- a) signing this record of site condition submission as a qualified person; and
- b) making all certifications required as a qualified person for this record of site condition.

I agree

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the record of site condition

Authorization for agent to submit record of site condition for filing
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
A Current plan of survey
Property specific standards
Area(s) of potential environmental concern
Table of current and past uses of the phase one property
Phase 2 conceptual site model
Owner or agent certification statements

Additional Documentation

Alternate Agent Authorization
(Refer to section 5, paragraph 3, O.Reg. 153/04)

March 3, 2021

Financial Assurance and Brownfields Services
Client Services and Permissions Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, ON M4V 1P5

Attention: Record of Site Condition Officer

Dear Sir/Madam:

Re: Authorization of an Agent by Owner of RSC Property – 55 Baker Street, 160 Wyndham Street North, and the Right-of-Way known as Park Lane, Guelph, ON

The Corporation of the City of Guelph is the owner of the above-noted property. I am the authorized person for the owner and hereby authorize Tania McCarthy to make the statements required under subsection 6(1), Schedule A of O.Reg. 153/04 and sign the record of site condition on behalf of The Corporation of the City of Guelph.

Sincerely,



Christopher C. Cooper

General Manager of Legal, Realty and Court Services / City Solicitor

Legal, Realty and Court Services

Corporate Services

519-822-1260 extension 2288

christopher.cooper@guelph.ca

May 4, 2021

Ministry of the Environment, Conservation and Parks
Brownfields, Environment Clean-Up & Financial Assurance Services
Client Services and Permissions Branch
135 St. Clair Avenue West, 1st Floor
Toronto, ON M4V 1P5

**Re: Properties located at 55 Baker Street, 160 Wyndham Street North, and the Right-of-Way known as Park Lane in Guelph, Ontario ("Lands")
Record of Site Condition Filing Requirements Pursuant to Part XV.1 of the *Environmental Protection Act***

Dear Sir/Madame:

By way of introduction, I am the City Solicitor for The Corporation of the City of Guelph with carriage of the above-noted matter, and I have reviewed the following, a copy of each of which is attached hereto:

1. Plan of Survey prepared, signed and sealed by Van Harten Surveying Inc., Land Surveyors and Engineers of Guelph, Ontario, which has thereon an outline of the Lands and deposited on title as 61R-21815;
2. Transfer Instrument Nos. CS58221, MS20082, MS78644, LT8833, WC274023 and WC266673, whereby The Corporation of the City of Guelph acquired the Lands;
3. Registered Plan 8, whereby the unnamed Lane (aka Park Lane) was dedicated to The Corporation of the City of Guelph; and
4. Parcel Registers (PIN abstracts) regarding the Lands.

The current legal descriptions, property identifier numbers (PINs), municipal addresses and assessment roll numbers of the Lands are the following:

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Municipal Address	Property Identification Number	Assessment Roll Number	Legal Description	Transfer Instrument
55 Baker Street	71287-0119 (LT) [former PINs 71287-0038 (LT) and 71287-0058 (LT)]	2308020-00100500	Part Burying Ground; Plan 8; Part Lane through Burying Ground; Plan 8, Closed by MS80255; as in MS78644, MS20082, & CS58221; subject to Interest, if any, in CS58221; Part Burying Ground, Plan 8 as in CS51962; City of Guelph	CS58221 (1953/04/01), MS20082 (1691/05/09) and MS78644 (1968/10/25) whereby The Corporation of the City of Guelph acquired the Lands by way of a transfer from the previous owners, Her Majesty The Queen, Steele's Wire Springs Limited and Guelph Curling Club Limited, respectively. LT8833 whereby The Corporation of the City of Guelph acquired the Lands by way of a transfer from the previous owner, The Board of Light and Heat Commissioners of the City of Guelph on November 9, 1998.
160 Wyndham Street North (includes former 152 Wyndham Street North)	71287-0118 (LT) [former PINs 71287-0044 (LT) and 71287-0045 (LT)]	2308020 – 00112900	Part Lots 73 & 74, Plan 8; Part of Burying Ground, Plan 8; and Part of Lane, Plan 8, as at the rear of Lots 73 & 74 (AKA Park Lane), Closed by CS31228, Plan 8, designated as Parts 1, 2, 3 and 4, Reference Plan 61R-21815, as in ROS573090; subject to and together with ROS557919 and ROS573090, City of Guelph	WC274023 whereby The Corporation of the City of Guelph acquired the Lands by way of a transfer from the previous owner, Green Forests Investments Limited, on April 9, 2010. WC266673 whereby The Corporation of the City of Guelph acquired the Lands by way of a transfer from the previous owner, Smilja Lesic, on January 6, 2010.
NA (Park Lane)	71287-0099 (LT)	N/A	UNNAMED LANE, PLAN 8 , (AKA PARK LANE, PLAN 8) LYING SOUTH OF PART CLOSED BY CS31228, SAVE AND EXCEPT RO755787, ROS546721, CS52867, & ROS220056 ; GUELPH	Dedicated as a Lane by Registered Plan 8.

Notes:

NA = not applicable

PINs and Instruments referenced above are as shown on Registered Plan 61R-21815, dated June 22, 2020. It is noted that PIN 71287-0038 and PIN 71287-0058 have been consolidated to PIN 71287-0119 for 55 Baker Street and PIN 71287-0044 and PIN 71287-0045 have been consolidated to PIN 71287-0118 for 160 Wyndham Street North as of June 24, 2020.

The owner of the Lands and a description of their interest is:

Name: The Corporation of the City of Guelph
Address: 1 Carden Street
Guelph, Ontario, N1H 3A1
Contact: Mr. Prasoon Adhikari
Telephone: 519.822.1260, ext. 2946
E-Mail: Prasoon.Adhikari@guelph.ca

Owner's Interest: Registered Owner (Fee Simple)

Beneficial Owner: The Corporation of the City of Guelph

Should you have any questions or concerns about this matter, please do not hesitate to contact the undersigned.

I trust this to be satisfactory.



Christopher C. Cooper
General Manager of Legal, Realty and Court Services / City Solicitor

Attachments:

Plan of Survey
Transfer Instruments
Registered Plan 8
PIN Abstracts

LAND
REGISTRY
OFFICE #61

71287-0119 (LT)

PAGE 1 OF 1
PREPARED FOR tmacculloch
ON 2021/02/04 AT 16:07:22

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART BURYING GROUND, PLAN 8; PART LANE THROUGH BURYING GROUND, PLAN 8, CLOSED BY MS80255, AS IN MS78644, MS20082, CS58221; S/T INTEREST, IF ANY, IN CS58221; PART BURYING GROUND, PLAN 8 AS IN CS51962; CITY OF GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

CONSOLIDATION FROM 71287-0038, 71287-0058

PIN CREATION DATE:

2020/07/02

OWNERS' NAMES

THE CORPORATION OF THE CITY OF GUELPH

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/07/02 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/08/31 **						
CS58221	1953/04/01	QUIT CLAIM TRNSFR			THE CORPORATON OF THE CITY OF GUELPH	C
CORRECTIONS: 'REGN. NUMBER' CHANGED FROM 'CS58221' TO 'CS58221' ON 2003/07/16 BY WILLIAM LITTLE.						
MS20082	1961/05/09	TRANSFER	\$1		THE CORPORATION OF THE CITY OF GUELPH	C
MS78644	1968/10/25	TRANSFER	\$1		THE CORPORATION OF THE CITY OF GUELPH	C
LT8833	1998/11/09	TRANSFER	\$13,000	THE BOARD OF LIGHT AND HEAT COMMISSIONERS OF THE CITY OF GUELPH	THE CORPORATION OF THE CITY OF GUELPH	C
61R21815	2020/06/22	PLAN REFERENCE				C
REMARKS: WC602137.						
WC602324	2020/06/22	APL CONSOLIDATE		THE CORPORATION OF THE CITY OF GUELPH		C

LAND
 REGISTRY
 OFFICE #61

71287-0038 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT BURYING GROUND, PLAN 8 ; PT LANE THROUGH BURYING GROUND, PLAN 8 , CLOSED BY MS80255 ; AS IN MS78644, MS20082, CS58221 ; S/T INTEREST, IF ANY, IN CS58221 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

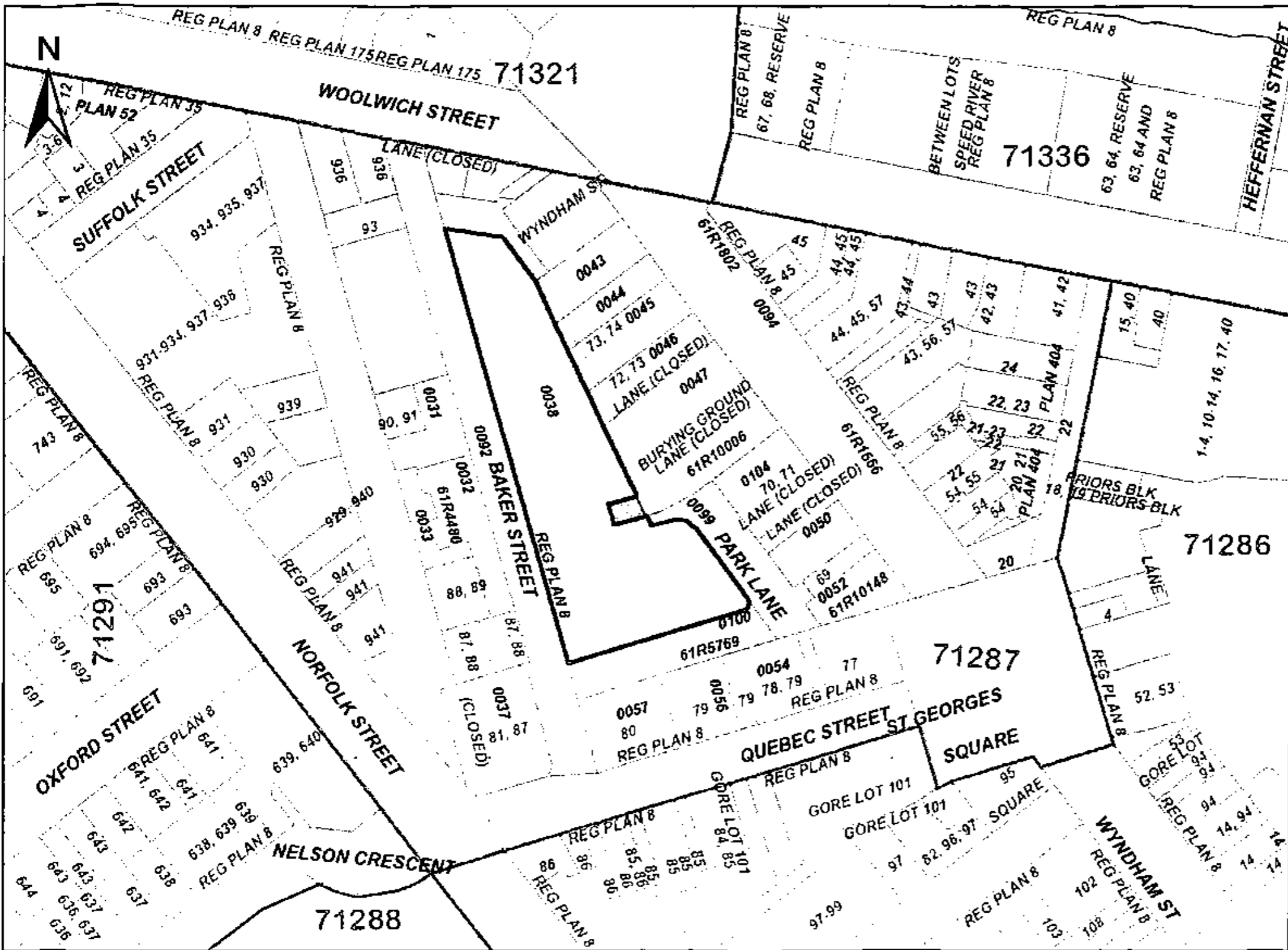
RECENTLY:
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
 1998/08/31

OWNERS' NAMES
 THE CORPORATION OF THE CITY OF GUELPH

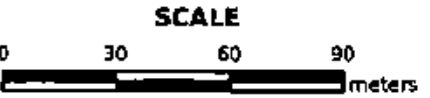
CAPACITY SHARE
 BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/31 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/31** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/28 ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1998/08/31 **						
CS58221	1953/04/31	QUIT CLAIM TRNSFR			THE CORPORATION OF THE CITY OF GUELPH	C
CORRECTIONS: 'REGN. NUMBER' CHANGED FRGM 'CS582221' TO 'CS58221' ON 2003/07/16 BY WILLIAM LITTLE.						
MS20082	1961/05/03	TRANSFER	\$1		THE CORPORATION OF THE CITY OF GUELPH	C
MS78644	1968/10/25	TRANSFER	\$1		THE CORPORATION OF THE CITY OF GUELPH	C
WC32682	2003/07/16	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
REMARKS: CS582221 AMENDED TO BE CS58221						



ServiceOntario

PRINTED ON 31 MAY, 2017 AT 16:26:51
FOR BERTUCCI1



PROPERTY INDEX MAP WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



58221-217

APR 1 1953

Security Guard and certain issuances
 duly entered and registered in the
 Registry Office for the Registry Division
 of the South and Centre Ridings of the
 County of Wellington, in Book 267
 of the City of Wellington
 at 10:37 o'clock AM of the 1st day
 of April 1953
 Number 58221
 Registrar [Signature]

112

5-12-53

Spencer and Co

QUIT-CLAIM

by

HER MAJESTY THE QUEEN

to

THE CORPORATION OF THE CITY
OF GUELPH.

Of a certain parcel or tract
of land and premises situate in
the City of Guelph, County of
Wellington, Province of Ontario.

DATED 9th March, 1953.

RECORDED 25th March, 1953.

Lib. 504 Fol. 377

H. W. O'Leary
FOR DEPUTY REGISTRAR GENERAL OF
CANADA.

Refer. No. 140050

P. Allaire
DEPUTY GOVERNOR

Canada

for *Paul Lavigne*
DEPUTY ATTORNEY GENERAL,
CANADA.

ELIZABETH THE SECOND, by the Grace
of God, of Great Britain, Ireland and
the British dominions beyond the Seas
QUEEN, Defender of the Faith.

TO ALL TO WHOM these Presents shall come,

GREETING:

WHEREAS the lands hereinafter described are vested in Us in the right of Canada.

AND WHEREAS the said lands are not required for public purposes, and under and by virtue of the statutes in that behalf and pursuant to authority duly granted by Our Governor in Council, the said lands or the interest therein that is or may be vested in Us for the uses of Canada, have for valuable consideration been sold to THE CORPORATION OF THE CITY OF GUELPH, in the Province of Ontario, hereinafter called the grantee.

NOW KNOW YE that We have granted, bargained, sold and quit-claimed, and do by these Presents grant, bargain, sell and quit-claim unto the grantee and its successors, all the right, title, interest, claim, property, estate and demand both at law and in equity, and as well in possession as in expectancy, which We or Our Heirs or Successors have, or may have for the use of or in the right of Canada, of, in, and to ALL AND SINGULAR:

THAT certain parcel or tract of land and premises, situate, lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, being composed of part of the Burying Ground as shown on the Canada Company's Survey of the said Town, now City of Guelph, and which said parcel or tract of land and premises may be more particularly described as follows:-

COMMENCING at the end of the following two courses and distances;

BEGINNING at a point on the northeasterly limit of lot 71 according to the Canada Company's Survey being also the southwesterly limit of Wyndham Street, distant Fifty-six and nine-tenths (56.9) feet measured northwesterly thereon from the point where the said limit of Wyndham Street is intersected by the limit between Lots 70 and 71; thence South 54 degrees 38 minutes West One Hundred and Six and seven-tenths (106.7) feet to the southwesterly limit of said lot 71; thence South 55 degrees 50 minutes West Forty-nine and five-tenths (49.5) feet to the southwesterly limit of the lane in the rear of the said Lot 71 according to said Canada Company's Survey and point of commencement of the parcel of land intended to be described hereby;

THENCE South 33 degrees 49 minutes East along said southwesterly limit of said lane Twenty-eight and forty-five one-hundredths (28.45) feet;

THENCE South 77 degrees 30 minutes West along the most southerly limit of lands described in Registered Instrument No. 35380 for said City, Two Hundred and Forty-one and one-tenth (241.1) feet to the easterly limit of Baker Street;

THENCE North 12 degrees 18 minutes West along the said limit of Baker Street Fifteen (15) feet;

THENCE North 77 degrees 30 minutes East One Hundred and eighty and sixty-eight one-hundredths (180.68) feet;

THENCE North 64 degrees 40 minutes East Fifty-one and twenty-nine one-hundredths (51.29) feet more

or less to the point of commencement.

The said land having been acquired from The Cutten Company Limited by deed dated November 20, 1934, registered in the Registry Office for the Registry Division of the South and Centre Ridings of the County of Wellington December 21, 1934, as no. 35380 City of Guelph, and being subject to a right-of-way to The Cutten Company Limited and to others as set out in the said deed.

SAVING, excepting and reserving unto Us, Our Heirs and Successors, the free use, passage and enjoyment of, in, over and upon all navigable waters that now are or may be hereafter found on or under or flowing through or upon any part of the lands hereby granted or intended so to be.

TO HAVE AND TO HOLD the said lands unto the grantee and its successors, forever;

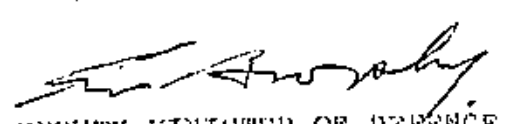
GIVEN under the Great Seal of Canada.

WITNESS; JOSEPH FRANCOIS DELAUTE, ESQUIRE,
Deputy of Our Right Trusty and Well-beloved
Counsellor, Vincent Massey, Member of Our
Order of the Companions of Honour, Governor
General and Commander-in-Chief of Canada.

AT OTTAWA, this Ninth day of March in the year
of our Lord One thousand nine hundred and fifty-three
and in the Second year of Our Reign.

BY COMMAND,


UNDER SECRETARY OF STATE


DEPUTY MINISTER OF DEFENCE
PRODUCTION

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF WELLINGTON

I, **RICHARD BECKER HUNGERFORD**
of the City of Guelph
in the County of Wellington, Solicitor for the grantee
named in the within (or annexed) transfer make oath and say:

To Wit:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am SOLICITOR FOR THE GRANTEE named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	100.00
(b) Property transferred in exchange; Equity value	\$	
Encumbrances	\$	nil
(c) Securities transferred to the value of	\$	nil
(d) Balance of existing encumbrances with interest owing at date of transfer	\$	nil
(e) Monies secured by mortgage under this transaction	\$	nil
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	nil
Total consideration		\$ 100.00

All blanks
must
be filled
in.

4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

Sworn before me at the City
of Guelph
in the County of Wellington
this 1st
day of April

A.D. 1953

R. Becker
A Commissioner, etc.

R. B. Hungerford

97-20082
4/12 Guelph

MAY 9 1961

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

I certify that the within instrument is duly entered and registered in the Registry Office for the Registry Division of the South and Central Divisions of the County of Wellington, on Microfilm for the City of Guelph at 4:13 o'clock P.M. of the 9th day of May A.D. 1961
Number 21-20082
361760
Registrar

470-00
600 lbs
Guelph for Guelph

Dated May 5th 1961

STEELE'S WIRE SPRINGS LIMITED

—TO—

THE CORPORATION OF THE CITY OF GUELPH

Address: Guelph, Ontario.

Deed of Land

SITUATE

in the City of Guelph

United Stationery Co. Limited, Toronto

KEARNS, MCKINNON, CLARE & KEARNS
BARRISTERS & SOLICITORS
GUELPH, ONTARIO

A Commissioner for taking Affidavits, etc.

A.D. 19
this
day of

SWORN before me at the
In the

4. THAT I am a subscribing witness to the said Instrument and duplicate.
3. THAT I know the said part

2. THAT the said Instrument and duplicate were executed by the said part
of the parties thereto, at the

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by
make oath and say:

TO WIT: I of the of in the

A Commissioner for taking Affidavits, etc.

A.D. 19
this
day of

SWORN before me at the
In the

4. THAT I am a subscribing witness to the said Instrument and duplicate.
3. THAT I know the said part

2. THAT the said Instrument and duplicate were executed by the said part
of the parties thereto, at the

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by
make oath and say:

TO WIT: I of the of in the

This Indenture

made (in duplicate) the 5th day of May
one thousand nine hundred and sixty-one

In Pursuance of The Short Forms of Conveyances Act.

Between

STEELE'S WIRE SPRINGS LIMITED,
a Company incorporated under the
laws of the Province of Ontario,
hereinafter called the "Grantor",
OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF
GUELPH,
hereinafter called the "Grantee",
OF THE SECOND PART.

Witnesseth that in consideration of other valuable
consideration and the sum of one... (\$1.00)

..... Dollars of lawful money of Canada, now paid
by the said Grantee to the said Grantor, the receipt whereof is hereby
by it acknowledged, it the said Grantor Both Grant
unto said Grantee in fee simple.

All and singular th at certain parcel or tract of land and premises
situate, lying and being in the City of Guelph, in the County of
Wellington and Province of Ontario, being composed of part
of the Block of land set apart as a "Burying Ground" in
the Canada Company's Survey, in the said City, which may be
more particularly described as follows: COMMENCING at a
point in the northeasterly limit of Baker Street as now
laid out on the ground at a distance of 334 feet measured
northwesterly along the said limit of said Street from the
northwest side of Quebec Street; THENCE northwesterly along
Baker Street nearly parallel with the original limit
thereof 456 feet and 6 inches to where a stone has been
planted to mark the westerly angle of the said parcel of
land; THENCE South 79 degrees and 30 minutes East (original

bearing) 67 feet to where a stone has been planted at the northerly angle of the said parcel of land; THENCE South 34 degrees and 10 minutes East along the southwesterly limit of a lane or street 50 feet wide in rear of the lots fronting on Wyndham Street 77 feet and 6 inches more or less to the northerly angle of Parcel No. 1 of the lands conveyed by James Steele Limited to The Cutten Company Limited by Deed bearing date the 15th day of April, A.D. 1929, and registered as No. 31026; THENCE South 22 degrees and 42 minutes East along the westerly boundary of the said Parcel No. 1 conveyed by said Indenture No. 31026, 362.85 feet to a point in the northerly limit of Parcel No. 2 of the lands conveyed by the said Indenture No. 31026; THENCE South 77 degrees and 36 minutes West along the said northerly limit 163 feet more or less to the place of beginning. TOGETHER with whatever right the Grantor may have to a right-of-way as described excepted and reserved in Registered Instrument No. 31026 over and along that certain parcel or tract of land and premises situate lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, more particularly described as follows: COMMENCING at a point in the dividing line between the lands formerly of James Steele, Limited, and the Guelph Curling and Skating Club, which said point is distant South 77 degrees 36 minutes West seventy-eight (78) feet from the northeasterly limit of the Burying Ground and the southwesterly limit of the lane in rear of the lots on Wyndham Street; THENCE continuing along the said dividing line South 77 degrees 36 minutes West one hundred and sixty-three and one-tenth (163.1) feet to the northeasterly limit of Baker Street; THENCE in a northwesterly direction along the said northeasterly limit of Baker Street fifteen (15) feet to a point; THENCE North 77 degrees 36 minutes East one hundred and sixty-three (163) feet more or less to the southwesterly limits of the lands described in Parcel No. 1 of the said Deed No. 31026; THENCE South 22 degrees 42 minutes east fifteen (15) feet more or less to the place of beginning. EXCEPTING thereout the lands heretofore sold to The Board of Light and Heat Commissioners of the City of Guelph by registered instrument No. 51962, which may be more particularly described as follows:- COMMENCING at an iron bar planted in the easterly limit of Baker Street at the point where the said limit is intersected by the northerly limit of a strip of land fifteen (15) feet in width formerly conveyed to His Majesty the King by registered instrument C42-35380, said iron bar being distant three hundred and thirty-two (332) feet measured northerly along the said easterly limit of Baker Street

from its intersection with the northerly limit of Quebec Street; THENCE North 77 degrees 36 minutes East along the said northerly limit of said strip of land conveyed by said Instrument No. 35380 one hundred and fourteen and nine-tenths (114.9) feet to an iron pipe planted at the southwesterly angle and point of commencement of the parcel of land intended to be conveyed hereby; THENCE North 77 degrees 36 minutes East continuing along the said northerly limit of said strip of land so conveyed forty-five and forty-five one-hundredths (45.45) feet to an angle in said lands conveyed by said instrument No. 35380; THENCE North 22 degrees 42 minutes West along the Westerly limit of lands conveyed by said instrument No. 35380 thirty and forty-nine one-hundredths (30.49) feet; THENCE South 77 degrees 36 minutes West forty (40) feet; THENCE South 12 degrees 24 minutes East thirty (30) feet more or less to the place of beginning.

To have and to hold unto the said Grantee its / ^{successors} ~~heirs~~ and assigns to
and for its and their sole and only use forever.
Subject nevertheless to the reservations, limitations, provisos and conditions
expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee That ~~he~~ ^{it} has the
right to convey the said lands to the said Grantee notwithstanding any act
of the said Grantor.

And that the said Grantee shall have quiet possession of the said lands, free
from all incumbrances.

And the said Grantor Covenants with the said Grantee that ~~he~~ ^{it} will
execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that ~~he~~ ^{it} has
done no act to incumber the said lands.

And the said Grantor Releases to the said Grantee All its
claims upon the said lands.

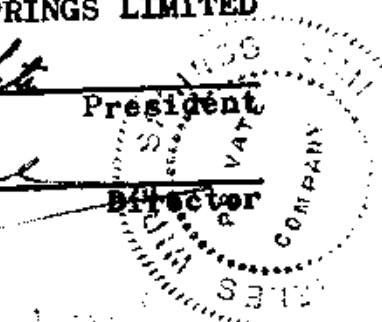
In Witness Whereof the said ~~parties~~ Grantor has caused its corporate
seal to be hereunto affixed attested by the signature of its
~~proper officers~~ proper officers in that behalf.

Signed, Sealed and Delivered
IN THE PRESENCE OF

STEELE'S WIRE SPRINGS LIMITED

W. G. J. [Signature]
President

[Signature]
Director



COMBINED AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Province of Ontario } I
of } of the
of } in the
TO WIT: }

Strike out words and parts not applicable and initial.
If Attorney see footnote.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that

who also executed the within instrument of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/husband;

4. I was unmarried/divorced/widower.

SWORN before me at the

of }
in the }
of }
this } day of
19 }
} }

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)..... one of the parties named therein and he/she was of the full age of twenty-one years"

AFFIDAVIT UNDER LANDS TRANSFER TAX ACT

In the Matter of The Land Transfer Tax Act

Province of Ontario } I, Richard Becker Young
of the } City of Sudolph
of } in the } County of Wellington

To Wit: } Sudolph make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor or either of them.

- I am Sudolph named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ <u>235,000</u>
(b) Property transferred in exchange: Equity value \$	\$ <u>—</u>
Encumbrances	\$ <u>—</u>
(c) Securities transferred to the value of	\$ <u>—</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ <u>—</u>
(e) Monies secured by mortgage under this transaction	\$ <u>—</u>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ <u>—</u>
Total consideration	\$ <u>235,000</u>

All blanks must be filled in

Clases 4, 5 and 6 should be struck out if not applicable or necessary.

- If consideration is nominal, is the transfer for natural love and affection?
- If so, what is the relationship between Grantor and Grantee?
- Other remarks and explanations, if necessary

SWORN before me at the City
of Sudolph
in the County
of Wellington
this 9th day of May
19 61

[Signature]
A Commissioner for taking Affidavits, etc.

R. B. Young

77-78644

Handwritten signature

601 25 AM 1 27

Dated October 16th 1968.

GUELPH CURLING CLUB LIMITED

TO

THE CORPORATION OF THE CITY OF GUELPH

Address:

Deed of Land

SITUATE

in the City of Guelph, in the County of Wellington

One & Duham Limited - Toronto, Canada
Printers to the Legal Profession

RETURN TO

PAYNE, SMITH & SMITH,
Barristers and Solicitors,
285 Woolwich Street,
GUELPH, Ontario.

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATE

I hereby certify that the within instrument is a true and correct copy of the original as filed in the Registry Office for the Registry Division of the South and Central Divisions of the County of Wellington on Microfilm for the City of Guelph on the 27th day of October A.D. 1968.
Number M.T. 32/177
Paul M. Armstrong
Registrar

Handwritten note: 4 pages found & of

950.00
6.00 Pd.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____ of the _____ in the _____ TO WIT:

2. THAT the said Instrument and duplicate were executed by the said part _____ at the _____ of the parties thereto.

3. THAT I know the said part _____ SWORN before me at the _____ in the County _____ A.D. 19 _____

4. THAT I am a subscribing witness to the said Instrument and duplicate.

5. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____ of the _____ in the _____ TO WIT:

6. THAT I know the said part _____ SWORN before me at the _____ in the County _____ A.D. 19 _____

7. THAT I am a subscribing witness to the said Instrument and duplicate.

8. THAT I know the said part _____ SWORN before me at the _____ in the County _____ A.D. 19 _____

9. THAT I am a subscribing witness to the said Instrument and duplicate.

A Commissioner for taking Affidavits, etc.

This Indenture

made (in duplicate) the 15th day of October one thousand nine hundred and sixty-eight.

In Pursuance of The Short Forms of Conveyances Act
Between

Dye & Durham
Limited
Toronto, Canada
Forms 1 to 4

GUELPH CURLING CLUB LIMITED, a Company incorporated under the laws of the Province of Ontario, having its Head Office, in the City of Guelph, hereinafter called the Grantor

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF GUELPH, hereinafter called the Grantee

OF THE SECOND PART

WHEREAS by Supplementary Letters Patent dated the 27th day of February, 1956 and registered on the 24th day of October, 1968 as No. M-78620 the name of the Grantor herein was changed from The Victoria Rink (Guelph) Limited to Guelph Curling Club Limited.

Witnesseth that in consideration of other valuable consideration and the sum of ONE -----

----- (\$1.00) ----- Dollars

of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by acknowledged), the said Grantor ~~Doth~~ Grant unto the said Grantee in fee simple.

All and Singular th at certain parcel or tract of land and premises situate lying and being in the City of Guelph, in the County of Wellington and Province of Ontario, being composed of part of the Burying Ground between the lane or street along the rear of lots fronting on Wyndham Street and the lane now known as Baker Street, according to the Canada Company's Survey of the Town, now City, of Guelph, containing an area of Ninety-five One-hundredths (.95) of an acre, more or less and which said parcel or tract of land and premises may be more particularly described as follows:

COMMENCING at the point where the Easterly limit of Baker Street is intersected by the Northerly limit of a lane or street along the rear of lots fronting on Quebec Street, as the said lane is now located by the line of buildings on the Southerly side thereof, the said point being distant One Hundred and Sixty-one and Four Tenths (161.4) feet measured Northerly along the said limit of Baker Street from its intersection with the Northerly limit of Quebec Street;

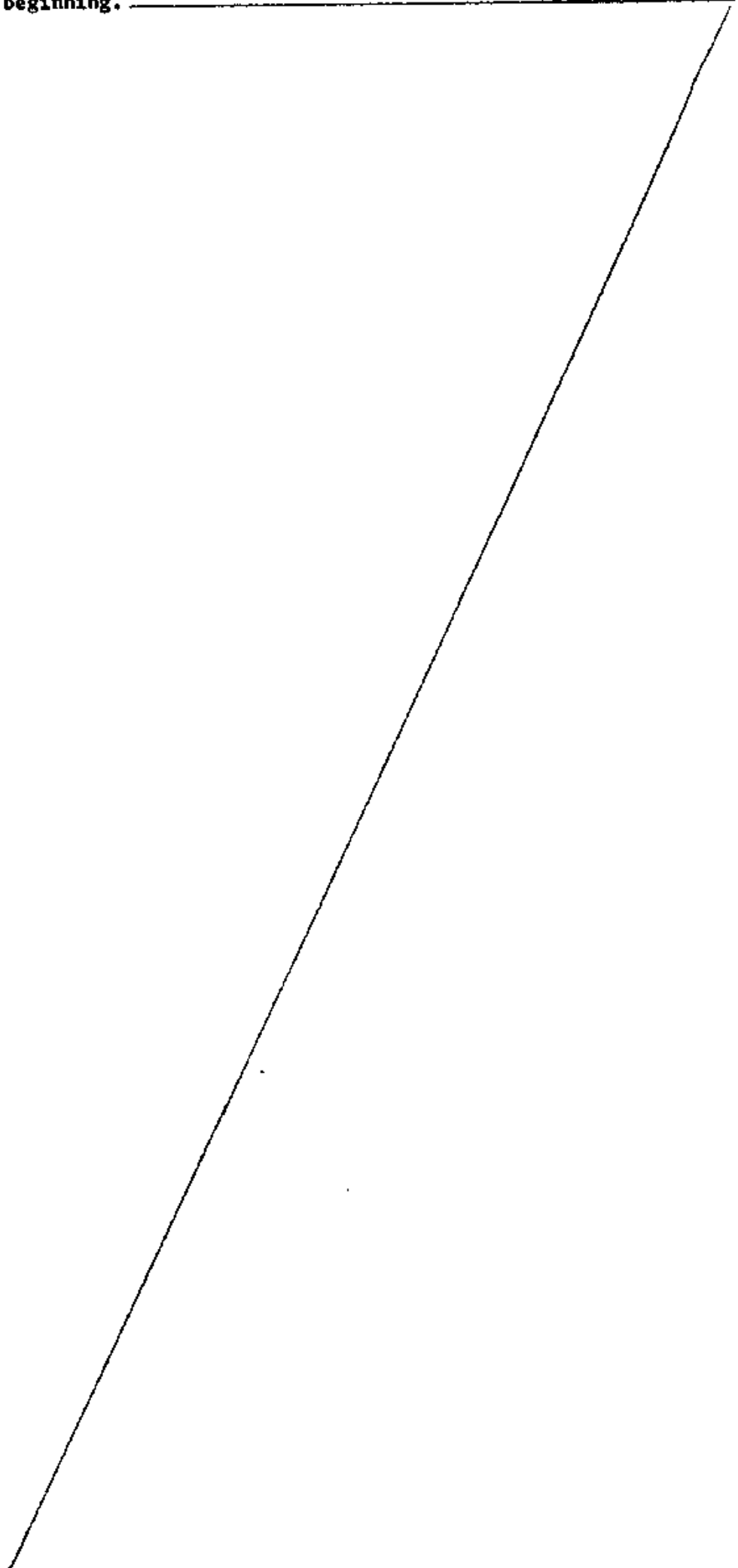
THENCE North 76 degrees 10 minutes East along the said Northerly limit of said lane or street as the same is now located Two Hundred and Ninety-nine and Three Tenths (299.3) feet to its intersection with the Southwesterly limit of the lane or street along the rear of lots fronting on Wyndham Street

1 (a)

THENCE North 33 degrees 49 minutes West along the said last mentioned limit One Hundred and Fifty-eight and Eight Tenths (158.8) feet to the Northerly limit of the lands of the Guelph Curling and Skating Rink;

THENCE South 77 degrees 36 minutes West along the same Two Hundred and Forty-one and One Tenth (241.1) feet, more or less, to the said Easterly limit of Baker Street;

THENCE South 12 degrees 19 minutes East along the said limit of Baker Street One Hundred and Fifty-five and Six Tenths (155.6) feet, more or less, to the place of beginning.



TO HAVE AND TO HOLD

To have and to hold unto the said Grantee ^{its} ~~their~~ ^{successors} and assigns, to and for ~~its~~ ^{their} sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantor **Covenants** with the said Grantee **That he** it has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor .

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor **Covenants** with the said Grantee that ~~he~~ it will execute such further assurances of the said lands as may be requisite.

And the said Grantor **Covenants** with the said Grantee that ~~he~~ it has done no act to encumber the said lands.

And the said Grantor **Releases** to the said Grantee **All its** claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

GUELPH CURLING CLUB LIMITED

W. Johnston
W. Dwyer
GUELPH, ONTARIO

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Strike out words and parts not applicable and initial.

If Attorney see footnote.

PROVINCE OF ONTARIO } I/WE.....
 COUNTY OF } of the.....of.....
 To Wit: } in the County of.....

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that

who also executed the within instrument of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/husband;

4. I was unmarried/divorced/widower.

SWORN before me at the.....
 of
 in the.....
 this.....day of.....
 A.D. 19.....

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)..... one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act
 IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
 COUNTY OF WELLINGTON

To Wit:

I, ~~BRUCE ERNEST PAYNE~~ *Richard B. Burns*
 of the City of Guelph
 in the County of Wellington, Solicitor for the Grantor
 named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under powers of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor or other of them.

1. I am the solicitor for the Grantor named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash.....	\$250,000.00
(b) Property transferred in exchange; Equity value \$.....	\$ nil
Encumbrances \$.....	\$ nil
(c) Securities transferred to the value of.....	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer \$.....	\$ nil
(e) Monies secured by mortgage under this transaction.....	\$ nil
(f) Liens, annuities and maintenance charges to which transfer is subject.....	\$ nil
Total consideration.....	\$250,000.00

all blanks must be filled in.

Sworn before me at the City
 of Guelph
 in the County of Wellington
 this 25
 day of October A.D. 1968.

J. Hollingridge
 DEPUTY COMMISSIONER, etc.
 SOUTH AND CENTRE RIDINGS
 WELLINGTON COUNTY

Richard B. Burns

PROPERTY DESCRIPTION: PT BURYING GROUND, PLAN 8 , AS IN CSS1962 : GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

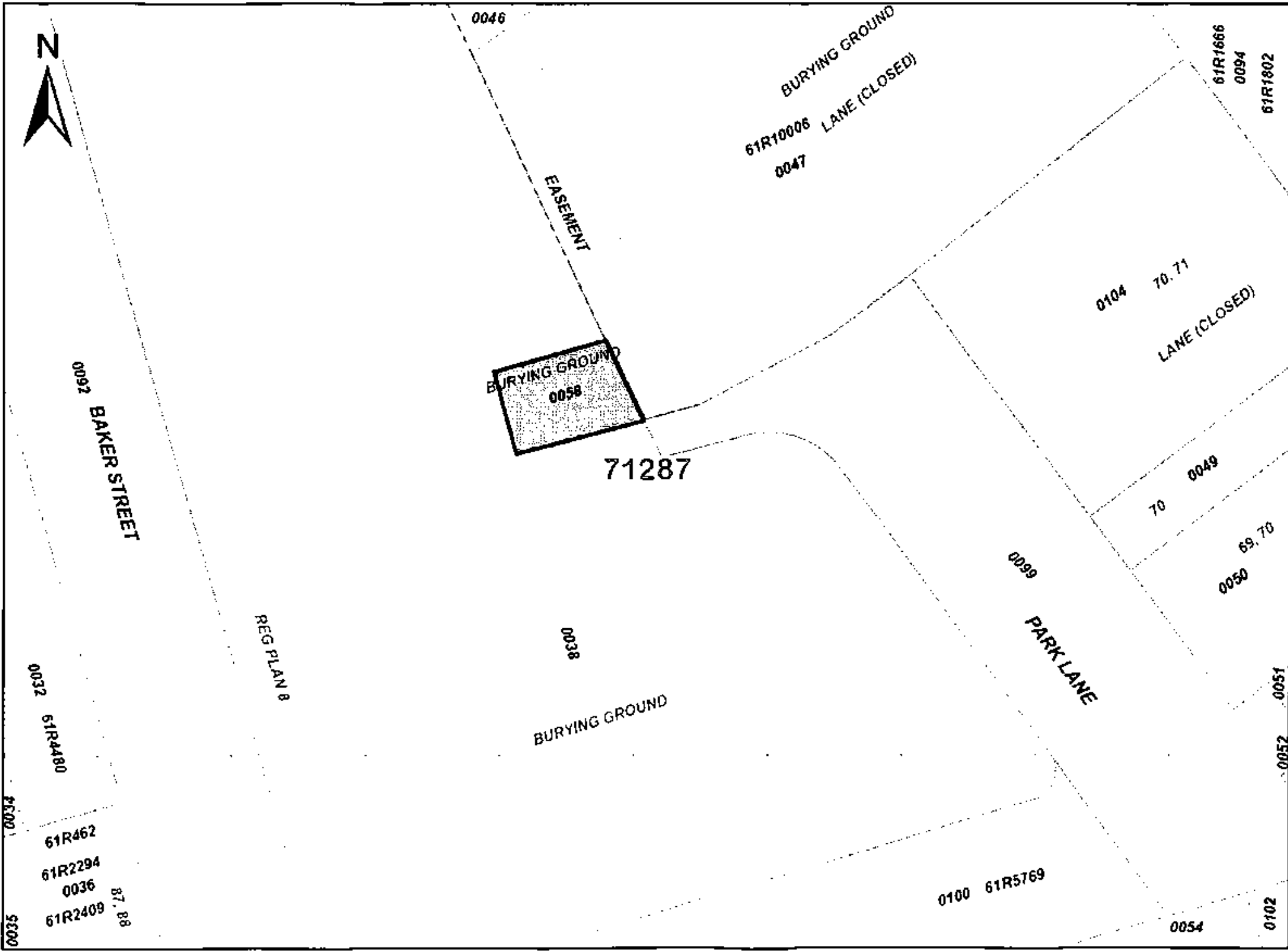
RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1998/08/31

OWNERS' NAMES
THE CORPORATION OF THE CITY OF GUELPH

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/31 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/31**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/28 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/08/31 **</p>						
CSS1962	1949/11/10	TRANSFER		*** COMPLETELY DELETED ***	THE BOARD OF LIGHT AND HEAT COMMISSIONERS OF THE CITY OF GUELPH	
		REMARKS: SKETCH ATTACHED				
LT9833	1998/11/09	TRANSFER	\$13,000	THE BOARD OF LIGHT AND HEAT COMMISSIONERS OF THE CITY OF GUELPH	THE CORPORATION OF THE CITY OF GUELPH	C



ServiceOntario

PRINTED ON 31 MAY, 2017 AT 16:26:26
FOR BERTUCCI1



PROPERTY INDEX MAP WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	—
LEASEHOLD PROPERTY	—
LIMITED INTEREST PROPERTY	—
CONDOMINIUM PROPERTY	—
RETIRED PIN (MAP UPDATE PENDING)	—
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	—
EASEMENT	---

THIS IS NOT A PLAN OF SURVEY

NOTES

- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">L1008033</p> <p style="font-size: 2em; font-weight: bold;">NEW PROPERTY IDENTIFIERS</p> <p style="font-size: 2em; font-weight: bold;">WELLINGTON</p> <p style="font-size: 2em; font-weight: bold;">38 NOV 9 PM 1 34</p> <p style="font-size: 2em; font-weight: bold;">No Executions</p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/></p>	<p>(2) Page 1 of 2 pages</p>	<p>(3) Property Identifier(s) Block Property</p> <p style="font-size: 1.5em;">71287 0058</p> <p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Consideration</p> <p>THIRTEEN THOUSAND Dollar \$ 13,000.00</p>		
	<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Part of the Burying Ground, Plan 8, Canada Company Survey, City of Guelph, County of Wellington.</p> <p style="font-size: 1.2em;"><i>AS IN INSTRUMENT NO. CS 51962</i></p> <p>Land Titles/Land Registry Division of Wellington (No. 61).</p>		
	<p>Executions</p> <p style="font-size: 1.5em;">No Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>		

<p>(6) This Document Contains</p>	<p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>	<p>(b) Schedule for: Description <input type="checkbox"/></p>	<p>(7) Interest/Estate Transferred Fee Simple</p>
-----------------------------------	--	---	---

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

<p>Name(s)</p> <p>THE BOARD OF LIGHT AND HEAT COMMISSIONERS OF THE CITY OF GUELPH</p> <p>I have authority to bind the Corporation.</p>	<p>Signature(s)</p> <p style="font-size: 1.5em;"><i>Arthur G. Stokman</i></p> <p>Per: Arthur G. Stokman Director of Engineering</p>	<p>Date of Signature</p> <p>Y M D</p> <p>1998 10 15</p>
---	---	---

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature
		Y M D

(10) Transferor(s) Address 104 Dawson Road, GUELPH, Ontario N1H 1A7
for Service

(11) Transferee(s)

<p>THE CORPORATION OF THE CITY OF GUELPH</p>	<p>Date of Birth</p> <p>Y M D</p>
---	-----------------------------------

(12) Transferee(s) Address 59 Carden Street, GUELPH, Ontario N1H 3A1
for Service

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

<p>Signature</p> <p>Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.</p> <p>Name and Address of Solicitor</p>	<p>Signature</p> <p>Date of Signature</p> <p>Y M D</p>
--	--

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50(22)(c)(ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act, I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

<p>Name and Address of Solicitor</p>	<p>Signature</p> <p>Date of Signature</p> <p>Y M D</p>
--------------------------------------	--

<p>(15) Assessment Roll Number of Property</p>	<p>Cty. Mun. Map Sub. Par.</p> <p style="font-size: 1.5em;">Not Assigned</p>	<p style="text-align: center;">Fees and Tax</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%;">57.00</td> </tr> <tr> <td>Land Transfer Tax</td> <td>65.00</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td>115.00</td> </tr> </table>	Registration Fee	57.00	Land Transfer Tax	65.00					Total	115.00
Registration Fee	57.00											
Land Transfer Tax	65.00											
Total	115.00											
<p>(16) Municipal Address of Property</p> <p>Baker Street GUELPH, Ontario</p> <p>RPGS/cmb P2-3240</p>	<p>(17) Document Prepared by:</p> <p>R. PAUL G. SMITH, O.C. SMITH, SMITH, GAZZOLA, SANSOM & HOLUB Barristers & Solicitors 285 Woolwich Street, Box 1025 Guelph, Ontario N1H 6N1</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p>										

Affidavit of Residence and of Value of the Consideration
Form 1 - Land Transfer Tax Act
 City of Guelph, County of Wellington, Part of ~~the~~ Burying

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Ground, Canada Company Survey, Plan 8

BY (print names of all transferors in full) The Board of Light and Heat Commissioners of the City of Guelph
 TO (see instruction 1 and print names of all transferees in full) The Corporation of the City of Guelph
 I (see instruction 2 and print name(s) in full) Lois A. Giles

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)); (see instruction 2)
- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed.
 - (b) A trustee named in the above-described conveyance to whom the land is being conveyed.
 - (c) A transferee named in the above-described conveyance.
 - (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

(e) The City Clerk described in paragraph(s) (a), (b), (c) above, (strike out reference to inapplicable paragraph(s)) The Corporation of the City of Guelph authorized to act for (insert name(s) of corporation(s)) The Corporation of the City of Guelph

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000.)
 I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance

- contains at least one and not more than two single family residences.
- does not contain a single family residence.
- contains more than two single family residences (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act (see instructions 4 and 5) None

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	\$	<u>13,000.00</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>Nil</u>	
(ii) Given back to vendor	\$	<u>Nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>Nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>Nil</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>Nil</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>Nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>13,000.00</u>	\$ <u>13,000.00</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended)	\$	<u>Nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>Nil</u>	
(j) TOTAL CONSIDERATION	\$	<u>13,000.00</u>	

All Blanks Must Be Filled In. Insert "Nil" Where Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance (see instruction 6)

6. If the consideration is nominal, is the land subject to any encumbrance? _____

7. Other remarks and explanations, if necessary _____

Sworn before me at the City of Guelph, in the County of Wellington, this 22nd day of September 1998

Donna Marie Palmer
 City Clerk, County of Wellington for the City of Guelph
 Exp. _____ 1999.

Lois A. Giles
 City Clerk

Property Information Record

A. Describe nature of instrument Transfer/Deed

B. (i) Address of property being conveyed (if available) Not Assigned

(ii) Assessment Roll No. (if available) Not Assigned

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) The Corporation of the City of Guelph, 59 Carden Street, Guelph, Ontario N1H 3A1

D. (i) Registration number for last conveyance of property being conveyed (if available) Not available

(ii) Legal description of property conveyed Same as in D (i) above Yes No Not known

E. Name(s) and address(es) of each transferee's solicitor
Lois E. Payne, City Solicitor, 59 Carden Street, GUELPH, Ontario N1H 3A1

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

(a) Are all individual transferees Roman Catholic? Yes No

(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes No

(c) Do all individual transferees have French Language Education Rights? Yes No

(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes No

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (c) and (d).

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOTS 73 AND 74, PART OF BURYING GROUND AND PART OF LANE AT THE REAR OF LOTS 73 AND 74 (AKA PARKLANE), CLOSED BY CS31228, PLAN 8, DESIGNATED AS PARTS 1, 2, 3 AND 4, REFERENCE PLAN 61R-21815, S/T & T/W ROS557919 AND ROS573090, CITY OF GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

CONSOLIDATION FROM 71287-0044, 71287-0045

PIN CREATION DATE:

2020/06/24

OWNERS' NAMES

THE CORPORATION OF THE CITY OF GUELPH

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/06/24 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/08/31 **						
WC266673	2010/01/06	TRANSFER	\$1,250,000	LESIC, SMILJA	THE CORPORATION OF THE CITY OF GUELPH	C
WC274023	2010/04/09	TRANSFER	\$1,700,000	GREEN FOREST INVESTMENTS LIMITED	THE CORPORATION OF THE CITY OF GUELPH	C
WC350675	2012/08/02	NOTICE		THE CORPORATION OF THE CITY OF GUELPH		C
61R21815	2020/06/22	PLAN REFERENCE				C
REMARKS: WC602137.						
WC602323	2020/06/22	APL CONSOLIDATE		THE CORPORATION OF THE CITY OF GUELPH		C

LAND
REGISTRY
OFFICE #61

71287-0044 (LT)

PAGE 1 OF 2
PREPARED FOR JaneGray
ON 2018/04/11 AT 09:05:12

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LOT 74, PLAN 8 ; PT BURYING GROUND, PLAN 8 ; PT LANE, PLAN 8 , AT THE REAR OF LT74 (AKA PARK LANE) CLOSED BY CS31228, AS IN ROS557919 ; S/T & T/W ROS557919 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/08/31

OWNERS' NAMES

THE CORPORATION OF THE CITY OF GUELPH

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/31 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/31**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/28 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/08/31 **</p>						
MS20875	1961/06/19	ASSIGNMENT LEASE		*** COMPLETELY DELETED ***	THE HURON & ERIE MORTGAGE CORPORATION	
		REMARKS: CS45661				
MS66453	1967/07/26	LEASE		*** COMPLETELY DELETED ***	HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF ONTARIO REPRESENTING THE MINISTER OF PUBLIC WORKS	
		REMARKS: PLAN ATTACHED				
ROS557919	1987/08/31	TRANSFER		*** COMPLETELY DELETED ***	GREEN FOREST INVESTMENTS LIMITED	
		CORRECTIONS: PARTY TO NAME CHANGED FROM GREEN FOREST INVESTMENTS LTD. TO GREEN FOREST INVESTMENTS LIMITED ON 2009/09/25 BY TREVORS, DONNA.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ROS641637	1991/04/30	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
ROS641638	1991/04/30	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
		REMARKS: RENTS, ROS641637				
ROS649868	1991/09/04	AGR AM CH		*** COMPLETELY DELETED ***		
		REMARKS: ROS641637				
ROS680185	1992/10/19	AGR AM CH		*** COMPLETELY DELETED ***		
		REMARKS: ROS641637				
WC17026	2003/01/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY	THE CANADA TRUST COMPANY	
		REMARKS: ROS641637				
WC274023	2010/04/09	TRANSFER	\$1,700,000	GREEN FOREST INVESTMENTS LIMITED	THE CORPORATION OF THE CITY OF GUELPH	C
WC350675	2012/08/02	NOTICE		THE CORPORATION OF THE CITY OF GUELPH		C
WC376565	2013/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: ROS641637.				
WC378806	2013/07/16	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF GUELPH		
		REMARKS: MS20875				
WC378807	2013/07/16	NO DET/SURR LEASE		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF GUELPH	THE CORPORATION OF THE CITY OF GUELPH	
		REMARKS: MS66453.				



PRINTED ON 11 APR, 2018 AT 09:09:17
FOR JANEGRAY



PROPERTY INDEX MAP
WELLINGTON(No. 61)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Properties

PIN 71287 - 0044 LT Interest/Estate Fee Simple
 Description PT LOT 74, PLAN 8 ; PT BURYING GROUND, PLAN 8 ; PT LANE, PLAN 8 , AT THE REAR OF LT74 (AKA PARK LANE) CLOSED BY CS31228, AS IN ROS557919 ; S/T & T/W ROS557919 ; GUELPH
 Address 164 WYNDHAM ST N
 GUELPH

Consideration

Consideration \$1,700,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name GREEN FOREST INVESTMENTS LIMITED
 Address for Service 147 Wyndham Street North, Suite 401,
 Guelph, Ontario, N1H 4E9

I, Chester Carere (President) and Doug Bridge (Secretary-Treasurer), have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)

	Capacity	Share
Name THE CORPORATION OF THE CITY OF GUELPH	Registered Owner	
Address for Service 1 Carden Street, GUELPH, Ontario, N1H 3A1		

Statements

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Ronald George Sansom	S105 Silvercreek Parkway N., Ste. 100, PO Box 1240 Guelph N1H 6N6	acting for Transferor(s)	Signed	2010 04 09
----------------------	---	-----------------------------	--------	------------

Tel 5198210010
 Fax 5198371617

I have the authority to sign and register the document on behalf of the Transferor(s).

Donna Marie Couto	1 Carden St. Guelph N1H 3A1	acting for Transferee(s)	Signed	2010 04 09
-------------------	-----------------------------------	-----------------------------	--------	------------

Tel 5198375637
 Fax 5198220705

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

THE CITY OF GUELPH	1 Carden St. Guelph N1H 3A1			2010 04 09
--------------------	-----------------------------------	--	--	------------

Tel 5198375637
 Fax 5198220705

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$23,975.00
Total Paid	\$24,035.00

File Number

Transferor Client File Number : 50457-002 (CMB)

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71287 – 0044 PT LOT 74, PLAN 8 ; PT BURYING GROUND, PLAN 8 ; PT LANE, PLAN 8 , AT THE REAR OF LT74 (AKA PARK LANE) CLOSED BY CS31228, AS IN ROS557919 ; S/T & T/W ROS557919 ; GUELPH

BY: GREEN FOREST INVESTMENTS LIMITED
 TO: THE CORPORATION OF THE CITY OF GUELPH Registered Owner

1. LOIS E. PAYNE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE CITY OF GUELPH described in paragraph(s) (C) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is 0 and the remainder of the lands are used for commercial purposes.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	1,700,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,700,000.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,700,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
 LRO 61 Registration No. WC274023 Date: 2010/04/09

B. Property(s): PIN 71287 – 0044 Address 164 WYNDHAM ST N Assessment 2308020 – 00112900
 GUELPH Roll No

C. Address for Service: 1 Carden Street, GUELPH, Ontario, N1H 3A1

D. (i) Last Conveyance(s): PIN 71287 – 0044 Registration No. ROS557919
 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Donna Marie Couto
 1 Carden St.
 Guelph N1H 3A1

LAND
REGISTRY
OFFICE #61

71287-0045 (LT)

PAGE 1 OF 2
PREPARED FOR JaneGray
ON 2018/04/11 AT 09:04:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LOTS 73 & 74, PLAN 8 ; PT BURYING GROUND, PLAN 8 ; PT LANE, PLAN 8 , AT THE REAR OF LOTS 73 & 74 (AKA PARK LANE) CLOSED BY CS31228, AS IN ROS573090 ; S/T & T/W ROS573090 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1998/08/31

OWNERS' NAMES
THE CORPORATION OF THE CITY OF GUELPH

CAPACITY SHARE
OWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/31 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/31**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/28 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH II, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/08/31 **</p>						
ROS573090	1988/05/13	TRANSFER		*** COMPLETELY DELETED ***	LESIC, SMILJA	
		REMARKS: SKETCH ATTACHED				
ROS573091	1988/05/13	CHARGE		*** COMPLETELY DELETED ***	ROYAL TRUST CORP. OF CANADA	
ROS573092	1988/05/13	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
		REMARKS: RENTS - ROS573091				
WC147816	2006/08/15	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
		REMARKS: RE: ROS573091		ROYAL TRUST CORP. OF CANADA		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #61

71287-0045 (LT)

PAGE 2 OF 2
PREPARED FOR JaneGray
ON 2018/04/11 AT 09:04:16

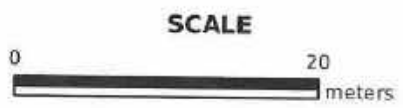
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WC266673	2010/01/06	TRANSFER	\$1,250,000	LESIC, SMILJA	THE CORPORATION OF THE CITY OF GUELPH	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PRINTED ON 11 APR, 2018 AT 08:59:30
FOR JANEGRAY



PROPERTY INDEX MAP
WELLINGTON(No. 61)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Properties

PIN 71287 - 0045 LT Interest/Estate Fee Simple
 Description PT LOTS 73 & 74, PLAN 8 ; PT BURYING GROUND, PLAN 8 ; PT LANE, PLAN 8 , AT
 THE REAR OF LOTS 73 & 74 (AKA PARK LANE) CLOSED BY CS31228, AS IN
 ROS573090 ; S/T & T/W ROS573090 ; GUELPH
 Address 158 WYNDHAM ST N
 GUELPH

Consideration

Consideration \$1,250,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name LESIC, SMILJA
 Address for Service 4708 Town Line
 R.R. #1
 Moffat, Ontario L0P 1J0

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name THE CORPORATION OF THE CITY OF GUELPH Registered Owner
 Address for Service 1 Carden Street
 GUELPH, ON N1H 3A1

Statements

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Lee Paul James Villar 183 Norfolk Street acting for Signed 2010 01 04
 Guelph
 N1H 4K1 Transferor(s)

Tel 5198219610
 Fax 5198218550

I have the authority to sign and register the document on behalf of the Transferor(s).

Donna Marie Couto 1 Carden St. acting for Signed 2010 01 06
 Guelph Transferee(s)
 N1H 3A1

Tel 5198375637
 Fax 5198220705

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

THE CITY OF GUELPH 1 Carden St. 2010 01 06
 Guelph
 N1H 3A1

Tel 5198375637
 Fax 5198220705

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Fees/Taxes/Payment

Provincial Land Transfer Tax	\$17,225.00
Total Paid	\$17,285.00

File Number

Transferor Client File Number : 09-6E

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71287 – 0045 PT LOTS 73 & 74, PLAN 8 ; PT BURYING GROUND, PLAN 8 ; PT LANE, PLAN 8 , AT THE REAR OF LOTS 73 & 74 (AKA PARK LANE) CLOSED BY CS31228, AS IN ROS573090 ; S/T & T/W ROS573090 ; GUELPH

BY: LESIC, SMILJA

TO: THE CORPORATION OF THE CITY OF GUELPH

Registered Owner

1. LOIS E. PAYNE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE CITY OF GUELPH described in paragraph(s) (C) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposited to.
-

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	1,250,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,250,000.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,250,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 61 Registration No. WC266673 Date: 2010/01/06

B. Property(s): PIN 71287 – 0045 Address 158 WYNDHAM ST N Assessment 2308020 – 00112800
GUELPH Roll No

C. Address for Service: 1 Carden Street
GUELPH, ON N1H 3A1

D. (i) Last Conveyance(s): PIN 71287 – 0045 Registration No. ROS573090

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Donna Marie Couto
1 Carden St.
Guelph N1H 3A1

LAND
REGISTRY
OFFICE #61

71287-0099 (LT)

PREPARED FOR TANIA MCCARTHY
ON 2020/03/06 AT 15:46:06

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNNAMED LANE, PLAN 8 , (AKA PARK LANE, PLAN 8) LYING SOUTH OF PART CLOSED BY CS31228, SAVE AND EXCEPT RO755787, ROS546721, CS52867, & ROS220056 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/08/31

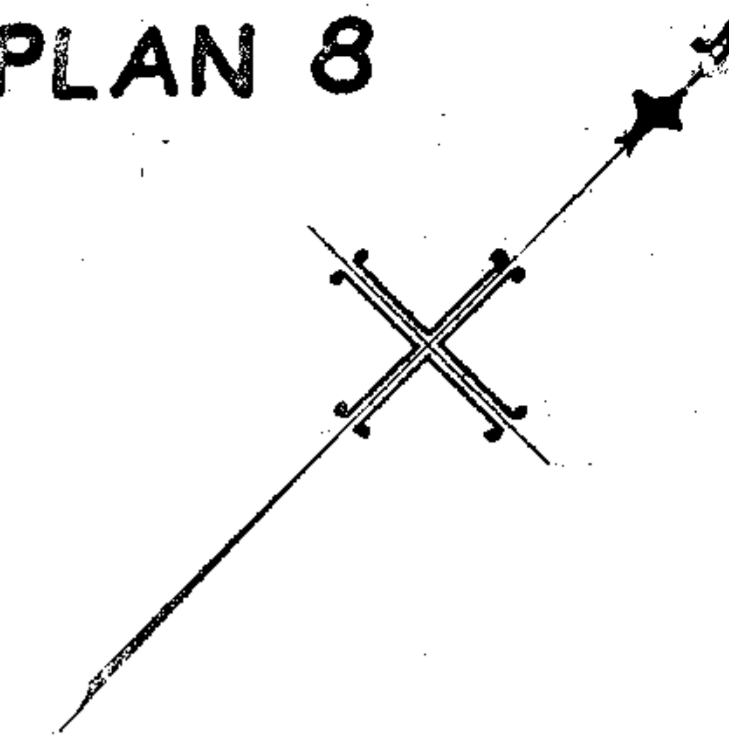
OWNERS' NAMES

THE CORPORATION OF THE CITY OF GUELPH

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1998/08/31 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1998/08/31					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/08/31 **					
PL8	1856/01/07	PLAN SUBDIVISION				C



I hereby Certify
that this is a correct

PLAN

OF THE

TOWN OF GUELPH

on a Scale of 4 Chains per Inch

ACCORDING TO THE SURVEYS

for the

CANADA COMPANY

Goderich, 11th October 1855.

[signed] John M^o Donald

Provincial Surveyor

I hereby certify that this Plan is correct and that the
land was set apart in the original survey as the Town of
Guelph.

Canada Company's Office, Toronto, 15th October, 1855.

(Signed) W.B. Robinson, Commissioner.

Copy of Certificate accompanying duplicate sent to the
Can Company, January 25th 1856.

Register Office, County of Wellington, Guelph, January 7th 1856.

I hereby certify that a duplicate of this Plan of the Town
of Guelph is deposited and entered in the Register Office
of the County of Wellington the seventh day of
January, A.D. 1856.

(Signed) H.W. Peterson, Register, C.W.

Register Office, Guelph, January 7th 1856.

Deposited and entered in the Register Office
of the County of Wellington the seventh day of
January, A.D. 1856.

(Signed) H.W. Peterson, Register, C.W.

I certify that this Map is a true COPY except as
is noted below.

(Signed) Fred J. Chadwick

Guelph, 4th April, 1888. P.L. Surveyor

I certify that this Map is a true Copy of F.J. Chadwick's
Copy, dated 4th April, 1888, of the Canada Company's Plans
of the Town of Guelph.

G.P. Bowman

Guelph, 16th December, 1935.

Ontario Land Surveyor

ABSTRACTED IN REGISTER
OFFICE UNDER ISLAND
AT THE FOOT OF NORWICH
STREET IN THE RIVER SPEED
SEE P. 59 BOOK 3 A IN
REGISTER OFFICE

Priory Grounds
or Lot.

Grist Mill
Lands

Sketch
showing Priory Property.

* Incorrectly called "M^o Donell."

Table 2: Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment

Risk Assessment Number:MGRA1896-20

Table 2: Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment				
Risk Assessment Number	1896			
Applicable Site Condition Standard	Table 2			
Measured Concentration for Contaminants in Soil				
Contaminant	Measurement type	Measured Concentration	Standard Specified in Risk Assessment	Unit of Measurement
Lead	Measured	207	250	µg/g
Mercury	Measured	0.889	1.1	µg/g
Measured Concentration for Contaminants in Ground Water				
Contaminant	Measurement type	Measured Concentration	Standard Specified in Risk Assessment	Unit of Measurement
Cadmium	Measured	6.16	7.4	µg/L
Measured Concentration for Contaminants in Sediment				
Contaminant	Measurement type	Measured Concentration	Standard Specified in Risk Assessment	Unit of Measurement
<none>				

Table of Areas of Potential Environmental Concern
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)
55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (on-site or off-site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC-1 Historical Industrial Property Use	55 Baker Street Park Lane	34 Metal Fabrication	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-2 Unknown/Poor Quality Fill Material	Entire Site	30 Importation of Fill Material of Unknown Quality	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-3 Historical Transformers	East-central portion of 55 Baker Street	55 Transformer Manufacturing, Processing and Use	Onsite	PHCs, BTEX, PCBs, PAHs	Soil
APEC-4 Use of Road Salts	Entire Site	48 Salt Manufacturing, Processing and Bulk Storage	Onsite	EC, SAR, sodium, chloride	Soil and Groundwater
APEC-5 Historical Dry Cleaning	North portion of 55 Baker Street	37 Operation of Dry Cleaning Equipment (where chemicals are used)	Offsite - North	VOCs	Groundwater
APEC-6 Historical Retail Fuel Outlet, Historical UST, Historical Automotive repair/servicing and Historical Iron Foundry	North portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - North	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		32 Iron and Steel Manufacturing and Processing			
APEC-7 Potential Historical Dry Cleaning	North portion of 55 Baker Street	37 Operation of Dry Cleaning Equipment (where chemicals are used)	Offsite - North	VOCs	Groundwater
APEC-8 Potential Historical Dry Cleaning, Historical Garage and Historical UST	North portion of 160 Wyndham Street North and northeast portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - Northeast	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		37 Operation of Dry Cleaning Equipment (where chemicals are used)			
APEC-9 Historical Fuel Oil UST	North portion of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Offsite - Northeast	PHCs, VOCs, BTEX, PAHs, Metals (Lead)	Groundwater
APEC-10 Historical Automotive Repair	Northeast portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - Northeast	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
APEC-11 Historical Off-Site Industrial Operations, Historical UST and Historical Fuel Oil Tank	West-central portion of 55 Baker Street	34 Metal Fabrication	Offsite - West	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
APEC-12 Historical Automotive Garage, Historical USTs and Historical Industrial Operations	West-central portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - West	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		34 Metal Fabrication			
APEC-13 Historical Automotive Garage	South portion of the former 152 Wyndham Street North	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - East	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
APEC-14 Historical Gasoline Spill	Southwest corner of 55 Baker Street	Other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	Offsite - South	PHCs, PAHs, VOCs (MTBE), BTEX	Groundwater

Table of Areas of Potential Environmental Concern
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)
55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (on-site or off-site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC-15 Historical Dry Cleaning	Southeast portion of Park Lane	37 Operation of Dry Cleaning Equipment (where chemicals are used)	Offsite - East	VOCs	Groundwater
APEC-16 Historical Above Grade Storage Tank and UST	Southwest corner of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Offsite - South	PHCs, VOCs, BTEX, PAHs, Metals (Lead)	Groundwater
APEC-17 Historical Service Station, Historical Dry Cleaning Operation, Historical Automotive Repair, Historical Coah and Body Manufacturing, Historical Industrial Property Use	Northwest portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles 28 Gasoline and Associated Products Storage in Fixed Tanks 37 Operation of Dry Cleaning Equipment (where chemicals are used) 34 Metal Fabrication 57 Vehicles and Associated Parts Manufacturing	Offsite - Northwest	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Groundwater
APEC-18 Former Oil Shed	Southwest portion of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-19 Former Oil House	Western portion of 152 Wyndham Street North	28 Gasoline and Associated Products Storage in Fixed Tanks	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-20 Former Coke Storage	Northeast portion of 55 Baker Street	Other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX, ABNs	Soil and Groundwater
APEC-21 Former Garage	Northeast portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-22 Historical Dry Cleaning Operations, Historical UST and Former Coal Yard	Southwest portion of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks 37 Operation of Dry Cleaning Equipment (where chemicals are used) Other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	Offsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater

Notes:

¹ APEC means the area on, in, or under a Phase One Property where one or more contaminants are potentially present, as determined through the Phase One ESA, including through (a) identification of past or present uses on, in, or under the Phase One Property; and (b) identification of PCAs.

APECs 1 to 16 were identified in the Pinchin (2018) Phase One ESA. Additional PCAs were added to offsite APECs 6, 11 and 12 as part of the Phase One ESA Update (Jacobs 2021). APECs 17 to 22 were identified by Jacobs (2021).

² PCA means a use or activity as set out in Column A of Table 2 of Schedule D of O. Reg. 153/04 that is occurring or has occurred in a Phase One study area.

³ Contaminants of potential concern were identified using the Method Groups as identified in the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011. Hydride-forming metals include arsenic, antimony and selenium.

ABNs = Acid Base Neutrals

APEC = Area of Potential Environmental Concern

B-HWS = hot water soluble boron

BTEX = benzene, toluene, ethylbenzene and xylenes

CN- = cyanide

COPC = contaminant of potential concern

CrVI = hexavalent chromium

EC = electrical conductivity

Hg = mercury

MTBE = methyl tert-butyl ether

offsite = within the Phase One Study Area

onsite = Phase One Property

O. Reg. = Ontario Regulation

ORPs = other regulated parameter

PAHs = Polyaromatic Hydrocarbons

PCA = Potentially Contaminating Activity

PCBs = Polychlorinated biphenyl

PHCs = Petroleum Hydrocarbons

SAR = sodium adsorption ratio

UST = underground storage tank

VOCs = Volatile Organic Compounds

Table of Current and Past Land Uses of the Phase One Property

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

55 Baker Street, 152, 160 Wyndham Street North and Park Lane, Guelph, Ontario

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photograph, Fire Insurance Plans, etc. ²
<i>55 Baker Street (all sections), 152 and 160 Wyndham Street North</i>				
2013 – present	<i>The Corporation of the City of Guelph</i>	Parking Lot	Commercial Use	Aerial photographs from 1972 to 2009 show a parking lot over the Baker Street parcels. Based on a review of aerial photographs, the commercial development on 152 and 160 Wyndham Street North appeared to have been demolished between 2009 and 2013 and replaced with an asphalt parking lot.
<i>55 Baker Street (all sections)</i>				
1998 – 2013	<i>The Corporation of the City of Guelph</i>	Parking Lot	Commercial Use	Aerial photographs from 1972 to 2009 show a parking lot.
<i>55 Baker Street, north portion (Instrument MS20082)</i>				
1961 – 1998	<i>The Corporation of the City of Guelph</i>	Parking Lot	Commercial Use	Aerial photographs from 1972 to 2009 show a parking lot.
1951 – 1961	<i>Steele's Wire Springs Ltd.</i>	Manufacturing of coiled wire springs and wire specialties	Industrial Use	The 1960 FIP indicated that Steele's Wire Springs Limited was located on the northern portion of 55 Baker Street. In addition, city directories from 1936 until 1955 identified this operation onsite.
1941 – 1951	Frederick Freedman and James Millar	Manufacturing of coiled wire springs and wire specialties	Industrial Use	The chain of title report (Pinchin, 2018) indicated the deed transfer was from a Charles L. Dunbar, who was listed as the mortgagee. The 1946 FIP indicated that Steele's Wire Springs Limited was located on the northern portion of 55 Baker Street. In addition, city directories from 1936 until 1955 identified this operation onsite.
1926 – 1941	<i>James Steele Limited</i>	Manufacturing of coiled wire springs and wire specialties	Industrial Use	The chain of title report (Pinchin 2018) indicated the mortgage was put under Charles L. Dunbar on the same day of the deed transfer.
<i>55 Baker Street, small parcel (former PIN 71287-0058 (LT))</i>				
1949 – 1998	<i>The Board of Light and Heat Commissioners of the City of Guelph</i>	Historical transformer location.	Commercial Use	The 1960 FIP identified a small parcel on the east-central portion of 55 Baker Street labelled as transformers.
1947 – 1949	<i>Hugh Millar and Western Lindamond</i>	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use.

Table of Current and Past Land Uses of the Phase One Property

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

55 Baker Street, 152, 160 Wyndham Street North and Park Lane, Guelph, Ontario

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photograph, Fire Insurance Plans, etc. ²
1947 – 1947	<i>Elmer Awrey</i>	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use.
1944 – 1947	<i>Frederick Freedman and James Millar</i>	No records	Industrial Use	The 1946 FIP identifies the parcel of land is associated with Steele's Wire Spring Ltd. However, there are no buildings indicated in this area. The chain of title indicates the property was transferred under Power of Sale from Charles L. Dunbar.
1926 – 1944	<i>James Steele Limited</i>	No records	Industrial Use	The chain of title report (Pinchin 2018) indicated the mortgage was put under Charles L. Dunbar on the same day of the deed transfer.
<i>55 Baker Street, "Travelled Lane Through Burying Grounds" (Instrument CS58221)</i>				
1953 – 1998	<i>The Corporation of the City of Guelph</i>	Parking Lot	Commercial Use	Aerial photographs from 1972 to 2009 show a parking lot. The 1960 FIP identifies the parcel to be in the area of "bowling greens."
1934 – 1953	His Majesty The King/ Her Majesty The Queen	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use. The 1946 FIP does not show any buildings in this area.
1929 – 1934	<i>The Culten Company Limited</i>	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use.
March 1928 – 1929	<i>James Steele Limited</i>	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use.
Feb 1926 – March 1928	Angus Dunbar	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use.
Nov 1926 – Feb 1928	<i>James Steele Limited</i>	No records	Industrial Use	Assumed industrial use based on the associated parcel (northern) land use.
<i>55 Baker Street, north portion, "Travelled Lane", and small parcel (Instrument MS20082, Instrument CS58221 and former PIN 71287-0058 (LT))</i>				
May 1926 – November 1926	<i>Louis Brown, Sam Acker, and Sam Lampel</i>	No records	Industrial Use	No additional observations.
May 1916 – May 1926	<i>The White Sewing Machine Company of Canada/ White Sewing Machine Company</i>	Sewing machine and accessory manufacturing	Industrial Use	The 1916 FIPs identified an industrial building on the west-central portion of 55 Baker Street labelled as "White Sewing Machine Co. of Canada Ltd."

Table of Current and Past Land Uses of the Phase One Property

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

55 Baker Street, 152, 160 Wyndham Street North and Park Lane, Guelph, Ontario

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photograph, Fire Insurance Plans, etc. ²
April 1916 – May 1916	<i>William Chase and Isadore Freiberger</i>	No records	Industrial Use	No additional observations.
1900 – April 1916	<i>The Raymond Manufacturing Company of Guelph Limited</i>	Sewing machine and accessory manufacturing	Industrial Use	The 1911 and 1916 FIPs identified an industrial building on the west-central portion of 55 Baker Street and Park Lane labelled as “White Sewing Machine Co. of Canada Ltd.”
1891 – 1900	Corporation of the City of Guelph	No records	Parkland Use	Assumed continued use from previously reported use; no additional observations.
<i>55 Baker Street, south portion (Instrument MS78644)</i>				
1968 – 1998	<i>The Corporation of the City of Guelph</i>	Parking Lot	Commercial Use	Aerial photographs from 1972 to 2009 show a parking lot.
1936 – 1968	<i>The Victoria Rink Company / Guelph Curling Club Limited</i>	Curling rink	Commercial Use	The 1946 and 1960 FIP identified a curling rink on the southern portion of 55 Baker Street. The curling club was last listed in the city directories in 1966. The chain of title (Pinchin 2018) references instrument MS78644 and indicates the Guelph Curling Club Limited was formerly The Victoria Rink Company.
1892 to 1936	<i>The Corporation of the Township of Guelph</i>	Curling rink	Commercial Use	The 1911 FIP identified a curling rink “Victoria Rink” on the southern portion of 55 Baker Street. The curling club was last listed in the city directories in 1966. The 2007 D.R. Poulton Archaeological Report indicated that the Royal Curling Club was constructed on the southern portion of 55 Baker Street in 1892, and the club merged with the Union Curling Club to form the Guelph Curling Club in 1926. The chain of title (Pinchin 2018) does not list a previous owner and indicates there are no records before 1891.
1891 – 1892	The Corporation of the Township of Guelph	No records	Parkland Use	Assumed continued use from previously reported use; no additional observations.

Table of Current and Past Land Uses of the Phase One Property

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

55 Baker Street, 152, 160 Wyndham Street North and Park Lane, Guelph, Ontario

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photograph, Fire Insurance Plans, etc. ²
<i>55 Baker Street (all sections)</i>				
1879 – 1891	Corporation of the Township of Guelph	Park	Parkland Use	The 2007 D.R. Poulton Archaeological Report indicated 55 Baker Street and Park Lane was used as a park between 1879 and 1891. The chain of title report in the Phase One ESA (Pinchin 2018) indicated no records were found prior to 1891. The first document found was a deed transfer between the Corporation of the Township of Guelph to the Corporation of the City of Guelph.
1827 – 1879	The Canada Company	Public burying grounds	Community Use	The 2007 D.R. Poulton Archaeological Report indicated 55 Baker Street and Park Lane was an active burying ground from 1827 (when the Town of Guelph was founded) until 1853. The report references the property being owned by the Canada Company and that they included the parcel on the original plan of the town as land known to be the Public Burying Ground (Poulton 2007). It is unknown how long the parcel of land was used for this purpose. The burial ground was officially closed in 1879 (Pinchin 2018) and most burials removed. The 1872 Bird's Eye View shows a naturally rolling topography.
<i>Park Lane (PIN 71287-0099 (LT))</i>				
1855 – present	The Corporation of the City of Guelph	Road/Laneway	Community Use	In 1855, this parcel was registered as laneways and has remained in use as laneways and/or access routes since that time (Pinchin 2018). Historical maps (1855, 1866, 1906) and FIPs (1911, 1946, and 1960) also show the parcel as a laneway.
<i>160 Wyndham Street North (former 152 Wyndham Street North, former PIN 71287-0045 (LT))</i>				
2010 – 2013	<i>The Corporation of the City of Guelph</i>	Commercial / Parking lot	Commercial Use	Based on a review of aerial photographs the commercial development on 152 and 160 Wyndham Street North appeared to have been demolished between 2009 and 2013 and replaced with an asphalt parking lot.
1988 – 2010	<i>Smija Lesic</i>	Commercial	Commercial Use	No additional observations.
1985 – 1988	<i>Edwin Stuart and Jean Stewart</i>	Commercial	Commercial Use	No additional observations.
1980 – 1985	<i>District Trust Company</i>	Commercial	Commercial Use	No additional observations.

Table of Current and Past Land Uses of the Phase One Property

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

55 Baker Street, 152, 160 Wyndham Street North and Park Lane, Guelph, Ontario

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photograph, Fire Insurance Plans, etc. ²
1967 – 1980	<i>Stuart N. McInnis and Ernest E.R. Garlick</i>	Commercial	Commercial Use	No additional observations.
1956 – 1967	<i>John W. Hall</i>	Commercial	Commercial Use	Based on a review of the 1960 FIP, as well as city directories from 1938 to 2012, 152 and 160 Wyndham Street North was used for various commercial retail operations from 1938 to at least 2009.
1949 – 1956	<i>John W. Hall and Nellie J. Hall</i>	Commercial	Commercial Use	No additional observations.
1929 – 1949	<i>The Eaton Company</i>	Commercial	Commercial Use	Based on a review of the 1946 FIP, as well as city directories from 1938 to 2012, 152 and 160 Wyndham Street North was used for various commercial retail operations from 1938 to at least 2009.
1929 – 1929	<i>Angus Dunston</i>	Commercial	Commercial Use	No additional observations.
1917 – 1929	<i>Jane McAteer</i>	Commercial	Commercial Use	No additional observations.
<i>160 Wyndham Street North (former PIN 71287-0044 (LT))</i>				
2010 - 2013	The Corporation of the City of Guelph	Commercial / Parking lot	Commercial Use	Based on a review of aerial photographs the commercial development on 152 and 160 Wyndham Street North appeared to have been demolished between 2009 and 2013 and replaced with an asphalt parking lot.
1987 – 2010	<i>Green Forest Investments</i>	No records	Commercial Use	No additional observations.
1984 – 1987	<i>Wyndham Street Investments Inc. or Anna Kwitco (Larina Investments)</i>	No records	Commercial Use	No additional observations.
1981 – 1984	<i>Wolfond Construction Ltd.</i>	Commercial	Commercial Use	No additional observations.
1946 – 1981	<i>Esther Wolfond</i>	No records	Commercial Use	No additional observations.
1945 – 1946	<i>The Cullen Company</i>	No records	Commercial Use	No additional observations.
1917 – 1945	<i>Jane McAteer</i>	No records	Commercial Use	No additional observations.

Table of Current and Past Land Uses of the Phase One Property

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

55 Baker Street, 152, 160 Wyndham Street North and Park Lane, Guelph, Ontario

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photograph, Fire Insurance Plans, etc. ²
<i>160 Wyndham Street North (former PIN 71287-0045 (LT) and former PIN 71287-0044 (LT))</i>				
1910 - 1917	<i>John McAteer</i>	No records	Commercial Use	The 1911 and 1916 FIPs identified the American Hotel on the northern portion of 152 and 160 Wyndham Street North. The south portion of 152 and 160 Wyndham Street North was developed with a commercial building occupied by an undertaker and movie theatre.
1895 – 1910	<i>Elizabeth Wagner</i>	No records	Commercial Use	No additional observations.
1891 - 1895	<i>Thomas Ellis</i>	Commercial	Commercial Use	Information provided in the 2007 D.R. Poulton Archaeological Report indicated that 152 and 160 Wyndham Street North was developed with assumed commercial buildings between 1862 and 1872; however, the occupants of the buildings were not identified, and the buildings' construction dates are unknown. Buildings are shown on the 1892 FIP.
1855 - 1891	The Canada Company	Unknown	Commercial Use	Historical maps (1855, 1862) show land parcels but no details, and the parcels are not shown on the 1878 FIP. Information provided in the 2007 D.R. Poulton Archaeological Report assume commercial development between 1862 and 1872; however, the occupants of the buildings were not identified, and the buildings' construction dates are unknown.

Notes:

Information presented in this table has been taken from Pinchin's Phase One Environmental Site Assessment, 55 Baker Street, 152, 160 Wyndham Street North, Chapel and Park Lane, Guelph, Ontario, dated October 30, 2018.

PINs and Instruments referenced above are as shown on Registered Plan 61R-21815, dated June 22, 2020. It is noted that PIN 71287-0038 and PIN 71287-0058 have been consolidated to PIN 71287-0119 for 55 Baker Street and PIN 71287-0044 and PIN 71287-0045 have been consolidated to PIN 71287-0118 for 160 Wyndham Street North as of June 24, 2020.

FIP = fire insurance plan

Commercial or Industrial Property Uses are shown in italicized font.

- ¹ Types of property use as defined in Ontario Regulation 153/04. Permitted uses include Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, Residential use.
- ² Additional information was obtained from the city directories, historical reports, title search, Site observations, interviews, and aerial photographs documented in the Pinchin Phase One Environmental Assessment report (2018) and supplemented by readily available information as provided in the Update to the Phase One Environmental Site Assessment completed by Jacobs (2021).

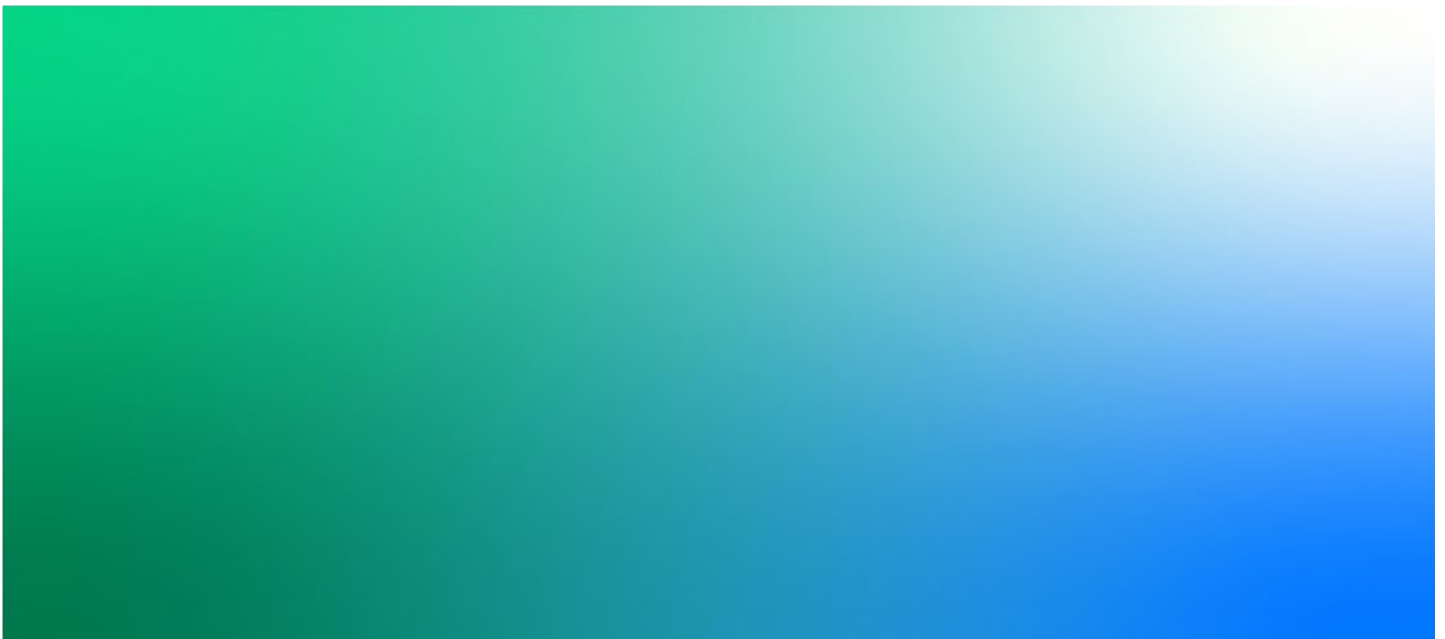


**55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, ON**

Conceptual Site Model

March 8, 2021

City of Guelph



55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, ON

Project No: CE751900
Document Title: Conceptual Site Model
Document No.: FES1202201128KWO
Date: March 8, 2021
Client Name: City of Guelph
Project Manager: Ed Taves
Authors: Tania McCarthy

Jacobs Canada Inc.

72 Victoria Street South, Third Floor
Kitchener, Ontario N2G 4Y9
Canada
T +1.519.579.3500

www.jacobs.com

© Copyright 2021 Jacobs Canada Inc. The concepts and information contained in this document are the property of Jacobs. Use or copying of this document in whole or in part without the written permission of Jacobs constitutes an infringement of copyright.

Limitation: This document has been prepared on behalf of, and for the exclusive use of Jacobs' client, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the client. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this document by any third party.

Contents

1. Phase Two Conceptual Site Model 1

2. Physical Setting 4

 2.(i) Stratigraphy..... 5

 2.(iii) Depth to Bedrock..... 7

 2.(iv) Depth to Water Table 7

 2.(v) Applicable Site Condition Standards..... 8

 2.(VI) Imported Soil..... 9

 2.(vii) Proposed Buildings and Other Structures..... 9

3. Contaminants 9

 3.(i-vi) Contaminants Exceeding Applicable Site Condition Standards in Soil and Groundwater..... 9

 Other Regulated Parameters..... 10

 Metals (including Mercury, Methylmercury, and Hexavalent Chromium) 10

 Polycyclic Aromatic Hydrocarbons 11

 Volatile Organic Compounds 11

 3.(vii) Migration of Contaminants of Concern 11

 3.(viii) Climatic Conditions 12

 3.(ix) Soil Vapour Intrusion..... 12

4. Distribution of Contaminants..... 12

5. Contaminant Exposure Assessment 12

6. Nonstandard Delineation 13

7. Reliance on Exemption on Site Condition Standard Exceedances..... 13

8. Reliance on Exemption Related to Excess Soils..... 14

9. References..... 14

Exhibits

1 Site Stratigraphy 5

2 Hydrogeological Characteristics..... 6

Tables

2-3 Items Considered for Site Condition Standards Selection

4-2 Potentially Contaminating Activities

4-3 Areas of Potential Environmental Concern

6-4 APEC Disposition Table

6-5 Summary of Analytical Results in Soil

6-7c Rationale for the Exclusion of Soil COCs

6-8 Summary of Analytical Results in Groundwater

6-10c Rationale for the Exclusion of Groundwater COCs

Figures

- 2-1 Site Location
- 2-2a Site Plan and Historical Buildings
- 2-2b Site Plan and Known Utilities
- 2-3 Soil pH Results
- 3-1 Regional Topography
- 3-2 Source Water Protection Areas
- 4-1a Potentially Contaminating Activities (PCAs) – Onsite
- 4-1b Potentially Contaminating Activities (PCAs) – Offsite
- 4-2 Areas of Potential Environmental Concern and Sampling Locations
- 6-1 Cross-section Locations
- 6-1a Geological Conceptual Cross-section A-A'
- 6-1b Geological Conceptual Cross-section B-B'
- 6-1c Geological Conceptual Cross-section C-C'
- 6-1d Geological Conceptual Cross-section D-D'
- 6-2a Groundwater Contours – September 2019
- 6-2b Groundwater Contours – December 2019
- 6-2c Groundwater Contours – April 2020
- 6-4 Soil Results – ORPs: EC, SAR, and Cyanide
- 6-5 Soil Results – Metals and Select ORPs: Metals, Hydride-Forming Metals, Hg, MeHg, and CrVI
- 6-5a Soil Results – Metals and Select ORPs Cross-Section B-B'
- 6-5b Soil Results – Metals and Select ORPs Cross-Section D-D'
- 6-6 Soil Results – BTEX
- 6-7 Soil Results – Petroleum Hydrocarbons
- 6-8 Soil Results – Polycyclic Aromatic Hydrocarbons
- 6-9 Soil Results – Volatile Organic Compounds
- 6-10 Soil Results – Acid/Base/Neutral Compounds
- 6-11 Soil Results – Polychlorinated Biphenyls
- 6-12 Soil Results – Dioxins/Furans
- 6-13 Groundwater Results – Sodium and Select ORPs: Chloride and Cyanide
- 6-14 Groundwater Results – Metals and Select ORPs: Metals, Hydride-Forming Metals, Hg, and CrVI
- 6-14a Groundwater Results – Metals and Select ORPs Cross-Section A-A'
- 6-14b Groundwater Results – Metals and Select ORPs Cross-Section B-B'
- 6-14c Groundwater Results – Metals and Select ORPs Cross-Section C-C'
- 6-15 Groundwater Results – BTEX
- 6-16 Groundwater Results – Petroleum Hydrocarbons
- 6-17 Groundwater Results – Polycyclic Aromatic Hydrocarbons
- 6-18 Groundwater Results – Volatile Organic Compounds
- 6-19 Groundwater Results – Acid/Base/Neutral Compounds
- 6-20a Human Health Conceptual Site Model
- 6-20b Human Health Conceptual Site Model with Risk Management Measures
- 6-21a Ecological Conceptual Site Model without Risk Management Measures
- 6-21b Ecological Conceptual Site Model with Risk Management Measures

Acronyms and Abbreviations

µg/L	microgram(s) per litre
ABN	acid/base/neutral
APEC	area of potential environmental concern
AST	aboveground storage tank
BTEX	benzene, toluene, ethylbenzene, and xylenes
CH2M	CH2M HILL Canada Limited
City	City of Guelph
COC	contaminant of concern
D&F	dioxin and furan
EC	electrical conductivity
ESA	environmental site assessment
FIP	fire insurance plan
ha	hectare(s)
Jacobs	Jacobs Engineering Group Inc.
km	kilometre(s)
m	metre(s)
m/s	metre(s) per second
masl	metre(s) above sea level
mbgs	metre(s) below ground surface
MECP	Ontario Ministry of the Environment, Conservation and Parks
O. Reg.	Ontario Regulation
PAH	polycyclic aromatic hydrocarbon
PCA	potentially contaminating activity
Phase Two Property or Site	at 55 Baker Street, 152 Wyndham Street North, 160 Wyndham Street North, and the right-of-way known as Park Lane in Guelph, Ontario
PHC	petroleum hydrocarbon
QPESA	Qualified Person for ESA
RSC	Record of Site Condition
SAR	sodium adsorption ratio
Site or Phase Two Property	at 55 Baker Street, 152 Wyndham Street North, 160 Wyndham Street North, and the right-of-way known as Park Lane in Guelph, Ontario
Table 2 SCS	Table 2 Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for coarse grained soil and residential/parkland/institutional land use
UST	underground storage tank
VOC	volatile organic compound

1. Phase Two Conceptual Site Model

The City of Guelph (City) retained CH2M HILL Canada Limited (CH2M), now Jacobs Engineering Group Inc. (Jacobs), to provide environmental services for the properties located at 55 Baker Street, 152 Wyndham Street North, 160 Wyndham Street North, and the right-of-way known as Park Lane in Guelph, Ontario (Phase Two Property or Site). Jacobs understands the current plan is to redevelop the Site for a mix of residential, commercial, community, and institutional use.

The Site is in downtown Guelph, southwest of the Speed River (Figure 2-1) and is approximately 1.14 hectares (ha) in size. The Site is currently in use as a commercial parking lot and includes one laneway.

There are no buildings onsite; historical buildings (Figure 2-2a) were associated portions of the Site being used for parkland, commercial, and industrial purposes. From approximately 1827 to 1879 the parcel associated with 55 Baker Street was used a public burial ground (community land use). In 1892, a curling club was completed on the southern portion of the Site, and between the late 1890s and early 1900s, an industrial building (sewing machine and accessory manufacturer) was constructed in the central western portion of the Site. The industrial building and curling club were demolished in the early to mid-1960s and mid- to late 1960s, respectively. Subsequently, the Site was redeveloped into an asphalt parking lot (Pinchin 2018).

Historically, 152 and 160 Wyndham Street North were developed with commercial buildings during the mid-1800s. The northern portion of the parcel contained the American Hotel and a movie theatre, and an undertaker used the southern portion of the parcel. These properties were redeveloped for commercial retail use between 1916 and 1938, and remained so until between 2009 and 2013, at which point the buildings were demolished and replaced with an asphalt parking lot (Pinchin 2018).

Phase Two Environmental Site Assessment (ESA) work was completed at the Phase Two Property in 2019 and 2020 to:

- Evaluate the subsurface environmental conditions at the Phase Two Property.
- Investigate the areas of potential environmental concern (APECs) identified in the Phase One ESA (Pinchin 2018; Jacobs 2021a).
- Support and update previous environmental investigations (Kewen 2001; XCG 2008).
- Provide data to support the risk assessment (Jacobs 2020 a-c).

The Phase Two ESA activities included utility locates, archaeological clearances, drilling and monitoring well installation, soil and groundwater sampling, surveying, and water level elevation measurements. Jacobs and its subcontractors completed these field components, which are documented in the Phase Two ESA report (Jacobs 2021b).

This Phase Two conceptual site model is provided for the filing of the Record of Site Condition (RSC) for the Site, as required by Ontario Regulation (O. Reg.) 153/04 (MECP 2011a).

1.(i) Potentially Contaminating Activities

The Phase One ESA (Pinchin 2018) identified several PCAs within and outside the Site. Based on Jacobs' review of Pinchin 2018, as well as available historical environmental reports, aerial photographs, and fire insurance plans (FIPs), the following potentially contaminating activities (PCAs) were identified on the Site, and resulted in an APEC (Figure 4-1a):

- 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- 28 - Gasoline and Associated Products Storage in Fixed Tanks
- 30 - Importation of Fill Material of Unknown Quality
- 34 - Metal Fabrication
- 48 - Salt Manufacturing, Processing and Bulk Storage
- 55 - Transformer Manufacturing, Processing and Use

The following PCAs were identified in the Phase One ESA (Pinchin 2018) and Phase One ESA Update (Jacobs 2021a) outside the Phase Two Property, but on lands within 250 m the Site (that is, Phase Two Study Area) (Figure 4-1b):

- 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- 28 - Gasoline and Associated Products Storage in Fixed Tanks
- 31 - Ink Manufacturing, Processing and Bulk Storage
- 34 - Metal Fabrication
- 37 - Operation of Dry Cleaning Equipment (where chemicals are used)
- 55 - Transformer Manufacturing, Processing and Use

The specific descriptions of each PCA are provided in Table 4-2, including a rationale for whether the PCA results in an APEC on the Phase Two Property.

1.(ii) Areas of Potential Environmental Concern

Table 4-3 identifies the 8 APECs identified from onsite PCAs and the 14 APECs identified from offsite PCAs at the Phase Two Property. The following 22 APECs were identified within the Phase One ESA (Pinchin 2018) and supplemented by Jacobs as part of the Phase One ESA Update (Jacobs 2021a) for the Phase Two Property (note, these are grouped by area, rather than in numerical order).

- **APECs from Onsite PCAs**
 - APEC-1: Historical Industrial Property Use: Coil wire springs, sewing machines, and accessories were historically manufactured at 55 Baker Street. (PCA 1)
 - APEC-2: Unknown/Poor Quality Fill Material: – The XCG Phase II ESA (XCG 2008) identified fill material to 3.0 metres below ground surface (mbgs) at 55 Baker Street, and this is also likely located for the Wyndham properties, based on when they were developed (1862) after historical buildings had been demolished. (PCA 2)
 - APEC-3: Historical Transformers: The 1960 FIP depicted an area of 55 Baker Street labelled as 'transformers.' (PCA 3)
 - APEC-4: Use of Road Salts at the Property: The Site is currently used as a parking lot, and road salts are applied for vehicular and pedestrian safety. (PCA 56)
 - APEC-18: Former Oil Shed: The 1911 FIP showed a small oil shed in the southwestern corner of the White Sewing Machine of Canada parcel of land on 55 Baker Street. (PCA 57)
 - APEC-19: Former Oil House: The 1911 FIP showed a small oil house on the former White Sewing Machine of Canada parcel, now the western portion of 152 Wyndham Street. (PCA 58)

- APEC-20: Former Coke Storage: The 1911 FIP showed a garage located on the northeastern portion of 55 Baker Street. (PCA 59)
- APEC-21: Former Garage: The 1960 FIP showed a garage located on the northeastern portion of 55 Baker Street. (PCA 60)
- **APECs from Offsite PCAs to the North**
 - APEC-5: Historical Dry Cleaning: Potential dry cleaners were identified at 164 Woolwich Street. (PCA 5)
 - APEC-6: Historical Retail Fuel Outlet and Automotive Repair/Service: identified at 160 Woolwich Street (PCA 4 and PCA 79); Historical Iron Foundry (PCA 78); Historical Underground Storage Tanks (USTs): two gasoline USTs at 164-166 Woolwich (PCA 80)
 - APEC-7: Historical Dry Cleaning: Potential dry cleaners were identified at 152 Woolwich Street. (PCA 12); Historical Garage: the 1929 FIP identified a garage at 166 Wyndham Street North (PCA 76); Historical UST: The 1929 FIP showed a gasoline UST at 168 Wyndham Street North (PCA 77)
 - APEC-8: Historical Dry Cleaning: Potential dry cleaners were identified at 172 Wyndham Street North. (PCA 52)
 - APEC-9: Historical Fuel Oil Underground Storage Tank: A historical UST was identified at 176 Wyndham Street North. (PCA 13)
 - APEC-10: Historical Automotive Repair: A former automotive repair shop was identified at 176 Wyndham Street. (PCA 53)
 - APEC-17: Historical Service Station: the 1946 and 1960 FIPs showed a service station with 3 associated gasoline USTs at 25 Suffolk (PCA 50); Historical Dry Cleaning: identified at 84 Yarmouth Street in 1955 (PCA 51); Historical Automotive Repair: identified at 27 Suffolk Street East (PCA 55); Historical Coach and Body Manufacturing: The 1946 FIP identified operations at 9-21 Suffolk Street East (PCA 81); Historical Industrial Property Use: sewing machine manufacturing was identified on the 1878 and 1892 FIPs at the corner of Suffolk and Yarmouth Streets (PCA 82).
- **APECs from Offsite PCAs to the East**
 - APEC-13: Historical Automotive Garage: A former garage was identified at 146 Wyndham Street North from 1930 to 1949. (PCA 18)
 - APEC-15: Historical Dry Cleaning: Former dry cleaning operations were identified at 108 Wyndham Street North from 1917 to 1922. (PCA 19)
- **APECs from Offsite PCAs to the South**
 - APEC-14: Historical Gasoline Spill: Based on database searches, a historical gasoline spill at the intersection of Chapel Lane and Baker Street occurred, with possible environmental impacts to land and water. The quantity and exact location are unknown. (PCA 27)
 - APEC-16: Historical Aboveground Storage Tank (AST): Vent and fill pipes associated with an aboveground storage tank were observed at the corner of 20 Quebec Street (PCA 43); Historical UST: the 1946 FIP identified one UST under the roadway at 7 Quebec Street (PCA 25).
- **APECs from Offsite PCAs to the West**
 - APEC-11: Historical Offsite Industrial Operations: Cooke & Denison Machine and Tool Works was identified at 40 Baker Street from 1946 to 1960 (PCA 8); Historical UST: one UST identified on the 1946 FIP at 40 Baker Street (PCA 9); Historical Fuel Oil Tank: identified between 25 Yarmouth and 32-34 Baker Street properties on the 1960 FIP (PCA 71).

- APEC-12: Historical Automotive Garage: A former garage was identified at 45 Baker Street from 1946 to 1960 (PCA 6); Historical USTs: two USTs identified on Yarmouth Street (behind 45 Baker Street) on the 1929 and 1946 FIPs (PCA 7); Historical Industrial Operations: sewing machine manufacturing was identified between Yarmouth and Baker Streets on the 1878, 1892 and 1911 FIPs (PCA 70).
- APEC 22: Historical Dry Cleaning: Potential dry cleaning operations were identified at 2 Quebec Street in 1975 (PCA 11); Historical UST: identified at 2 Baker Street on the 1946 FIP (PCA 10); Former Coal Yard: identified on the 1892 FIP on the northwest corner of Quebec and Baker Streets (PCA 72).

Figure 4-2 shows the locations of the APECs and the current and historical borehole and monitoring wells. As Table 6-4 shows, the Phase Two Property APECs have been investigated for the associated COPCs. Figure 2-2b shows several underground and overhead utilities are present in this area, including a gas line, water line, storm sewer, and several overhead hydro lines.

1.(iii) Subsurface Utilities and Construction Features

Utilities (including sanitary and storm sewers and water lines) were active and connected during the Phase Two ESA investigation, and are still present in the subsurface. Based on these utility connections, there is potential for the preferential flow of contaminants of concern (COCs) within utility corridors. However, based on the following factors, COCs are most likely to be transported (that is, to migrate) via groundwater:

- Depth of groundwater (at least 3.78 mbgs [perched] and 5.82 mbgs [bedrock])
- Suspected depth of underground utilities (1.5 mbgs or deeper)
- Presence of permeable materials onsite (fill, sand, and sand and gravel identified from surface to bedrock at an average depth of 5.99 mbgs)

Figures 2-2a and 2-2b show building outlines and identified underground utilities, respectively, on the Phase Two Property.

2. Physical Setting

The topography over the Phase Two Property is moderately flat, with ground surface elevations ranging from 328.34 metres above sea level (masl) (MW113 in the south) to 330.16 masl (BH201 in the west). The Site slopes slightly from the western border towards the south, north, and east. Surface runoff at the Phase Two Property is expected to flow radially from the west in these directions but is directed towards onsite catchbasins. Figure 3-1 shows the regional topography and surface water drainage features. The Speed River is the nearest downgradient waterbody, located approximately 130 to 150 metres (m) north-northeast of the Site, and ground surface tends to slope north towards the river. Groundwater from the region is likely to eventually discharge to Speed River.

The City categorizes regions of Guelph within Wellhead Protection Areas (City 2018). The Site is within Wellhead Protection Area B (2-year travel time) for several of the City's municipal water supply wells. The nearest municipal wells to the Site include the Water Street, Edinburgh, Membro, and Dean Wells (approximately 1.4 to 2.0 kilometres (km) south of the Site past the Eramosa River), and the Park and Emma Wells (approximately 1.3 to 1.5 km north of the Site past the Speed River).

The municipal groundwater resource is primarily drawn from the Gasport Formation, estimated to occur at least 45 mbgs. A lower-permeability Reformatory Member and Vinemount Member of the Eramosa Formation are generally understood to serve as a regional aquitard, situated above the Gasport and limestone formations of the Goat Island Formation (Brunton 2009).

The City is also part of the Plan (Lake Erie Region Source Protection Committee 2021). The Plan assigns Drinking Water Threat Vulnerability Scores across the region based on various risk factors; the Phase Two Property is

assigned a Vulnerability Score of 10, the highest possible, indicating it is susceptible to potential contamination. The Site is also in a highly vulnerable aquifer and issues contributing area but is not in a significant groundwater recharge area or in a source water intake protection zone. Figure 3-2 shows the Plan mapping and location of nearest municipal wells.

2.(i) Stratigraphy

The Site is interpreted to consist of a predominantly sandy overburden overlying Guelph Formation dolostone bedrock. Within the northern portion of the Site, there is a thick silt deposit. Exhibit 1 summarizes the geological units encountered beneath the Site during the Phase Two ESA activities.

Exhibit 1. Site Stratigraphy

Geological Unit	Approximate Depth (mbgs)	Average Thickness (m)	Lithology
Asphalt	Up to 0.15		A thin layer of asphalt was observed.
Fill	0.15 to 3.91	1.87	Sand, sand and gravel, or silty sand were encountered. Silty clay and clayey silt were also observed. Anthropogenic materials such as brick, glass, metal products, and wood were commonly reported, as was iron oxide staining on the soil.
Native Overburden	0.81 to bedrock	See below	A sand matrix was encountered with interbedded layers of gravel and silt (described here), extending to bedrock. The sand is generally brown, dense, and moist.
Silt Layer	2.13 to bedrock	3.58	A silt layer was encountered in the northern portion of the Site. The silt was generally described as brown or grey, fine to coarse sand, low to high plasticity, with traces of gravel.
Silt Lens	2.21 to 3.72	1.37	A smaller silt lens was observed in the southern portion of the Site and is disconnected from the larger silt layer in the north of the Site. The silt in this lens was described as brown, hard and moist, with dolostone bedrock fragments observed.
Gravel and Sand	1.52 to 5.94	2.16	A layer of gravel and sand was encountered in the southern portion of the Site. The material was generally described as brown, dense, with fine to medium sand, trace clay, and occasional cobbles and dolostone fragments.
Clay Lens	1.14 to 2.44	1.30	A clay lens was encountered at a single location in the middle of the Site. As some other fill materials were described as being clayey, it is possible this is layer is also anthropogenic.
Guelph Formation dolostone	4.57 to 8.46 (top of bedrock range)	N/A	Generally, this dolostone was highly weathered and fractured within the first 0.3 to 0.6 m of bedrock contact. It was also noted to be vuggy, with calcite mineralization. The average depth to bedrock is 5.99 mbgs for the Site.

Geological cross-sections were prepared to show the Site stratigraphy. Figure 6-1 presents cross-section locations, and Figures 6-1a to 6-1d present cross-sections A-A,' B-B,' C-C,' and D-D,' respectively.

Based on the Site-specific geology, the main units investigated during the Phase Two ESA were an overburden composed of sand and interbedded silt and gravel, and bedrock.

2.(ii) Hydrogeological Characteristics

There are two main hydrogeological units encountered at the Site: (1) perched groundwater above a silt strata in the northern portion of the Site, and (2) a shallow unconfined aquifer generally in the upper bedrock, but extending in places up into the overburden soil (the ‘perched groundwater’ and ‘bedrock aquifer,’ respectively).

Twenty-one monitoring wells (18 wells from the current investigation and 3 historical wells) were used at the Phase Two Property to investigate conditions associated with the perched groundwater and the bedrock aquifer:

- Eighteen are installed in the bedrock aquifer.
- Three are installed to access the perched groundwater.

The bedrock monitoring wells are further defined as ‘bedrock wells’ for the 15 wells installed across or near the water table, and ‘deep bedrock wells’ for the three wells installed approximately 8 m into the bedrock, from 4.6 to 6.9 m below the water table for site characterization purposes. The site has been paved as a parking lot and is anticipated to receive low recharge from precipitation.

Figures 6-2a, 6-2b, and 6-2c present the interpreted groundwater elevation contours and flow directions within the bedrock (water table) using groundwater elevations collected during the monitoring events on September 11 and 18, 2019; December 18, 2019; and April 15, 2020, respectively.

Exhibit 2. Hydrogeological Characteristics

Groundwater Unit	Characteristic	Summary
Bedrock	Flow Direction	Groundwater flows radially from a high elevation on the western boundary of the Site towards the north, and east to southeast. The higher groundwater elevations in the western portion of the Site appear to be correlated with higher bedrock layer elevation, as well as the topographical elevation and regional flow direction towards the Speed River.
	Average Horizontal Hydraulic Conductivity	<p><u>Range between September 18, 2019 and April 15, 2020:</u> 4.6×10^{-7} to 2.0×10^{-4} m/s</p> <p><u>Geometric mean:</u> 6.0×10^{-6} m/s</p> <p>The K of the bedrock was estimated based on slug testing in three wells (MW101, MW107, and MW109).</p>
	Average Horizontal Hydraulic Gradient	<p><u>Estimated range between September 18, 2019 and April 15, 2020:</u> 0.009 to 0.025 m/m</p> <p><u>Estimated average between September 18, 2019 and April 15, 2020:</u> 0.016 m/m</p> <p>The maximum groundwater elevations within the bedrock aquifer were measured during the April 2020 monitoring event and were likely associated with snow melt and increased precipitation in the spring. Elevated groundwater levels may have “flattened” the gradient compared to fall and winter.</p>

Exhibit 2. Hydrogeological Characteristics

Groundwater Unit	Characteristic	Summary
	Groundwater Velocity	The horizontal linear groundwater flow velocity was estimated for the bedrock aquifer using the calculated geomean K value of 6.0×10^{-6} m/s, the estimated horizontal hydraulic gradient range of 0.009 to 0.025 m/m, and an estimated effective porosity of 0.1 for the weathered and fractured rock. The groundwater velocity within the bedrock is estimated to be approximately 24 to 47 cm/y.
Bedrock (cont'd)	Vertical Hydraulic Gradients	Vertical hydraulic gradients in the bedrock were calculated at two nested monitoring well sets: (1) MW107 and MW107B, and (2) MW110A and MW110B. The vertical hydraulic gradients observed were downwards and ranged from 0.062 m/m to 0.063 m/m at MW107 and MW107B and 0.042 m/m at MW110A and MW110B.

Notes:

cm/y = centimeters per year

cont'd = continued

m/m = metre(s) per metre

m/s = metre(s) per second

The perched groundwater was observed at BH17-MW-5S, MW102A, and MW103 above a low-permeability silt aquitard layer. The K ranging from 3.6×10^{-8} to 7.4×10^{-7} m/s, with a geometric mean of 1.6×10^{-7} m/s. Vertical hydraulic gradients observed in this unit (MW102A and MW102B) were downward, ranging between 0.621 and 0.634 m/m, due to the influence of the perched groundwater above the silt layer observed at this well nest. The flow direction, horizontal hydraulic gradient, and groundwater velocity were not calculated because the perched groundwater was not present across the entire Site. The full extent of the perched groundwater is currently not fully understood but may have a similar extent to the silt layer.

2.(iii) Depth to Bedrock

The Guelph Formation Dolostone that underlies the Site was encountered between 4.57 and 8.43 mbgs (321.62 to 324.96 masl), with an average depth to bedrock of 5.99 mbgs (323.46 masl). The highest bedrock elevations were encountered along an approximate southwest-to-northeast transect of the Site (MW107, MW100, BH202, MW109, BH206). Note, higher groundwater elevations are also associated with these locations, and the groundwater contours presented on Figures 6-2a, 6-2b, and 6-2c appear to show a radial flow outward from this bedrock high, following the topography and moving towards the Speed River.

2.(iv) Depth to Water Table

The water table within the Phase Two Property is within the Guelph Formation dolostone bedrock unit; in the northern portion of the Site, perched groundwater is associated with a low-permeability silt layer.

The depth to the bedrock aquifer and the perched groundwater were assessed based on three groundwater level monitoring events (September 18, 2019; December 18, 2019; and April 15, 2020).

The depth to the bedrock aquifer ranged from 5.82 to 8.66 (322.90 to 321.13 masl). The depth to the perched groundwater ranged from 3.78 to 4.43 (325.74 to 325.04 masl) based on the three monitoring events.

2.(v) Applicable Site Condition Standards

O. Reg. 153/04 (MECP 2011a), under Part XV.1 of the *Environmental Protection Act*, addresses the assessment, cleanup, and filing of a Record of Site Condition for brownfield sites in Ontario, and applies to the Phase Two Property. Jacobs evaluated the Site based on a number of criteria to decide which of the generic SCS provided in the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* (MECP 2011b) applied for a comparison of soil and groundwater results from the Phase Two ESA investigation.

Table 2-3 outlines the items Jacobs considered when selecting the SCS, as outlined in O. Reg. 153/04 (MECP 2011a), discussed here.

The special conditions for environmentally sensitive areas under Sections 41 or 43.1 of O. Reg. 153/04 do not apply to the Phase Two Property:

- The Site is not considered an area of natural significance or to be within the proximity of an area of natural significance, based on the information reviewed as part of the Phase One ESA (Pinchin 2018).
- Jacobs analyzed 45 soil samples for pH from 17 locations across the Phase Two Property (Figure 2-3). Based on the results of the Jacobs investigation, soil pH was found to range from 7.37 to 9.46. Soil pH was within the Ontario Ministry of the Environment, Conservation and Parks' (MECP's) acceptable range for samples collected in both surface soil (from between surface and 1.5 mbgs, with a pH value in surface soil less than 5 or greater than 9) and subsurface soil (more than 1.5 mbgs with a pH value in subsurface soil less than 5 or greater than 11). Historical investigations reported elevated pH (greater than 9) in surface soil samples; however, brick fragments or concrete were present in the stratigraphy where samples with elevated pH were collected based on a review of the borehole logs. This information suggests nonsoil materials may have been sampled, potentially biasing the historical soil pH results. Therefore, the historical results may not be representative of actual soil pH conditions. Based on this information, Jacobs has relied solely on the soil pH data collected during the recent investigation to determine the applicable SCS, and soil pH is within the MECP's acceptable range.
- The special conditions for land within 30 m of a water body under Section 43.1 of O. Reg. 153/04 do not apply to the Phase Two Property; no waterbodies are located on the Site or within 30 m of the Site. The Speed River is the nearest downgradient waterbody, located approximately 130 to 150 m north-northwest of the Site.
- The special conditions for shallow soil properties cited under Section 43.1 of O. Reg. 153/04 do not apply to the Phase Two Property; the depth to bedrock is greater than 2 m, as bedrock was encountered between 4.93 mbgs and 8.43 mbgs.

The adjacent properties within 250 m are serviced by a municipal water source. Since the groundwater near the Phase Two Property does and will serve as a raw water supply for a drinking water system (understood to be the Gasport Formation as the primary reservoir), the potable groundwater condition was applied.

The current land use is commercial and community (roads), and the proposed future land use may include residential/community and commercial uses, provided an RSC acknowledged by the MECP is obtained. Due to the extensive presence of heterogeneous fill materials across the Site, the standards for coarse-grained soils were considered applicable.

Based on this information reviewed by the Qualified Person for ESA (QPESA), the *Table 2 Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for coarse grained soil and residential/parkland/institutional land use* (Table 2 SCS) as outlined in the MECP's *Soil, Groundwater, and Sediment Standards for use under Part XV.1 of the Environmental Protection Act* adopted under O. Reg. 153/04 (MECP 2011b) was applied to the Site.

2.(vi) Imported Soil

Fill materials were identified across the Site to a maximum depth of 3.91 mbgs, or between 326.32 masl and 329.47 masl, with an average thickness of 1.68 m. The fill is variable in composition; however, the majority of fill is sand, sand and gravel, or silty sand.

The Phase One ESA (Pinchin 2018) reports that “significant quantities of fill material” have been identified onsite through previous Phase Two ESA investigations.

No soil was imported to the Site as part of Jacobs’ recent Phase Two ESA activities.

2.(vii) Proposed Buildings and Other Structures

The City (2019) indicates the Site’s redevelopment will include the following components:

- New Guelph Public Library
- Residential housing
- Commercial/institutional buildings
- Parking
- Urban square

The buildings’ configuration is not known at this time.

3. Contaminants

3.(i-vi) Contaminants Exceeding Applicable Site Condition Standards in Soil and Groundwater

The Phase Two Property was found to be primarily impacted with salt-related analytes (that is, electrical conductivity [EC] and sodium adsorption ratio [SAR] in soil; sodium and chloride in groundwater). Localized metal impacts were identified in soil, and localized cadmium impacts were identified in groundwater. Polycyclic aromatic hydrocarbon (PAH) impacts identified from a historical investigation (Kewen 2001) were resampled and determined not to be representative of Site conditions. Elevated concentrations of chloroform in groundwater were attributed to well installation activities and not with PCAs or APECs.

Although identified as COPCs at the Site, the following parameters were not identified with exceedances of the Table 2 SCS onsite, either in soil or groundwater:

- Benzene, toluene, ethylbenzene, and xylenes (BTEX)
- Volatile organic compound (VOCs)
- Petroleum hydrocarbons (PHCs)
- Acid/base/neutrals (ABNs)
- Dioxins and furans (D&Fs)

Tables 6-5 and 6-8 summarize the analytical results of the investigation for soil and groundwater, respectively, and compare these to the Table 2 SCS. Figures are provided that present the locations of soil samples (Figures 6-4 through 6-12) and groundwater samples (Figures 6-13 through 6-19) analyzed and a comparison to the Table 2 SCS by analytical group. Where exceedances of the Table 2 SCS are present, at least one cross-section has been prepared presenting the inferred vertical extent of impacts by analytical group, and follows the plan view figure. Maximum concentrations of the parameters exceeding Table 2 SCS are shown in red text on the respective plan view and cross-sectional figures.

The following subsections discuss the soil and groundwater conditions found exceeding the Table 2 SCS on the Phase Two Property.

Other Regulated Parameters

EC and SAR exceedances of the Table 2 SCS were identified in soil across most of the Site, apart from the northeastern portions of the 152 and 160 Wyndham Street North parcels. Exceedances of the Table 2 SCS were also identified in groundwater for sodium and chloride across most of the Site (all monitoring wells were sampled, apart from MW109).

Exceedances of EC and SAR in soil were identified to a maximum depth of 7.92 mbgs (MW102B) and were present at depths extending from the ground surface to the bedrock surface. Maximum concentrations were identified at MW102B (EC) and MW113 (SAR) in the fill. Maximum concentrations of chloride and sodium in groundwater were identified at the northern end of the Site in MW102B.

Figures 6-4 and 6-13 show the detected exceedances and locations analyzed for other regulated parameters for soil and groundwater, respectively.

The presence of EC and SAR in soil and sodium and chloride in groundwater is likely a result of the application of de-icing materials on the parking lot surfaces (APEC-4). Section 49.1 of O. Reg. 153/104 states the Table 2 SCS is deemed not to be exceeded for the purpose of Part XV.1 of the Environmental Protection Act when a substance that has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice, or both, exceeds the Table 2 SCS. Results are details in Tables 6-7c and 6-10c; at the discretion of the QPESA and based on the revised regulation, these parameters are not considered to be COCs at the Phase Two Property.

Metals (including Mercury, Methylmercury, and Hexavalent Chromium)

Based on the current investigation, metals exceedances of the Table 2 SCS in soil were identified within the southeastern portion of the Phase Two Property at one location (MW101; Figure 6-5) and were limited to lead and mercury. These impacts are likely limited to the fill in the existing laneways, based on results and observations during drilling and test pitting activities, and extend to an estimated maximum of 3.0 mbgs based on fill depth in this area (Figures 6-5a and 6-5b). The poor-quality fill was not observed at other locations.

Metals exceedances in groundwater were limited to cadmium. Exceedances occurred in two wells (MW107 and MW113) in the southwestern corner of the site (Figure 6-14), with maximum concentrations (6.16 micrograms per litre [$\mu\text{g/L}$]) found at MW113 (screened in the bedrock aquifer at 5.3 to 8.4 mbgs). The cadmium exceedances at these locations have been vertically delineated by MW107B (screened in the deep bedrock, at 13.7 to 15.5 mbgs), where concentrations were less than the Table 2 SCS (Figures 6-14a, 6-14b, and 6-14c).

Based on groundwater flow around monitoring wells MW107 and MW113, groundwater moves from these locations towards the southeastern portion of the Site. MW110A and MW101, located downgradient from the identified cadmium exceedances, have cadmium concentrations less than the Table 2 SCS. The identified cadmium impacts in groundwater are therefore not anticipated to migrate offsite.

Additional available downgradient data from MW106 (5.5 to 8.5 mbgs), which is located offsite, on adjacent City-owned property to the south, had reported concentrations of cadmium five times less than the Table 2 SCS. This, along with reported concentrations less than the Table 2 SCS at MW101 and MW110A, indicate onsite exceedances in groundwater are not likely migrating offsite to the nearest downgradient human receptors.

Metals exceedances in soil (lead and mercury) were identified within the fill (that is, not within native soils) and are potentially associated with historical industrial activities associated with the manufacturing of sewing

machine accessories, and wire coils and springs (APEC-1) or general impacts associated with the fill identified onsite (APEC-2). Limited impacts were identified in groundwater at the Site (cadmium), which do not appear to correlate to the identified shallow metal impacts in soil. Therefore, it is unlikely that metal impacts in soil are acting as a source of contaminant mass contributing to the groundwater quality at the Phase Two Property. The onsite cadmium impacts may be related to the APECs associated with offsite and upgradient PCAs (to the west) (for example, APEC-11 for Industrial Operations, APEC-12 for Historical Automotive Garage) or other unknown sources.

Polycyclic Aromatic Hydrocarbons

PAH exceedances of the Table 2 SCS in soil were identified at one sample (historical BH-14, at 0.8 to 1.4 mbgs) within the west-central portion of the Site, containing an elevated concentration of dibenzo[a,h]anthracene within the fill materials. No exceedances of the Table 2 SCS were identified in native soils or in groundwater at the Site.

BH208 was advanced and sampled in the same location as historical BH-14, with PAH samples collected at 0.91-1.07 mbgs and 2.29 to 2.44 mbgs. The results were less than the Table 2 SCS, resulting in the combined average of the samples collected at the same depth interval also meeting the Table 2 SCS. It is the QPESA's opinion that the historical exceedance was likely related to the presence of asphalt directly above the sampling location and is not considered representative of soil conditions on the Site (Table 6-7c). PAHs are not considered a COC on the Phase Two Property.

Figures 6-8 and 6-17 show locations investigated for PAHs in soil and groundwater, respectively, in plan view.

Volatile Organic Compounds

Concentrations of chloroform in groundwater samples were reported exceeding the SCS, and the source of the exceedance was believed to be related to the municipal water that was used during the bedrock coring process. Jacobs encountered similar issues during a previous drilling program in Guelph in 2018. For that project, two samples (one from the water truck and one from the water truck hose that was used during the coring activities) were analyzed for VOCs. The VOCs were nondetect in the municipal water samples, apart from bromodichloromethane (12.5 to 12.9 µg/L), dibromochloromethane (11.5 to 11.8 µg/L), and chloroform (9.8 to 10.1 µg/L). These analytes are trihalomethanes that are typically present in municipally treated water, substantiating that municipal water introduced during drilling activities was the likely source of trihalomethanes in groundwater. For the current project, VOCs were nondetect in groundwater apart from the same three analytes, and from one sample with low detections of 1,1-dichloroethane less than the Table 2 SCS.

Based on the available information, the QPESA determined there was a discharge of drinking water (within the meaning of the Safe Drinking Water Act [2002]), resulting in chloroform exceeding the Table 2 SCS. Under Paragraph 2 of Section 49.1 of the revised O. Reg. 153/04, the Table 2 SCS is deemed to not be exceeded for the purpose of Part XV.1 of the Act. Results are detailed in Table 6-10c, and at the discretion of the QPESA and the revised regulation, chloroform was not considered to be a COC for the Phase Two ESA.

3.(vii) Migration of Contaminants of Concern

COCs in soil were limited to lead and mercury in the fill unit, with no exceedances of the Table 2 SCS identified below approximately 3.7 mbgs (Figure 6-5b). As the minimum water table in the bedrock at the Site was measured at 5.82 mbgs, soil impacts are above the water table (Figure 6-5b); therefore, the potential for migration is limited.

Groundwater exceedances of the Table 2 SCS were limited to cadmium in two locations (MW113 and MW107) along the southern and western boundaries, respectively, where a groundwater high is located with radial groundwater flow from this area. Cadmium meets the Table 2 SCS at MW107B, providing vertical delineation for MW107 and MW113, along with two other wells (MW110B and MW111) screened in the deeper unconfined bedrock. Cadmium impacts have not been identified in downgradient or cross-gradient locations (MW105, MW100, MW110, and MW101 [Figure 6-14]), including available data from an offsite well (MW106) located adjacent to the southern edge of the property boundary. Based on this information, it is unlikely that the impacts are migrating off the Phase Two Property and the Site therefore meets the MECP drinking water component value (GW1) at the nearest offsite human receptors.

As there is no apparent soil source of the cadmium impacts onsite and groundwater impacts are found in the most upgradient locations onsite, these may be a result of migration from offsite sources from the west, or other urban fill (offsite); however, there is currently no direct evidence to confirm.

3.(viii) Climatic Conditions

Climatic or meteorological conditions that may have influenced the distribution and migration of COCs at the Phase Two Property include temporal fluctuations in groundwater levels. No atypical weather events that would be expected to influence COC transport are known to have occurred during Jacobs' investigation of the Phase Two Property. Changes in water elevations can affect the migration of contaminants.

3.(ix) Soil Vapour Intrusion

Vapour intrusion was not evaluated during this Phase Two ESA. No buildings are currently located on the Site. Buildings are planned as part of the redevelopment, but Jacobs understands all soil at the Phase Two Property will be removed to bedrock to facilitate the creation of underground parking. Therefore, soil vapour related to the existing concentrations in soil onsite will not be a concern under these future conditions.

Current or abandoned utilities may be a preferential pathway for potential contaminants, if present; however, as the utilities would be expected to be found in the depths corresponding to the presence of permeable fill and native sand and gravel (as discussed), the utility corridors are not expected to function as preferential pathways at the Phase Two Property.

4. Distribution of Contaminants

As Section 3 discussed, only metals in soil and groundwater exceeded the Table 2 SCS. As Figure 6-5 shows, soil exceedances for lead and mercury are limited to the southeastern corner of the Site. Similarly, groundwater exceedances of cadmium are localized to the southwestern portion of the Site (Figure 6-14). Cross-section Figures 6-5a and 6-5b for soil, and Figures 6-14a through 6-14c for groundwater, provide the vertical distribution of the metal exceedances at the Site and the water table elevations. In soil, metals exceedances are inferred to extend to approximately 3.5 mbgs within the fill, while in groundwater exceedances are inferred to extend to approximately 14.0 mbgs.

Figures 2-2a and 2-2b show building outlines and identified underground utilities on the Phase Two Property, respectively. As depth to utilities are unknown, these were not included on the applicable cross-section figures.

5. Contaminant Exposure Assessment

Figures 6-20a-b and 6-21a-b present the human health and ecological contaminant pathway and receptor models, respectively, based on current and potential future Site conditions. Figures 6-20a and 6-20b present the

human health conceptual site models, with and without risk management measures, respectively. Figures 6-21a and 6-21b present the ecological conceptual site models, with and without risk management measures, respectively. The proposed future land use of the Site is residential, commercial, community, and institutional. The models present preliminary assessments of the exposure pathways that were further investigated as part of the risk assessment completed for the Phase Two Property (Jacobs 2020).

These figures identify the following five exposure pathways:

- 1) **Release mechanisms** – The Phase Two Property became impacted as a result of historical Site operations (refer to the discussion on PCAs and APECs), when COCs were released to the ground (for example, via a spill or leak) or when contaminated soil was imported to the Site and placed as fill.
- 2) **Contaminant transport pathways** – COCs released to soil may adsorb to soil or infiltrate deeper into the soil column. COCs in soil may also desorb and leach to groundwater or migrate vertically to the water table. COCs in soil can also be transported in the following ways: they can become airborne via wind or traffic erosion, be eroded by overland water flow, be taken up by vegetation planted in the soil, or volatilize to outdoor air or indoor enclosed spaces. COCs in groundwater can be transported via vertical or horizontal groundwater flow, volatilization to outdoor air or indoor enclosed spaces, and uptake by vegetation.
- 3) **Human and ecological receptors located on, in, or under the Phase Two Property** – Receptors currently present or expected to be present in the future at the Phase Two Property include:
 - Human Receptors – residents, visitors, indoor workers, outdoor workers, construction workers, and utility workers
 - Ecological Receptors - soil organisms, terrestrial plants, birds, and mammals
- 4) **Receptor exposure points** – COCs can be contacted directly in soil or indirectly in outdoor and indoor air. COCs were not identified in groundwater.
- 5) **Routes of exposure** – The primary routes of exposure by receptor type include:
 - Human Receptors
 - Direct contact with potable groundwater (ingestion or direct contact)
 - Direct contact with either soil or groundwater (incidental ingestion and dermal contact)
 - Inhalation of particulates (dust)
 - Inhalation of volatiles originating from a soil or groundwater source (indoor and outdoor air)
 - Ingestion of garden produce
 - Ecological Receptors
 - Direct contact with either soil or groundwater (ingestion and dermal)
 - Terrestrial plant root uptake from either soil or groundwater
 - Ingestion via terrestrial biota and prey

6. Nonstandard Delineation

Nonstandard delineation per O. Reg. 153/04 Schedule E, Section 7.1, was not conducted at the Site. Delineation was conducted to the requirements of O. Reg. 153/04 Schedule E, Section 7, for all COCs identified at the Site in soil and groundwater.

7. Reliance on Exemption on Site Condition Standard Exceedances

EC, SAR, sodium, chloride, and chloroform exceeded the Table 2 SCS; however, were not considered to be COCs at the Property based on the exemptions in Section 49.1 of O. Reg. 153/04 for meeting the Table 2 SCS.

EC, SAR, chloride, and sodium were found widespread across the majority of the Site, at elevated concentrations. As the Site currently is in use as a commercial parking lot and laneway, the presence of EC, SAR, chloride, and sodium are related to the application of salt on the parking lot surface during winter conditions. The application of salt has been used for the safety of vehicular and pedestrian traffic. Under Paragraph 1 of Section 49.1 of the revised O. Reg. 153/04, the Table 2 SCS is deemed to not be exceeded for the purpose of Part XV.1 of the Environmental Protection Act should a substance be applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both. Therefore, at the discretion of the QPESA, EC and SAR were not considered to be COCs for the Phase Two Property.

Concentrations of chloroform in groundwater exceeded the Table 2 SCS, and the source of the exceedance was believed to be related to the municipal water that was used during the bedrock coring process. Based on a similar issue for a separate City project in 2018, water samples from the water truck and hose used during the coring activities reported elevated trihalomethanes: bromodichloromethane (12.5 to 12.9 µg/L), dibromochloromethane (11.5 to 11.8 µg/L), and chloroform (9.8 to 10.1 µg/L). These analytes are trihalomethanes that are typically present in municipally treated water, substantiating that municipal water introduced during drilling activities was the likely source of trihalomethanes in groundwater.

Based on the available information, the QPESA determined there was a discharge of drinking water (within the meaning of the Safe Drinking Water Act, 2002), resulting in chloroform exceeding the Table 2 SCS. Under Paragraph 2 of Section 49.1 of the revised O. Reg. 153/04, the Table 2 SCS is deemed to not be exceeded for the purpose of Part XV.1 of the Act. Therefore, at the discretion of the QPESA, chloroform was not considered to be a COC for the Phase Two ESA.

8. Reliance on Exemption Related to Excess Soils

Jacobs did not rely on Paragraph 3 of Section 49.1 of the revised O. Reg. 153/04.

9. References

City of Guelph (City). 2018. *Guelph's Water Supply*. November 15. Accessed November 2019: <https://guelph.ca/living/environment/water/drinking-water/groundwater/>

City of Guelph (City). 2019. *Baker District Redevelopment*. September 6. Accessed November 2019: <https://guelph.ca/business/downtown-business/bakerdistrict/>

Jacobs Engineering Group Inc. (Jacobs). 2020a. *Pre-submission Form and Modified Generic Risk Assessment for 55 Baker Street, 152 and 160 Wyndham Street North and Park Lane, Guelph, Ontario*. Revision 1. October 20, 2020.

Jacobs Engineering Group Inc. (Jacobs). 2020b. *Addendum #1 to report entitled Baker Street Redevelopment Pre-submission Form and Modified Generic Risk Assessment for 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario, Revision 1, dated October 20, 2020 (RA1896-20, IDS Ref No. 7882-BRYP6L)*. November 27, 2020.

Jacobs Engineering Group Inc. (Jacobs). 2020c. *Addenda #2 to report entitled Baker Street Redevelopment Pre-submission Form and Modified Generic Risk Assessment for 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario, Revision 1, dated October 20, 2020 (RA1896-20, IDS Ref No. 7882-BRYP6L)*. December 14, 2020.

Jacobs Engineering Group Inc. (Jacobs). 2021a. *Update to the Phase One Environmental Site Assessment for 55 Baker Street, 152, 160 Wyndham Street North, and Park Lane, Guelph, Ontario, dated October 30, 2018.* Prepared for the City of Guelph. January 27.

Jacobs Engineering Group Inc. (Jacobs). 2021b. *55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, ON, Phase Two Environmental Site Assessment,* Prepared for the City of Guelph. March 4.

Kewen Environmental Limited. 2001. *Baker Street Parking Lot, City of Guelph, Ontario, Phase II Environmental Site Assessment.* Prepared for The City of Guelph. August 7.

Lake Erie Region Source Protection Committee. 2021. *Approved Source Protection Plan. Under the Clean Water Act, 2006 (Ontario Regulation 287/07).* February 2.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2011a. Ontario Regulation (O. Reg.) 153/04, made under the *Environmental Protection Act*, Records of Site Condition – Part XV.1 of the Act. As amended.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2011b. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act.* April 15.

Pinchin Environmental Ltd. (Pinchin). 2018. *Phase One Environmental Site Assessment (Final), 55 Baker Street, 152, 160 Wyndham Street North, Chapel and Park Lane, Guelph, Ontario.* Prepared for the City of Guelph. October 30.

XCG Consultants Limited. 2008. *Phase II Environmental Site Assessment, Baker Street Redevelopment Site, Guelph, Ontario.* Prepared for The City of Guelph. December 19.

Tables

Table 2-3. Items Considered for Site Condition Standards Selection
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Condition	Evaluation
Land use	The current land use is commercial and community. The proposed future land use is a mix of residential, commercial, community, and institutional.
Potable or non-potable groundwater	The Site and adjacent properties within 250 m are serviced by a municipal water source. However, as the City of Guelph relies on groundwater for its water supply (City of Guelph 2018), the potable groundwater condition will be applied.
Proximity to surface water body	No waterbodies are located on the Site. The Speed River is the nearest downgradient waterbody, and is located approximately 130 m northeast of the Site.
Proximity to areas of natural significance or environmentally sensitive areas	The Site is not considered an area of natural significance or to be within the proximity of an area of natural significance, based on the information reviewed as part of the Phase One ESA (Pinchin 2018, Jacobs 2021).
Depth to bedrock	A property is considered a shallow soil property if one-third or more of the area consists of soil depths of 2 mbgs or less, excluding non-soil surface treatment (that is, asphalt, concrete, or aggregate) (MECP 2011a). The depth to bedrock is greater than 2 m, as bedrock was encountered between 4.93 mbgs and 8.43 mbgs.
pH of soil	<p>Jacobs' investigations included 45 soil samples analyzed for pH from 17 locations across the Phase Two Property and reported soil pH ranged from 7.37 to 9.46 (Figure 2-3). Soil pH was within the MECP's acceptable range for samples collected in both surface soil (from between surface and 1.5 mbgs, with a pH value in surface soil less than 5 or greater than 9) and subsurface soil (more than 1.5 mbgs with a pH value in subsurface soil less than 5 or greater than 11).</p> <p>Historical investigations have identified elevated pH (greater than 9) in surface soil; however, many of the borehole logs reported brick fragments or concrete present in the stratigraphy where samples with elevated pH were collected. This information suggests that non-soil materials may have been sampled, potentially biasing the historical soil pH results. Therefore, the historical results may not be representative of actual soil pH conditions.</p> <p>Considering this above information, Jacobs has solely relied on the soil pH data collected during recent investigation to determine the applicable SCS with respect to soil pH. On this basis, soil pH is within the MECP's acceptable range.</p>
Soil texture	The soil condition standards for coarse-grained soils were used, based on the grain-size results, to be conservative and to account for the extensive presence of heterogeneous fill materials across the surface of the Site.

Notes:

ESA = environmental site assessment

Jacobs = Jacobs Engineering Group Inc.

m = metre(s)

mbgs = metre(s) below ground surface

MECP = Ministry of the Environment, Conservation and Parks

SCS = site condition standards

Site = 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source	
34	Metal Fabrication	1	Historical Industrial Property Use - Coil wire springs (J. Steele Ltd. / Steele's Wire Spring Ltd.) sewing machines (Raymond Manufacturing Co. Ltd./ White Sewing Machine Co. of Canada), and accessories were historically manufactured at 55 Baker Street.	North and Central Portions of Parcel A	Onsite	YES	APEC-01	PCA on the Phase One Property	FIP
30	Importation of Fill Material of Unknown Quality	2	Unknown/Poor Quality Fill Material - Fill material to 3.0 metres below ground surface (mbgs) was identified at 55 Baker Street in the XCG Phase II ESA (XCG 2008), and is also likely located at the Wyndham properties from demolition of historical buildings, based on when it was developed (1862).	Entire Phase One Property	Onsite	YES	APEC-02	PCA on the Phase One Property	HER
55	Transformer Manufacturing, Processing and Use	3	Historical Transformers - The 1960 FIP identified an area of 55 Baker Street labelled as 'transformers.'	East-Central Portion of Parcel A	Onsite	YES	APEC-03	PCA on the Phase One Property	FIP
48	Salt Manufacturing, Processing and Bulk Storage	56	Use of Road Salts at the Property - The Site is currently used as a parking lot and road salts are known to be applied for vehicular and pedestrian safety.	Entire Phase One Property	Onsite	YES	APEC-04	PCA on the Phase One Property	SR
37	Operation of Dry Cleaning Equipment (where chemicals are used)	5	Historical Dry Cleaning - Potential dry cleaners were identified at 164-166 Woolwich Street on FIPs (1929, 1946). The building is labeled as "Cleaning & Dyeing" on the 1929 FIP with a small area in the back labeled "Dry Cleaning. The 1946 FIP has the building relabeled as "Clothes Cleaning". City directories list Card, JM Co. Cleaners and Dyers and Woolwich Cleaners and Tailors at 164-166 Woolwich between 1917 and 1955.	164-166 Woolwich Street	Offsite	YES	APEC-05	Hydraulically downgradient, but adjacent to the Phase One Property	FIP, CDL
28	Gasoline and Associated Products Storage in Fixed Tanks	4	Historical Retail Fuel Outlet - operations were identified at 160 Woolwich Street and showed four associated gasoline USTs fronting on Woolwich on the 1929 FIP, and two gasoline USTs on the 1960 FIP.	160 Woolwich Street	Offsite	YES	APEC-06	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
32	Iron and Steel Manufacturing and Processing	78	Historical Iron Foundry - The 1878 FIP shows W.H. Mills Stove Mfg at the southwest corner of Woolwich and Wyndham	Corner of Woolwich and Wyndham Streets	Offsite	YES	APEC-06	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	79	Historical Garage - a building labeled 'Garage & Repairs' is identified on the 1929 and 1946 FIPs at 160 Woolwich Street. Newstead and Nicholas Garage (automotive repair/servicing) is listed in the city directories in 1930.	160 Woolwich Street	Offsite	YES	APEC-06	Hydraulically downgradient, but adjacent to the Phase One Property	FIP, CDL
28	Gasoline and Associated Products Storage in Fixed Tanks	80	Historical UST - two gasoline USTs are identified on Baker Street, on the west side of the building at 164-166 Woolwich (Cleaning & Dyeing) on the 1929 FIP	164-166 Woolwich Street / Baker Street	Offsite	YES	APEC-06	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
37	Operation of Dry Cleaning Equipment (where chemicals are used)	12	Potential Historical Dry Cleaning - "Chinese Laundry" was located at 152 Woolwich Street from at least 1911 to 1946 based on FIPs (1911, 1929, 1946) and city directories (Lee, Lee Laundry from 1917 to 1936). It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not	152 Woolwich Street	Offsite	YES	APEC-07	Hydraulically downgradient, but adjacent to the Phase One Property	FIP, CDL
37	Operation of Dry Cleaning Equipment (where chemicals are used)	52	Historical Dry Cleaning - Potential dry cleaners (Langley's Ltd. Cleaners) were identified at 172 Wyndham Street North between at least 1930 and 1939 based on city directories.	172 Wyndham Street North	Offsite	YES	APEC-08	Hydraulically downgradient, but adjacent to the Phase One Property	CDL
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	76	Historical Garage - a building labeled 'Garage & Repairs' is identified on the 1929 FIP at 166 Wyndham Street North	166 Wyndham Street North	Offsite	YES	APEC-08	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	77	Historical UST - a gasoline UST is identified at 168 Wyndham Street North on the 1929 FIP, in the front of an building for auto accessories.	168 Wyndham Street North	Offsite	YES	APEC-08	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	13	Historical Fuel Oil Underground Storage Tank (UST) - A historical UST was identified at 176 Wyndham Street North along the west exterior wall (beside the garage and repairs building) on the 1960 FIP.	176 Wyndham Street North	Offsite	YES	APEC-09	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	53	Historical Automotive Repair - A historical automotive repair shop was identified at the back of 176 Wyndham Street on the 1960 FIP.	176 Wyndham Street North	Offsite	YES	APEC-10	Hydraulically downgradient, but adjacent to the Phase One Property	FIP
34	Metal Fabrication	8	Historical Offsite Industrial Operations - Industrial manufacturing and potential metal fabrication was noted along Yarmouth Street from as early as 1929. Cooke & Denison Machine and Tool Works was identified at 40 Baker Street on FIPs from 1929 to 1960.	40 Baker Street	Offsite	YES	APEC-11	Hydraulically upgradient and adjacent to the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	9	Historical UST - One UST identified on the 1946 FIP on the southwest portion of 40 Baker Street.	South of #29-40 Baker Street	Offsite	YES	APEC-11	Hydraulically upgradient and adjacent to the Phase One Property	FIP

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source
28 Gasoline and Associated Products Storage in Fixed Tanks	71	Historical Fuel Oil Tank – A historical above ground fuel oil tank was identified on the 1960 FIP between the Cooke & Denison and Austin Laboratories properties between 25 Yarmouth and 32-34 Baker Street.	25 Yarmouth Street / 32-34 Baker Street	Offsite	YES	APEC-11	Hydraulically upgradient and adjacent to the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	6	Historical Automotive Garage – An automotive garage (Swanston L B Auto Repair and Heffernon Motor Car Co. Garage) was identified at 45 Yarmouth Street from approximately 1929 to 1960 based on FIPs and City directories. A Record of Site condition record was noted to have been filed in July 2020 for a change from	45 Yarmouth Street / 52 Baker Street	Offsite	YES	APEC-12	Hydraulically upgradient and adjacent to the Phase One Property	FIP, ELE
28 Gasoline and Associated Products Storage in Fixed Tanks	7	Historical USTs - Two USTs identified on Yarmouth Street on the 1929 and 1946 FIPs were associated with the historical automotive repair/servicing operations at 45 Baker Street.	On Yarmouth Street/ behind 45 Yarmouth / 52 Baker Street	Offsite	YES	APEC-12	Hydraulically upgradient and adjacent to the Phase One Property	FIP
34 Metal Fabrication	70	Historical Industrial Operations - C. Raymond Sewing Machine Mfg./White Sewing Machine Co. of Canada is present between Yarmouth and Baker Streets on the 1878, 1892 and 1911 FIPs. Buildings include moulding shop, machine shop, iron storage, polishing and plating (3rd floor). Bridge and tunnels noted across Baker Street when operations expanded to the Site.	between Yarmouth and Baker Streets	Offsite	YES	APEC-12	Hydraulically upgradient and adjacent to the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	18	Historical Automotive Repair - Heffernan Motors, a historical garage, was identified at 146 Wyndham Street North (from approximately 1930 until 1946) based on city directories.	146 Wyndham Street North	Offsite	YES	APEC-13	Hydraulically upgradient/ transgradient and adjacent to the Phase One Property	CDL
other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	27	Historical Gasoline Spill – Base on database searches, a historical gasoline spill (80 Litres) at the intersection of Chapel Lane and Baker Street occurred in 2003, with possible environmental impact to land and water.	intersection of Chapel Lane and Baker Street	Offsite	YES	APEC-14	Hydraulically upgradient and adjacent to the Phase One Property	ELE
37 Operation of Dry Cleaning Equipment (where chemicals are used)	19	Potential Historical Dry Cleaning - potential dry cleaning operations were identified at 108 Wyndham Street North from 1917 to 1922 based on city directories (Gemmel & Co. Dyers and Cleaners).	108 Wyndham Street North	Offsite	YES	APEC-15	Hydraulically downgradient, but adjacent to the Phase One Property	CDL
28 Gasoline and Associated Products Storage in Fixed Tanks	25	Historical UST - the 1946 FIP identified one UST under the roadway at 7 Quebec Street.	7 Quebec Street	Offsite	YES	APEC-16	Hydraulically upgradient/ transgradient to the Phase One Property	FIP
28 Gasoline and Associated Products Storage in Fixed Tanks	43	Historical Aboveground Storage Tank (AST): - Vent and fill pipes associated with an AST were observed at the corner of 20 Quebec Street, a southern adjacent property to the Site during the Pinchin Site Visit (in 2018).	20 Quebec Street	Offsite	YES	APEC-16	Hydraulically upgradient and adjacent to the Phase One Property	SR
28 Gasoline and Associated Products Storage in Fixed Tanks	50	Historical Service Station - A service station with 3 associated gasoline USTs is identified at the southwest corner of Suffolk and Yarmouth Streets (25 Suffolk) on the 1946 and 1960 FIPs. City directories list Regent C&H Service Station, at 27 Suffolk Street East in 1955.	27 Suffolk Street East	Offsite	YES	APEC-17	Hydraulically upgradient/ transgradient to the Phase One Property	FIP, CDL
37 Operation of Dry Cleaning Equipment (where chemicals are used)	51	Historical Dry Cleaning Operation - Reliable Cleaners, a potential dry cleaning facility was listed at 84 Yarmouth Street in 1955 in city directories.	84 Yarmouth Street	Offsite	YES	APEC-17	Hydraulically upgradient/ transgradient to the Phase One Property	CDL
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	55	Historical Automotive Repair - City directories list Hasting Motors, an automotive repair/servicing facility at 27 Suffolk Street East in 1955.	27 Suffolk Street East	Offsite	YES	APEC-17	Hydraulically upgradient/ transgradient to the Phase One Property	CDL

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source	
57	Vehicles and Associated Parts Manufacturing	81	Historical Coach and Body Manufacturing - Guelph Coach & Body is located at 9-21 Suffolk Street East on the 1946 FIP. Buildings include Auto accessories, glazing, upholstery, office, glass storage and printing.	9-21 Suffolk Street East	Offsite	YES	APEC-17	Hydraulically upgradient/ transgradient to the Phase One Property	FIP
34	Metal Fabrication	82	Historical Industrial Property Use - Sewing machine manufacturing (Chas Raymond's Sewing machine Mfg) was indicated on the 1878 and 1892 FIP, located at the southeast corner of Suffolk and Yarmouth.	Suffolk and Yarmouth Street	Offsite	YES	APEC-17	Hydraulically upgradient/ transgradient to the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	57	Former Oil Shed - The 1911 FIP showed a small oil shed in the southwestern corner of the White Sewing Machine of Canada parcel of land on 55 Baker Street.	Southwest portion of 55 Baker Street	Onsite	YES	APEC-18	PCA on the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	58	Former Oil House - The 1911 FIP showed a small oil house on the former White Sewing Machine of Canada parcel, now the western portion of 152 Wyndham Street.	Western portion of 152 Wyndham Street North	Onsite	YES	APEC-19	PCA on the Phase One Property	FIP
Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	59	Former Coke Storage - The 1911 FIP showed a garage located on the northeastern portion of 55 Baker Street.	Northeast portion of 55 Baker Street	Onsite	YES	APEC-20	PCA on the Phase One Property	FIP
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	60	Former Garage - The 1960 FIP showed a garage located on the northeastern portion of 55 Baker Street.	Northeast portion of 55 Baker Street	Onsite	YES	APEC-21	PCA on the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	10	Historical UST - One UST identified within the northwest portion of 2 Baker Street (historically 22 Baker Street), in a building labeled 'auto' occupied by Guelph Creamery (1946 FIP).	2 Baker Street	Offsite	YES	APEC-22	Hydraulically upgradient and adjacent to the Phase One Property	FIP
37	Operation of Dry Cleaning Equipment (where chemicals are used)	11	Historical Dry Cleaning - Ferguson's Cleaners, a potential dry cleaning operation was listed in the city directories at 2 Quebec Street in 1975.	2 Quebec Street	Offsite	YES	APEC-22	Hydraulically upgradient and adjacent to the Phase One Property	CDL
Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	72	Former Coal Yard - A coal yard is identified on the northwest corner of Quebec and Baker Streets.	Quebec and Baker Street	Offsite	YES	APEC-22	Hydraulically upgradient/ transgradient of the Phase One Property	FIP
55	Transformer Manufacturing, Processing and Use	14	Transformer - One pad-mounted oil cooled transformer was identified during the Pinchin Site Visit (in 2018) on the west exterior portion of 138 Wyndham Street North. No staining was observed on the concrete slab in the vicinity of the transformer, and no evidence of leakage was observed during the Site reconnaissance.	Behind 138 Wyndham Street North	Offsite	NO		Hydraulically upgradient/ transgradient of the Phase One Property, but nature of PCA is shallow soil contamination	SR
28	Gasoline and Associated Products Storage in Fixed Tanks	15	Historical Service Station - a former auto servicing and refueling station was located at 145 Woolwich with 4 gasoline USTs located out front, on Woolwich Street. The service station existed from at least 1929 to 1960 based on the FIPs and city directories (Simpson, CT, Service Station).	145 Woolwich Street	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP, CDL
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	16	Historical Automotive Repair - Auto repair/servicing activities by Muller Bros were present at 135-139 Woolwich Street from at least 1936 until 1960 based on FIPs and city directories.	135-139 Woolwich Street	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP, CDL
28	Gasoline and Associated Products Storage in Fixed Tanks	17	Diesel AST - One emergency diesel-fired emergency generator with an associated belly-tank was identified on the west exterior portion of 138 Wyndham Street North during the Pinchin Site Visit (in 2018). No staining was observed on the concrete slab in the vicinity of the emergency generator and no evidence of leakage was observed during the Site reconnaissance.	Behind 138 Wyndham Street North	Offsite	NO		Hydraulically upgradient/ transgradient of the Phase One Property, but nature of PCA is shallow soil contamination	SR
31	Ink Manufacturing, Processing and Bulk Storage	20	Historical Printing Operation - Printing indicated in back of 90-96 Wyndham Street North on the 1929 and 1946 FIPs. City directories list Kelso Printing Co., at 96 Wyndham Street North in 1936.	96 Wyndham Street North	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP, CDL
37	Operation of Dry Cleaning Equipment (where chemicals are used)	21	Potential Historical Dry Cleaning - "Chinese Laundry" was identified at 70 Wyndham Street North on the 1911 and 1916 FIP. Based on city directory searches, these operations were present until approximately 1922 under Young Wong Laundry. It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not being readily used in dry cleaning until the 1930s.	70 Wyndham Street North	Offsite	NO		Hydraulically transgradient, and distance is greater than 50 m from the Phase One Property	FIP, CDL

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source
37 Operation of Dry Cleaning Equipment (where chemicals are used)	22	Potential Historical Dry Cleaning - "Chinese Laundry" was identified at 55-57 Quebec Street from approximately 1910 to 1946 based on FIPs and city directories (Lee Wing Laundry present from 1910 to 1939). It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not being readily used in dry cleaning until the 1930s.	55-57 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP, CDL
37 Operation of Dry Cleaning Equipment (where chemicals are used)	23	Potential Historical Dry Cleaning - "Cleaning and Pressing" at 49 Quebec Street on 1911 and 1916 FIPs, and Chas Kutt cleaner listed in the city directories from 1910 to 1916. It is noted that PCE was not being readily used in dry cleaning until the 1930s.	49 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP, CDL
37 Operation of Dry Cleaning Equipment (where chemicals are used)	24	Potential Historical Dry Cleaning - Starkman Cleaning and Pressing, a potential dry cleaning operation was listed at 31 Quebec Street, from 1916 until 1917. It is noted that PCE was not being readily used in dry cleaning until the 1930s.	31-35 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	CDL
37 Operation of Dry Cleaning Equipment (where chemicals are used)	26	Potential Historical Dry Cleaning - a building labelled 'cleaning and pressing', a potential dry cleaning operation was identified at 17 Quebec Street in the 1946 FIP.	17 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP
28 Gasoline and Associated Products Storage in Fixed Tanks	28	Historical Service Station and USTs - The 1929 and 1946 FIPs identified a gasoline UST at 88 Norfolk Street, in front of the automotive garage on Norfolk Street. The 1960 FIP identifies a gasoline service station in place of the garage, with 3 USTs within the property and an associated address of 90 Norfolk Street.	Norfolk and Commercial Street (88 / 90 Norfolk Street)	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
28 Gasoline and Associated Products Storage in Fixed Tanks	29	Historical UST - the 1946 FIP identified one gasoline UST at 17 Quebec Street	behind 19-23 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP
37 Operation of Dry Cleaning Equipment (where chemicals are used)	30	Potential Historical Dry Cleaning - "Chinese Laundry" was indicated at 13 Quebec Street on the 1916 FIP. The city directories indicate Ontario Laundry is present from 1917 to 1930. It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not being readily used in dry cleaning until the 1930s.	13 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP, CDL
28 Gasoline and Associated Products Storage in Fixed Tanks	31	Historical Gasoline Service Station - a refueling station with 3 associated USTs is identified on the 1946 FIP at 46-48 Cork Street East.	46-48 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 50 m from the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	32	Historical Automotive Repair - a garage is identified on the 1916 to 1960 FIPs at 23-25 Cork Street East.	23-25 Cork Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
28 Gasoline and Associated Products Storage in Fixed Tanks	33	Historical UST - the 1929 to 1960 FIPs identify one UST in front of the garage at 23-25 Cork Street East	23 Cork Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
37 Operation of Dry Cleaning Equipment (where chemicals are used)	34	Potential Historical Dry Cleaning - "Chinese Laundry" was indicated at 34 Quebec Street on the 1911 FIP. Elm Bros Laundry was identified in the city directories at 34 Quebec Street from 1910 until 1916. It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not being readily used in dry cleaning until the 1930s.	34 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Based on the nature of the indicated services, the likelihood that the	FIP, CDL
28 Gasoline and Associated Products Storage in Fixed Tanks	35	Historical Oil Cellar - Bond Hardware Co. Ltd. was located at 42-56 Wyndham Street North. This property was labelled on the 1892, 1911 and 1916 FIPs as containing an 'oil cellar under the sidewalk' at the northwest exterior corner of this building.	St. George Square	Offsite	NO		Hydraulically transgradient, and distance is greater than 50 m from the Phase One Property	FIP
31 Ink Manufacturing, Processing and Bulk Storage	36	Historical Printing Operation - Clark Printer, a historical printing operation was listed in city directories at 14 Wyndham Street North in 1901.	14 Wyndham Street North	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	CDL

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source
31 Ink Manufacturing, Processing and Bulk Storage	37	Historical Printing Operation - Turnbull Wright Co. Printers, a historical printing operation was listed in city directories at 13 Wyndham Street North in 1901.	13 Wyndham Street North	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	CDL
28 Gasoline and Associated Products Storage in Fixed Tanks	38	Historical UST - the 1946 FIP identified one UST at 106 Quebec Street	106 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	39	Historical Automotive Repair - 'Garage & Repairs' were identified in the 1946 FIP at 106 Quebec Street.	106 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
31 Ink Manufacturing, Processing and Bulk Storage	40	Historical Printing Operation - Herald Printing, a historical printing operation was identified at 65 Quebec Street in the 1892, 1897, and 1911 FIPs.	65 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
37 Operation of Dry Cleaning Equipment (where chemicals are used)	41	Potential Historical Dry Cleaning - Based on city directories Sam Sing Landry, a potential dry cleaning operation was identified at 146 Quebec Street in 1917 until 1939. It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not being readily used in dry cleaning until the 1930s.	146 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	CDL
37 Operation of Dry Cleaning Equipment (where chemicals are used)	42	Potential Historical Dry Cleaning - Chinese Laundry, a potential dry cleaning operation was identified at 101 Quebec Street in 1910 until 1944 on city directories and on the 1911 FIP. It is noted that this laundry service was typically hand-laundry and not likely dry cleaning; in addition, PCE was not being readily used in dry cleaning until the 1930s.	101 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP, CDL
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	44	Historical Automotive Repair - a garage is identified at 169 Woolwich Street on the 1929 FIP, with an 'Auto Ignition and Battery Service' under construction on the 1946 FIP.	173 Woolwich Street	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP
28 Gasoline and Associated Products Storage in Fixed Tanks	45	Historical Gasoline Service Station - a refueling and auto service station with 4 associated USTs is identified on the 1929 and 1946 FIPs at the southwest corner of Woolwich and Suffolk Streets. City directories indicate service stations (White Rose Service Station, Can Oil Co's Ltd. Service Station and Daley's Tire Shop Ltd & Service Station) present up to 1980.	192 Woolwich Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP, CDL
37 Operation of Dry Cleaning Equipment (where chemicals are used)	46	Dry Cleaning Operations - Dry cleaning operation (4 Raza Inc, Parkers Cleaners, Daniel's Dry Cleaners Ltd.) have been located at 22 Suffolk Street East from 1986 to present based on city directories and MECP waste generator records.	22 Suffolk Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	CDL, ELE
28 Gasoline and Associated Products Storage in Fixed Tanks	47	Historical UST - the CFOT/FST database (ERIS) indicated that a 500 L fuel oil UST (single-wall steel) was installed at 21 Paisley Street in 2005 for Crewgall Properties. A furnace oil spill was reported in 2005 with soil contamination (amount not reported). The tank was delisted in 2013.	21 Paisley Street	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	ELE
31 Ink Manufacturing, Processing and Bulk Storage	48	Historical Printing Operation - Leaman Printing Co., a historical printing operation was listed in the city directories at 54 Cork Street East, from 1939 until 1944	50 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 50 m from the Phase One Property	CDL
28 Gasoline and Associated Products Storage in Fixed Tanks	49	Historical UST - the CFOT database indicated that a 5,072-L fibreglass reinforced plastic single-wall fuel oil UST was installed at 20 Cork Street East in 1986 for Bell Canada.	20 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	ELE
31 Ink Manufacturing, Processing and Bulk Storage	54	Historical Printing Operation - a historical printing operation was reported at 90 Woolwich Street in the Pinchin Phase One from the 1946 FIP; however Jacobs reviewed this FIP and did not see any noted operations at this address, and therefore this PCA is noted to be removed.	90 Woolwich Street	Offsite	NO		PCA removed, was not found on source material as reported.	

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source	
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	61	Historical Automotive Repair - a building labeled "Garage" is present on the 1911 to 1946 FIPs at 88 Norfolk Street.	Norfolk and Commercial Street (88 Norfolk Street)	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
34	Metal Fabrication	62	Historical Industrial Property Use - Various industrial companies occupied the southwest intersection of Paisley and Norfolk Streets. The 1878 FIP shows Wilkie & Osborne (Guelph Sewing Machine Co.); the 1892 FIP shows Guelph Enterprise Mfg. Co.; the 1911 FIP identifies Guelph Stove Co. (with associated moulding shop, tin shop, tinsmith, office/shipping, packing, mounting, nickel plating, milling, carpentry, sand shed); the 1916 FIP shows Royal City Stone Co.	Paisley and Norfolk Street	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
32	Iron and Steel Manufacturing and Processing	63	Historical Iron Foundry - J. Crowe Iron Works/Crowe's Iron Works identified on the 1878 and 1892 FIPs at the southwest corner of Cambridge (now Commercial) and Gordon (Norfolk)	Norfolk and Commercial Street	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
31	Ink Manufacturing, Processing and Bulk Storage	64	Historical Printing Operation - a printing company (Central Printing Services) was identified at 72 Norfolk Street based on ERIS Scott's Manufacturing records, indicating an established date of 1961.	72 Norfolk Street	Offsite	No		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	ELE
39	Paints Manufacturing, Processing and Bulk Storage	65	Former Paint Shop - a paint shop was identified on the 1916 FIP at 85 Norfolk Street	85 Norfolk Street	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
34	Metal Fabrication	66	Historical Tinsmith - Tinsmith operation indicated on the 1946 and 1960 FIP at 85 Norfolk Street	85 Norfolk Street	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	67	Historical Garage - an auto garage, and later auto trimming was identified on the 1911 and 1929 FIPs at 85 Norfolk Street	85 Norfolk Street	Offsite	NO		Hydraulically upgradient/ transgradient, but distance is greater than 100 m from the Phase One Property	FIP
55	Transformer Manufacturing, Processing and Use	68	Transformer - One pad-mounted transformer was identified during the Jacobs Site Visit (in 2020) on the west exterior portion of 45 Yarmouth Street North. No staining was observed on the concrete slab in the vicinity of the transformer and no evidence of leakage was observed during the Site reconnaissance.	45 Yarmouth Street	Offsite	NO		Hydraulically upgradient/ transgradient of the Phase One Property, but nature of PCA is shallow soil contamination	SR
55	Transformer Manufacturing, Processing and Use	69	Transformer - One pad-mounted transformer was identified during the Jacobs Site Visit (in 2020) on the south exterior portion of 40 Baker Street North. No staining was observed on the concrete slab in the vicinity of the transformer and no evidence of leakage was observed during the Site reconnaissance.	40 Baker Street	Offsite	NO		Hydraulically upgradient/ transgradient of the Phase One Property, but nature of PCA is shallow soil contamination	SR
57	Vehicles and Associated Parts Manufacturing	73	Historical Wagon Shop - Charles Thain Wagon Shop is shown on Wyndham Street on the 1878 FIP.	Wyndham Street	Offsite	NO		Hydraulically downgradient of the Phase One Property, and nature of PCA is shallow soil contamination	FIP
55	Transformer Manufacturing, Processing and Use	74	Transformer - One pad-mounted transformer was identified during the Jacobs Site Visit (in 2020) on the west exterior portion of 146 Wyndham Street North. No staining was observed on the concrete slab in the vicinity of the transformer and no evidence of leakage was observed during the Site reconnaissance.	146 Wyndham Street North	Offsite	NO		Hydraulically upgradient/ transgradient of the Phase One Property, but nature of PCA is shallow soil contamination	SR
28	Gasoline and Associated Products Storage in Fixed Tanks	75	Historical UST - a gasoline UST is identified at 156 Wyndham Street North on the 1929 FIP, on the east side of the building.	156 Wyndham Street North	Offsite	NO		Adjacent to the Phase One Property, however multiple lines of evidence indicate the PCA does not result in an APEC:	FIP
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	83	Historical Automotive Repair - an automotive servicing facility is identified at 22 Suffolk Street East on the 1929 and 1946 FIPs.	22 Suffolk Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
39	Paints Manufacturing, Processing and Bulk Storage	84	Historical Paint Building - "Paint" is indicated on a building on the 1916 FIP at 12 Suffolk Street	12 Suffolk Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source
28 Gasoline and Associated Products Storage in Fixed Tanks	85	Historical Service Station - A service station with 5 associated gasoline USTs is identified at the southeast corner of Norfolk and Woolwich Streets (234 Woolwich) on the 1929 FIP. The 1946 FIP shows 4 gasoline USTs.	Norfolk and Woolwich Streets	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	86	Historical Garage - a garage is identified at 228 Woolwich Street on the 1929 and 1946 FIP	228 Woolwich	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
54 Textile Manufacturing and Processing	87	Textile manufacturing - a former textile manufacturer (Buy the Yard) was identified for 214 Woolwich Street based on ERIS Scott's Manufacturing records in 1989.	214 Woolwich Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	ELE
54 Textile Manufacturing and Processing	88	Historical Textile Factory - Royal Knitting Co. is located at 37 - 41 Norwich Street East on the 1911, 1916 and 1929 FIPs, with buildings including factory, storage, stock, dye house.	37-47 Norwich Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
59 Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	89	Historical Varnishing Operations - a building labeled 'Varnishing' is identified at the corner of Norwich Street East and Cardigan Street on the 1911 FIP.	Norwich Street East and Cardigan Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
39 Paints Manufacturing, Processing and Bulk Storage	90	Historical Paint Shop - a paint shop is identified at the corner of Norwich Street East and Cardigan Street on the 1911 FIP.	Norwich Street East and Cardigan Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
57 Vehicles and Associated Parts Manufacturing	91	Vehicle parts manufacturer - a former motor vehicle brakes manufacturer (ABS Friction Corp.) was identified at 199 Woolwich Street based on an ERIS Scott's Manufacturing record for 1996.	199 Woolwich St.	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	ELE
46 Rail Yards, Tracks and Spurs	92	Railway Tracks - Canadian Pacific Railway lines are shown on the west/south side of Speed River. The lines have existed since at least 1908 and are present today.	West/South of Speed River	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	93	Historical Garage - Royal City Garage is identified on Eramosa Street on the 1916 FIP	Eramosa Street	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP
57 Vehicles and Associated Parts Manufacturing	94	Historical Industrial Operations - a blacksmith and carriage shop is indicated on the 1892, 1911 and 1916 FIPs at 135-143 Woolwich Street	135-143 Woolwich Street	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP
34 Metal Fabrication	95	Historical Wire Manufacturing - Wire Tape Manufacturers (National Standard Co. of Canada Limited) are identified on the 1929 to 1960 FIPs at 133 Woolwich Street, with buildings/operations extending behind and to the north of the neighbouring properties.	133 Woolwich Street	Offsite	NO		Hydraulically downgradient of the Phase One Property	FIP
39 Paints Manufacturing, Processing and Bulk Storage	96	Historical Paint Shop - a paint shop is indicated on the 1916 FIP at 127 Woolwich Street; possibly associated with the carriage factory.	127 Woolwich Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
57 Vehicles and Associated Parts Manufacturing	97	Historical Carriage, Motorbody and Farm Equipment Manufacturing - Carriage Factory (C. Klopfer) is indicated on the 1911/1916 FIPs, and Commercial Motor Bodies & Carriages on the 1929 FIP at 121-133 Woolwich. Buildings include woodworking, storage, trimming, shipping, coal shed, blacksmith. On the 1946 FIP W.G. Wood Co. Ltd is identified for manufacturing of farm equipment.	121-133 Woolwich Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
31 Ink Manufacturing, Processing and Bulk Storage	98	Historical Printing Operation - former book publishing operations (Ampersand Printing, ID Magazine, Ribbon Encore Inc.) were identified at 123 Woolwich Street from between 1986 through 2008 based on ERIS waste generator records.	123 Woolwich Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	ELE

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	99	Historical Garage - a building labeled 'Garage' was identified on the 1929 FIP at 98 Quebec Street.	98 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
28 Gasoline and Associated Products Storage in Fixed Tanks	100	Historical UST - Two USTs were identified on the 1929 FIP at 98 Quebec Street in front of a building labeled garage.	98 Quebec Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
31 Ink Manufacturing, Processing and Bulk Storage	101	Historical Printing Operation - a newspaper publisher (Echo Weekly) was identified at 55 Wyndham Street North (Suite T 19B) based on ERIS Scott's Manufacturing records, indicating an established date of 1997 .	55 Wyndham Street North	Offsite	No		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	ELE
57 Vehicles and Associated Parts Manufacturing	102	Historical Carriage Goods Manufacturing - Guelph Carriage Goods Co. (1892 FIP), Penfolds Carriage Factory (1892, 1897 and 1911 FIPs) and J. B. Armstrong Mfg. Co. Ltd, (1897 and 1911 FIPs) were located in what was referred to as the "Armstrong Block", between Quebec and Macdonell Streets. The operations included a <u>spring shop, machine shop, woodworking, storage, blacksmith, warehouse.</u>	between Quebec and Macdonell Streets	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	103	Historical Garage - a building labeled 'Garage' was identified on the 1929 FIP at 82-84 Macdonell Street.	82-84 Macdonell Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
31 Ink Manufacturing, Processing and Bulk Storage	104	Historical Printing Operation - a former printing operation (Kwik Kopy Printing) was identified at 27 Wyndham Street based on ERIS Scott's Manufacturing records (established 1984).	27 Wyndham St N	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	ELE
28 Gasoline and Associated Products Storage in Fixed Tanks	105	Historical UST - a UST was identified on the 1929 FIP at 84 Macdonell Street, in front of a building labeled garage.	84 Macdonell Street	Offsite	NO		Hydraulically transgradient/ downgradient, and distance is greater than 100 m from the Phase One Property	FIP
39 Paints Manufacturing, Processing and Bulk Storage	106	Former Paint Shop - Paint shop located on 17 Quebec Street (1911 FIP).	17 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP
39 Paints Manufacturing, Processing and Bulk Storage	107	Historical Painting Storage - A building labeled "Paints" was identified on the 1911 and 1916 FIPs at 29 Quebec Street	29 Quebec Street	Offsite	NO		Based on site-specific groundwater flow, this location is hydraulically transgradient from the Phase One Property. Distance is greater than 50 m from the Phase One Property	FIP
27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	108	Historical l Automotive Repair - a building labeled "Garage" and "National Automotive Implements" is present on the 1929 and 1946 FIPs, respectively, at 40 Cork Street East.	40 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
37 Operation of Dry Cleaning Equipment (where chemicals are used)	109	Historical Potential Dry Cleaning - 'Cleaning & Pressing' identified on the 1911 FIP at 44 Cork Street East	44 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
31 Ink Manufacturing, Processing and Bulk Storage	110	Historical Printing Operation- a former printing business (The Printery) was identified at 46 Cork Street East (Unit 1), established in 1990 based on ERIS Scott's Manufacturing records.	46 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	ELE
31 Ink Manufacturing, Processing and Bulk Storage	111	Historical Printing Operation - a former printing operation (Justified Type) was identified at 19 Cork Street East in 1987 based on ERIS Scott's Manufacturing records and waste generator records for 2005 to 2012.	19 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	ELE
34 Metal Fabrication	112	Historical Blacksmith - Blacksmith identified at 39-41 Cork Street East on the 1911 and 1916 FIP	39-41 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)	PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source	
37	Operation of Dry Cleaning Equipment (where chemicals are used)	113	Historical Potential Dry Cleaning - 'Cleaning & Pressing' identified on the 1911 FIP at 45 Cork Street East	45 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
31	Ink Manufacturing, Processing and Bulk Storage	114	Historical Printing Operations - a building labeled printing is identified on the 1911 to 1946 FIPs at 47 Cork Street East	47 Cork Street East	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	115	Historical UST - a UST was identified at 34 Wyndham Street North based on ERIS spill report of a leak in 1991 due to corrosion where a reported 450 L of hydraulic oil was released to soil and groundwater.	34 Wyndham Street North	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	ELE
37	Operation of Dry Cleaning Equipment (where chemicals are used)	116	Historical Potential Dry Cleaning - 'Chinese Laundry' identified on the 1911 and 1916 FIPs at 36 Macdonell Street, and on the 1929 and 1946 FIPs at 30 1/2 Macdonell Street	36 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
28	Gasoline and Associated Products Storage in Fixed Tanks	117	Historical USTs - four USTs are identified in front of 20-26 Macdonell Street on the 1929 and the two west USTs remain on the 1946 FIP.	20-26 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
34	Metal Fabrication	118	Historical Blacksmith - Blacksmith identified at 131 Macdonell Street on the 1911 and 1916 FIP	131 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	119	Historical Automotive Repair - a series of buildings labeled 'Garage/Repair Shop', 'AutoBody Repairs' are present on the 1929 FIPs at 6-16 Macdonell Street. The 1946 FIP shows the operations with a reduced footprint of just 6-10 Macdonell Street.	6-16 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
31	Ink Manufacturing, Processing and Bulk Storage	120	Historical Printers - The Thompson Co. Ltd. Guelph Daily Mercury was located at 8-14 Macdonell Street as identified on the 1960 FIP. The ERIS report identified Scott's Manufacturing and waste generator records from 1989 to 2014 for paint, pigments, coatings, aromatic solvents, waste oils, and photo processing wastes. In 2002, a spill of 100 Gallons of soy based ink related to a fire was identified based on ERIS spill records.	8-14 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP, ELE
28	Gasoline and Associated Products Storage in Fixed Tanks	121	Historical USTs - four USTs are identified in front of 6-10 Macdonell Street (Garage) on the 1929 and 1946 FIPs.	6-10 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
37	Operation of Dry Cleaning Equipment (where chemicals are used)	122	Historical Potential Dry Cleaning - 'Chinese Laundry' identified on the 1911 and 1916 FIPs at 8 Carden Street.	8 Carden Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
37	Operation of Dry Cleaning Equipment (where chemicals are used)	123	Potential Historical Dry Cleaning - 'Cleaner & Presser' identified on the 1946 FIP at 21 Macdonell Street	21 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	124	Historical Coal Shed - a coal shed is identified on the 1911, 1916 and 1929 FIPs at 18-20 Carden, extending to Macdonell Street.	18-20 Carden	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
37	Operation of Dry Cleaning Equipment (where chemicals are used)	125	Historical Potential Dry Cleaning - Master Cleaners is identified on the 1960 FIP at 18-22 Carden Street	18-22 Carden Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
34	Metal Fabrication	126	Historical Tinsmith - Tinsmith/Tin Shop indicated on the 1911 to 1946 FIP at 31 Macdonell Street	31 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP
10	Commercial Autobody Shops	127	Historical Autobody Shop - Pruss Bros. Body & Fender Works were identified at 37 Macdonell Street on the 1946 FIP	37 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 100 m from the Phase One Property	FIP

Table 4-2. Potentially Contaminating Activities

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph Ontario

Potentially Contaminating Activity (PCA) (1)		PCA Unique ID	Descriptions of PCAs (in Phase One ESA Summary) (2)	Property Address / Location of PCA Onsite	Location of PCA (3)	PCA results in APEC	Resulting APEC	Rationale (4)	Information Source
Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	128	Spill - A spill of 200-300 L of anti-freeze to the road and catch basin at 55 Macdonell Street in 2015 was identified based on ERIS spill records.	55 Macdonell Street	Offsite	NO		Hydraulically transgradient, and distance is greater than 200 m from the Phase One Property	ELE
Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	129	Historical Coal Shed - A coal shed is shown beside the Canadian Pacific Railway lines on the 1911 to 1946 FIPs	Between Cardigan Street and the Rail Lines	Offsite	NO		Hydraulically transgradient/ downgradient to the Phase One Property	FIP

Notes

¹ PCA – potentially contaminating activity (as defined by O.Reg. 153/04)

² PCAs 1 to 56 were identified in the Pinchin Phase One ESA (2018), and descriptions have been updated where applicable for clarity. Additional PCAs (57 and above) were identified by Jacobs.

³ Refer to Figure 8 and 9 for PCA locations.

⁴ Regional groundwater flow was inferred to be towards Speed River (north to north-east); site-specific groundwater flow was shown to be towards the north on the north portion of the Site, and to the east on the southern portion of the Site (based on the Phase Two ESA [Jacobs, 2020]). Some of the upgradient/downgradient terminology may have changed from the Pinchin (2018) report based on this updated interpretation.

APEC = Area of Potential Environmental Concern

AST = Aboveground storage tank

CDL = City Directory Listings

ELE = EcoLog ERIS Database Search

FIP = Fire insurance plan

HER = Historical Environmental Reports

ID = Identification

mbgs = metres below ground surface

MECP = Ontario Ministry of the Environment, Conservation and Parks

offsite = Within Phase One Study area, outside the Phase One Property

onsite = Phase One Property

PCA = Potentially contaminating activity

PCE = tetrachloroethylene

SR = site reconnaissance

UST = Underground storage tank

Table 4-3. Areas of Potential Environmental Concern

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern ^a	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ^b	Location of PCA (on-site or off-site) ^c	Contaminants of Potential Concern ^d	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC-1 Historical Industrial Property Use	55 Baker Street Park Lane	34 Metal Fabrication	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-2 Unknown/Poor Quality Fill Material	Entire Site	30 Importation of Fill Material of Unknown Quality	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-3 Historical Transformers	East-central portion of 55 Baker Street	55 Transformer Manufacturing, Processing and Use	Onsite	PHCs, BTEX, PCBs, PAHs	Soil
APEC-4 Use of Road Salts	Entire Site	48 Salt Manufacturing, Processing and Bulk Storage	Onsite	EC, SAR, sodium, chloride	Soil and Groundwater
APEC-5 Historical Dry Cleaning	North portion of 55 Baker Street	37 Operation of Dry Cleaning Equipment (where chemicals are used)	Offsite - North	VOCs	Groundwater
APEC-6 Historical Retail Fuel Outlet, Historical UST, Historical Automotive repair/servicing and Historical Iron Foundry	North portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - North	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		32 Iron and Steel Manufacturing and Processing			
APEC-7 Potential Historical Dry Cleaning	North portion of 55 Baker Street	37 Operation of Dry Cleaning Equipment (where chemicals are used)	Offsite - North	VOCs	Groundwater
APEC-8 Potential Historical Dry Cleaning, Historical Garage and Historical UST	North portion of 160 Wyndham Street North and northeast portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - Northeast	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		37 Operation of Dry Cleaning Equipment (where chemicals are used)			
APEC-9 Historical Fuel Oil UST	North portion of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Offsite - Northeast	PHCs, VOCs, BTEX, PAHs, Metals (Lead)	Groundwater
APEC-10 Historical Automotive Repair	Northeast portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - Northeast	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
APEC-11 Historical Off-Site Industrial Operations, Historical UST and Historical Fuel Oil Tank	West-central portion of 55 Baker Street	34 Metal Fabrication	Offsite - West	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
APEC-12 Historical Automotive Garage, Historical USTs and Historical Industrial Operations	West-central portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - West	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		34 Metal Fabrication			
APEC-13 Historical Automotive Garage	South portion of 152 Wyndham Street North	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - East	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
APEC-14 Historical Gasoline Spill	Southwest corner of 55 Baker Street	Other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	Offsite - South	PHCs, PAHs, VOCs (MTBE), BTEX	Groundwater
APEC-15 Historical Dry Cleaning	Southeast portion of Park Lane	37 Operation of Dry Cleaning Equipment (where chemicals are used)	Offsite - East	VOCs	Groundwater

Table 4-3. Areas of Potential Environmental Concern

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern ^a	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ^b	Location of PCA (on-site or off-site) ^c	Contaminants of Potential Concern ^d	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC-16 Historical AST and UST	Southwest corner of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Offsite - South	PHCs, VOCs, BTEX, PAHs, Metals (Lead)	Groundwater
APEC-17 Historical Service Station, Historical Dry Cleaning Operation, Historical Automotive Repair, Historical Coah and Body Manufacturing, Historical Industrial Property Use	Northwest portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Offsite - Northwest	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	Groundwater
		28 Gasoline and Associated Products Storage in Fixed Tanks			
		37 Operation of Dry Cleaning Equipment (where chemicals are used)			
		34 Metal Fabrication			
		57 Vehicles and Associated Parts Manufacturing			
APEC-18 Former Oil Shed	Southwest portion of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-19 Former Oil House	Western portion of 152 Wyndham Street North	28 Gasoline and Associated Products Storage in Fixed Tanks	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-20 Former Coke Storage	Northeast portion of 55 Baker Street	Other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX, ABNs	Soil and Groundwater
APEC-21 Former Garage	Northeast portion of 55 Baker Street	27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Onsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Soil and Groundwater
APEC-22 Historical Dry Cleaning Operations, Historical UST and Former Coal Yard	Southwest portion of 55 Baker Street	28 Gasoline and Associated Products Storage in Fixed Tanks	Offsite	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	Groundwater
		37 Operation of Dry Cleaning Equipment (where chemicals are used)			
		Other Activity not defined in O. Reg. 153/04 Table 2 of Schedule D			

Notes:

^a APEC means the area on, in, or under a Phase One Property where one or more contaminants are potentially present, as determined through the Phase One ESA, including through (a) identification of past or present uses on, in, or under the Phase One Property; and (b) identification of PCAs.

APECs 1 to 16 were identified in the Pinchin (2018) Phase One ESA. Additional PCAs were added to offsite APECs 6, 11 and 12 as part of the Phase One ESA Update (Jacobs 2021). APECs 17 to 22 were identified by Jacobs (2021).

^b PCA – potentially contaminating activity means a use or activity as set out in Column A of Table 2 of Schedule D of O. Reg. 153/04 that is occurring or has occurred in a Phase One study area.

^c "Onsite" refers to within the Phase One/Two Property; "Offsite" refers to the Phase One Study Area.

^d Contaminants of potential concern were identified using the Method Groups as identified in the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011.

ABN = Acid Base Neutrals

APEC = Area of Potential Environmental Concern

B-HWS = hot water soluble boron

BTEX = benzene, toluene, ethylbenzene and xylenes

CN- = cyanide

COPC = contaminant of potential concern

CrVI = hexavalent chromium

EC = electrical conductivity

Hg = mercury

MTBE = methyl tert-butyl ether

O. Reg. = Ontario Regulation

ORP = other regulated parameter

PAH = Polyaromatic Hydrocarbons

PCB = Polychlorinated biphenyl

PHC = Petroleum Hydrocarbons

SAR = sodium adsorption ratio

UST = underground storage tank

VOC = Volatile Organic Compounds

Table 6-4. APEC Disposition Table

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern (APEC)		PCA ^a		Contaminants of Potential Concern ^b	Location Associated with APEC Area	Location Type	List of Parameter Groups Tested (Soil) ^b	List of Parameter Groups Tested (GW) ^b
APEC-1	Historical Industrial Property Use	34	Metal Fabrication	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	BH-03	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					BH-04	BH	Metals (missing Uranium)*, PCBs, PHCs	--
					BH-10	BH	Metals (missing Uranium)*, PAHs	--
					BH-11	BH	Metals (missing Uranium)*, PAHs, PHCs	--
					BH-14	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					BH-16-MW2	BH	Metals (missing Uranium)*, PCBs, PHCs	--
					BH-17-MW5S	BH	Metals (missing Uranium)*, PHCs	--
					BH200	BH	BTEX, ORPs, Metals, PAHs, PCBs, PHCs, VOCs	--
					BH201	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH202	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH207	BH	PHCs	--
					BH208	BH	PAHs	--
					BH209	BH	Metals, PCBs	--
					MW100	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW103	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW104	MW	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW105	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW111	MW	--	ORPs, Metals
APEC-2	Unknown/Poor Quality Fill Material	30	Importation of Fill Material of Unknown Quality	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	BH-03	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					BH-04	BH	Metals (missing Uranium)*, PCBs, PHCs	--
					BH-05	BH	Metals (missing Uranium)*	--
					BH-06	BH	Metals (missing Uranium)*	--
					BH-07	BH	Metals (missing Uranium)*	--
					BH-08-MW4	BH	BTEX, Metals (missing Uranium)*, PCBs, PHCs, VOCs	--
					BH-09	BH	Metals (missing Uranium)*	--
					BH-10	BH	Metals (missing Uranium)*, PAHs	--
					BH-11	BH	Metals (missing Uranium)*, PAHs, PHCs	--
					BH-13	BH	Metals (missing Uranium)*, PHCs	--
					BH-14	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					BH-15-MW3	BH	Metals (missing Uranium)*, PHCs	--
					BH-16-MW2	BH	Metals (missing Uranium)*, PCBs, PHCs	--
					BH-17-MW5S	BH	Metals (missing Uranium)*, PHCs	--
					BH200	BH	BTEX, ORPs, Metals, PAHs, PCBs, PHCs, VOCs	--
					BH201	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH202	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH203	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH204	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH205	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH206	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH207	BH	PHCs	--
					BH208	BH	PAHs	--
					BH209	BH	Metals, PCBs	--
					BH210	BH	Metals	--
					BH211	BH	Metals	--
					MW100	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW101	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW103	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW104	MW	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW105	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
MW107	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs					
MW107B	MW	--	ORPs, Metals					

Table 6-4. APEC Disposition Table

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern (APEC)		PCA ^a		Contaminants of Potential Concern ^b	Location Associated with APEC Area	Location Type	List of Parameter Groups Tested (Soil) ^b	List of Parameter Groups Tested (GW) ^b
					MW108	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW109	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW110A	MW	--	ORPs, Metals
					MW110B	MW	--	ORPs, Metals
					MW111	MW	--	ORPs, Metals
					MW113	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-3	Historical Transformers	55	Transformer Manufacturing, Processing and Use	PHCs, BTEX, PCBs, PAHs	BH200	BH	BTEX, ORPs, Metals, PAHs, PCBs, PHCs, VOCs	--
					BH209	BH	Metals, PCBs	--
APEC-4	Use of Road Salts	48	Salt Manufacturing, Processing and Bulk Storage	EC, SAR, sodium, chloride	BH-03	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					BH-04	BH	Metals (missing Uranium)*, PCBs, PHCs	--
					BH-05	BH	Metals (missing Uranium)*	--
					BH-06	BH	Metals (missing Uranium)*	--
					BH-07	BH	Metals (missing Uranium)*	--
					BH-08-MW4	BH	BTEX, Metals (missing Uranium)*, PCBs, PHCs, VOCs	--
					BH-09	BH	Metals (missing Uranium)*	--
					BH-10	BH	Metals (missing Uranium)*, PAHs	--
					BH-11	BH	Metals (missing Uranium)*, PAHs, PHCs	--
					BH-13	BH	Metals (missing Uranium)*, PHCs	--
					BH-14	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					BH-15-MW3	BH	Metals (missing Uranium)*, PHCs	--
					BH-16-MW2	BH	Metals (missing Uranium)*, PCBs, PHCs	--
					BH-17-MW5S	BH	Metals (missing Uranium)*, PHCs	--
					BH200	BH	BTEX, ORPs, Metals, PAHs, PCBs, PHCs, VOCs	--
					BH201	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH202	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH203	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH204	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH205	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH206	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					BH207	BH	PHCs	--
					BH208	BH	PAHs	--
					BH209	BH	Metals, PCBs	--
					BH210	BH	Metals	--
					BH211	BH	Metals	--
					MW100	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW101	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW103	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW104	MW	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW105	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
MW107	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs					
MW107B	MW	--	ORPs, Metals					
MW108	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs					
MW109	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs					
MW110A	MW	--	ORPs, Metals					
MW110B	MW	--	ORPs, Metals					
MW111	MW	--	ORPs, Metals					
MW113	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs					
APEC-5	Historical Dry Cleaning	37	Operation of Dry Cleaning Equipment (where chemicals are used)	VOCs	MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs

Table 6-4. APEC Disposition Table

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern (APEC)		PCA ^a		Contaminants of Potential Concern ^b	Location Associated with APEC Area	Location Type	List of Parameter Groups Tested (Soil) ^b	List of Parameter Groups Tested (GW) ^b
APEC-6	Historical Retail Fuel Outlet, Historical UST, Historical Automotive repair/servicing and Historical Iron Foundry	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
		28	Gasoline and Associated Products Storage in Fixed Tanks		MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
		32	Iron and Steel Manufacturing and Processing					
APEC-7	Potential Historical Dry Cleaning	37	Operation of Dry Cleaning Equipment (where chemicals are used)	VOCs	MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-8	Potential Historical Dry Cleaning, Historical Garage and Historical UST	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	VOCs	BH-03	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
		28	Gasoline and Associated Products Storage in Fixed Tanks		MW103	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
		37	Operation of Dry Cleaning Equipment (where chemicals are used)		MW104	MW	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW108	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-9	Historical Fuel Oil UST	28	Gasoline and Associated Products Storage in Fixed Tanks	PHCs, VOCs, BTEX, PAHs, Metals (Lead)	MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-10	Historical Automotive Repair	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	MW103	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-11	Historical Off-Site Industrial Operations and Historical UST	28	Gasoline and Associated Products Storage in Fixed Tanks	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	BH-14	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
		34	Metal Fabrication		BH208	BH		PAHs
					MW105	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-12	Historical Automotive Garage and Historical USTs	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	BH-11	BH	Metals (missing Uranium)*, PAHs, PHCs	--
		28	Gasoline and Associated Products Storage in Fixed Tanks		BH201	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
		34	Metal Fabrication		MW105	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-13	Historical Automotive Garage	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	BH206	BH	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	--
					MW109	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-14	Historical Gasoline Spill	Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	PHCs, PAHs, VOCs (MTBE), BTEX	BH-07	BH	Metals (missing Uranium)*	--
					MW113	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-15	Historical Dry Cleaning	37	Operation of Dry Cleaning Equipment (where chemicals are used)	VOCs	MW101	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-16	Historical Above Ground Storage Tank and UST	28	Gasoline and Associated Products Storage in Fixed Tanks	PHCs, VOCs, BTEX, PAHs, Metals (Lead)	BH-07	BH	Metals (missing Uranium)*	--
					MW113	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-17	Historical Service Station, Historical Dry Cleaning Operation, Historical Automotive Repair, Historical Coah and Body Manufacturing, Historical Industrial Property Use	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Metals, hydride-forming Metals, ORPs (Hg, CrVI, B-HWS, CN-, EC, SAR), PHCs, PAHs, VOCs, BTEX	BH-17-MW55	BH	Metals (missing Uranium)*, PHCs	--
		28	Gasoline and Associated Products Storage in Fixed Tanks		MW102A	MW	--	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
		34	Metal Fabrication					
		37	Operation of Dry Cleaning Equipment (where chemicals are used)		MW102B	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
		57	Vehicles and Associated Parts Manufacturing					
APEC-18	Former Oil Shed	28	Gasoline and Associated Products Storage in Fixed Tanks	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	BH-08-MW4	BH	BTEX, Metals (missing Uranium)*, PCBs, PHCs, VOCs	--
					MW107	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
					MW107B	MW	--	ORPs, Metals

Table 6-4. APEC Disposition Table

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Areas of Potential Environmental Concern (APEC)		PCA ^a		Contaminants of Potential Concern ^b	Location Associated with APEC Area	Location Type	List of Parameter Groups Tested (Soil) ^b	List of Parameter Groups Tested (GW) ^b
APEC-19	Former Oil House	28	Gasoline and Associated Products Storage in Fixed Tanks	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	MW109	MW	BTEX, Dioxins/Furans, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-20	Former Coke Storage	Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX, ABNs	BH-03	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					MW104	MW	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-21	Former Garage	27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	BH-03	BH	BTEX, Metals (missing Uranium)*, PAHs, PHCs, VOCs	--
					MW104	MW	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs	ABNs, BTEX, ORPs, Metals, PAHs, PHCs, VOCs
APEC-22	Historical Dry Cleaning Operations, Historical UST and Former Coal Yard	28	Gasoline and Associated Products Storage in Fixed Tanks	Metals, hydride-forming Metals, ORPs (Hg, CrVI), PHCs, PAHs, VOCs, BTEX	MW107	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs
		37	Operation of Dry Cleaning Equipment (where chemicals are used)		MW107B	MW	--	ORPs, Metals
		Other	Activity not defined in O. Reg. 153/04 Table 2 of Schedule D		MW113	MW	BTEX, ORPs, Metals, PAHs, PHCs, VOCs	BTEX, ORPs, Metals, PAHs, PHCs, VOCs

Notes:

^a PCA – potentially contaminating activity means a use or activity as set out in Column A of Table 2 of Schedule D of O. Reg. 153/04 that is occurring or has occurred in a Phase One study area.

^b AP Method groups as defined in the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" dated July 1, 2011.

*Samples from 2008 were collected in accordance with O. Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

"--" = no data for the specified media

As = arsenic

ABNs = acid base neutral compounds

APEC = area of potential environmental concern

BH = borehole

B-HWS = boron - hot water soluble

BTEX = benzene, toluene, ethylbenzene, xylene

CN- = cyanide

COC = contaminant of concern

CrVI = hexavalent chromium

EC = electrical conductivity

ERIS = environmental risk information services

FIP = fire insurance plan

GW = groundwater

Hg = mercury

MECP = Ontario Ministry of Environment, Conservation and Parks

Metals = Metals, hydride-forming metals

MW = monitoring well

ORPs = Other Regulated Parameters

PAHs = polyaromatic hydrocarbons

PCA = potentially contaminating activity

PCBs = polychlorinated biphenyls

PHCs = petroleum hydrocarbons

SAR = sodium adsorption ratio

Sb = antimony

Se = selenium

UST = underground storage tank

VOCs = volatile organic compounds

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

		Location	BH-03	BH-04	BH-05	BH-06	BH-07	BH-08-MW4		BH-09	BH-10	BH-11	BH-13	BH-14	BH-15-MW3	BH-16-MW2	BH-17-MW55	BH200			
		Sample ID	BH-3 (SS2)	BH-4 (SS2)	BH-5 (SS2)	BH-6 (SS5)	BH-7 (SS2)	BH-8 (SS4)	BH-X-NOV25	BH-9 (SS3)	BH-10 (SS1)	BH-11 (SS2)	BH-13 (SS3)	BH-14 (SS2)	BH-15 (SS1)	BH-16 (SS2)	BH-17 (SS3)	DUP1	BH200-35-40	BH200-7.5-9.5	BH200-15-17
		Sample Date	11/27/2008	11/26/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/26/2008	11/27/2008	11/27/2008	11/25/2008	11/25/2008	11/26/2008	11/26/2008	11/27/2008	7/23/2019	7/23/2019	8/12/2019	8/12/2019
		Sample Type	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	FD	N	N	N
		Start Depth	0.8	0.8	0.8	3.1	0.8	2.3	2.3	1.5	0	0.8	1.5	0.8	0	0.8	1.5	0.89	0.89	2.29	4.57
		End Depth	1.4	1.4	1.4	3.7	1.2	2.9	2.9	2.2	0.6	1.4	2	1.4	0.6	1.4	2.1	1.01	1.01	2.9	5.18
Analyte	Units	Table 2 SCS ^a																			
Acids, Bases, Neutrals (ABNs)																					
1,1'-Biphenyl	ug/g	0.31	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,4-Trichlorobenzene	ug/g	0.36	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4 & 2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4-Dimethylphenol	ug/g	38	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4-Dinitrophenol	ug/g	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
3,3'-Dichlorobenzidine	ug/g	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
4-Chloroaniline	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Bis (2-chloroethyl) ether	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
bis (2-Chloroisopropyl) ether	ug/g	0.67	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Bis (2-ethylhexyl) phthalate	ug/g	5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Diethylphthalate	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dimethylphthalate	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Phenol	ug/g	9.4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dioxins/Furans																					
1,2,3,4,6,7,8-HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,4,6,7,8-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,4,7,8,9-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,4,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,4,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,6,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,7,8,9-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,7,8,9-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,7,8-PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,3,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,3,4,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,3,4,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,3,7,8-TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,3,7,8-TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Lower Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Mid Point PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
OCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
OCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HpCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HpCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HxCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total HxCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total PeCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total PeCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total TCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total TCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Upper Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Inorganics																					
Conductivity	mS/cm	0.7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.499	0.486	0.373	--
Cyanide, Weak Acid Dissociable	ug/g	0.051	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.05 U	0.05 U	0.05 U	--
pH	pH UNITS	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	7.37	7.44	8.19	--
Sodium Absorption Ratio	SAR	5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	10.1	7.63	5.12	10.2
Metals																					
Antimony	ug/g	7.5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Arsenic	ug/g	18	1	2	2	1	2	1	2	2	1	1	2	4	3	1 U	3	3.2	1.8	--	--
Barium	ug/g	390	18	37	12	11	12	12	11	17	17	18	31	28	34	35	10	36.5	41.4	9.4	--
Beryllium	ug/g	4	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Boron	ug/g	120	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.2	0.2	0.7	0.1 U	5 U	6.3	5 U	--
Boron (Hot Water Ext.)	ug/g	1.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.29	0.26	0.1 U	--
Cadmium	ug/g	1.2	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Chromium	ug/g	160	7	12	5	4	6	5	6	7	6	8	4	7	9	12	5	12.9	15.2	5.6	--
Chromium, Hexavalent (Cr6+)	ug/g	8	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	0.2 U	0.2 U	0.2 U	--

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		BH-03	BH-04	BH-05	BH-06	BH-07	BH-08-MW4		BH-09	BH-10	BH-11	BH-13	BH-14	BH-15-MW3	BH-16-MW2	BH-17-MW5S	BH200				
Sample ID		BH-3 (SS2)	BH-4 (SS2)	BH-5 (SS2)	BH-6 (SS5)	BH-7 (SS2)	BH-8 (SS4)	BH-X-NOV25	BH-9 (SS3)	BH-10 (SS1)	BH-11 (SS2)	BH-13 (SS3)	BH-14 (SS2)	BH-15 (SS1)	BH-16 (SS2)	BH-17 (SS3)	DUP1	BH200-35-40	BH200-7.5-9.5	BH200-15-17	
Sample Date		11/27/2008	11/26/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/26/2008	11/27/2008	11/27/2008	11/25/2008	11/25/2008	11/26/2008	11/26/2008	11/27/2008	7/23/2019	7/23/2019	8/12/2019	8/12/2019	
Sample Type		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	FD	N	N	N	
Start Depth		0.8	0.8	0.8	3.1	0.8	2.3	2.3	1.5	0	0.8	1.5	0.8	0	0.8	1.5	0.89	0.89	2.29	4.57	
End Depth		1.4	1.4	1.4	3.7	1.2	2.9	2.9	2.2	0.6	1.4	2	1.4	0.6	1.4	2.1	1.01	1.01	2.9	5.18	
Analyte	Units	Table 2 SCS ^a																			
Cobalt	ug/g	22	3	6	2	2	2	2	3	3	3	1	2	3	5	2	3.9	4.8	1.7	--	
Copper	ug/g	140	8	11	5	4	8	6	6	8	11	8	7	16	22	11	6	11.9	12.7	10.2	--
Lead	ug/g	120	14	12	15	199	18	8	14	13	17	11	35	29	52	16	6	18.8	17.2	6.3	--
Mercury	ug/g	0.27	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.23	0.09	0.09	0.05 U	0.05 U	0.0314	0.0247	0.005 U	--
Methyl Mercury	mg/kg	0.0084	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Molybdenum	ug/g	6.9	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	--
Nickel	ug/g	100	5	11	4	3	4	3	5	5	5	2	4	7	9	3	8.3	9.8	3.4	--	
Selenium	ug/g	2.4	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	--
Silver	ug/g	20	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--
Thallium	ug/g	1	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1	1 U	1 U	1 U	0.5 U	0.5 U	0.5 U	0.5 U	--
Uranium	ug/g	23	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1 U	1 U	1 U	1 U	--
Vanadium	ug/g	86	8	14	6	4	5	4	4	7	8	9	3	10	13	17	12	25.9	30.9	10.8	--
Zinc	ug/g	340	102	57	91	71	66	47	49	172	99	44	79	63	124	103	31	81.3	76.7	41.9	--
Other																					
Calcium	mg/l	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	7.59	9.5	6.47	8.55	
Magnesium	mg/l	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.98 J	4.16 J	2.06	1.84	
Sodium	mg/l	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	111	112	58.4	126	
Polycyclic Aromatic Hydrocarbons (PAHs)																					
1-Methylnaphthalene	ug/g	0.99	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.03 U	0.03 U	0.03 U	--	
2-(1-)Methylnaphthalene	ug/g	0.99	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.042 U	0.042 U	0.042 U	--	
2-Methylnaphthalene	ug/g	0.99	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.03 U	0.03 U	0.03 U	--	
Acenaphthene	ug/g	7.9	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	
Acenaphthylene	ug/g	0.15	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	
Anthracene	ug/g	0.67	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	
Benzo(a)anthracene	ug/g	0.5	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.14	--	--	--	0.05 U	0.05 U	0.05 U	--	
Benzo(a)pyrene	ug/g	0.3	0.02 U	--	--	--	--	--	--	0.02 U	0.02 U	--	0.24	--	--	--	0.05 U	0.05 U	0.05 U	--	
Benzo(b)fluoranthene	ug/g	0.78	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.18	--	--	--	0.05 U	0.05 U	0.05 U	--	
Benzo(g,h,i)perylene	ug/g	6.6	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.22	--	--	--	0.05 U	0.05 U	0.05 U	--	
Benzo(k)fluoranthene	ug/g	0.78	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.11	--	--	--	0.05 U	0.05 U	0.05 U	--	
Chrysene	ug/g	7	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.18	--	--	--	0.05 U	0.05 U	0.05 U	--	
Dibenzo(a,h)anthracene	ug/g	0.1	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.13	--	--	--	0.05 U	0.05 U	0.05 U	--	
Fluoranthene	ug/g	0.69	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.19	--	--	--	0.05 U	0.05 U	0.05 U	--	
Fluorene	ug/g	62	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	
Indeno(1,2,3-Cd)Pyrene	ug/g	0.38	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.14	--	--	--	0.05 U	0.05 U	0.05 U	--	
Naphthalene	ug/g	0.6	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.05 U	--	--	--	0.013 U	0.013 U	0.013 U	--	
Phenanthrene	ug/g	6.2	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.09	--	--	--	0.046 U	0.046 U	0.046 U	--	
Pyrene	ug/g	78	0.05 U	--	--	--	--	--	--	0.05 U	0.05 U	--	0.17	--	--	--	0.05 U	0.05 U	0.05 U	--	
Polychlorinated Biphenyls (PCBs)																					
Aroclor 1242	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	0.01 U	--	--	
Aroclor 1248	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	0.01 U	--	--	
Aroclor 1254	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	0.01 U	--	--	
Aroclor 1260	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	0.01 U	--	--	
PCB, Total	ug/g	0.35	--	0.01 U	--	--	--	0.01 U	0.01 U	--	--	--	--	--	0.01 U	--	0.02 U	0.02 U	--	--	
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																					
Benzene	ug/g	0.21	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	--	0.0068 U	0.0068 U	0.0068 U	--	
Ethylbenzene	ug/g	1.1	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	--	0.018 U	0.018 U	0.018 U	--	
Toluene	ug/g	2.3	0.003	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	--	0.08 U	0.08 U	0.08 U	--	
Xylene, o	ug/g	NV	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	--	0.02 U	0.02 U	0.02 U	--	
Xylenes, m & p	ug/g	NV	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	--	0.03 U	0.03 U	0.03 U	--	
Xylenes, Total	ug/g	3.1	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	--	0.05 U	0.05 U	0.05 U	--	
Petroleum Hydrocarbons (PHCs)																					
Gravimetric Heavy Hydrocarbons	ug/g	2800	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	5 U	5 U	5 U	--	
Petroleum Hydrocarbons F1 (C6-C10)	ug/g	55	5 U	5 U	--	--	--	5 U	5 U	--	--	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	--	
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	10 U	10 U	10 U	--	
Petroleum Hydrocarbons F2 (C10-C16)	ug/g	98	10 U	10 U	--	--	--	10 U	10 U	--	--	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	--	
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	50 U	50 U	50 U	--	
Petroleum Hydrocarbons F3 (C16-C34)	ug/g	300	50 U	50 U	--	--	--	50 U	50 U	--	--	50 U	56	50 U	107	50 U	50 U	50 U	50 U	--	
Petroleum Hydrocarbons F4 (C34-C50)	ug/g	2800	50 U	50 U	--	--	--	50 U	50 U	--	--	50 U	600	56	900	50 U	50 U	50 U	50 U	--	
Total Petroleum Hydrocarbons (C6 to C50)	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	72 U	72 U	72 U	--	
Physical/Chemistry																					
Average Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Clay (less than 0.005mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Coarse Sand (2.0 to 4.75mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Fine Sand (0.074 to 0.425mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Fraction Organic Carbon (Rep1)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Fraction Organic Carbon (Rep2)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location	BH-03	BH-04	BH-05	BH-06	BH-07	BH-08-MW4		BH-09	BH-10	BH-11	BH-13	BH-14	BH-15-MW3	BH-16-MW2	BH-17-MW5S	BH200				
	Sample ID	BH-3 (SS2)	BH-4 (SS2)	BH-5 (SS2)	BH-6 (SS5)	BH-7 (SS2)	BH-8 (SS4)	BH-X-NOV25	BH-9 (SS3)	BH-10 (SS1)	BH-11 (SS2)	BH-13 (SS3)	BH-14 (SS2)	BH-15 (SS1)	BH-16 (SS2)	BH-17 (SS3)	DUP1	BH200-35-40	BH200-7.5-9.5	BH200-15-17
Sample Date	11/27/2008	11/26/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/25/2008	11/26/2008	11/27/2008	11/27/2008	11/25/2008	11/25/2008	11/26/2008	11/26/2008	11/27/2008	7/23/2019	7/23/2019	8/12/2019	8/12/2019
Sample Type	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	FD	N	N	N
Start Depth	0.8	0.8	0.8	3.1	0.8	2.3	2.3	1.5	0	0.8	1.5	0.8	0	0.8	1.5	0.89	0.89	2.29	4.57	
End Depth	1.4	1.4	1.4	3.7	1.2	2.9	2.9	2.2	0.6	1.4	2	1.4	0.6	1.4	2.1	1.01	1.01	2.9	5.18	
Analyte	Units	Table 2 SCS^a																		
Gravel (4.75 to 76mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Medium Sand (0.425 to 2.0mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Moisture	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	10.8	10.9	4.42	--	
Silt (0.005 to 0.074mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Organic Carbon	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Organic Carbon (Rep1)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Organic Carbon (Rep2)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Volatile Organic Carbons (VOCs)																				
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.008 U	--	--	--	--	0.008 U	0.008 U	--	--	--	--	--	--	0.05 U	0.05 U	0.05 U	--	
1,1,1-Trichloroethane	ug/g	0.38	0.008 U	--	--	--	--	0.008 U	0.008 U	--	--	--	0.008 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.004 U	--	--	--	--	0.004 U	0.004 U	--	--	--	0.004 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,1,2-Trichloroethane	ug/g	0.05	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,1-Dichloroethane	ug/g	0.47	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,1-Dichloroethene	ug/g	0.05	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,2-Dibromoethane	ug/g	0.05	0.004 U	--	--	--	--	0.004 U	0.004 U	--	--	--	0.004 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,2-Dichlorobenzene	ug/g	1.2	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,2-Dichloroethane	ug/g	0.05	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,2-Dichloropropane	ug/g	0.05	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,3-Dichlorobenzene	ug/g	4.8	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
1,3-Dichloropropene	ug/g	0.05	--	--	--	--	--	--	--	--	--	--	--	--	--	0.042 U	0.042 U	0.042 U	--	
1,4-Dichlorobenzene	ug/g	0.083	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
2-Butanone	ug/g	16	0.2 U	--	--	--	--	0.2 U	0.2 U	--	--	--	0.2 U	--	--	0.5 U	0.5 U	0.5 U	--	
4-Methyl-2-Pentanone	ug/g	1.7	0.2 U	--	--	--	--	0.2 U	0.2 U	--	--	--	0.2 U	--	--	0.5 U	0.5 U	0.5 U	--	
Acetone	ug/g	16	0.5 U	--	--	--	--	0.5 U	0.5 U	--	--	--	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--	
Bromodichloromethane	ug/g	1.5	0.005 U	--	--	--	--	0.005 U	0.005 U	--	--	--	0.005 U	--	--	0.05 U	0.05 U	0.05 U	--	
Bromoform	ug/g	0.27	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
Bromomethane	ug/g	0.05	0.003 U	--	--	--	--	0.003 U	0.003 U	--	--	--	0.003 U	--	--	0.05 U	0.05 U	0.05 U	--	
Carbon tetrachloride	ug/g	0.05	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
Chlorobenzene	ug/g	2.4	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
Chlorodibromomethane	ug/g	2.3	0.003 U	--	--	--	--	0.003 U	0.003 U	--	--	--	0.003 U	--	--	0.05 U	0.05 U	0.05 U	--	
Chloroform	ug/g	0.05	0.006 U	--	--	--	--	0.006 U	0.006 U	--	--	--	0.006 U	--	--	0.05 U	0.05 U	0.05 U	--	
cis-1,2-Dichloroethene	ug/g	1.9	0.02 U	--	--	--	--	0.02 U	0.02 U	--	--	--	0.02 U	--	--	0.05 U	0.05 U	0.05 U	--	
cis-1,3-Dichloropropene	ug/g	NV	0.003 U	--	--	--	--	0.003 U	0.003 U	--	--	--	0.003 U	--	--	0.03 U	0.03 U	0.03 U	--	
Dichlorodifluoromethane	ug/g	16	0.03 U	--	--	--	--	0.03 U	0.03 U	--	--	--	0.03 U	--	--	0.05 U	0.05 U	0.05 U	--	
Dichloromethane	ug/g	0.1	0.003 U	--	--	--	--	0.003 U	0.003 U	--	--	--	0.003 U	--	--	0.05 U	0.05 U	0.05 U	--	
Methyl tert-butyl ether (MTBE)	ug/g	0.75	0.2 U	--	--	--	--	0.2 U	0.2 U	--	--	--	0.2 U	--	--	0.05 U	0.05 U	0.05 U	--	
n-Hexane	ug/g	2.8	--	--	--	--	--	--	--	--	--	--	--	--	--	0.05 U	0.05 U	0.05 U	--	
Styrene	ug/g	0.7	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
Tetrachloroethene	ug/g	0.28	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
trans-1,2-Dichloroethene	ug/g	0.084	0.002 U	--	--	--	--	0.002 U	0.002 U	--	--	--	0.002 U	--	--	0.05 U	0.05 U	0.05 U	--	
trans-1,3-Dichloropropene	ug/g	NV	0.003 U	--	--	--	--	0.003 U	0.003 U	--	--	--	0.003 U	--	--	0.03 U	0.03 U	0.03 U	--	
Trichloroethylene	ug/g	0.061	0.004 U	--	--	--	--	0.004 U	0.004 U	--	--	--	0.004	--	--	0.01 U	0.01 U	0.01 U	--	
Trichlorofluoromethane	ug/g	4	0.03 U	--	--	--	--	0.03 U	0.03 U	--	--	--	0.03 U	--	--	0.05 U	0.05 U	0.05 U	--	
Vinyl Chloride	ug/g	0.02	0.003 U	--	--	--	--	0.003 U	0.003 U	--	--	--	0.003 U	--	--	0.02 U	0.02 U	0.02 U	--	

^aMECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:
Bold denote positive detection at or above reportable detection limit
 Shading denotes detected results that exceeds the applicable standard

U = Analyte not detected
 ug/L = microgram(s) per litre
 ug/g = microgram per gram
 mg/L = milligram(s) per litre
 mS/cm = millisiemen per centimeter
 SAR = Sodium Absorption Ratio
 ID = identification
 NV = no value available in applicable standards
 -- = Analyte not analyzed

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, Ontario

		Location		BH201						BH202				BH203			BH204			
		Sample ID	BH201-1-1.5'	BH201-4-4.5'	BH201-7.5-9.5'	BH201-12.5-12.11'	BH201-12.11"-13.2'	BH201-25-27'	BH202-2-2.5'	DUP11	BH202-10-12'	BH202-15-16.5'	BH203-0.5-2'	BH203-7.5-9.5'	BH203-15-17'	BH204 - 2.5-3.5'	BH204-11-12'	BH204-15-15.11'	BH204-17.5-18.9'	
		Sample Date	7/24/2019	7/24/2019	8/21/2019	8/21/2019	8/21/2019	8/21/2019	7/22/2019	8/12/2019	8/12/2019	8/12/2019	8/20/2019	8/20/2019	8/20/2019	7/30/2019	8/22/2019	8/22/2019	8/22/2019	
		Sample Type	N	N	N	N	N	N	FD	N	N	N	N	N	N	N	N	N	N	
		Start Depth	0.3	1.22	2.29	3.81	3.94	7.62	0.61	3.05	3.05	4.57	0.15	2.29	4.57	0.76	3.35	4.57	5.33	
		End Depth	0.46	1.37	2.9	3.94	4.02	8.23	0.76	3.66	3.66	5.03	0.61	2.9	5.18	1.07	3.66	4.85	5.71	
Analyte	Units	Table 2 SCS ^a																		
Acids, Bases, Neutrals (ABNs)																				
1,1'-Biphenyl	ug/g	0.31	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,4-Trichlorobenzene	ug/g	0.36	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4 & 2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dimethylphenol	ug/g	38	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dinitrophenol	ug/g	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
3,3'-Dichlorobenzidine	ug/g	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
4-Chloroaniline	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Bis (2-chloroethyl) ether	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
bis (2-Chloroisopropyl) ether	ug/g	0.67	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Bis (2-ethylhexyl) phthalate	ug/g	5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Diethylphthalate	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Dimethylphthalate	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Phenol	ug/g	9.4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Dioxins/Furans																				
1,2,3,4,6,7,8-HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,6,7,8-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,7,8,9-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,6,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8,9-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8,9-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8-PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,4,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,4,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,7,8-TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,7,8-TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Lower Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Mid Point PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
OCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
OCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Upper Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Inorganics																				
Conductivity	mS/cm	0.7	0.332	0.655	1.04	--	1.03	0.553	0.96	1.86	1.97	1.8	0.75	1.26	1.31	0.61	0.508	--	--	
Cyanide, Weak Acid Dissociable	ug/g	0.051	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
pH	pH UNITS	NV	8.11	7.98	8.09	--	--	--	8.12	8.31	8.18	--	8.33	--	--	8.06	--	--	--	
Sodium Absorption Ratio	SAR	5	7.34	22.7	23.3	--	47.6 J	4.27	26.1	43.5	70.3 J	36.9	5.24	19	16.2	11.1	7.51	6.49	8.4	
Metals																				
Antimony	ug/g	7.5	1 U	1 U	1 U	--	--	--	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	--	--	
Arsenic	ug/g	18	3.9	1.8	1.6	--	--	--	1.9	1 U	1 U	--	2.5	1.9	--	3.3	1.8	--	--	
Barium	ug/g	390	32	16.8	17.6	--	--	--	16	8.4	9.1	--	29.7	18.4	--	54.3	12.2	--	--	
Beryllium	ug/g	4	0.5 U	0.5 U	0.5 U	--	--	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	--	
Boron	ug/g	120	6.7	5 U	5 U	--	--	--	5 U	5 U	5 U	--	5.3	5.6	--	5 U	5 U	--	--	
Boron (Hot Water Ext.)	ug/g	1.5	0.1 U	0.1 U	0.1 U	--	--	--	0.1 U	0.1 U	0.1 U	--	0.15	0.1 U	--	0.46	0.12	--	--	
Cadmium	ug/g	1.2	0.5 U	0.5 U	0.5 U	--	--	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	--	
Chromium	ug/g	160	11.9	7.6	6.9	--	--	--	7.8	4.9	5.2	--	8.2	7.9	--	15.2	6.5	--	--	
Chromium, Hexavalent (Cr6+)	ug/g	8	0.2 U	0.2 U	0.2 U	--	--	--	0.2 U	0.2 U	0.2 U	--	0.2 U	0.2 U	--	0.36	0.2 U	--	--	

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		BH201						BH202				BH203			BH204					
Sample ID	Sample Date	BH201-1-1.5'	BH201-4-4.5'	BH201-7.5-9.5'	BH201-12.5-12.11'	BH201-12.11"-13.2'	BH201-25-27'	BH202-2-2.5'	DUP11	BH202-10-12'	BH202-15-16.5'	BH203-0.5-2'	BH203-7.5-9.5'	BH203-15-17'	BH204-2.5-3.5'	BH204-11-12'	BH204-15-15.11'	BH204-17.5-18.9'		
Sample Type	Start Depth	N	N	N	N	N	N	N	FD	N	N	N	N	N	N	N	N	N		
End Depth		0.3	1.22	2.29	3.81	3.94	7.62	0.61	3.05	3.05	4.57	0.15	2.29	4.57	0.76	3.35	4.57	5.33		
End Depth		0.46	1.37	2.9	3.94	4.02	8.23	0.76	3.66	3.66	5.03	0.61	2.9	5.18	1.07	3.66	4.85	5.71		
Analyte	Units	Table 2 SCS^a																		
Cobalt	ug/g	22	4.5	2.7	2.5	--	--	--	2.6	1.4	1.4	--	2	2.7	--	4.8	2.2	--	--	
Copper	ug/g	140	18.9	7.8	6.2	--	--	--	7.3	3.4	3.9	--	9.2	7.4	--	9.7	5.9	--	--	
Lead	ug/g	120	34.9	8.9	6.8	--	--	--	11.1	4	5	--	30.6	10.8	--	25.3	15.4	--	--	
Mercury	ug/g	0.27	0.0192	0.0078	0.0057	--	--	--	0.0065	0.005 U	0.005 U	--	0.24	0.005 U	--	0.0848	0.005 U	--	--	
Methyl Mercury	mg/kg	0.0084	--	--	--	--	--	--	--	--	--	--	5E-05 U	--	--	--	--	--	--	
Molybdenum	ug/g	6.9	1 U	1 U	1 U	--	--	--	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	--	--	
Nickel	ug/g	100	9.3	5.7	5.5	--	--	--	5.4	2.7	3.1	--	5.1	5.6	--	8.6	5	--	--	
Selenium	ug/g	2.4	1 U	1 U	1 U	--	--	--	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	--	--	
Silver	ug/g	20	0.2 U	0.2 U	0.2 U	--	--	--	0.2 U	0.2 U	0.2 U	--	0.2 U	0.2 U	--	0.2 U	0.2 U	--	--	
Thallium	ug/g	1	0.5 U	0.5 U	0.5 U	--	--	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	--	
Uranium	ug/g	23	1 U	1 U	1 U	--	--	--	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	--	--	
Vanadium	ug/g	86	24	14.1	13.2	--	--	--	14.7	10.1	9.9	--	13.3	15.5	--	32.8	13.8	--	--	
Zinc	ug/g	340	246	70.8	41.5	--	--	--	80.9	32.4	36.9	--	89.5	72	--	73.6	53.5	--	--	
Other																				
Calcium	mg/l	NV	3.62	1.52	3.09	--	--	1.31	15.8	2.12	4.04	2.1	3.34	3.15	3.79	7.03	7.86	6.34	4.37	3.9
Magnesium	mg/l	NV	3.5	0.66	1	--	--	0.5 U	4.77	1.29	0.54	0.5 U	1.6	6.32	1.72	5.64	1.82	1.1	1.37	0.85
Sodium	mg/l	NV	81.7	133	184	--	--	198	75.5	195	351	370	328	70.1	178	238	133	77.9	60.7	70.2
Polyaromatic Hydrocarbons (PAHs)																				
1-Methylnaphthalene	ug/g	0.99	0.03 U	0.03 U	0.03 U	--	--	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	--	
2-(1-)Methylnaphthalene	ug/g	0.99	0.042 U	0.042 U	0.042 U	--	--	--	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	--	0.042 U	0.042 U	--	--	
2-Methylnaphthalene	ug/g	0.99	0.03 U	0.03 U	0.03 U	--	--	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	--	
Acenaphthene	ug/g	7.9	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Acenaphthylene	ug/g	0.15	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Anthracene	ug/g	0.67	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Benzo(a)anthracene	ug/g	0.5	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Benzo(a)pyrene	ug/g	0.3	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.073	0.05 U	--	0.05 U	0.05 U	--	--	
Benzo(b)fluoranthene	ug/g	0.78	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.104	0.05 U	--	0.05 U	0.05 U	--	--	
Benzo(g,h,i)perylene	ug/g	6.6	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.102	0.05 U	--	0.05 U	0.05 U	--	--	
Benzo(k)fluoranthene	ug/g	0.78	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Chrysene	ug/g	7	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.056	0.05 U	--	0.05 U	0.05 U	--	--	
Dibenzo(a,h)anthracene	ug/g	0.1	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Fluoranthene	ug/g	0.69	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.063	0.05 U	--	0.063	0.05 U	--	--	
Fluorene	ug/g	62	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Indeno(1,2,3-Cd)Pyrene	ug/g	0.38	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.065	0.05 U	--	0.05 U	0.05 U	--	--	
Naphthalene	ug/g	0.6	0.013 U	0.013 U	0.013 U	--	--	--	0.013 U	0.013 U	0.013 U	--	0.013 U	0.013 U	--	0.013 U	0.013 U	--	--	
Phenanthrene	ug/g	6.2	0.046 U	0.046 U	0.046 U	--	--	--	0.046 U	0.046 U	0.046 U	--	0.046 U	0.046 U	--	0.046 U	0.046 U	--	--	
Pyrene	ug/g	78	0.05 U	0.05 U	0.05 U	--	--	--	0.05 U	0.05 U	0.05 U	--	0.067	0.05 U	--	0.057	0.05 U	--	--	
Polychlorinated Biphenyls (PCBs)																				
Aroclor 1242	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Aroclor 1248	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Aroclor 1254	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Aroclor 1260	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
PCB, Total	ug/g	0.35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																				
Benzene	ug/g	0.21	0.0068 U	0.0068 U	0.0068 U	0.0068 U	--	--	0.0068 U	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	--	--	
Ethylbenzene	ug/g	1.1	0.018 U	0.018 U	0.018 U	0.018 U	--	--	0.018 U	0.018 U	0.018 U	--	0.018 U	0.018 U	--	0.018 U	0.018 U	--	--	
Toluene	ug/g	2.3	0.08 U	0.08 U	0.08 U	0.08 U	--	--	0.08 U	0.08 U	0.08 U	--	0.08 U	0.08 U	--	0.08 U	0.08 U	--	--	
Xylene, o	ug/g	NV	0.02 U	0.02 U	0.02 U	0.02 U	--	--	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	--	0.02 U	0.02 U	--	--	
Xylenes, m & p	ug/g	NV	0.03 U	0.03 U	0.03 U	0.03 U	--	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	--	
Xylenes, Total	ug/g	3.1	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Petroleum Hydrocarbons (PHCs)																				
Gravimetric Heavy Hydrocarbons	ug/g	2800	--	--	--	1290	--	--	--	--	--	--	1710	--	--	--	--	--	--	
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/g	NV	5 U	5 U	5 U	5 U	--	--	5 U	5 U	5 U	--	5 U	5 U	--	5 U	5 U	--	--	
Petroleum Hydrocarbons F1 (C6-C10)	ug/g	55	5 U	5 U	5 U	5 U	--	--	5 U	5 U	5 U	--	5 U	5 U	--	5 U	5 U	--	--	
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/g	NV	10 U	10 U	10 U	--	--	--	10 U	10 U	10 U	--	20 U	10 U	--	10 U	10 U	--	--	
Petroleum Hydrocarbons F2 (C10-C16)	ug/g	98	10 U	10 U	10 U	10 U	--	--	10 U	10 U	10 U	--	20 U	10 U	--	10 U	10 U	--	--	
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/g	NV	50 U	50 U	50 U	--	--	--	50 U	50 U	50 U	--	190	50 U	--	50 U	50 U	--	--	
Petroleum Hydrocarbons F3 (C16-C34)	ug/g	300	50 U	50 U	50 U	50 U	--	--	50 U	50 U	50 U	--	190	50 U	--	50 U	50 U	--	--	
Petroleum Hydrocarbons F4 (C34-C50)	ug/g	2800	50 U	50 U	50 U	535	--	--	50 U	50 U	50 U	--	520	50 U	--	50 U	50 U	--	--	
Total Petroleum Hydrocarbons (C6 to C50)	ug/g	NV	72 U	72 U	72 U	826	--	--	72 U	72 U	72 U	--	710	72 U	--	72 U	72 U	--	--	
Physical/Chemistry																				
Average Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0087	0.001 U	--	--	
Clay (less than 0.005mm), USCS	%	NV	8.6	--	--	--	--	--	12.4	--	--	--	--	--	--	--	--	--	--	
Coarse Sand (2.0 to 4.75mm), USCS	%	NV	19.3	--	--	--	--	--	3.1	--	--	--	--	--	--	--	--	--	--	
Fine Sand (0.074 to 0.425mm), USCS	%	NV	11.2	--	--	--	--	--	30.8	--	--	--	--	--	--	--	--	--	--	
Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0086	0.001 U	--	--	
Fraction Organic Carbon (Rep1)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0089	--	--	--	
Fraction Organic Carbon (Rep2)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		BH201						BH202				BH203			BH204				
Sample ID		BH201-1-1.5'	BH201-4-4.5'	BH201-7.5-9.5'	BH201-12.5-12.11'	BH201-12.11"-13.2'	BH201-25-27'	BH202-2-2.5'	DUP11	BH202-10-12'	BH202-15-16.5'	BH203-0.5-2'	BH203-7.5-9.5'	BH203-15-17'	BH204 - 2.5-3.5'	BH204-11-12'	BH204-15-15.11'	BH204-17.5-18.9'	
Sample Date		7/24/2019	7/24/2019	8/21/2019	8/21/2019	8/21/2019	8/21/2019	7/22/2019	8/12/2019	8/12/2019	8/12/2019	8/20/2019	8/20/2019	8/20/2019	7/30/2019	8/22/2019	8/22/2019	8/22/2019	
Sample Type		N	N	N	N	N	N	N	FD	N	N	N	N	N	N	N	N	N	
Start Depth		0.3	1.22	2.29	3.81	3.94	7.62	0.61	3.05	3.05	4.57	0.15	2.29	4.57	0.76	3.35	4.57	5.33	
End Depth		0.46	1.37	2.9	3.94	4.02	8.23	0.76	3.66	3.66	5.03	0.61	2.9	5.18	1.07	3.66	4.85	5.71	
Analyte	Units	Table 2 SCS^a																	
Gravel (4.75 to 76mm), USCS	%	NV	30.1	--	--	--	--	19.9	--	--	--	--	--	--	--	--	--	--	
Medium Sand (0.425 to 2.0mm), USCS	%	NV	25.4	--	--	--	--	9.3	--	--	--	--	--	--	--	--	--	--	
Moisture	%	NV	4.11	8.41	11	8.05	--	5.69	7.33	6.27	--	4.29	6.81	--	16.4	6.34	--	--	
Silt (0.005 to 0.074mm), USCS	%	NV	5.6	--	--	--	--	24.7	--	--	--	--	--	--	--	--	--	--	
Total Organic Carbon	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	0.86	0.1 U	--	--	
Total Organic Carbon (Rep1)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	0.89	--	--	--	
Total Organic Carbon (Rep2)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Volatile Organic Carbons (VOCs)																			
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,1,1-Trichloroethane	ug/g	0.38	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,1,2-Trichloroethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,1-Dichloroethane	ug/g	0.47	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,1-Dichloroethene	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,2-Dibromoethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,2-Dichlorobenzene	ug/g	1.2	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,2-Dichloroethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,2-Dichloropropane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,3-Dichlorobenzene	ug/g	4.8	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
1,3-Dichloropropene	ug/g	0.05	0.042 U	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	--	0.042 U	0.042 U	--	--	
1,4-Dichlorobenzene	ug/g	0.083	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
2-Butanone	ug/g	16	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	--	
4-Methyl-2-Pentanone	ug/g	1.7	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	--	
Acetone	ug/g	16	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	--	
Bromodichloromethane	ug/g	1.5	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Bromoform	ug/g	0.27	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Bromomethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Carbon tetrachloride	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Chlorobenzene	ug/g	2.4	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Chlorodibromomethane	ug/g	2.3	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Chloroform	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
cis-1,2-Dichloroethene	ug/g	1.9	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
cis-1,3-Dichloropropene	ug/g	NV	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	--	
Dichlorodifluoromethane	ug/g	16	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Dichloromethane	ug/g	0.1	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.063 U	0.05 U	--	0.05 U	0.05 U	--	--	
Methyl tert-butyl ether (MTBE)	ug/g	0.75	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
n-Hexane	ug/g	2.8	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Styrene	ug/g	0.7	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Tetrachloroethene	ug/g	0.28	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
trans-1,2-Dichloroethene	ug/g	0.084	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
trans-1,3-Dichloropropene	ug/g	NV	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	--	
Trichloroethylene	ug/g	0.061	0.01 U	0.01 U	0.01 U	0.01 U	--	0.01 U	0.01 U	0.01 U	--	0.01 U	0.01 U	--	0.01 U	0.01 U	--	--	
Trichlorofluoromethane	ug/g	4	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	
Vinyl Chloride	ug/g	0.02	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	--	0.02 U	0.02 U	--	--	

^aMECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

Bold denote positive detection at or above reportable detection limit

Shading denotes detected results that exceeds the applicable standard

U = Analyte not detected

ug/L = microgram(s) per litre

ug/g = microgram per gram

mg/L = milligram(s) per litre

mS/cm = milliSiemen per centimeter

SAR = Sodium Absorption Ratio

ID = identification

NV = no value available in applicable standards

-- = Analyte not analyzed

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location	Sample ID	BH205					BH206					BH207		BH208			BH209				
		DUP10	BH205-0.5-2	BH205-2.5-4.5	BH205-7.5-9.5	BH205-10-12	BH205-12.5-15	BH206-1-2'	BH206-7.5-9.5	BH206-12.5-14.5	DUP15	BH2071-1-2	BH2071-7.5-9.5	BH208-3-3.5	DUP 4	BH208-7.5-8	DUP 2	DUP 3	BH209-0.4-0.75	BH209-2-2.4	
Sample Date	8/12/2019	8/12/2019	8/12/2019	8/12/2019	8/12/2019	8/12/2019	7/25/2019	8/19/2019	8/19/2019	8/19/2019	4/9/2020	4/9/2020	11/12/2019	11/21/2019	11/21/2019	11/13/2019	11/13/2019	11/13/2019	11/13/2019		
Sample Type	FD	N	N	N	N	N	N	N	N	FD	N	N	N	FD	N	FD	FD	N	N		
Start Depth	2.29	0	0.76	2.29	3.05	3.81	0.3	2.29	3.81	3.81	0.3	2.29	0.91	2.29	2.29	0.12	0.61	0.12	0.61		
End Depth	2.9	0.61	1.37	2.9	3.66	4.57	0.61	2.9	4.42	4.42	0.61	2.9	1.07	2.44	2.44	0.23	0.73	0.23	0.73		
Analyte	Units	Table 2 SCS ^a																			
Acids, Bases, Neutrals (ABNs)																					
1,1'-Biphenyl	ug/g	0.31	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,4-Trichlorobenzene	ug/g	0.36	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4 & 2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dimethylphenol	ug/g	38	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dinitrophenol	ug/g	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
3,3'-Dichlorobenzidine	ug/g	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
4-Chloroaniline	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Bis (2-chloroethyl) ether	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
bis (2-Chloroisopropyl) ether	ug/g	0.67	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Bis (2-ethylhexyl) phthalate	ug/g	5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Diethylphthalate	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Dimethylphthalate	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Phenol	ug/g	9.4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Dioxins/Furans																					
1,2,3,4,6,7,8-HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,6,7,8-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,7,8,9-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,4,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,6,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8,9-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8,9-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8-PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1,2,3,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,4,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,4,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,7,8-TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
2,3,7,8-TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Lower Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Mid Point PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
OCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
OCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HpCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total HxCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total PeCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total TCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Upper Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Inorganics																					
Conductivity	mS/cm	0.7	--	0.445	--	--	0.53	--	0.179	0.554	0.628	0.643	--	--	--	--	--	--	--	--	
Cyanide, Weak Acid Dissociable	ug/g	0.051	--	0.05 U	--	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
pH	pH UNITS	NV	--	8.06	--	--	8.3	--	8.07	7.94	7.89	7.91	--	--	--	--	--	--	--	--	
Sodium Absorption Ratio	SAR	5	--	10.1	--	--	23.3 J	7.18	0.17	2.75	1.55	1.64	--	--	--	--	--	--	--	--	
Metals																					
Antimony	ug/g	7.5	--	1 U	--	--	1 U	--	1 U	1 U	1 U	1 U	--	--	--	--	--	--	1 U	1 U	1 U
Arsenic	ug/g	18	--	3.2	--	--	1.3	--	2.2	2.7	2.6	2.5	--	--	--	--	--	--	2.5	3.1	2.7
Barium	ug/g	390	--	37.3	--	--	8.6	--	13	47.8	45.9	43.4	--	--	--	--	--	--	28.7	26.4	31.4
Beryllium	ug/g	4	--	0.5 U	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	--	--	--	--	--	--	0.5 U	0.5 U	0.5 U
Boron	ug/g	120	--	5	--	--	5 U	--	5 U	8.2	9.1	6.9	--	--	--	--	--	--	5 U	5 U	5 U
Boron (Hot Water Ext.)	ug/g	1.5	--	0.14	--	--	0.1 U	--	0.1 U	0.21	0.11	0.11	--	--	--	--	--	--	--	--	--
Cadmium	ug/g	1.2	--	0.5 U	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	--	--	--	--	--	--	0.5 U	0.5 U	0.5 U
Chromium	ug/g	160	--	8.8	--	--	5.1	--	5.9	17	16.6	15.1	--	--	--	--	--	--	11.6	5.6	12.5
Chromium, Hexavalent (Cr6+)	ug/g	8	--	0.2 U	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	--	--	--	--	--	--	--	--	--

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		BH205						BH206				BH207		BH208			BH209			
Sample ID	DUP10	BH205-0.5-2	BH205-2.5-4.5	BH205-7.5-9.5	BH205-10-12	BH205-12.5-15	BH206-1-2'	BH206-7.5-9.5	BH206-12.5-14.5	DUP15	BH2071-1-2	BH2071-7.5-9.5	BH208-3-3.5	DUP 4	BH208-7.5-8	DUP 2	DUP 3	BH209-0.4-0.75	BH209-2-2.4	
Sample Date	8/12/2019	8/12/2019	8/12/2019	8/12/2019	8/12/2019	8/12/2019	7/25/2019	8/19/2019	8/19/2019	8/19/2019	4/9/2020	4/9/2020	11/12/2019	11/21/2019	11/21/2019	11/13/2019	11/13/2019	11/13/2019	11/13/2019	
Sample Type	FD	N	N	N	N	N	N	N	N	FD	N	N	N	FD	N	FD	FD	N	N	
Start Depth	2.29	0	0.76	2.29	3.05	3.81	0.3	2.29	3.81	3.81	0.3	2.29	0.91	2.29	2.29	0.12	0.61	0.12	0.61	
End Depth	2.9	0.61	1.37	2.9	3.66	4.57	0.61	2.9	4.42	4.42	0.61	2.9	1.07	2.44	2.44	0.23	0.73	0.23	0.73	
Analyte	Units	Table 2 SCS^a																		
Cobalt	ug/g	22	--	2.5	--	--	1.5	--	2.5	7	6.5	6.2	--	--	--	--	--	4.2	2.7	4.4
Copper	ug/g	140	--	11.4	--	--	5.1	--	10	14.3	13.4	13.4	--	--	--	--	--	9.8	23.6	11
Lead	ug/g	120	--	34.7	--	--	5.9	--	11.3	13.3	12.7	11.9	--	--	--	--	--	8.9	15.9	9.2
Mercury	ug/g	0.27	--	0.0809	--	--	0.005 U	--	0.0058	0.0159	0.0098	0.0101	--	--	--	--	--	0.018	0.0079	0.0198
Methyl Mercury	mg/kg	0.0084	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Molybdenum	ug/g	6.9	--	1 U	--	--	1 U	--	1 U	1 U	1 U	1 U	--	--	--	--	--	1 U	1 U	1 U
Nickel	ug/g	100	--	6	--	--	3.3	--	5	15.4	13.7	13.1	--	--	--	--	--	8.2	6.6	9.5
Selenium	ug/g	2.4	--	1 U	--	--	1 U	--	1 U	1 U	1 U	1 U	--	--	--	--	--	1 U	1 U	1 U
Silver	ug/g	20	--	0.2 U	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	--	--	--	--	--	0.2 U	0.2 U	0.2 U
Thallium	ug/g	1	--	0.5 U	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	--	--	--	--	--	0.5 U	0.5 U	0.5 U
Uranium	ug/g	23	--	1 U	--	--	1 U	--	1 U	1 U	1 U	1 U	--	--	--	--	--	1 U	1 U	1 U
Vanadium	ug/g	86	--	16.1	--	--	10.4	--	14.4	27.4	26.3	24.9	--	--	--	--	--	23.9	13.2	24.3
Zinc	ug/g	340	--	124	--	--	51.1	--	90	72.3	73.4	71.7	--	--	--	--	--	40.9	114	43.1
Other																				
Calcium	mg/l	NV	--	3.58	--	--	1.38	13.4	17.7	23.1	51.1	51.2	--	--	--	--	--	--	--	--
Magnesium	mg/l	NV	--	1.74	--	--	0.5 U	11.4	4.74	9.09	11.2	10.9	--	--	--	--	--	--	--	--
Sodium	mg/l	NV	--	92.7	--	--	99.3	148	3.21	61.7	47	49.6	--	--	--	--	--	--	--	--
Polyaromatic Hydrocarbons (PAHs)																				
1-Methylnaphthalene	ug/g	0.99	--	--	0.06 U	--	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	--	--	0.032	0.03 U	0.03 U	--	--	--
2-(1-)Methylnaphthalene	ug/g	0.99	--	--	0.085 U	--	0.042 U	--	0.042 U	0.042 U	0.042 U	0.042 U	--	--	0.067	0.042 U	0.042 U	--	--	--
2-Methylnaphthalene	ug/g	0.99	--	--	0.06 U	--	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	--	--	0.034	0.03 U	0.03 U	--	--	--
Acenaphthene	ug/g	7.9	--	--	0.05 U	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	--	--
Acenaphthylene	ug/g	0.15	--	--	0.05 U	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	--	--
Anthracene	ug/g	0.67	--	--	0.05 U	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	--	--
Benzo(a)anthracene	ug/g	0.5	--	--	0.098	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.087	0.05 U	0.05 U	--	--	--
Benzo(a)pyrene	ug/g	0.3	--	--	0.134	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.085	0.05 U	0.05 U	--	--	--
Benzo(b)fluoranthene	ug/g	0.78	--	--	0.178	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.106	0.05 U	0.05 U	--	--	--
Benzo(g,h,i)perylene	ug/g	6.6	--	--	0.208	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.237	0.05 U	0.05 U	--	--	--
Benzo(k)fluoranthene	ug/g	0.78	--	--	0.05 U	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	--	--
Chrysene	ug/g	7	--	--	0.145	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.113	0.05 U	0.05 U	--	--	--
Dibenzo(a,h)anthracene	ug/g	0.1	--	--	0.05 U	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	--	--
Fluoranthene	ug/g	0.69	--	--	0.133	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.16	0.05 U	0.05 U	--	--	--
Fluorene	ug/g	62	--	--	0.05 U	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.05 U	0.05 U	0.05 U	--	--	--
Indeno(1,2,3-Cd)Pyrene	ug/g	0.38	--	--	0.111	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.077	0.05 U	0.05 U	--	--	--
Naphthalene	ug/g	0.6	--	--	0.065 U	--	0.013 U	--	0.013 U	0.013 U	0.013 U	0.013 U	--	--	0.039	0.013 U	0.013 U	--	--	--
Phenanthrene	ug/g	6.2	--	--	0.123	--	0.046 U	--	0.046 U	0.046 U	0.046 U	0.046 U	--	--	0.11	0.046 U	0.046 U	--	--	--
Pyrene	ug/g	78	--	--	0.134	--	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	0.139	0.05 U	0.05 U	--	--	--
Polychlorinated Biphenyls (PCBs)																				
Aroclor 1242	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	--	0.01 U
Aroclor 1248	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	--	0.01 U
Aroclor 1254	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	--	0.01 U
Aroclor 1260	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01 U	--	0.01 U
PCB, Total	ug/g	0.35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.02 U	--	0.02 U
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																				
Benzene	ug/g	0.21	0.0068 U	--	--	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	0.0068 U	0.0068 U	--	--	--	--	--	--	--	--
Ethylbenzene	ug/g	1.1	0.018 U	--	--	0.018 U	0.018 U	--	0.018 U	0.018 U	0.018 U	0.018 U	--	--	--	--	--	--	--	--
Toluene	ug/g	2.3	0.08 U	--	--	0.08 U	0.08 U	--	0.08 U	0.08 U	0.08 U	0.08 U	--	--	--	--	--	--	--	--
Xylene, o	ug/g	NV	0.02 U	--	--	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--
Xylenes, m & p	ug/g	NV	0.03 U	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	--	--	--	--	--	--	--	--
Xylenes, Total	ug/g	3.1	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--
Petroleum Hydrocarbons (PHCs)																				
Gravimetric Heavy Hydrocarbons	ug/g	2800	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/g	NV	5 U	--	--	5 U	5 U	--	5 U	5 U	5 U	5 U	--	--	--	--	--	--	--	--
Petroleum Hydrocarbons F1 (C6-C10)	ug/g	55	5 U	--	--	5 U	5 U	--	5 U	5 U	5 U	5 U	5 U	5 U	--	--	--	--	--	--
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/g	NV	--	--	--	--	10 U	--	10 U	10 U	10 U	10 U	--	--	--	--	--	--	--	--
Petroleum Hydrocarbons F2 (C10-C16)	ug/g	98	10 U	--	--	10 U	10 U	--	10 U	10 U	10 U	10 U	10 U	10 U	--	--	--	--	--	--
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/g	NV	--	--	--	--	50 U	--	50 U	50 U	50 U	50 U	--	--	--	--	--	--	--	--
Petroleum Hydrocarbons F3 (C16-C34)	ug/g	300	50 U	--	--	50 U	50 U	--	50 U	50 U	50 U	50 U	50 U	50 U	--	--	--	--	--	--
Petroleum Hydrocarbons F4 (C34-C50)	ug/g	2800	50 U	--	--	50 U	50 U	--	50 U	50 U	50 U	50 U	50 U	50 U	--	--	--	--	--	--
Total Petroleum Hydrocarbons (C6 to C50)	ug/g	NV	72 U	--	--	72 U	72 U	--	72 U	72 U	72 U	72 U	72 U	72 U	--	--	--	--	--	--
Physical/Chemistry																				
Average Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Clay (less than 0.005mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Coarse Sand (2.0 to 4.75mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Fine Sand (0.074 to 0.425mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Fraction Organic Carbon (Rep1)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Fraction Organic Carbon (Rep2)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		BH205						BH206				BH207		BH208			BH209				
Sample ID	DUP10	BH205-0.5-2	BH205-2.5-4.5	BH205-7.5-9.5	BH205-10-12	BH205-12.5-15	BH206-1-2'	BH206-7.5-9.5	BH206-12.5-14.5	DUP15	BH2071-1-2	BH2071-7.5-9.5	BH208-3-3.5	DUP 4	BH208-7.5-8	DUP 2	DUP 3	BH209-0.4-0.75	BH209-2-2.4		
Sample Date	8/12/2019	8/12/2019	8/12/2019	8/12/2019	8/12/2019	8/12/2019	7/25/2019	8/19/2019	8/19/2019	8/19/2019	4/9/2020	4/9/2020	11/12/2019	11/21/2019	11/21/2019	11/13/2019	11/13/2019	11/13/2019	11/13/2019		
Sample Type	FD	N	N	N	N	N	N	N	N	FD	N	N	N	FD	N	FD	FD	N	N		
Start Depth	2.29	0	0.76	2.29	3.05	3.81	0.3	2.29	3.81	3.81	0.3	2.29	0.91	2.29	2.29	0.12	0.61	0.12	0.61		
End Depth	2.9	0.61	1.37	2.9	3.66	4.57	0.61	2.9	4.42	4.42	0.61	2.9	1.07	2.44	2.44	0.23	0.73	0.23	0.73		
Analyte	Units	Table 2 SCS ^a																			
Gravel (4.75 to 76mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Medium Sand (0.425 to 2.0mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Moisture	%	NV	5.43	5.69	4.77	5.25	8.11	--	4.22	8.42	9.72	9.36	5.33	10.9	8.45	6.66	6.6	2.41	8.32	2.68	7.8
Silt (0.005 to 0.074mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total Organic Carbon	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total Organic Carbon (Rep1)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total Organic Carbon (Rep2)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Volatile Organic Carbons (VOCs)																					
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,1,1-Trichloroethane	ug/g	0.38	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,1,2-Trichloroethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,1-Dichloroethane	ug/g	0.47	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,1-Dichloroethene	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,2-Dibromoethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,2-Dichlorobenzene	ug/g	1.2	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,2-Dichloroethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,2-Dichloropropane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,3-Dichlorobenzene	ug/g	4.8	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
1,3-Dichloropropene	ug/g	0.05	0.042 U	--	--	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	0.042 U	--	--	--	--	--	--	--	--	
1,4-Dichlorobenzene	ug/g	0.083	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
2-Butanone	ug/g	16	0.5 U	--	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	--	--	--	--	--	--	--	--	
4-Methyl-2-Pentanone	ug/g	1.7	0.5 U	--	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	--	--	--	--	--	--	--	--	
Acetone	ug/g	16	0.5 U	--	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	--	--	--	--	--	--	--	--	
Bromodichloromethane	ug/g	1.5	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Bromoform	ug/g	0.27	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Bromomethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Carbon tetrachloride	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Chlorobenzene	ug/g	2.4	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Chlorodibromomethane	ug/g	2.3	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Chloroform	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
cis-1,2-Dichloroethene	ug/g	1.9	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
cis-1,3-Dichloropropene	ug/g	NV	0.03 U	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	--	--	--	--	--	--	--	--	
Dichlorodifluoromethane	ug/g	16	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Dichloromethane	ug/g	0.1	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Methyl tert-butyl ether (MTBE)	ug/g	0.75	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
n-Hexane	ug/g	2.8	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Styrene	ug/g	0.7	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Tetrachloroethene	ug/g	0.28	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
trans-1,2-Dichloroethene	ug/g	0.084	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
trans-1,3-Dichloropropene	ug/g	NV	0.03 U	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	--	--	--	--	--	--	--	--	
Trichloroethylene	ug/g	0.061	0.01 U	--	--	0.01 U	0.01 U	--	0.01 U	0.01 U	0.01 U	0.01 U	--	--	--	--	--	--	--	--	
Trichlorofluoromethane	ug/g	4	0.05 U	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	--	--	--	--	--	--	--	--	
Vinyl Chloride	ug/g	0.02	0.02 U	--	--	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	--	--	--	--	--	--	--	--	

^aMECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

Bold denote positive detection at or above reportable detection limit

Shading denotes detected results that exceeds the applicable standard

U = Analyte not detected

ug/L = microgram(s) per litre

ug/g = microgram per gram

mg/L = milligram(s) per litre

mS/cm = milliSiemen per centimeter

SAR = Sodium Absorption Ratio

ID = identification

NV = no value available in applicable standards

-- = Analyte not analyzed

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Analyte	Units	Location	BH210		BH211	MW100			MW101			MW102B				MW103			
			Sample ID	BH210-3.5	BH210-6.5-7	BH211-10-12	MW100-1.25-1.5'	MW100-7.5-9.5	MW100-15-17	MW101-1.5-2'	MW101-7.5-9.5	MW101-20-20.5	MW102-20-25	MW102-7.5-9.5	MW102-12.5-14.5	MW102-25-26	MW103-2-2.5'	MW103-12.5-14	MW103-17.5-19.5
		Sample Date	11/21/2019	11/21/2019	11/21/2019	7/24/2019	8/22/2019	8/22/2019	7/26/2019	8/21/2019	8/21/2019	7/23/2019	8/26/2019	8/26/2019	8/26/2019	7/22/2019	8/14/2019	8/14/2019	8/14/2019
		Sample Type	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
		Start Depth	0.99	1.98	3.05	0.41	2.29	4.57	0.46	2.29	6.1	0.51	2.29	3.81	7.62	0.56	3.81	5.33	6.86
		End Depth	1.14	2.13	3.66	0.46	2.9	5.18	0.61	2.9	6.25	0.63	2.9	4.42	7.92	0.71	4.27	5.94	7.47
Acids, Bases, Neutrals (ABNs)																			
<i>1,1'-Biphenyl</i>																			
	ug/g	0.31	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,4-Trichlorobenzene</i>																			
	ug/g	0.36	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,4 & 2,6-Dinitrotoluene</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,4-Dimethylphenol</i>																			
	ug/g	38	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,4-Dinitrophenol</i>																			
	ug/g	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,4-Dinitrotoluene</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,6-Dinitrotoluene</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>3,3'-Dichlorobenzidine</i>																			
	ug/g	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>4-Chloroaniline</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Bis (2-chloroethyl) ether</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>bis (2-Chloroisopropyl) ether</i>																			
	ug/g	0.67	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Bis (2-ethylhexyl) phthalate</i>																			
	ug/g	5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Diethylphthalate</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Dimethylphthalate</i>																			
	ug/g	0.5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Phenol</i>																			
	ug/g	9.4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dioxins/Furans																			
<i>1,2,3,4,6,7,8-HpCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,4,6,7,8-HpCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,4,7,8,9-HpCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,4,7,8-HxCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,4,7,8-HxCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,6,7,8-HxCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,6,7,8-HxCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,7,8,9-HxCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,7,8,9-HxCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,7,8-PeCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>1,2,3,7,8-PeCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,3,4,6,7,8-HxCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,3,4,7,8-PeCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,3,7,8-TCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>2,3,7,8-TCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Lower Bound PCDD/F TEQ (WHO 2005)</i>																			
	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Mid Point PCDD/F TEQ (WHO 2005)</i>																			
	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>OCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>OCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HpCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HpCDD # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HpCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HpCDF # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HxCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HxCDD # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HxCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total HxCDF # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total PeCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total PeCDD # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total PeCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total PeCDF # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total TCDD</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total TCDD # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total TCDF</i>																			
	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Total TCDF # Homologues</i>																			
	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Upper Bound PCDD/F TEQ (WHO 2005)</i>																			
	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Inorganics																			
<i>Conductivity</i>																			
	mS/cm	0.7	--	--	--	0.981	1.31	1.4	1.56	0.303	--	2.95	1.49	1.49	0.826	1.07	1.9	1.04	1.08
<i>Cyanide, Weak Acid Dissociable</i>																			
	ug/g	0.051	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--
<i>pH</i>																			
	pH UNITS	NV	--	--	--	8.12	8.28	--	--	8.12	--	7.93	7.51	7.85	--	7.52	7.98	7.95	--
<i>Sodium Absorption Ratio</i>																			
	SAR	5	--	--	--	8.27	65.9 J	16.3	16.6	9 J	14.3	94.2 J	18.1	41.2	5.01	18.6	26.7	13.2	12.7
Metals																			
<i>Antimony</i>																			
	ug/g	7.5	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1	1 U	--	1 U	1 U	1 U	--
<i>Arsenic</i>																			
	ug/g	18	3.5	4.2	1.7	6.6	1.2	--	5.2	2.2	--	2.4	2.4	2.4	--	3	1.9	2.9	--
<i>Barium</i>																			
	ug/g	390	38.2	42.7	18	111	8.8	--	90.7	21.3	--	29.7	65.4	37.8	--	28.6	23.5	110	--
<i>Beryllium</i>																			
	ug/g	4	0.5 U	0.5 U	0.5 U	0.98	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.62	--
<i>Boron</i>																			
	ug/g	120	5.1	5.7	5 U	10.5	5 U	--	6.5	6.8	--	7.6	6.1	7.3	--	5 U	5.5	10.9	--
<i>Boron (Hot Water Ext.)</i>																			
	ug/g	1.5	--	--	--	0.81	0.1 U	--	0.72	0.17	--	0.1 U	0.15	0.11	--	0.39	0.1 U	0.1 U	--
<i>Cadmium</i>																			
	ug/g	1.2	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--
<i>Chromium</i>																			
	ug/g	160	11	14.1	6.6	29.3	4.9	--	16.8	9.8	--	12	21.3	14.2	--	15.4	8.8	24.6	--
<i>Chromium, Hexavalent (Cr6+)</i>																			
	ug/g	8	--	--	--	1.04	0.2 U	--	0.51	0.2 U	--	0.23	0.97	0.2 U	--	0.2 U	0.2 U	0.2 U	--

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		BH210			BH211			MW100			MW101			MW102B				MW103			
Sample ID		BH210-3.5	BH210-6.5-7	BH211-10-12	MW100-1.25-1.5'	MW100-7.5-9.5	MW100-15-17	MW101-1.5-2'	MW101-7.5-9.5	MW101-20-20.5	MW102-20-25	MW102-7.5-9.5	MW102-12.5-14.5	MW102-25-26	MW103-2-2.5'	MW103-12.5-14	MW103-17.5-19.5	MW103-22.5-24.5			
Sample Date		11/21/2019	11/21/2019	11/21/2019	7/24/2019	8/22/2019	8/22/2019	7/26/2019	8/21/2019	8/21/2019	7/23/2019	8/26/2019	8/26/2019	8/26/2019	7/22/2019	8/14/2019	8/14/2019	8/14/2019			
Sample Type		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Start Depth		0.99	1.98	3.05	0.41	2.29	4.57	0.46	2.29	6.1	0.51	2.29	3.81	7.62	0.56	3.81	5.33	6.86			
End Depth		1.14	2.13	3.66	0.46	2.9	5.18	0.61	2.9	6.25	0.63	2.9	4.42	7.92	0.71	4.27	5.94	7.47			
Analyte	Units	Table 2 SCS ^a																			
Cobalt	ug/g	22	3.7	4.6	2.1	7.1	1.4	--	4.8	3.2	--	4.5	4.5	5.4	--	4.6	3.4	8.6	--		
Copper	ug/g	140	10.4	13.8	7.4	17	4	--	21.1	9.3	--	10	33.1	13.4	--	8.7	8.4	18.8	--		
Lead	ug/g	120	38.4	16.9	18.7	25.2	6.5	--	207	13.4	--	15.4	24.9	9.9	--	29.4	11.2	8.9	--		
Mercury	ug/g	0.27	--	--	--	0.117	0.005 U	--	0.889	0.0138	--	0.0151	0.0513	0.008	--	0.0595	0.0068	0.0122	--		
Methyl Mercury	mg/kg	0.0084	--	--	--	--	--	--	5E-05 U	--	--	--	--	--	--	--	--	--	--		
Molybdenum	ug/g	6.9	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	1 U	--	1 U	1 U	1 U	--		
Nickel	ug/g	100	9.5	11	4.7	19	3.3	--	9.4	7.2	--	9.7	11.1	11.6	--	8.8	6.8	19.5	--		
Selenium	ug/g	2.4	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	1 U	--	1 U	1 U	1 U	--		
Silver	ug/g	20	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	0.21	0.2 U	--	0.2 U	0.2 U	0.2 U	--	0.2 U	0.2 U	0.2 U	--		
Thallium	ug/g	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--		
Uranium	ug/g	23	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	1 U	--	1 U	1 U	1 U	--		
Vanadium	ug/g	86	23.9	32.4	13.1	50.8	8.9	--	28.4	17	--	21.8	21.7	23.9	--	34.3	18.2	34.6	--		
Zinc	ug/g	340	120	106	83.1	155	42.1	--	235	94.2	--	60.5	129	114	--	70.3	69.8	49.9	--		
Other																					
Calcium	mg/l	NV	--	--	--	19.6	1.03	9.93	15.9	2.75	2.45	3.22	8.23	2.23	30.1	8.05	10.7	10.8	12.9		
Magnesium	mg/l	NV	--	--	--	27.2	0.5 U	4.9	3.61	0.5 U	1.22	0.5 U	7.2	0.91	6.79	2.74	1.11	2.59	3.33		
Sodium	mg/l	NV	--	--	--	241	243	251	281	54.2	110	614	295	289	117	239	343	186	198		
Polyaromatic Hydrocarbons (PAHs)																					
1-Methylnaphthalene	ug/g	0.99	--	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--		
2-(1-)Methylnaphthalene	ug/g	0.99	--	--	--	0.042 U	0.042 U	--	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	--		
2-Methylnaphthalene	ug/g	0.99	--	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--		
Acenaphthene	ug/g	7.9	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Acenaphthylene	ug/g	0.15	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Anthracene	ug/g	0.67	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Benzo(a)anthracene	ug/g	0.5	--	--	--	0.05 U	0.05 U	--	0.095	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Benzo(a)pyrene	ug/g	0.3	--	--	--	0.05 U	0.05 U	--	0.093	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Benzo(b)fluoranthene	ug/g	0.78	--	--	--	0.05 U	0.05 U	--	0.153	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Benzo(g,h,i)perylene	ug/g	6.6	--	--	--	0.05 U	0.05 U	--	0.11	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Benzo(k)fluoranthene	ug/g	0.78	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Chrysene	ug/g	7	--	--	--	0.05 U	0.05 U	--	0.107	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Dibenzo(a,h)anthracene	ug/g	0.1	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Fluoranthene	ug/g	0.69	--	--	--	0.05 U	0.05 U	--	0.185	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Fluorene	ug/g	62	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Indeno(1,2,3-Cd)Pyrene	ug/g	0.38	--	--	--	0.05 U	0.05 U	--	0.084	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Naphthalene	ug/g	0.6	--	--	--	0.013 U	0.013 U	--	0.013 U	0.013 U	--	0.013 U	0.013 U	0.013 U	--	0.013 U	0.013 U	0.013 U	--		
Phenanthrene	ug/g	6.2	--	--	--	0.046 U	0.046 U	--	0.119	0.046 U	--	0.046 U	0.046 U	0.046 U	--	0.046 U	0.046 U	0.046 U	--		
Pyrene	ug/g	78	--	--	--	0.05 U	0.05 U	--	0.178	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Polychlorinated Biphenyls (PCBs)																					
Aroclor 1242	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Aroclor 1248	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Aroclor 1254	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Aroclor 1260	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
PCB, Total	ug/g	0.35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																					
Benzene	ug/g	0.21	--	--	--	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	0.0068 U	--		
Ethylbenzene	ug/g	1.1	--	--	--	0.018 U	0.018 U	--	0.018 U	0.018 U	--	0.018 U	0.018 U	0.018 U	--	0.018 U	0.018 U	0.018 U	--		
Toluene	ug/g	2.3	--	--	--	0.08 U	0.08 U	--	0.08 U	0.08 U	--	0.08 U	0.08 U	0.08 U	--	0.08 U	0.08 U	0.08 U	--		
Xylene, o	ug/g	NV	--	--	--	0.02 U	0.02 U	--	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	--		
Xylenes, m & p	ug/g	NV	--	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--		
Xylenes, Total	ug/g	3.1	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--		
Petroleum Hydrocarbons (PHCs)																					
Gravimetric Heavy Hydrocarbons	ug/g	2800	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/g	NV	--	--	--	5 U	5 U	--	5 U	5 U	--	5 U	5 U	5 U	--	5 U	5 U	5 U	--		
Petroleum Hydrocarbons F1 (C6-C10)	ug/g	55	--	--	--	5 U	5 U	--	5 U	5 U	--	5 U	5 U	5 U	--	5 U	5 U	5 U	--		
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/g	NV	--	--	--	10 U	10 U	--	10 U	10 U	--	10 U	10 U	10 U	--	10 U	10 U	10 U	--		
Petroleum Hydrocarbons F2 (C10-C16)	ug/g	98	--	--	--	10 U	10 U	--	10 U	10 U	--	10 U	10 U	10 U	--	10 U	10 U	10 U	--		
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/g	NV	--	--	--	50 U	50 U	--	50 U	50 U	--	50 U	50 U	50 U	--	50 U	50 U	50 U	--		
Petroleum Hydrocarbons F3 (C16-C34)	ug/g	300	--	--	--	50 U	50 U	--	50 U	50 U	--	50 U	50 U	50 U	--	50 U	50 U	50 U	--		
Petroleum Hydrocarbons F4 (C34-C50)	ug/g	2800	--	--	--	50 U	50 U	--	50 U	50 U	--	50 U	71	50 U	--	50 U	50 U	50 U	--		
Total Petroleum Hydrocarbons (C6 to C50)	ug/g	NV	--	--	--	72 U	72 U	--	72 U	72 U	--	72 U	72 U	72 U	--	72 U	72 U	72 U	--		
Physical/Chemistry																					
Average Fraction Organic Carbon	None	NV	--	--	--	0.0049	0.001 U	0.001 U	--	--	--	0.0011	0.0013	0.001 U	0.001 U	0.0118	0.001 U	0.0034	--		
Clay (less than 0.005mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Coarse Sand (2.0 to 4.75mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Fine Sand (0.074 to 0.425mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Fraction Organic Carbon	None	NV	--	--	--	0.0047	0.001 U	0.001 U	--	--	--	0.001	0.0013	0.001 U	0.001 U	0.0117	0.001 U	0.0028	--		
Fraction Organic Carbon (Rep1)	None	NV	--	--	--	0.0049	--	--	--	--	--	0.0011	--	--	--	0.0118	--	0.0035	--		
Fraction Organic Carbon (Rep2)	None	NV	--	--	--	0.0052	--	--	--												

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, Ontario

Location		BH210			BH211	MW100			MW101			MW102B				MW103			
Sample ID		BH210-3.5	BH210-6.5-7	BH211-10-12	MW100-1.25-1.5'	MW100-7.5-9.5	MW100-15-17	MW101-1.5-2'	MW101-7.5-9.5	MW101-20-20.5	MW102-20-25	MW102-7.5-9.5	MW102-12.5-14.5	MW102-25-26	MW103-2-2.5'	MW103-12.5-14	MW103-17.5-19.5	MW103-22.5-24.5	
Sample Date		11/21/2019	11/21/2019	11/21/2019	7/24/2019	8/22/2019	8/22/2019	7/26/2019	8/21/2019	8/21/2019	7/23/2019	8/26/2019	8/26/2019	8/26/2019	7/22/2019	8/14/2019	8/14/2019	8/14/2019	
Sample Type		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Start Depth		0.99	1.98	3.05	0.41	2.29	4.57	0.46	2.29	6.1	0.51	2.29	3.81	7.62	0.56	3.81	5.33	6.86	
End Depth		1.14	2.13	3.66	0.46	2.9	5.18	0.61	2.9	6.25	0.63	2.9	4.42	7.92	0.71	4.27	5.94	7.47	
Analyte	Units	Table 2 SCS^a																	
Gravel (4.75 to 76mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Medium Sand (0.425 to 2.0mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Moisture	%	NV	--	--	--	19.9	6.59	--	10.3	7.89	--	14	13	10.9	--	16.9	10.8	9.01	
Silt (0.005 to 0.074mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total Organic Carbon	%	NV	--	--	--	0.47	0.1 U	0.1 U	--	--	0.1	0.13	0.1 U	0.1 U	1.17	0.1 U	0.28	--	
Total Organic Carbon (Rep1)	%	NV	--	--	--	0.49	--	--	--	--	0.11	--	--	--	1.18	--	0.35	--	
Total Organic Carbon (Rep2)	%	NV	--	--	--	0.52	--	--	--	--	--	--	--	--	1.19	--	0.39	--	
Volatile Organic Carbons (VOCs)																			
1,1,1,2-Tetrachloroethane	ug/g	0.058	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,1,1-Trichloroethane	ug/g	0.38	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,1,2,2-Tetrachloroethane	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,1,2-Trichloroethane	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,1-Dichloroethane	ug/g	0.47	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,1-Dichloroethene	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,2-Dibromoethane	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,2-Dichlorobenzene	ug/g	1.2	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,2-Dichloroethane	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,2-Dichloropropane	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,3-Dichlorobenzene	ug/g	4.8	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
1,3-Dichloropropene	ug/g	0.05	--	--	--	0.042 U	0.042 U	--	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	
1,4-Dichlorobenzene	ug/g	0.083	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
2-Butanone	ug/g	16	--	--	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	
4-Methyl-2-Pentanone	ug/g	1.7	--	--	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	
Acetone	ug/g	16	--	--	--	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	
Bromodichloromethane	ug/g	1.5	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Bromoform	ug/g	0.27	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Bromomethane	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Carbon tetrachloride	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Chlorobenzene	ug/g	2.4	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Chlorodibromomethane	ug/g	2.3	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Chloroform	ug/g	0.05	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
cis-1,2-Dichloroethene	ug/g	1.9	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
cis-1,3-Dichloropropene	ug/g	NV	--	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	
Dichlorodifluoromethane	ug/g	16	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Dichloromethane	ug/g	0.1	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Methyl tert-butyl ether (MTBE)	ug/g	0.75	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
n-Hexane	ug/g	2.8	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Styrene	ug/g	0.7	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Tetrachloroethene	ug/g	0.28	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
trans-1,2-Dichloroethene	ug/g	0.084	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
trans-1,3-Dichloropropene	ug/g	NV	--	--	--	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	
Trichloroethylene	ug/g	0.061	--	--	--	0.01 U	0.01 U	--	0.01 U	0.01 U	--	0.01 U	0.01 U	0.01 U	--	0.01 U	0.01 U	0.01 U	
Trichlorofluoromethane	ug/g	4	--	--	--	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
Vinyl Chloride	ug/g	0.02	--	--	--	0.02 U	0.02 U	--	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	

^aMECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

Bold denote positive detection at or above reportable detection limit

Shading denotes detected results that exceeds the applicable standard

U = Analyte not detected

ug/L = microgram(s) per litre

ug/g = microgram per gram

mg/L = milligram(s) per litre

mS/cm = milliSiemen per centimeter

SAR = Sodium Absorption Ratio

ID = identification

NV = no value available in applicable standards

-- = Analyte not analyzed

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Analyte	Units	Location		MW104					MW105					MW107			MW108		
		Sample ID	Sample Date	MW104-2.5-3'	DUP13	MW104-22-23	MW104-7-9	MW104-15-17	DUP12	MW105-5-6	MW105-10-12	MW105-15-17	MW105-21.5-22	MW107-2.5-4.5	MW107-7.5-9.5	MW107-15-16.5	MW108-5-6'	MW108-12.5-14.5	MW108-17.5-19
		7/22/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/19/2019	8/19/2019	8/19/2019	7/25/2019	8/16/2019	8/16/2019	
		N	FD	N	N	N	FD	N	N	N	N	N	N	N	N	N	N	N	
		0.61	2.13	6.1	2.13	4.57	4.57	1.52	3.05	4.57	6.55	0.76	2.29	4.57	1.52	3.81	5.33		
		0.91	2.74	6.71	2.74	5.18	5.18	1.83	3.66	5.18	6.71	1.37	2.9	5.03	1.83	4.42	5.79		
Acids, Bases, Neutrals (ABNs)		Table 2 SCS ^a																	
1,1'-Biphenyl	ug/g	0.31	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	--	--	--	--	--	--	--	--	--	
1,2,4-Trichlorobenzene	ug/g	0.36	0.05 U	0.05 U	--	0.05 U	0.05 U	--	--	--	--	--	--	--	--	--	--	--	
2,4 & 2,6-Dinitrotoluene	ug/g	0.5	0.14 U	0.14 U	--	0.14 U	0.14 U	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dimethylphenol	ug/g	38	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dinitrophenol	ug/g	2	1 U	1 U	--	1 U	1 U	--	--	--	--	--	--	--	--	--	--	--	
2,4-Dinitrotoluene	ug/g	0.5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
2,6-Dinitrotoluene	ug/g	0.5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
3,3'-Dichlorobenzidine	ug/g	1	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
4-Chloroaniline	ug/g	0.5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
Bis (2-chloroethyl) ether	ug/g	0.5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
bis (2-Chloroisopropyl) ether	ug/g	0.67	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
Bis (2-ethylhexyl) phthalate	ug/g	5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
Diethylphthalate	ug/g	0.5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
Dimethylphthalate	ug/g	0.5	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
Phenol	ug/g	9.4	0.1 U	0.1 U	--	0.1 U	0.1 U	--	--	--	--	--	--	--	--	--	--	--	
Dioxins/Furans																			
1,2,3,4,6,7,8-HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.133 J	--	--	
1,2,3,4,6,7,8-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.068 UJ	--	--	
1,2,3,4,7,8,9-HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.019 U	--	--	
1,2,3,4,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.021 U	--	--	
1,2,3,4,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.018 U	--	--	
1,2,3,6,7,8-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.023 J	--	--	
1,2,3,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.019 U	--	--	
1,2,3,7,8,9-HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.02 U	--	--	
1,2,3,7,8,9-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.025 UJ	--	--	
1,2,3,7,8-PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.023 U	--	--	
1,2,3,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.023 U	--	--	
2,3,4,6,7,8-HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.018 U	--	--	
2,3,4,7,8-PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.018 U	--	--	
2,3,7,8-TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.022 U	--	--	
2,3,7,8-TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.021 U	--	--	
Lower Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0017	--	--	
Mid Point PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0387	--	--	
OCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	1.06 J	--	--	
OCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.175 UJ	--	--	
Total HpCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.247	--	--	
Total HpCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	2	--	--	
Total HpCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.045	--	--	
Total HpCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	
Total HxCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.051	--	--	
Total HxCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	
Total HxCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.025 U	--	--	
Total HxCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0	--	--	
Total PeCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.023 U	--	--	
Total PeCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0	--	--	
Total PeCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.023 U	--	--	
Total PeCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0	--	--	
Total TCDD	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.022 U	--	--	
Total TCDD # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0	--	--	
Total TCDF	pg/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.021 U	--	--	
Total TCDF # Homologues	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0	--	--	
Upper Bound PCDD/F TEQ (WHO 2005)	pg/g	13	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0702	--	--	
Inorganics																			
Conductivity	mS/cm	0.7	0.969	0.911	1	1.13	1.11	0.841	0.52	1.27	0.859	1.01	0.376	1.71	1.35	0.0902	0.509	0.281	
Cyanide, Weak Acid Dissociable	ug/g	0.051	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	
pH	pH UNITS	NV	7.96	8.04	--	8.04	7.87	8.09	9.46	8.26	8.08	--	8.24	8.33	--	8.1	7.69	7.98	
Sodium Absorption Ratio	SAR	5	24	60.2 J	5.77	69.3 J	10.3	60 J	29.9 J	79.8 J	40 J	23.8	11.4	25.2	19.1	0.15	2.51	2.22	
Metals																			
Antimony	ug/g	7.5	1 U	1 U	--	1 U	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U	1 U	
Arsenic	ug/g	18	2	1.9	--	1.5	2.1	2.3	2.1	1.7	2.2	--	3	1.4	--	2.1	1.7	2	
Barium	ug/g	390	18.7	24.5 J	--	14.6 J	67.1	45.6	11.8	16.2	42.1	--	15.2	11.3	--	11.2	36.6	57.2	
Beryllium	ug/g	4	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	
Boron	ug/g	120	5 U	5.5	--	5 U	7.6	7.4	5.6	5.5	7	--	6.4	5 U	--	5 U	6.6	8.8	
Boron (Hot Water Ext.)	ug/g	1.5	0.1 U	0.1 U	--	0.1 U	0.1 U	0.13	0.12	0.1 U	0.13	--	0.1 U	0.1 U	--	0.1 U	0.17	0.13	
Cadmium	ug/g	1.2	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	
Chromium	ug/g	160	9	9.6	--	8.2	18.6	16.1	6.1	7.5	15.4	--	12.9	6.2	--	5.8	12.1	18.4	
Chromium, Hexavalent (Cr6+)	ug/g	8	0.2 U	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	0.54	0.2 U	--	0.2 U	0.2 U	0.26	

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		MW104					MW105					MW107			MW108		
Sample ID	Sample Date	MW104-2.5-3'	DUP13	MW104-22-23	MW104-7-9	MW104-15-17	DUP12	MW105-5-6	MW105-10-12	MW105-15-17	MW105-21.5-22	MW107-2.5-4.5	MW107-7.5-9.5	MW107-15-16.5	MW108-5-6'	MW108-12.5-14.5	MW108-17.5-19
Sample Type	Start Depth	End Depth															
			N	FD	N	N	N	FD	N	N	N	N	N	N	N	N	N
			0.61	2.13	6.1	2.13	4.57	4.57	1.52	3.05	4.57	6.55	0.76	2.29	4.57	1.52	3.81
			0.91	2.74	6.71	2.74	5.18	5.18	1.83	3.66	5.18	6.71	1.37	2.9	5.03	1.83	4.42
Analyte	Units	Table 2 SCS ^a															
Cobalt	ug/g	22	3.6	3.7	--	2.7	6.6	6.2	2	2.5	5.9	--	2.9	1.8	--	2.2	3.9
Copper	ug/g	140	8.7	8	--	6.4	14.3	13.1	10.3	7	12.3	--	14.9	8.7	--	8.4	10.2
Lead	ug/g	120	9.4	9.5	--	9	7.5	9	34.6	10.1	9	--	16	9.5	--	9.4	10.1
Mercury	ug/g	0.27	0.0061	0.0058	--	0.006	0.011	0.0099	0.0082	0.005 U	0.009	--	0.0148	0.005 U	--	0.005 U	0.0099
Methyl Mercury	mg/kg	0.0084	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Molybdenum	ug/g	6.9	1 U	1 U	--	1 U	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U
Nickel	ug/g	100	7	7.9	--	5.3	14.8	14.1	5	5.3	12.9	--	6.6	3.8	--	4.6	8.6
Selenium	ug/g	2.4	1 U	1 U	--	1 U	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U
Silver	ug/g	20	0.2 U	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	0.2 U	0.2 U	--	0.2 U	0.2 U
Thallium	ug/g	1	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U
Uranium	ug/g	23	1 U	1 U	--	1 U	1 U	1 U	1 U	1 U	1 U	--	1 U	1 U	--	1 U	1 U
Vanadium	ug/g	86	17.8	16.1	--	16.2	27.6	24.8	12.4	14.1	24.1	--	19.2	11.8	--	14.5	20.5
Zinc	ug/g	340	55.1	64.5	--	41.4	64	51.9	216	78.2	50.7	--	66	88.3	--	65.9	55.4
Other																	
Calcium	mg/l	NV	1.47	0.74	28.1	0.73	19.4	0.66	0.75	0.68	0.5 U	3.16	1.63	8.04	8.06	7.84	15.7
Magnesium	mg/l	NV	1.93	0.5 U	9.26	0.5 U	3.97	0.5 U	0.5 U	0.5 U	0.5 U	0.9	0.98	1.71	2.64	2.49	6.33
Sodium	mg/l	NV	188	188	138	215	191	177	94.1	239	168	186	74.4	302	245	1.93	46.6
Polyaromatic Hydrocarbons (PAHs)																	
1-Methylnaphthalene	ug/g	0.99	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U
2-(1-)Methylnaphthalene	ug/g	0.99	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	--	0.042 U	0.042 U
2-Methylnaphthalene	ug/g	0.99	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U
Acenaphthene	ug/g	7.9	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Acenaphthylene	ug/g	0.15	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.054	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Anthracene	ug/g	0.67	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(a)anthracene	ug/g	0.5	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.086 J	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(a)pyrene	ug/g	0.3	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.143	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(b)fluoranthene	ug/g	0.78	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.167	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(g,h,i)perylene	ug/g	6.6	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.162	0.05 U	0.05 U	--	0.067	0.05 U	--	0.05 U	0.05 U
Benzo(k)fluoranthene	ug/g	0.78	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Chrysene	ug/g	7	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.09	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Dibenzo(a,h)anthracene	ug/g	0.1	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Fluoranthene	ug/g	0.69	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.125	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Fluorene	ug/g	6.2	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Indeno(1,2,3-Cd)Pyrene	ug/g	0.38	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.133	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Naphthalene	ug/g	0.6	0.013 U	0.013 U	--	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	--	0.013 U	0.013 U	--	0.013 U	0.013 U
Phenanthrene	ug/g	6.2	0.046 U	0.046 U	--	0.046 U	0.046 U	0.046 U	0.063	0.046 U	0.046 U	--	0.046 U	0.046 U	--	0.046 U	0.046 U
Pyrene	ug/g	78	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.118	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Polychlorinated Biphenyls (PCBs)																	
Aroclor 1242	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Aroclor 1248	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Aroclor 1254	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Aroclor 1260	ug/g	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PCB, Total	ug/g	0.35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																	
Benzene	ug/g	0.21	0.0068 U	--	--	0.0068 U	0.0068 U	0.0068 U	0.0068 U	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U
Ethylbenzene	ug/g	1.1	0.018 U	--	--	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	--	0.018 U	0.018 U	--	0.018 U	0.018 U
Toluene	ug/g	2.3	0.08 U	--	--	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	--	0.08 U	0.08 U	--	0.08 U	0.08 U
Xylene, o	ug/g	NV	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	--	0.02 U	0.02 U
Xylenes, m & p	ug/g	NV	0.03 U	--	--	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U
Xylenes, Total	ug/g	3.1	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U
Petroleum Hydrocarbons (PHCs)																	
Gravimetric Heavy Hydrocarbons	ug/g	2800	--	--	--	--	--	--	610	--	--	--	2110	--	--	--	--
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/g	NV	5 U	--	--	5 U	5 U	5 U	5 U	5 U	5 U	--	5 U	5 U	--	5 U	5 U
Petroleum Hydrocarbons F1 (C6-C10)	ug/g	55	5 U	--	--	5 U	5 U	5 U	5 U	5 U	5 U	--	5 U	5 U	--	5 U	5 U
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/g	NV	10 U	--	--	10 U	10 U	10 U	10 U	10 U	10 U	--	20 U	10 U	--	10 U	10 U
Petroleum Hydrocarbons F2 (C10-C16)	ug/g	98	10 U	--	--	10 U	10 U	10 U	10 U	10 U	10 U	--	20 U	10 U	--	10 U	10 U
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/g	NV	50 U	--	--	50 U	50 U	50 U	123	50 U	50 U	--	300	50 U	--	50 U	50 U
Petroleum Hydrocarbons F3 (C16-C34)	ug/g	300	50 U	--	--	50 U	50 U	50 U	124	50 U	50 U	--	300	50 U	--	50 U	50 U
Petroleum Hydrocarbons F4 (C34-C50)	ug/g	2800	50 U	--	--	50 U	50 U	50 U	250	50 U	50 U	--	800	50 U	--	50 U	50 U
Total Petroleum Hydrocarbons (C6 to C50)	ug/g	NV	72 U	--	--	72 U	72 U	72 U	374	72 U	72 U	--	1090	72 U	--	72 U	72 U
Physical/Chemistry																	
Average Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.001 U	0.001 U
Clay (less than 0.005mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Coarse Sand (2.0 to 4.75mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Fine Sand (0.074 to 0.425mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Fraction Organic Carbon	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	0.001 U	0.001 U
Fraction Organic Carbon (Rep1)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.0019
Fraction Organic Carbon (Rep2)	None	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.002

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		MW104					MW105					MW107			MW108			
Sample ID		MW104-2.5-3'	DUP13	MW104-22-23	MW104-7-9	MW104-15-17	DUP12	MW105-5-6	MW105-10-12	MW105-15-17	MW105-21.5-22	MW107-2.5-4.5	MW107-7.5-9.5	MW107-15-16.5	MW108-5-6'	MW108-12.5-14.5	MW108-17.5-19	
Sample Date		7/22/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/13/2019	8/19/2019	8/19/2019	8/19/2019	7/25/2019	8/16/2019	8/16/2019	
Sample Type		N	FD	N	N	N	FD	N	N	N	N	N	N	N	N	N	N	
Start Depth		0.61	2.13	6.1	2.13	4.57	4.57	1.52	3.05	4.57	6.55	0.76	2.29	4.57	1.52	3.81	5.33	
End Depth		0.91	2.74	6.71	2.74	5.18	5.18	1.83	3.66	5.18	6.71	1.37	2.9	5.03	1.83	4.42	5.79	
Analyte	Units	Table 2 SCS^a																
Gravel (4.75 to 76mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Medium Sand (0.425 to 2.0mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Moisture	%	NV	8.51	7.19	--	8.77	8.62	8.54	3.46	7.46	9.3	--	6.31	6.96	--	4.2	11.4	8.1
Silt (0.005 to 0.074mm), USCS	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total Organic Carbon	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	0.1 U	0.1 U	0.18	
Total Organic Carbon (Rep1)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.19	
Total Organic Carbon (Rep2)	%	NV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.2	
Volatile Organic Carbons (VOCs)																		
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,1,1-Trichloroethane	ug/g	0.38	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,1,2-Trichloroethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,1-Dichloroethane	ug/g	0.47	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,1-Dichloroethene	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,2-Dibromoethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,2-Dichlorobenzene	ug/g	1.2	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,2-Dichloroethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,2-Dichloropropane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,3-Dichlorobenzene	ug/g	4.8	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
1,3-Dichloropropene	ug/g	0.05	0.042 U	--	--	0.042 U	0.042 U	0.042 U	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U	--	0.042 U	0.042 U	0.042 U
1,4-Dichlorobenzene	ug/g	0.083	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
2-Butanone	ug/g	16	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U
4-Methyl-2-Pentanone	ug/g	1.7	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U
Acetone	ug/g	16	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U	--	0.5 U	0.5 U	0.5 U
Bromodichloromethane	ug/g	1.5	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Bromoform	ug/g	0.27	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Bromomethane	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Carbon tetrachloride	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Chlorobenzene	ug/g	2.4	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Chlorodibromomethane	ug/g	2.3	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Chloroform	ug/g	0.05	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
cis-1,2-Dichloroethene	ug/g	1.9	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
cis-1,3-Dichloropropene	ug/g	NV	0.03 U	--	--	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U
Dichlorodifluoromethane	ug/g	16	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Dichloromethane	ug/g	0.1	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Methyl tert-butyl ether (MTBE)	ug/g	0.75	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
n-Hexane	ug/g	2.8	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Styrene	ug/g	0.7	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Tetrachloroethene	ug/g	0.28	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
trans-1,2-Dichloroethene	ug/g	0.084	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
trans-1,3-Dichloropropene	ug/g	NV	0.03 U	--	--	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U	--	0.03 U	0.03 U	0.03 U
Trichloroethylene	ug/g	0.061	0.01 U	--	--	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	--	0.01 U	0.01 U	--	0.01 U	0.01 U	0.01 U
Trichlorofluoromethane	ug/g	4	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U
Vinyl Chloride	ug/g	0.02	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U

^aMECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:
Bold denote positive detection at or above reportable detection limit
 Shading denotes detected results that exceeds the applicable standard

U = Analyte not detected
 ug/L = microgram(s) per litre
 ug/g = microgram per gram
 mg/L = milligram(s) per litre
 mS/cm = milliSiemen per centimeter
 SAR = Sodium Absorption Ratio
 ID = identification
 NV = no value available in applicable standards
 -- = Analyte not analyzed

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, Ontario

Location	MW109					MW113			
	Sample ID	MW109-2.5-3.5'	DUP14	MW109-8-9.5	MW109-12.5-14.5	MW109-16-17	MW113-2.5-4.5	MW113-6.5-8.5	
Sample Date	7/25/2019	8/15/2019	8/15/2019	8/15/2019	8/15/2019	8/15/2019	4/9/2020	4/9/2020	
Sample Type	N	FD	N	N	N	N	N	N	
Start Depth	0.76	3.81	2.29	3.81	4.88	0.76	1.98		
End Depth	1.07	4.42	2.9	4.42	5.18	1.37	2.59		
Analyte	Units	Table 2 SCS^a							
Acids, Bases, Neutrals (ABNs)									
1,1'-Biphenyl	ug/g	0.31	--	--	--	--	--	--	
1,2,4-Trichlorobenzene	ug/g	0.36	--	--	--	--	--	--	
2,4 & 2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	
2,4-Dimethylphenol	ug/g	38	--	--	--	--	--	--	
2,4-Dinitrophenol	ug/g	2	--	--	--	--	--	--	
2,4-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	
2,6-Dinitrotoluene	ug/g	0.5	--	--	--	--	--	--	
3,3'-Dichlorobenzidine	ug/g	1	--	--	--	--	--	--	
4-Chloroaniline	ug/g	0.5	--	--	--	--	--	--	
Bis (2-chloroethyl) ether	ug/g	0.5	--	--	--	--	--	--	
bis (2-Chloroisopropyl) ether	ug/g	0.67	--	--	--	--	--	--	
Bis (2-ethylhexyl) phthalate	ug/g	5	--	--	--	--	--	--	
Diethylphthalate	ug/g	0.5	--	--	--	--	--	--	
Dimethylphthalate	ug/g	0.5	--	--	--	--	--	--	
Phenol	ug/g	9.4	--	--	--	--	--	--	
Dioxins/Furans									
1,2,3,4,6,7,8-HpCDD	pg/g	NV	0.808 J	--	--	--	--	--	
1,2,3,4,6,7,8-HpCDF	pg/g	NV	0.29 J	--	--	--	--	--	
1,2,3,4,7,8,9-HpCDF	pg/g	NV	0.02 U	--	--	--	--	--	
1,2,3,4,7,8-HxCDD	pg/g	NV	0.027 U	--	--	--	--	--	
1,2,3,4,7,8-HxCDF	pg/g	NV	0.027 U	--	--	--	--	--	
1,2,3,6,7,8-HxCDD	pg/g	NV	0.04 J	--	--	--	--	--	
1,2,3,6,7,8-HxCDF	pg/g	NV	0.027 U	--	--	--	--	--	
1,2,3,7,8,9-HxCDD	pg/g	NV	0.026 U	--	--	--	--	--	
1,2,3,7,8,9-HxCDF	pg/g	NV	0.036 U	--	--	--	--	--	
1,2,3,7,8-PeCDD	pg/g	NV	0.017 U	--	--	--	--	--	
1,2,3,7,8-PeCDF	pg/g	NV	0.024 U	--	--	--	--	--	
2,3,4,6,7,8-HxCDF	pg/g	NV	0.026 U	--	--	--	--	--	
2,3,4,7,8-PeCDF	pg/g	NV	0.024 J	--	--	--	--	--	
2,3,7,8-TCDD	pg/g	NV	0.025 U	--	--	--	--	--	
2,3,7,8-TCDF	pg/g	NV	0.024 U	--	--	--	--	--	
Lower Bound PCDD/F TEQ (WHO 2005)	pg/g	13	0.0146	--	--	--	--	--	
Mid Point PCDD/F TEQ (WHO 2005)	pg/g	13	0.0558	--	--	--	--	--	
OCDD	pg/g	NV	7.3	--	--	--	--	--	
OCDF	pg/g	NV	0.862 J	--	--	--	--	--	
Total HpCDD	pg/g	NV	1.48	--	--	--	--	--	
Total HpCDD # Homologues	None	NV	2	--	--	--	--	--	
Total HpCDF	pg/g	NV	0.622	--	--	--	--	--	
Total HpCDF # Homologues	None	NV	1	--	--	--	--	--	
Total HxCDD	pg/g	NV	0.111	--	--	--	--	--	
Total HxCDD # Homologues	None	NV	2	--	--	--	--	--	
Total HxCDF	pg/g	NV	0.124	--	--	--	--	--	
Total HxCDF # Homologues	None	NV	1	--	--	--	--	--	
Total PeCDD	pg/g	NV	0.017 U	--	--	--	--	--	
Total PeCDD # Homologues	None	NV	0	--	--	--	--	--	
Total PeCDF	pg/g	NV	0.04	--	--	--	--	--	
Total PeCDF # Homologues	None	NV	1	--	--	--	--	--	
Total TCDD	pg/g	NV	0.058	--	--	--	--	--	
Total TCDD # Homologues	None	NV	1	--	--	--	--	--	
Total TCDF	pg/g	NV	0.024 U	--	--	--	--	--	
Total TCDF # Homologues	None	NV	0	--	--	--	--	--	
Upper Bound PCDD/F TEQ (WHO 2005)	pg/g	13	0.0869	--	--	--	--	--	
Inorganics									
Conductivity	mS/cm	0.7	0.208	0.177	0.394	0.167	--	1.66	1.87
Cyanide, Weak Acid Dissociable	ug/g	0.051	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
pH	pH UNITS	NV	7.83	8	7.96	7.98	--	7.93	8.13
Sodium Absorption Ratio	SAR	5	8.8	5.29	16.5 J	5.24	5.23	45.6	108 J
Metals									
Antimony	ug/g	7.5	1 U	1 U	1 U	1 U	--	1 U	1 U
Arsenic	ug/g	18	1.2	2.3	2.2	2.4	--	3.4	2.8
Barium	ug/g	390	12.8	41	34.1	48.4	--	34.7	21.1
Beryllium	ug/g	4	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U
Boron	ug/g	120	5 U	6.8	6.3	6.3	--	5 U	6.2
Boron (Hot Water Ext.)	ug/g	1.5	0.1 U	0.1 U	0.12	0.1 U	--	0.19	0.1 U
Cadmium	ug/g	1.2	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U
Chromium	ug/g	160	5.8	13.7	12.8	14.3	--	16.2	11.5
Chromium, Hexavalent (Cr6+)	ug/g	8	0.2 U	0.2 U	0.2 U	0.2 U	--	0.31	0.44

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, Ontario

		Location		MW109			MW113		
		Sample ID	MW109-2.5-3.5'	DUP14	MW109-8-9.5	MW109-12.5-14.5	MW109-16-17	MW113-2.5-4.5	MW113-6.5-8.5
		Sample Date	7/25/2019	8/15/2019	8/15/2019	8/15/2019	8/15/2019	4/9/2020	4/9/2020
		Sample Type	N	FD	N	N	N	N	N
		Start Depth	0.76	3.81	2.29	3.81	4.88	0.76	1.98
		End Depth	1.07	4.42	2.9	4.42	5.18	1.37	2.59
Analyte	Units	Table 2 SCS^a							
Cobalt	ug/g	22	1.6	5.8	5.1	6.2	--	4	3.8
Copper	ug/g	140	4	12	12	12.9	--	16.1	10.4
Lead	ug/g	120	5.9	11.2	13	14.5	--	41.6	16.6
Mercury	ug/g	0.27	0.0071	0.0104	0.0132	0.0111	--	0.0623	0.005 U
Methyl Mercury	mg/kg	0.0084	--	--	--	--	--	--	--
Molybdenum	ug/g	6.9	1 U	1 U	1 U	1 U	--	1 U	1 U
Nickel	ug/g	100	3.8	11.8	10.8	13	--	8.3	8.2
Selenium	ug/g	2.4	1 U	1 U	1 U	1 U	--	1 U	1 U
Silver	ug/g	20	0.2 U	0.2 U	0.2 U	0.2 U	--	0.2 U	0.2 U
Thallium	ug/g	1	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U
Uranium	ug/g	23	1 U	1 U	1 U	1 U	--	1 U	1 U
Vanadium	ug/g	86	10.6	22.4	21.7	23	--	24.7	17.7
Zinc	ug/g	340	26.6	57.1	87	64.7	--	108	94.9
Other									
Calcium	mg/l	NV	1.39	2.8	2.16	2.64	1.67	2.84	0.79
Magnesium	mg/l	NV	0.57	0.97	0.5 U	0.92	0.72	0.5	0.5 U
Sodium	mg/l	NV	48.8	40.3	88.1	38.8	32.1	317	349
Polyaromatic Hydrocarbons (PAHs)									
1-Methylnaphthalene	ug/g	0.99	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U
2-(1-)Methylnaphthalene	ug/g	0.99	0.042 U	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U
2-Methylnaphthalene	ug/g	0.99	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U
Acenaphthene	ug/g	7.9	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Acenaphthylene	ug/g	0.15	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Anthracene	ug/g	0.67	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(a)anthracene	ug/g	0.5	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(a)pyrene	ug/g	0.3	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(b)fluoranthene	ug/g	0.78	0.05 U	0.05 U	0.05 U	0.05 U	--	0.055	0.05 U
Benzo(g,h,i)perylene	ug/g	6.6	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Benzo(k)fluoranthene	ug/g	0.78	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Chrysene	ug/g	7	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Dibenzo(a,h)anthracene	ug/g	0.1	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Fluoranthene	ug/g	0.69	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Fluorene	ug/g	62	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Indeno(1,2,3-Cd)Pyrene	ug/g	0.38	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Naphthalene	ug/g	0.6	0.013 U	0.013 U	0.013 U	0.013 U	--	0.013 U	0.013 U
Phenanthrene	ug/g	6.2	0.046 U	0.046 U	0.046 U	0.046 U	--	0.046 U	0.046 U
Pyrene	ug/g	78	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Polychlorinated Biphenyls (PCBs)									
Aroclor 1242	ug/g	NV	--	--	--	--	--	--	--
Aroclor 1248	ug/g	NV	--	--	--	--	--	--	--
Aroclor 1254	ug/g	NV	--	--	--	--	--	--	--
Aroclor 1260	ug/g	NV	--	--	--	--	--	--	--
PCB, Total	ug/g	0.35	--	--	--	--	--	--	--
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)									
Benzene	ug/g	0.21	0.0068 U	0.0068 U	0.0068 U	0.0068 U	--	0.0068 U	0.0068 U
Ethylbenzene	ug/g	1.1	0.018 U	0.018 U	0.018 U	0.018 U	--	0.018 U	0.018 U
Toluene	ug/g	2.3	0.08 U	0.08 U	0.08 U	0.08 U	--	0.08 U	0.08 U
Xylene, o	ug/g	NV	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U
Xylenes, m & p	ug/g	NV	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U
Xylenes, Total	ug/g	3.1	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Petroleum Hydrocarbons (PHCs)									
Gravimetric Heavy Hydrocarbons	ug/g	2800	--	--	--	--	--	550	--
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/g	NV	5 U	5 U	5 U	5 U	--	5 U	5 U
Petroleum Hydrocarbons F1 (C6-C10)	ug/g	55	5 U	5 U	5 U	5 U	--	5 U	5 U
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/g	NV	10 U	10 U	10 U	10 U	--	10 U	10 U
Petroleum Hydrocarbons F2 (C10-C16)	ug/g	98	10 U	10 U	10 U	10 U	--	10 U	10 U
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/g	NV	50 U	50 U	50 U	50 U	--	54	50 U
Petroleum Hydrocarbons F3 (C16-C34)	ug/g	300	50 U	50 U	50 U	50 U	--	54	50 U
Petroleum Hydrocarbons F4 (C34-C50)	ug/g	2800	50 U	50 U	50 U	50 U	--	181	50 U
Total Petroleum Hydrocarbons (C6 to C50)	ug/g	NV	72 U	72 U	72 U	72 U	--	235	72 U
Physical/Chemistry									
Average Fraction Organic Carbon	None	NV	--	--	0.001 U	0.001 U	0.001 U	--	--
Clay (less than 0.005mm), USCS	%	NV	--	--	--	--	--	--	--
Coarse Sand (2.0 to 4.75mm), USCS	%	NV	--	--	--	--	--	--	--
Fine Sand (0.074 to 0.425mm), USCS	%	NV	--	--	--	--	--	--	--
Fraction Organic Carbon	None	NV	--	--	0.001 U	0.001 U	0.001 U	--	--
Fraction Organic Carbon (Rep1)	None	NV	--	--	--	0.001	--	--	--
Fraction Organic Carbon (Rep2)	None	NV	--	--	--	--	--	--	--

Table 6-5. Summary of Analytical Results in Soil

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Location		MW109					MW113		
Sample ID	MW109-2.5-3.5'	DUP14	MW109-8-9.5	MW109-12.5-14.5	MW109-16-17	MW113-2.5-4.5	MW113-6.5-8.5		
Sample Date	7/25/2019	8/15/2019	8/15/2019	8/15/2019	8/15/2019	4/9/2020	4/9/2020		
Sample Type	N	FD	N	N	N	N	N		
Start Depth	0.76	3.81	2.29	3.81	4.88	0.76	1.98		
End Depth	1.07	4.42	2.9	4.42	5.18	1.37	2.59		
Analyte	Units	Table 2 SCS ^a							
Gravel (4.75 to 76mm), USCS	%	NV	--	--	--	--	--		
Medium Sand (0.425 to 2.0mm), USCS	%	NV	--	--	--	--	--		
Moisture	%	NV	6.56	10.7	8.42	9.71	8.79		
Silt (0.005 to 0.074mm), USCS	%	NV	--	--	--	--	--		
Total Organic Carbon	%	NV	--	--	0.1 U	0.1 U	0.1 U		
Total Organic Carbon (Rep1)	%	NV	--	--	0.1	--	--		
Total Organic Carbon (Rep2)	%	NV	--	--	--	--	--		
Volatile Organic Carbons (VOCs)									
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,1,1-Trichloroethane	ug/g	0.38	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,1,2-Trichloroethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,1-Dichloroethane	ug/g	0.47	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,1-Dichloroethene	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,2-Dibromoethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,2-Dichlorobenzene	ug/g	1.2	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,2-Dichloroethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,2-Dichloropropane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,3-Dichlorobenzene	ug/g	4.8	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
1,3-Dichloropropene	ug/g	0.05	0.042 U	0.042 U	0.042 U	0.042 U	--	0.042 U	0.042 U
1,4-Dichlorobenzene	ug/g	0.083	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
2-Butanone	ug/g	16	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U
4-Methyl-2-Pentanone	ug/g	1.7	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U
Acetone	ug/g	16	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	0.5 U
Bromodichloromethane	ug/g	1.5	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Bromoform	ug/g	0.27	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Bromomethane	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Carbon tetrachloride	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Chlorobenzene	ug/g	2.4	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Chlorodibromomethane	ug/g	2.3	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Chloroform	ug/g	0.05	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
cis-1,2-Dichloroethene	ug/g	1.9	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
cis-1,3-Dichloropropene	ug/g	NV	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U
Dichlorodifluoromethane	ug/g	16	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Dichloromethane	ug/g	0.1	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Methyl tert-butyl ether (MTBE)	ug/g	0.75	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
n-Hexane	ug/g	2.8	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Styrene	ug/g	0.7	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Tetrachloroethene	ug/g	0.28	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
trans-1,2-Dichloroethene	ug/g	0.084	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
trans-1,3-Dichloropropene	ug/g	NV	0.03 U	0.03 U	0.03 U	0.03 U	--	0.03 U	0.03 U
Trichloroethylene	ug/g	0.061	0.01 U	0.01 U	0.01 U	0.01 U	--	0.01 U	0.01 U
Trichlorofluoromethane	ug/g	4	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U
Vinyl Chloride	ug/g	0.02	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U

^aMECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

Bold denote positive detection at or above reportable detection limit

Shading denotes detected results that exceeds the applicable standard

U = Analyte not detected

ug/L = microgram(s) per litre

ug/g = microgram per gram

mg/L = milligram(s) per litre

mS/cm = millisiemen per centimeter

SAR = Sodium Absorption Ratio

ID = identification

NV = no value available in applicable standards

-- = Analyte not analyzed

Table 6-7c. Rationale for the Exclusion of Soil COCs

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Parameter Group	Parameter	Category	Sample(s)	Comment/Rationale
PAH	Dibenzo[a,h]anthracene	Parameter with existing SCS and detected exceedance.	1 sample from BH-14 (0.8 to 1.4 mbgs) from 2008 (COA L712303).	<p>One exceedances of dibenzo[a,h]anthracene was detected across the Phase Two Property from a historical sample at BH-14. In November 2019, BH208 was drilled in the same area as BH-14, and samples were collected between 0.91 to 1.07 mbgs, and 2.3 to 2.44 mbgs. The results from the two locations were averaged below the SCS.</p> <p>Based on the available information, this parameter was determined to likely not be present at concentrations exceeding the SCS; therefore, at the discretion of the QPESA, was not considered to be a COC for the Phase Two Property.</p>
INORGANICS	Conductivity (EC) Sodium Adsorption Ratio (SAR)	Parameter with Table 2 SCS and exemptions in Section 49.1 of O. Reg. 153/04	34 (EC) and 56 (SAR) samples across the Site from 2019 and 2020.	The presence of EC and SAR at the Site are related to the application of salt on the parking lot surface during winter conditions. The application of salt has been used for the safety of vehicular and pedestrian traffic. Under Section 49.1 of the revised O. Reg. 153/04, the SCS is deemed to not be exceeded for the purpose of Part XV.1 of the Act should a substance be applied to surfaces for hte safety of vehicular or pedestrian traffic under conditions of snow or ice or both. Therefore, at the discretion of the QPESA, EC and SAR were not considered to be COCs for the Phase Two Property.

Notes:

The rationale for exclusion of COCs listed in this table is based on the data collected as part of the ESA and only applies to this ESA.

µg/g = micrograms per gram

COA = certificate of analysis

COC = contaminant of concern

EC = electrical conductivity

mbgs = metres below ground surface

O. Reg. = Ontario Regulation

PAH = polycyclic aromatic hydrocarbon

QPESA = MECP Qualified Person for Environmental Site Assessment

SAR = sodium adsorption ratio

SCS = Site Condition Standards

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

Analyte	Units	Table 2 SCS ^a	MW100		MW101			MW102A		MW102B		MW103			MW104		
			MW100 9/6/2019	MW100 12/19/2019	MW101 9/5/2019	MW101 9/24/2019	MW101 12/20/2019	MW102A 9/6/2019	MW102A 12/19/2019	MW102B 9/6/2019	MW102B 12/19/2019	DUP1 9/5/2019	MW103 9/5/2019	MW103 12/18/2019	DUP2 9/5/2019	MW104 9/5/2019	DUP3 12/20/2019
Location	Sample ID	Sample Date	Sample Type	Start Depth	End Depth												
Acids, Bases, Neutrals (ABNs)																	
1,1'-Biphenyl	ug/l	0.5	--	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U
1,2,4-Trichlorobenzene	ug/l	70	--	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U
2,4 & 2,6-Dinitrotoluene	ug/l	5	--	--	--	--	--	--	--	--	--	--	--	0.57 U	0.57 U	0.57 U	
2,4-Dimethylphenol	ug/l	59	--	--	--	--	--	--	--	--	--	--	--	0.5 U	0.5 U	0.5 U	
2,4-Dinitrophenol	ug/l	10	--	--	--	--	--	--	--	--	--	--	--	1 U	1 U	1 U	
2,4-Dinitrotoluene	ug/l	5	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U	
2,6-Dinitrotoluene	ug/l	5	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U	
3,3'-Dichlorobenzidine	ug/l	0.5	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U	
4-Chloroaniline	ug/l	10	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U	
Bis (2-chloroethyl) ether	ug/l	5	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U	
bis (2-Chloroisopropyl) ether	ug/l	120	--	--	--	--	--	--	--	--	--	--	--	0.4 U	0.4 U	0.4 U	
Bis (2-ethylhexyl) phthalate	ug/l	10	--	--	--	--	--	--	--	--	--	--	--	2.3	2	2 U	
Diethylphthalate	ug/l	38	--	--	--	--	--	--	--	--	--	--	--	0.2 U	0.2 U	0.2 U	
Dimethylphthalate	ug/l	38	--	--	--	--	--	--	--	--	--	--	--	0.2 U	0.2 U	0.2 U	
Phenol	ug/l	890	--	--	--	--	--	--	--	--	--	--	--	0.5 U	0.5 U	0.5 U	
Inorganics																	
Chloride (Cl)	mg/l	790	6970	8010	1380	--	370	6010	8140	9610	8500	4980	6580	5890	--	2660	--
Conductivity	mS/cm	NV	20.1	23	4.18	--	1.76	17.9	23.5	27	24.3	14.5	14.6	15.4	--	7.24	--
Cyanide, Weak Acid Dissociable	ug/l	66	2.8	2 U	2 U	--	2 U	2 U	8.4	2 U	2 U	2.5	2 U	2 U	--	2 U	--
pH	pH UNITS	NV	7.77	7.82	7.86	--	7.76	7.43	7.49	7.14	7.34	7.44	7.55	7.53	--	7.8	--
Sodium	ug/l	490000	4590000	--	725000	--	--	3960000	--	6100000	--	3150000	3140000	--	--	1360000	--
Sodium Absorption Ratio	SAR	NV	0.1 U	--	21.8 J	--	--	0.1 U	--	22 J	--	130 UJ	130 UJ	--	--	130 UJ	--
Metals																	
Antimony	ug/l	6	10 U	--	1 U	--	--	10 U	--	10 U	--	1 U	1 U	--	--	1 U	--
Arsenic	ug/l	25	10 U	--	1 U	--	--	10 U	--	10 U	--	1.2	1 U	--	--	1 U	--
Barium	ug/l	1000	356	392	87.1	--	53.1	462	526	619	556	403	406	378	--	164	--
Beryllium	ug/l	4	10 U	10 U	1 U	--	1 U	10 U	10 U	10 U	10 U	1 U	1 U	1 U	--	1 U	--
Boron	ug/l	5000	1000 U	1000 U	100 U	--	100 U	1000 U	1000 U	1000 U	1000 U	100 U	100 U	100 U	--	100 U	--
Cadmium	ug/l	2.7	1.1	0.72	0.05 U	--	0.05 U	0.5 U	0.5 U	1.02	0.78	0.134	0.131	0.128	--	0.05 U	--
Chromium	ug/l	50	50 U	50 U	5 U	--	5 U	50 U	50 U	50 U	50 U	5 U	5 U	5 U	--	5 U	--
Chromium, Hexavalent (Cr6+)	ug/l	25	3.87	4.15	0.55	--	0.51	0.5 U	0.51	1.28	0.51	0.5 U	0.56	0.5 U	--	0.5 U	--
Cobalt	ug/l	3.8	10 U	10 U	1 U	--	1 U	10 U	10 U	10 U	10 U	1 U	1 U	1.4	--	1 U	--
Copper	ug/l	87	20 U	20 U	2.4	--	2.2	20 U	20 U	20 U	20 U	3.1 J	4.4 J	3	--	2.1	--
Lead	ug/l	10	5 U	5 U	0.5 U	--	0.5 U	5 U	5 U	5 U	5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
Mercury	ug/l	0.29	0.005 U	0.005 U	0.005 U	--	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	--	0.005 U	--
Molybdenum	ug/l	70	5 U	5 U	6.26	--	1.95	5 U	5 U	13.3	5 U	4.87	4.93	3.13	--	17.6	--
Nickel	ug/l	100	50 U	50 U	5 U	--	5 U	50 U	50 U	50 U	50 U	5 U	5 U	5 U	--	5 U	--
Selenium	ug/l	10	5 U	--	4.66	--	--	5 U	--	5 U	--	0.55	0.57	--	--	0.5 U	--
Silver	ug/l	1.5	5 U	5 U	0.5 U	--	0.5 U	5 U	5 U	5 U	5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
Thallium	ug/l	2	1 U	1 U	0.1 U	--	0.1 U	1 U	1 U	1 U	1 U	0.12	0.12	0.1 U	--	0.1 U	--
Uranium	ug/l	20	1 U	1 U	0.82	--	0.76	3.5	1.7	1.8	1.6	4.7	4.76	5.79	--	1.83	--
Vanadium	ug/l	6.2	5 U	5 U	5 U	--	5 U	50 U	50 U	50 U	50 U	5 U	5 U	5 U	--	5 U	--
Zinc	ug/l	1100	100 U	100 U	10 U	--	10 U	100 U	100 U	100 U	100 U	10 U	10 U	10 U	--	10 U	--
Polyaromatic Hydrocarbons (PAHs)																	
1-Methylnaphthalene	ug/l	3.2	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.022	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--
2-(1-)Methylnaphthalene	ug/l	3.2	0.028 U	0.028 U	0.028 U	--	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	--	0.028 U	--
2-Methylnaphthalene	ug/l	3.2	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--
Acenaphthene	ug/l	4.1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--
Acenaphthylene	ug/l	1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--
Anthracene	ug/l	2.4	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

Analyte	Units	Table 2 SCS ^a	Location		MW100		MW101			MW102A		MW102B		MW103			MW104		
			Sample ID	Sample Date	MW100	MW100	MW101	MW101	MW101	MW102A	MW102A	MW102B	MW102B	DUP1	MW103	MW103	DUP2	MW104	DUP3
			Sample Date	Sample Date	9/6/2019	12/19/2019	9/5/2019	9/24/2019	12/20/2019	9/6/2019	12/19/2019	9/6/2019	12/19/2019	9/5/2019	9/5/2019	12/18/2019	9/5/2019	9/5/2019	12/20/2019
			Sample Type	Sample Type	N	N	N	N	N	N	N	N	N	FD	N	N	FD	N	FD
			Start Depth	Start Depth	5.49	5.49	5.71	5.71	5.71	2.13	2.13	8.84	8.84	2.13	2.13	2.13	5.94	5.94	5.94
End Depth	End Depth	8.53	8.53	8.76	8.76	8.76	5.18	5.18	10.36	10.36	5.18	5.18	5.18	8.99	8.99	8.99			
Benzo(a)anthracene	ug/l	1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Benzo(a)pyrene	ug/l	0.01	0.01 U	0.01 U	0.01 U	--	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	--	0.01 U	--		
Benzo(b)fluoranthene	ug/l	0.1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Benzo(g,h,i)perylene	ug/l	0.2	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Benzo(k)fluoranthene	ug/l	0.1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Chrysene	ug/l	0.1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Dibenzo(a,h)anthracene	ug/l	0.2	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Fluoranthene	ug/l	0.41	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Fluorene	ug/l	120	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Indeno(1,2,3-Cd)Pyrene	ug/l	0.2	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Naphthalene	ug/l	11	0.05 U	0.05 U	0.05 U	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	--		
Phenanthrene	ug/l	1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Pyrene	ug/l	4.1	0.02 U	0.02 U	0.02 U	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--		
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																			
Benzene	ug/l	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
Ethylbenzene	ug/l	2.4	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
Toluene	ug/l	24	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
Xylene, o	ug/l	NV	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	0.3 U	--	
Xylenes, m & p	ug/l	NV	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	--	0.4 U	--	
Xylenes, Total	ug/l	300	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
Petroleum Hydrocarbons (PHCs)																			
Chrom. to baseline at nC50	None	NV	1 U	1 U	1 U	--	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	--	1 U	--	
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/l	NV	25 U	25 U	25 U	--	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	--	25 U	--	
Petroleum Hydrocarbons F1 (C6-C10)	ug/l	750	25 U	25 U	25 U	--	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	--	25 U	--	
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/l	NV	100 U	100 U	100 U	--	100 U	100 U	100 U	100 U	100 U	100 U	100 U	100 U	100 U	--	100 U	--	
Petroleum Hydrocarbons F2 (C10-C16)	ug/l	150	100 U	100 U	100 U	--	100 U	100 U	100 U	100 U	100 U	100 U	100 U	100 U	100 U	--	100 U	--	
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/l	NV	250 U	250 U	250 U	--	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	--	250 U	--	
Petroleum Hydrocarbons F3 (C16-C34)	ug/l	500	250 U	250 U	250 U	--	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	--	250 U	--	
Petroleum Hydrocarbons F4 (C34-C50)	ug/l	500	250 U	250 U	250 U	--	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	--	250 U	--	
Total Petroleum Hydrocarbons (C6 to C50)	ug/l	NV	370 U	370 U	370 U	--	370 U	370 U	370 U	370 U	370 U	370 U	370 U	370 U	370 U	--	370 U	--	
Volatile Organic Carbons (VOCs)																			
1,1,1,2-Tetrachloroethane	ug/l	1.1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,1,1-Trichloroethane	ug/l	200	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,1,2,2-Tetrachloroethane	ug/l	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,1,2-Trichloroethane	ug/l	4.7	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,1-Dichloroethane	ug/l	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,1-Dichloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,2-Dibromoethane	ug/l	0.2	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	0.2 U	--	
1,2-Dichlorobenzene	ug/l	3	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,2-Dichloroethane	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,2-Dichloropropane	ug/l	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,3-Dichlorobenzene	ug/l	59	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,3-Dichloropropene	ug/l	0.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
1,4-Dichlorobenzene	ug/l	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
2-Butanone	ug/l	1800	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	--	20 U	--	
4-Methyl-2-Pentanone	ug/l	640	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	20 U	--	20 U	--	
Acetone	ug/l	2700	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	30 U	--	30 U	--	
Bromodichloromethane	ug/l	16	2 U	2 U	6.7	7.1	6.6	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	--	4.7	--	
Bromoform	ug/l	25	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	--	5 U	--	
Bromomethane	ug/l	0.89	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--	
Carbon tetrachloride	ug/l	0.79	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	0.2 U	--	

Table 6-8. Summary of Analytical Results in Groundwater

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, Ontario

Analyte	Units	Table 2 SCS ^a	MW100		MW101			MW102A		MW102B		MW103			MW104								
			Sample ID	Sample Date	Sample Type	Start Depth	End Depth	MW100	MW100	MW101	MW101	MW101	MW102A	MW102A	MW102B	MW102B	DUP1	MW103	MW103	DUP2	MW104	DUP3	
			9/6/2019	12/19/2019	N	5.49	8.53	9/5/2019	9/24/2019	12/20/2019	9/6/2019	12/19/2019	9/6/2019	12/19/2019	9/5/2019	9/5/2019	12/18/2019	9/5/2019	9/5/2019	12/20/2019			
Chlorobenzene	ug/l	30	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
Chlorodibromomethane	ug/l	25	2 U	2 U	4.9	4.5	5.4	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	--	4.1	--
Chloroform	ug/l	2.4	1 U	1 U	12	11.9	8.5	1 U	1 U	1 U	1.5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	--	4.9	--
cis-1,2-Dichloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
cis-1,3-Dichloropropene	ug/l	NV	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	0.3 U	--
Dichlorodifluoromethane	ug/l	590	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	--	2 U	--
Dichloromethane	ug/l	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	--	5 U	--
Methyl tert-butyl ether (MTBE)	ug/l	15	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	--	2 U	--
n-Hexane	ug/l	51	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
Styrene	ug/l	5.4	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
Tetrachloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
trans-1,2-Dichloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
trans-1,3-Dichloropropene	ug/l	NV	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	0.3 U	--
Trichloroethylene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--
Trichlorofluoromethane	ug/l	150	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	--	5 U	--
Vinyl Chloride	ug/l	0.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	0.5 U	--

^a MECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

- Bold** denote positive detection at or above reportable detection limit
- Shading denotes detected results that exceeds the applicable standard
- U = Analyte not detected
- ug/L = microgram(s) per litre
- ug/g = microgram per gram
- mg/L = milligram(s) per litre
- mS/cm = millisiemen per centimeter
- SAR = Sodium Absorption Ratio
- ID = identification
- NV = no value available in applicable standards
- = Analyte not analyzed

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

Analyte	Units	Table 2 SCS ^a	Location	MW105			MW107			MW107B		MW108		MW109		MW110A	
			Sample ID	MW104	MW105	DUP3	MW107	MW107	MW107	MW107B	MW107B	MW108	MW108	MW109	DUP1	MW109	MW110A
Sample Date			12/20/2019	9/6/2019	9/6/2019	9/6/2019	9/24/2019	12/18/2019	11/26/2019	12/18/2019	9/5/2019	12/19/2019	9/5/2019	12/19/2019	12/19/2019	11/26/2019	12/20/2019
Sample Type			N	N	FD	N	N	N	N	N	N	N	N	N	N	N	N
Start Depth			5.94	5.64	5.33	5.33	5.33	5.33	13.56	13.56	6.71	6.71	7.32	7.32	7.32	5.33	5.33
End Depth			8.99	8.69	8.38	8.38	8.38	8.38	15.39	15.39	9.75	9.75	10.36	10.36	10.36	8.38	8.38
Acids, Bases, Neutrals (ABNs)																	
1,1'-Biphenyl	ug/l	0.5	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1,2,4-Trichlorobenzene	ug/l	70	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4 & 2,6-Dinitrotoluene	ug/l	5	0.57 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4-Dimethylphenol	ug/l	59	0.5 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4-Dinitrophenol	ug/l	10	1 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,4-Dinitrotoluene	ug/l	5	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2,6-Dinitrotoluene	ug/l	5	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
3,3'-Dichlorobenzidine	ug/l	0.5	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
4-Chloroaniline	ug/l	10	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Bis (2-chloroethyl) ether	ug/l	5	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
bis (2-Chloroisopropyl) ether	ug/l	120	0.4 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Bis (2-ethylhexyl) phthalate	ug/l	10	2 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Diethylphthalate	ug/l	38	0.2 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dimethylphthalate	ug/l	38	0.2 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Phenol	ug/l	890	0.5 U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Inorganics																	
Chloride (Cl)	mg/l	790	4170	2170	918	969	--	722	--	--	2640	272	448	469	459	--	--
Conductivity	mS/cm	NV	11	5.92	3.17	3.22	--	2.71	--	--	1.85	1.88	1.89	1.82	1.81	--	--
Cyanide, Weak Acid Dissociable	ug/l	66	2 U	2 U	2 U	2 U	--	2 U	--	--	2 U	2 U	2 U	2 U	2 U	--	--
pH	pH UNITS	NV	7.47	8.08	7.66	7.76	--	7.78	--	--	7.93	7.73	8.11	8.23	8.22	--	--
Sodium	ug/l	490000	--	1200000	506000	505000	436000	--	347000	--	131000	--	304000	--	--	4750000	--
Sodium Absorption Ratio	SAR	NV	--	130 UJ	5.8 J	5.8 J	--	--	--	--	10 UJ	--	0.1 U	--	--	--	--
Metals																	
Antimony	ug/l	6	--	1 U	1 U	1 U	1 U	--	1 U	--	0.43	--	1 U	--	--	6 U	--
Arsenic	ug/l	25	--	1 U	1 U	1 U	1 U	--	1 U	--	0.51	--	1 U	--	--	10 U	--
Barium	ug/l	1000	225	136	99.2	94.1	87.8	87.2	106	109	99.5	93.3	43.3	39.9	38.9	708	744
Beryllium	ug/l	4	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	0.1 U	0.1 U	1 U	1 U	1 U	4 U	10 U
Boron	ug/l	5000	100 U	100 U	100 U	100 U	100 U	100 U	100 U	100 U	64	60	100 U	100 U	100 U	1000 U	1000 U
Cadmium	ug/l	2.7	0.05 U	0.75	2.98	3.01	3.13	3.37	0.075	0.05 U	0.01 U	0.017	0.05 U	0.05 U	0.05 U	1.26	1.5
Chromium	ug/l	50	5 U	5 U	5 U	5 U	5 U	5 U	5.9	5.5	1.24	0.5 U	5 U	5 U	5 U	50 U	50 U
Chromium, Hexavalent (Cr6+)	ug/l	25	0.5 U	2.01	3.62	3.8	--	0.87	--	--	0.5 U	0.5 U	2	2.04	2.05	--	--
Cobalt	ug/l	3.8	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	0.33	0.37	1 U	1 U	1 U	3.8 U	10 U
Copper	ug/l	87	2.5	2 U	2.4	2 U	2.2	2 U	2 U	4.7	4.01	2.02	2.1	2 U	2.5	20 U	20 U
Lead	ug/l	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.061	0.066	0.72	0.5 U	0.5 U	5 U	5 U
Mercury	ug/l	0.29	0.005 U	0.005 U	0.0054	0.005 U	--	0.005 U	--	--	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	--	--
Molybdenum	ug/l	70	3.97	13	1.14	1.05	0.9	1.09	0.5 U	0.68	14.2	2.7	5.65	4.53	4.47	5 U	5 U
Nickel	ug/l	100	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	3.44	3.36	5 U	5 U	5 U	50 U	50 U
Selenium	ug/l	10	--	0.55	1.01	1.01	1.11	--	0.97	--	0.253	--	0.57	--	--	5 U	--
Silver	ug/l	1.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.05 U	0.05 U	0.5 U	0.5 U	0.5 U	1.5 U	5 U
Thallium	ug/l	2	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.055	0.042	0.1 U	0.1 U	0.1 U	1 U	1 U
Uranium	ug/l	20	1.53	1.27	0.6	0.63	0.63	0.67	1.44	1.3	2.33	3.25	0.34	0.38	0.37	2.2	1.8
Vanadium	ug/l	6.2	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	0.76	0.5 U	5 U	5 U	5 U	50 U	50 U
Zinc	ug/l	1100	10 U	11	14	11	13	14	14	12	1.7	2.9	14	10 U	10 U	100 U	100 U
Polyaromatic Hydrocarbons (PAHs)																	
1-Methylnaphthalene	ug/l	3.2	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
2-(1-)Methylnaphthalene	ug/l	3.2	0.028 U	0.028 U	0.028 U	0.028 U	--	0.028 U	--	--	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	--	--
2-Methylnaphthalene	ug/l	3.2	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Acenaphthene	ug/l	4.1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Acenaphthylene	ug/l	1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Anthracene	ug/l	2.4	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

Analyte	Units	Table 2 SCS ^a	Location		MW105		MW107			MW107B		MW108		MW109		MW110A	
			Sample ID	Sample Date	MW104	MW105	DUP3	MW107	MW107	MW107	MW107B	MW107B	MW108	MW108	MW109	DUP1	MW109
			12/20/2019	9/6/2019	9/6/2019	9/6/2019	9/24/2019	12/18/2019	11/26/2019	12/18/2019	9/5/2019	12/19/2019	9/5/2019	12/19/2019	12/19/2019	11/26/2019	12/20/2019
			N	N	FD	N	N	N	N	N	N	N	N	N	N	N	N
			5.94	5.64	5.33	5.33	5.33	5.33	13.56	13.56	6.71	6.71	7.32	7.32	7.32	5.33	5.33
			8.99	8.69	8.38	8.38	8.38	8.38	15.39	15.39	9.75	9.75	10.36	10.36	10.36	8.38	8.38
Benzo(a)anthracene	ug/l	1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Benzo(a)pyrene	ug/l	0.01	0.01 U	0.01 U	0.01 U	0.01 U	--	0.01 U	--	--	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	--	--
Benzo(b)fluoranthene	ug/l	0.1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Benzo(g,h,i)perylene	ug/l	0.2	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Benzo(k)fluoranthene	ug/l	0.1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Chrysene	ug/l	0.1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Dibenzo(a,h)anthracene	ug/l	0.2	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Fluoranthene	ug/l	0.41	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Fluorene	ug/l	120	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Indeno(1,2,3-Cd)Pyrene	ug/l	0.2	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Naphthalene	ug/l	11	0.05 U	0.05 U	0.05 U	0.05 U	--	0.05 U	--	--	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	--	--
Phenanthrene	ug/l	1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Pyrene	ug/l	4.1	0.02 U	0.02 U	0.02 U	0.02 U	--	0.02 U	--	--	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	--	--
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																	
Benzene	ug/l	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Ethylbenzene	ug/l	2.4	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Toluene	ug/l	24	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Xylene, o	ug/l	NV	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	--	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	--
Xylenes, m & p	ug/l	NV	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	--	--	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	--	--
Xylenes, Total	ug/l	300	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Petroleum Hydrocarbons (PHCs)																	
Chrom. to baseline at nC50	None	NV	1 U	1 U	1 U	1 U	--	1 U	--	--	1 U	1 U	1 U	1 U	1 U	--	--
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/l	NV	25 U	25 U	25 U	25 U	--	25 U	--	--	25 U	25 U	25 U	25 U	25 U	--	--
Petroleum Hydrocarbons F1 (C6-C10)	ug/l	750	25 U	25 U	25 U	25 U	--	25 U	--	--	25 U	25 U	25 U	25 U	25 U	--	--
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/l	NV	100 U	100 U	100 U	100 U	--	100 U	--	--	100 U	100 U	100 U	100 U	100 U	--	--
Petroleum Hydrocarbons F2 (C10-C16)	ug/l	150	100 U	100 U	100 U	100 U	--	100 U	--	--	100 U	100 U	100 U	100 U	100 U	--	--
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/l	NV	250 U	250 U	250 U	250 U	--	250 U	--	--	250 U	250 U	250 U	250 U	250 U	--	--
Petroleum Hydrocarbons F3 (C16-C34)	ug/l	500	250 U	250 U	250 U	250 U	--	250 U	--	--	250 U	250 U	250 U	250 U	250 U	--	--
Petroleum Hydrocarbons F4 (C34-C50)	ug/l	500	250 U	250 U	250 U	250 U	--	250 U	--	--	250 U	250 U	250 U	250 U	250 U	--	--
Total Petroleum Hydrocarbons (C6 to C50)	ug/l	NV	370 U	370 U	370 U	370 U	--	370 U	--	--	370 U	370 U	370 U	370 U	370 U	--	--
Volatile Organic Carbons (VOCs)																	
1,1,1,2-Tetrachloroethane	ug/l	1.1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,1,1-Trichloroethane	ug/l	200	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,1,2,2-Tetrachloroethane	ug/l	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,1,2-Trichloroethane	ug/l	4.7	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,1-Dichloroethane	ug/l	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.56	0.5 U	0.5 U	0.5 U	--	--
1,1-Dichloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,2-Dibromoethane	ug/l	0.2	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	--
1,2-Dichlorobenzene	ug/l	3	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,2-Dichloroethane	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,2-Dichloropropane	ug/l	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,3-Dichlorobenzene	ug/l	59	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,3-Dichloropropene	ug/l	0.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
1,4-Dichlorobenzene	ug/l	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
2-Butanone	ug/l	1800	20 U	20 U	20 U	20 U	20 U	20 U	--	--	20 U	20 U	20 U	20 U	20 U	--	--
4-Methyl-2-Pentanone	ug/l	640	20 U	20 U	20 U	20 U	20 U	20 U	--	--	20 U	20 U	20 U	20 U	20 U	--	--
Acetone	ug/l	2700	30 U	30 U	30 U	30 U	30 U	30 U	--	--	30 U	30 U	30 U	30 U	30 U	--	--
Bromodichloromethane	ug/l	16	2 U	4.1	2 U	2 U	2 U	2 U	--	--	2 U	2 U	2 U	2 U	2 U	--	--
Bromoform	ug/l	25	5 U	5 U	5 U	5 U	5 U	5 U	--	--	5 U	5 U	5 U	5 U	5 U	--	--
Bromomethane	ug/l	0.89	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Carbon tetrachloride	ug/l	0.79	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--	--

Table 6-8. Summary of Analytical Results in Groundwater

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
Guelph, Ontario

Analyte	Units	Table 2 SCS ^a	Location		MW107			MW107B		MW108		MW109			MW110A		
			Sample ID	Sample Date	MW104	MW105	DUP3	MW107	MW107	MW107	MW107B	MW107B	MW108	MW108	MW109	DUP1	MW109
Sample Type	Start Depth	End Depth	12/20/2019	9/6/2019	9/6/2019	9/6/2019	9/24/2019	12/18/2019	11/26/2019	12/18/2019	9/5/2019	12/19/2019	9/5/2019	12/19/2019	12/19/2019	11/26/2019	12/20/2019
			N	N	FD	N	N	N	N	N	N	N	N	FD	N	N	N
			5.94	5.64	5.33	5.33	5.33	5.33	13.56	13.56	6.71	6.71	7.32	7.32	7.32	5.33	5.33
			8.99	8.69	8.38	8.38	8.38	8.38	15.39	15.39	9.75	9.75	10.36	10.36	10.36	8.38	8.38
Chlorobenzene	ug/l	30	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Chlorodibromomethane	ug/l	25	2 U	4.1	2 U	2 U	2 U	2 U	--	--	2 U	2 U	2 U	2 U	2 U	--	--
Chloroform	ug/l	2.4	1 U	3.5	11.6	11.3	10.9	7.8	--	--	2.3	1 U	1 U	1 U	1 U	--	--
cis-1,2-Dichloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
cis-1,3-Dichloropropene	ug/l	NV	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	--	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	--
Dichlorodifluoromethane	ug/l	590	2 U	2 U	2 U	2 U	2 U	2 U	--	--	2 U	2 U	2 U	2 U	2 U	--	--
Dichloromethane	ug/l	50	5 U	5 U	5 U	5 U	5 U	5 U	--	--	5 U	5 U	5 U	5 U	5 U	--	--
Methyl tert-butyl ether (MTBE)	ug/l	15	2 U	2 U	2 U	2 U	2 U	2 U	--	--	2 U	2 U	2 U	2 U	2 U	--	--
n-Hexane	ug/l	51	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Styrene	ug/l	5.4	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Tetrachloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
trans-1,2-Dichloroethene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
trans-1,3-Dichloropropene	ug/l	NV	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	--	0.3 U	0.3 U	0.3 U	0.3 U	0.3 U	--	--
Trichloroethylene	ug/l	1.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--
Trichlorofluoromethane	ug/l	150	5 U	5 U	5 U	5 U	5 U	5 U	--	--	5 U	5 U	5 U	5 U	5 U	--	--
Vinyl Chloride	ug/l	0.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--	--

^a MECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

- Bold** denote positive detection at or above reportable detection limit
- Shading denotes detected results that exceeds the applicable standard
- U = Analyte not detected
- ug/L = microgram(s) per litre
- ug/g = microgram per gram
- mg/L = milligram(s) per litre
- mS/cm = millisiemen per centimeter
- SAR = Sodium Absorption Ratio
- ID = identification
- NV = no value available in applicable standards
- = Analyte not analyzed

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

Analyte	Units	Location Sample ID Sample Date Sample Type Start Depth End Depth	MW110B			MW111		MW113			
			DUP 11/26/2019 FD 13.56 15.39	MW110B 11/26/2019 N 13.56 15.39	MW110B 12/20/2019 N 13.56 15.39	MW111 11/26/2019 N 13.56 15.39	MW111 12/19/2019 N 13.56 15.39	DUP1 4/15/2020 N 5.33 8.38	MW113 4/15/2020 FD 5.33 8.38	MW113 4/22/2020 N 5.33 8.38	MW113 4/29/2020 N 5.33 8.38
Table 2 SCS ^a											
Acids, Bases, Neutrals (ABNs)											
1,1'-Biphenyl	ug/l	0.5	--	--	--	--	--	--	--	--	--
1,2,4-Trichlorobenzene	ug/l	70	--	--	--	--	--	--	--	--	--
2,4 & 2,6-Dinitrotoluene	ug/l	5	--	--	--	--	--	--	--	--	--
2,4-Dimethylphenol	ug/l	59	--	--	--	--	--	--	--	--	--
2,4-Dinitrophenol	ug/l	10	--	--	--	--	--	--	--	--	--
2,4-Dinitrotoluene	ug/l	5	--	--	--	--	--	--	--	--	--
2,6-Dinitrotoluene	ug/l	5	--	--	--	--	--	--	--	--	--
3,3'-Dichlorobenzidine	ug/l	0.5	--	--	--	--	--	--	--	--	--
4-Chloroaniline	ug/l	10	--	--	--	--	--	--	--	--	--
Bis (2-chloroethyl) ether	ug/l	5	--	--	--	--	--	--	--	--	--
bis (2-Chloroisopropyl) ether	ug/l	120	--	--	--	--	--	--	--	--	--
Bis (2-ethylhexyl) phthalate	ug/l	10	--	--	--	--	--	--	--	--	--
Diethylphthalate	ug/l	38	--	--	--	--	--	--	--	--	--
Dimethylphthalate	ug/l	38	--	--	--	--	--	--	--	--	--
Phenol	ug/l	890	--	--	--	--	--	--	--	--	--
Inorganics											
Chloride (Cl)	mg/l	790	--	--	--	--	--	8330	4470	3010	--
Conductivity	mS/cm	NV	--	--	--	--	--	13.9	14.2	7.79	--
Cyanide, Weak Acid Dissociable	ug/l	66	--	--	--	--	--	2 U	2 U	2 U	--
pH	pH UNITS	NV	--	--	--	--	--	7.69	7.7	7.83	--
Sodium	ug/l	490000	2360000	2310000	--	2490000	--	2390000	2440000	1470000	3170000
Sodium Absorption Ratio	SAR	NV	--	--	--	--	--	--	--	--	--
Metals											
Antimony	ug/l	6	1 U	1 U	--	1 U	--	1 U	1 U	1 U	1 U
Arsenic	ug/l	25	1 U	1 U	--	1 U	--	1 U	1 U	1 U	1 U
Barium	ug/l	1000	147	150	147	105	102	274	278	146	319
Beryllium	ug/l	4	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Boron	ug/l	5000	110	110	120	200	240	100 U	100 U	100 U	100 U
Cadmium	ug/l	2.7	0.105	0.08	0.109	0.05 U	0.05 U	3.93	3.92	1.82	6.16
Chromium	ug/l	50	5 U	5 U	5 U	8.1	9.3	5 U	5 U	5.9	6.4
Chromium, Hexavalent (Cr6+)	ug/l	25	--	--	--	--	--	4.89	4.95	5.74	--
Cobalt	ug/l	3.8	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Copper	ug/l	87	2.9	2.4	4.9	4	5.3	2.6	2.7	2.2	3.1
Lead	ug/l	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Mercury	ug/l	0.29	--	--	--	--	--	0.005 U	0.0052	0.005 U	--
Molybdenum	ug/l	70	0.98	1.06	1.14	1	1.17	1.5	1.52	1.61	1.53
Nickel	ug/l	100	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Selenium	ug/l	10	0.8	0.68	--	0.86	--	1.24	1.2	1.38	1.25
Silver	ug/l	1.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Thallium	ug/l	2	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U
Uranium	ug/l	20	1.43	1.47	1.4	1.59	1.84	0.9	0.91	0.77	1.06
Vanadium	ug/l	6.2	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Zinc	ug/l	1100	19	18	16	10 U	10 U	11	11	10 U	15
Polyaromatic Hydrocarbons (PAHs)											
1-Methylnaphthalene	ug/l	3.2	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
2-(1-)Methylnaphthalene	ug/l	3.2	--	--	--	--	--	0.028 U	0.028 U	0.028 U	--
2-Methylnaphthalene	ug/l	3.2	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Acenaphthene	ug/l	4.1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Acenaphthylene	ug/l	1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Anthracene	ug/l	2.4	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

			MW110B			MW111		MW113			
			DUP	MW110B	MW110B	MW111	MW111	DUP1	MW113	MW113	MW113
Location			11/26/2019	11/26/2019	12/20/2019	11/26/2019	12/19/2019	4/15/2020	4/15/2020	4/22/2020	4/29/2020
Sample ID			FD	N	N	N	N	N	FD	N	N
Sample Date			13.56	13.56	13.56	13.56	13.56	5.33	5.33	5.33	5.33
Sample Type			15.39	15.39	15.39	15.39	15.39	8.38	8.38	8.38	8.38
Start Depth											
End Depth											
Analyte	Units	Table 2 SCS ^a									
Benzo(a)anthracene	ug/l	1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Benzo(a)pyrene	ug/l	0.01	--	--	--	--	--	0.01 U	0.01 U	0.01 U	--
Benzo(b)fluoranthene	ug/l	0.1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Benzo(g,h,i)perylene	ug/l	0.2	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Benzo(k)fluoranthene	ug/l	0.1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Chrysene	ug/l	0.1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Dibenzo(a,h)anthracene	ug/l	0.2	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Fluoranthene	ug/l	0.41	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Fluorene	ug/l	120	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Indeno(1,2,3-Cd)Pyrene	ug/l	0.2	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Naphthalene	ug/l	11	--	--	--	--	--	0.05 U	0.05 U	0.05 U	--
Phenanthrene	ug/l	1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Pyrene	ug/l	4.1	--	--	--	--	--	0.02 U	0.02 U	0.02 U	--
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)											
Benzene	ug/l	5	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Ethylbenzene	ug/l	2.4	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Toluene	ug/l	24	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Xylene, o	ug/l	NV	--	--	--	--	--	0.3 U	0.3 U	0.3 U	--
Xylenes, m & p	ug/l	NV	--	--	--	--	--	0.4 U	0.4 U	0.4 U	--
Xylenes, Total	ug/l	300	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Petroleum Hydrocarbons (PHCs)											
Chrom. to baseline at nC50	None	NV	--	--	--	--	--	1 U	1 U	1 U	--
Petroleum Hydrocarbons F1 (C6-C10 less BTEX)	ug/l	NV	--	--	--	--	--	25 U	25 U	25 U	--
Petroleum Hydrocarbons F1 (C6-C10)	ug/l	750	--	--	--	--	--	25 U	25 U	25 U	--
Petroleum Hydrocarbons F2 (C10-C16 less Naphthalene)	ug/l	NV	--	--	--	--	--	100 U	100 U	100 U	--
Petroleum Hydrocarbons F2 (C10-C16)	ug/l	150	--	--	--	--	--	100 U	100 U	100 U	--
Petroleum Hydrocarbons F3 (C16-C34 less PAHs)	ug/l	NV	--	--	--	--	--	250 U	250 U	250 U	--
Petroleum Hydrocarbons F3 (C16-C34)	ug/l	500	--	--	--	--	--	250 U	250 U	250 U	--
Petroleum Hydrocarbons F4 (C34-C50)	ug/l	500	--	--	--	--	--	250 U	250 U	250 U	--
Total Petroleum Hydrocarbons (C6 to C50)	ug/l	NV	--	--	--	--	--	370 U	370 U	370 U	--
Volatile Organic Carbons (VOCs)											
1,1,1,2-Tetrachloroethane	ug/l	1.1	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,1,1-Trichloroethane	ug/l	200	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,1,2,2-Tetrachloroethane	ug/l	1	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,1,2-Trichloroethane	ug/l	4.7	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,1-Dichloroethane	ug/l	5	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,1-Dichloroethene	ug/l	1.6	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,2-Dibromoethane	ug/l	0.2	--	--	--	--	--	0.2 U	0.2 U	0.2 U	--
1,2-Dichlorobenzene	ug/l	3	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,2-Dichloroethane	ug/l	1.6	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,2-Dichloropropane	ug/l	5	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,3-Dichlorobenzene	ug/l	59	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,3-Dichloropropene	ug/l	0.5	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
1,4-Dichlorobenzene	ug/l	1	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
2-Butanone	ug/l	1800	--	--	--	--	--	20 U	20 U	20 U	--
4-Methyl-2-Pentanone	ug/l	640	--	--	--	--	--	20 U	20 U	20 U	--
Acetone	ug/l	2700	--	--	--	--	--	30 U	30 U	30 U	--
Bromodichloromethane	ug/l	16	--	--	--	--	--	2 U	2 U	2 U	--
Bromoform	ug/l	25	--	--	--	--	--	5 U	5 U	5 U	--
Bromomethane	ug/l	0.89	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Carbon tetrachloride	ug/l	0.79	--	--	--	--	--	0.2 U	0.2 U	0.2 U	--

Table 6-8. Summary of Analytical Results in Groundwater
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane,
 Guelph, Ontario

			MW110B			MW111		MW113			
			DUP	MW110B	MW110B	MW111	MW111	DUP1	MW113	MW113	MW113
Location			11/26/2019	11/26/2019	12/20/2019	11/26/2019	12/19/2019	4/15/2020	4/15/2020	4/22/2020	4/29/2020
Sample ID			FD	N	N	N	N	N	FD	N	N
Sample Date			13.56	13.56	13.56	13.56	13.56	5.33	5.33	5.33	5.33
Sample Type			15.39	15.39	15.39	15.39	15.39	8.38	8.38	8.38	8.38
Start Depth											
End Depth											
Analyte	Units	Table 2 SCS ^a									
Chlorobenzene	ug/l	30	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Chlorodibromomethane	ug/l	25	--	--	--	--	--	2 U	2 U	2 U	--
Chloroform	ug/l	2.4	--	--	--	--	--	3.2	3.2	4.4	--
cis-1,2-Dichloroethene	ug/l	1.6	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
cis-1,3-Dichloropropene	ug/l	NV	--	--	--	--	--	0.3 U	0.3 U	0.3 U	--
Dichlorodifluoromethane	ug/l	590	--	--	--	--	--	2 U	2 U	2 U	--
Dichloromethane	ug/l	50	--	--	--	--	--	5 U	5 U	5 U	--
Methyl tert-butyl ether (MTBE)	ug/l	15	--	--	--	--	--	2 U	2 U	2 U	--
n-Hexane	ug/l	51	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Styrene	ug/l	5.4	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Tetrachloroethene	ug/l	1.6	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
trans-1,2-Dichloroethene	ug/l	1.6	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
trans-1,3-Dichloropropene	ug/l	NV	--	--	--	--	--	0.3 U	0.3 U	0.3 U	--
Trichloroethylene	ug/l	1.6	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--
Trichlorofluoromethane	ug/l	150	--	--	--	--	--	5 U	5 U	5 U	--
Vinyl Chloride	ug/l	0.5	--	--	--	--	--	0.5 U	0.5 U	0.5 U	--

^a MECP (2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, residential/parkland/institutional land use, coarse soil texture.

Source: Ontario Ministry of the Environment, Parks and Conservation (MECP). 2011. *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment*. April 15.

Notes:

- Bold** denote positive detection at or above reportable detection limit
- Shading denotes detected results that exceeds the applicable standard
- U = Analyte not detected
- ug/L = microgram(s) per litre
- ug/g = microgram per gram
- mg/L = milligram(s) per litre
- mS/cm = millisiemen per centimeter
- SAR = Sodium Absorption Ratio
- ID = identification
- NV = no value available in applicable standards
- = Analyte not analyzed

Table 6-10c. Rationale for the Exclusion of Groundwater COCs

55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

Parameter Group	Parameter	Category	Sample(s)	Comment/Rationale
INORGANICS	Chloride Sodium	Parameter associated with salt that has been applied to surfaces for the safety of vehicular or pedestrian traffic.	Nineteen chloride samples and eighteen sodium samples from across the Site.	The presence of sodium and chloride in groundwater at the Site are related to the application of salt on the parking lot surface during winter conditions. The application of salt has been used for the safety of vehicular and pedestrian traffic. Under Section 49.1 of the revised O. Reg. 153/04, the SCS is deemed to not be exceeded for the purpose of Part XV.1 of the Act should a substance be applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both. Therefore, at the discretion of the QPESA, sodium and chloride were not considered to be COCs for the Phase Two Property.
VOC	Chloroform	Parameter with "introduced" exceedance; exemptions in Section 49.1 of O. Reg. 153/04	Twelve samples (MW101 x 3, MW104, MW105, MW107 x 4, MW113 x 3) had a detected exceedance of the SCS from September and/or December 2019, or April 2020.	<p>The initial groundwater samples collected in early September 2019 from each location listed (or April 2020 for MW113) after drilling/bedrock coring, purging, and well development had concentrations of chloroform ranging from 3.2 µg/L to 12 µg/L, greater than the SCS of 2.4 µg/L. The source of the chloroform exceedance was believed to be related to the municipal water that was used during the bedrock coring process. Jacobs has encountered a similar issue during a previous drilling program in the City of Guelph in 2018. For that project, two samples, one from the water truck and one from the water truck hose that was used during the coring activities, were analyzed for VOCs. All VOCs were non detect in the municipal water water samples apart from bromodichloromethane (12.5 to 12.9 µg/L), dibromochloromethane (11.5 to 11.8 µg/L), and chloroform (9.8 to 10.1 µg/L). These analytes are trihalomethanes that are typically present in municipally-treated water substantiating that municipal water introduced during drilling activities as the likely source of trihalomethanes in groundwater. For the current project, all VOCs were nondetect in groundwater apart from these same three analytes, and from one sample for 1,1-dichloroethane.</p> <p>Additional groundwater samples were collected in late September 2019 and December 2019 from the two locations with the highest reported chloroform concentrations (MW101 and MW107). Slightly lower concentrations of chloroform were detected in the second set of samples and in the third set of samples. MW113 was installed in April 2020, and three samples have been collected (two normal and one field duplicate) with concentrations of chloroform ranging from 3.2 to 4.4 µg/L.</p> <p>Based on the available information, the QPESA determined there was a discharge of drinking water (within the meaning of the Safe Drinking Water Act, 2002), resulting in chloroform exceeding the SCS. Under Section 49.1 of the revised O. Reg. 153/04, the SCS is deemed to not be exceeded for the purpose of Part XV.1 of the Act. Therefore, at the discretion of the QPESA, chloroform was not considered to be a COC for the Phase Two Property.</p>

Notes:

The rationale for exclusion of COCs listed in this table is based on the data collected as part of the ESA and only applies to this ESA.

µg/L = micrograms per gram

COC = contaminant of concern

O. Reg. = Ontario Regulation

RL = laboratory reporting limit

PCA = potentially contaminating activity

QPESA = MECP Qualified Person for Environmental Site Assessment

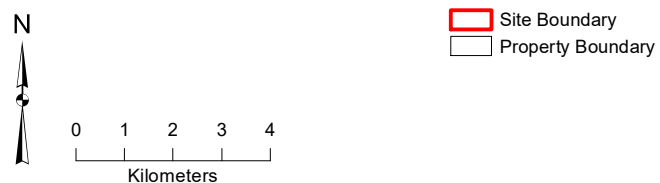
SCS = Site Condition Standards

VOC = volatile organic compound

Figures



160 Wyndham Street North
 152 Wyndham Street North
 55 Baker
 Additional 55 Baker
 Park Lane



Site Boundary
 Property Boundary

Notes:
 1. Aerial Imagery: ESRI World Imagery 2019. Imagery Date May 6, 2019.
 2. Inset Basemap: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 3. Property Boundaries: City of Guelph.

Figure 2-1
 Site Location
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020

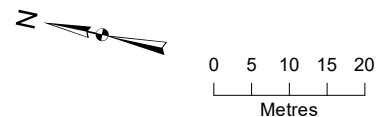


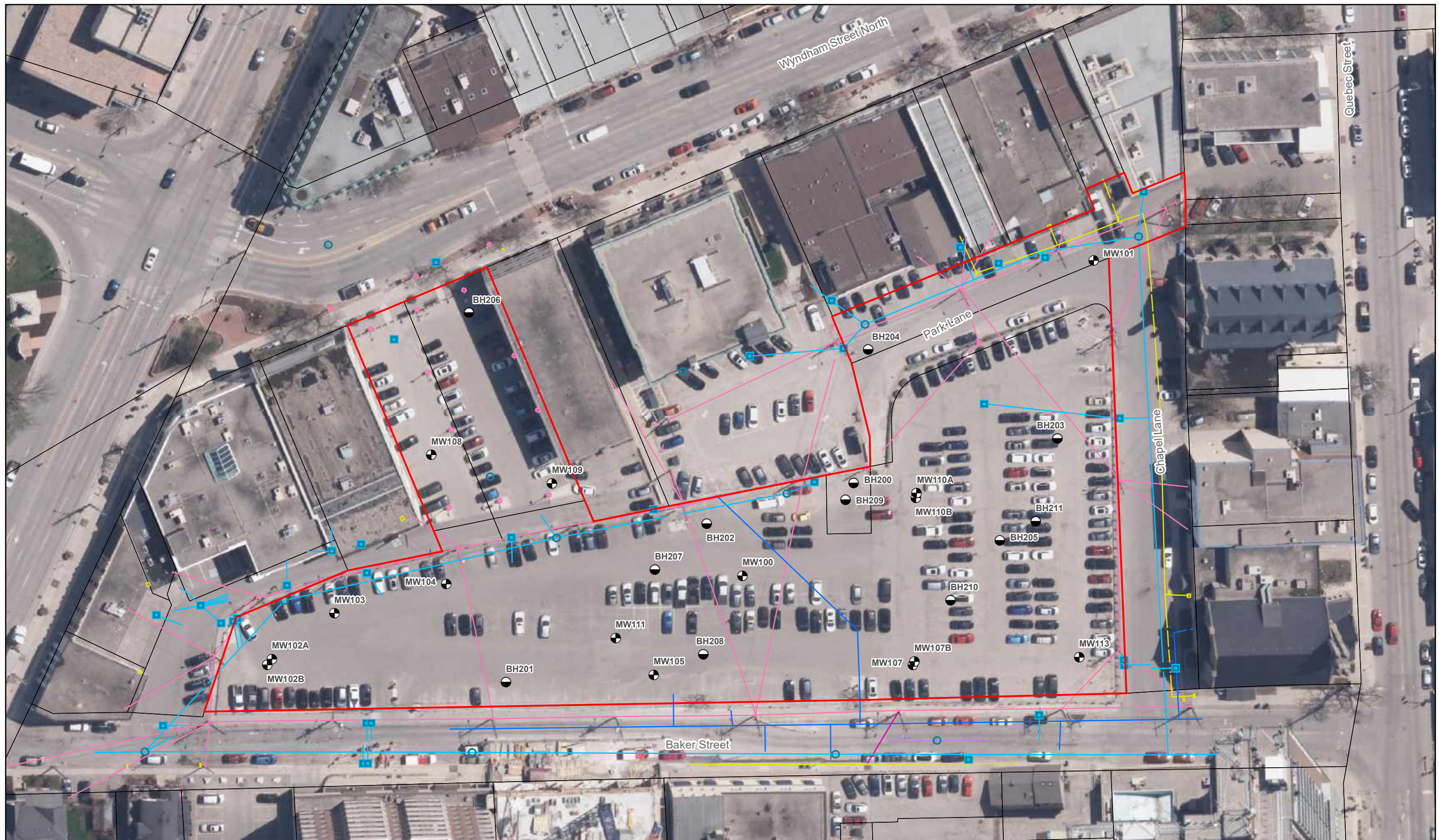
- | | | |
|----------------------------------|-------------------------------------|--------------------------|
| Sample Location (Current) | Sample Location (Historical) | Site Boundary |
| ● Borehole | ● Borehole | ▭ Property Boundary |
| ⊕ Monitoring Well | ⊕ Monitoring Well | ▨ Historical Building |
| | ● Soil Sample | ▭ Historical Transformer |

Notes:
 1. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

BH - Borehole
 MW - Monitoring Well

Figure 2-2a
 Site Plan and Historical Buildings
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



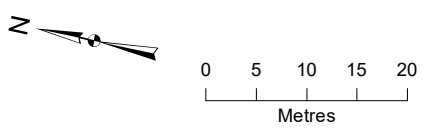


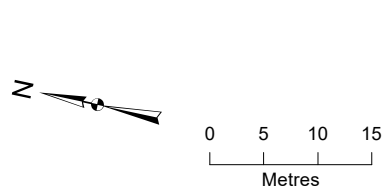
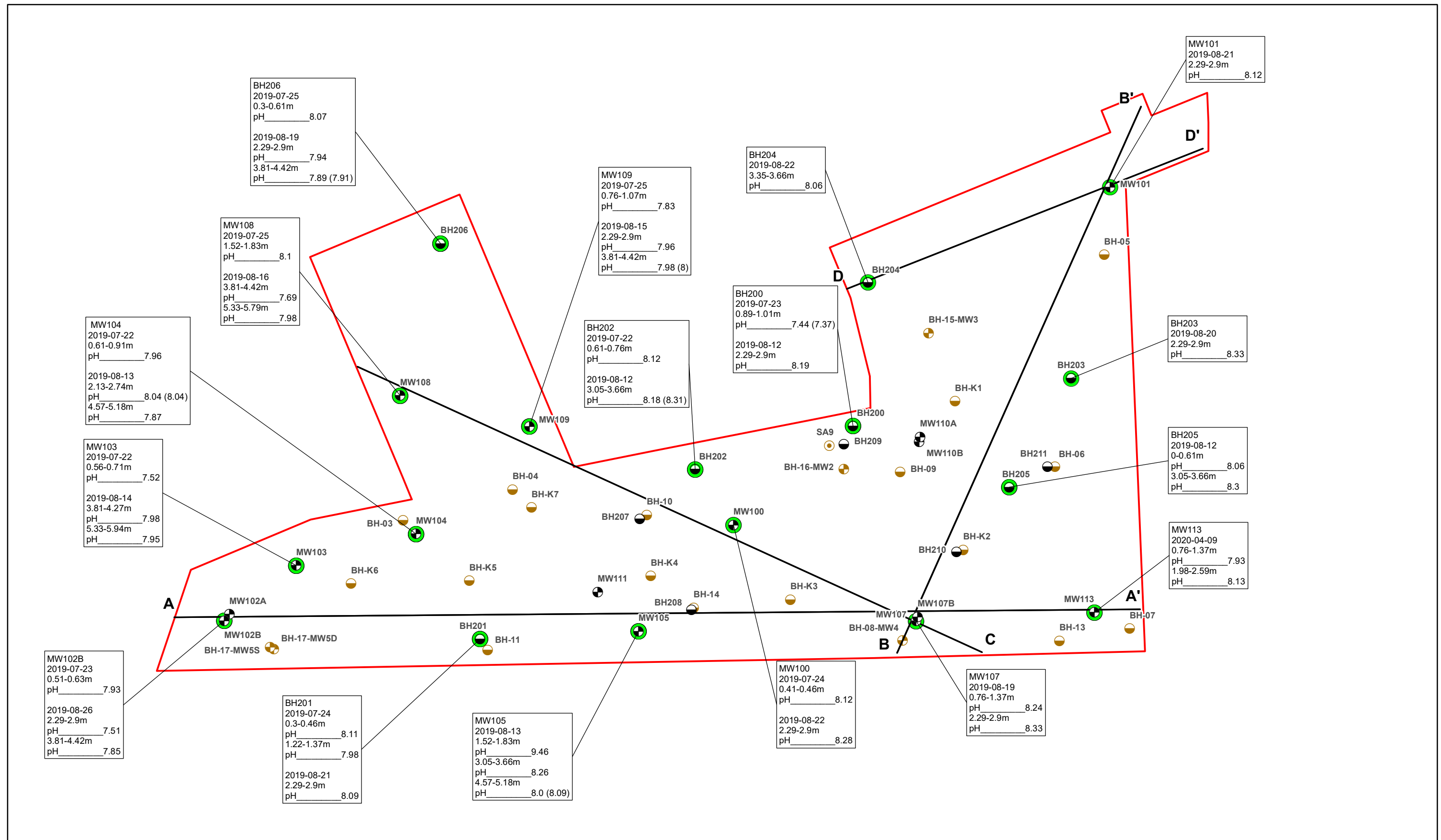
Sample Location (Current)	Gas Meter	Gas Line	Site Boundary
Borehole	Catch Basin	Overhead Hydro	Property Boundary
Monitoring Well	Man Hole	Underground Hydro	
	Light		
	Storm Sewer		
	Sanitary Sewer		
	Water Line		

Notes:
 1. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

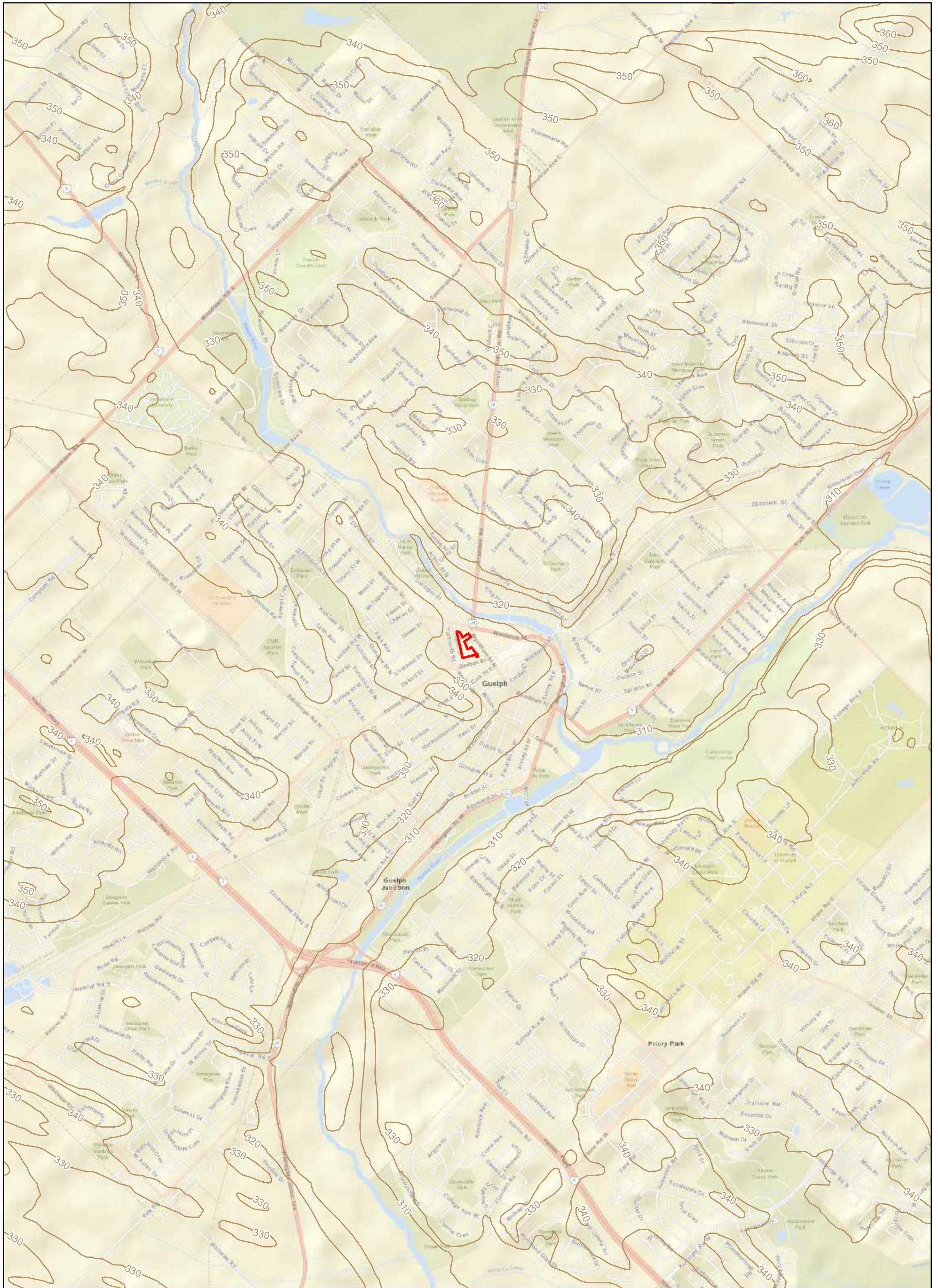
BH - Borehole
 MW - Monitoring Well

Figure 2-2b
 Site Plan and Known Utilities
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020





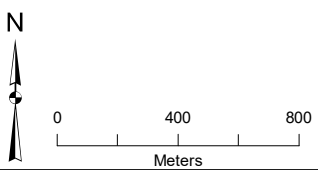
- Sample Location (Current)**
- Sample Location (Historical)**
- Location without Exceedance**
- Cross-section Location**
- Site Boundary**
- Borehole
- Monitoring Well
- Borehole
- Monitoring Well
- Soil Sample

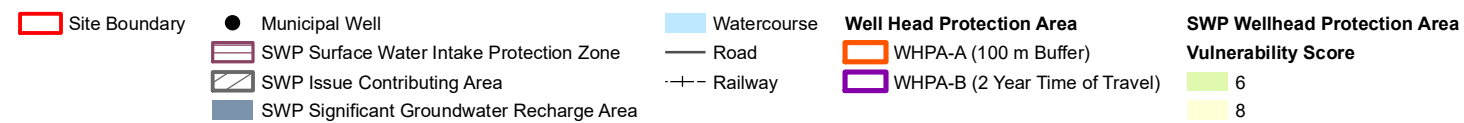
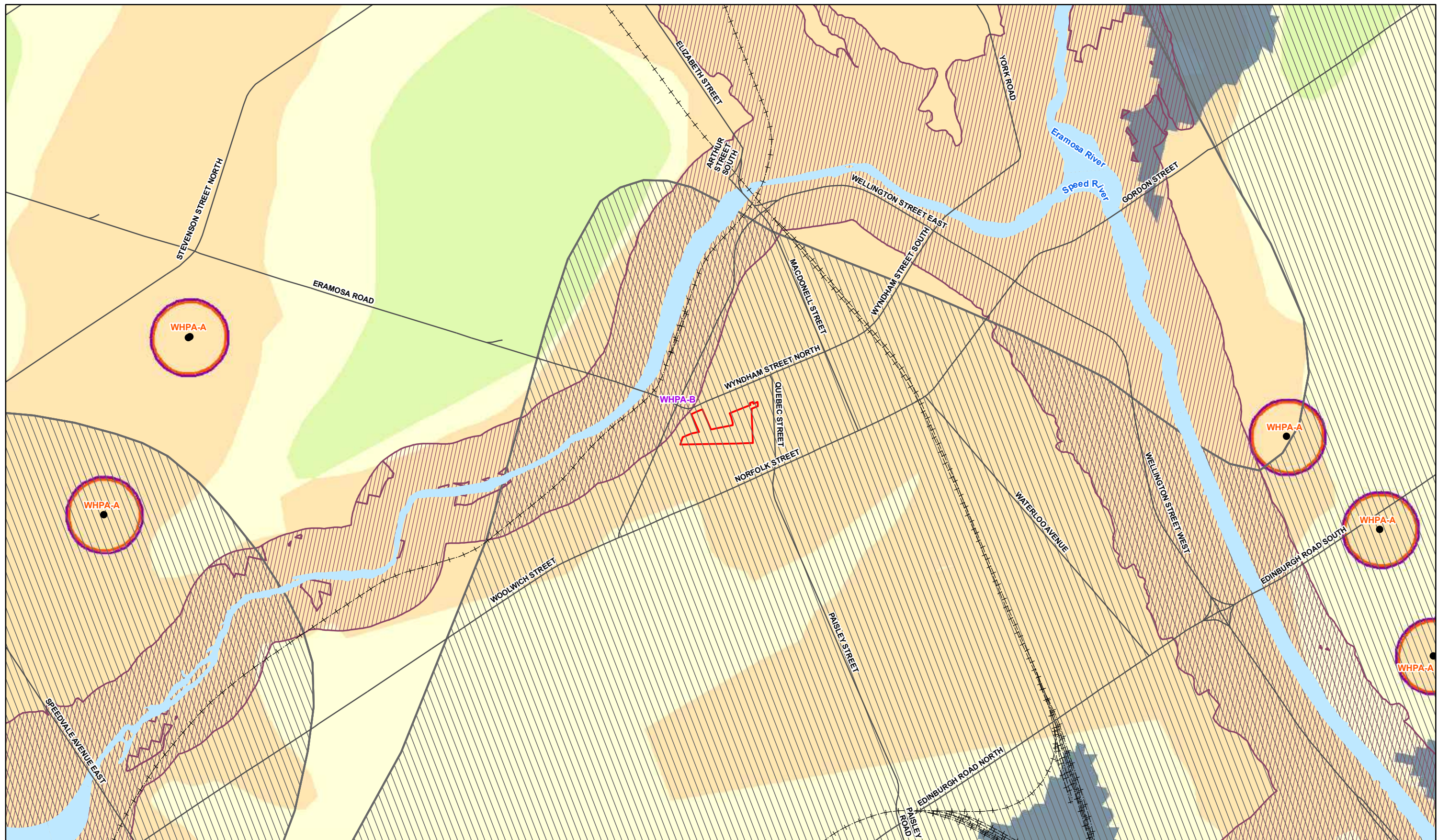


■ Site Boundary
— Elevation Contour (10 m)

Notes:
 1. Topography Contours obtained from Canvec.
 2. Basemap Sources: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Figure 3-1
 Regional Topography
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 6/9/2020





Notes:
 1. Contains Information made available under Grand River Conservation Authority's Open Data Licence v2.0.
<https://data.grandriver.ca/downloads-geospatial.html>

Figure 3-2
 Source Water Protection Areas
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North, and Park Lane, Guelph, Ontario
 Date Exported: 7/6/2020

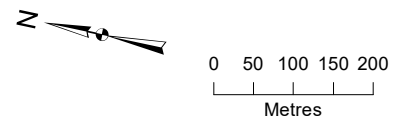
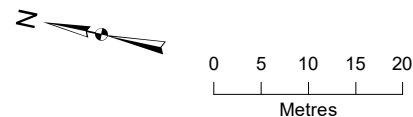
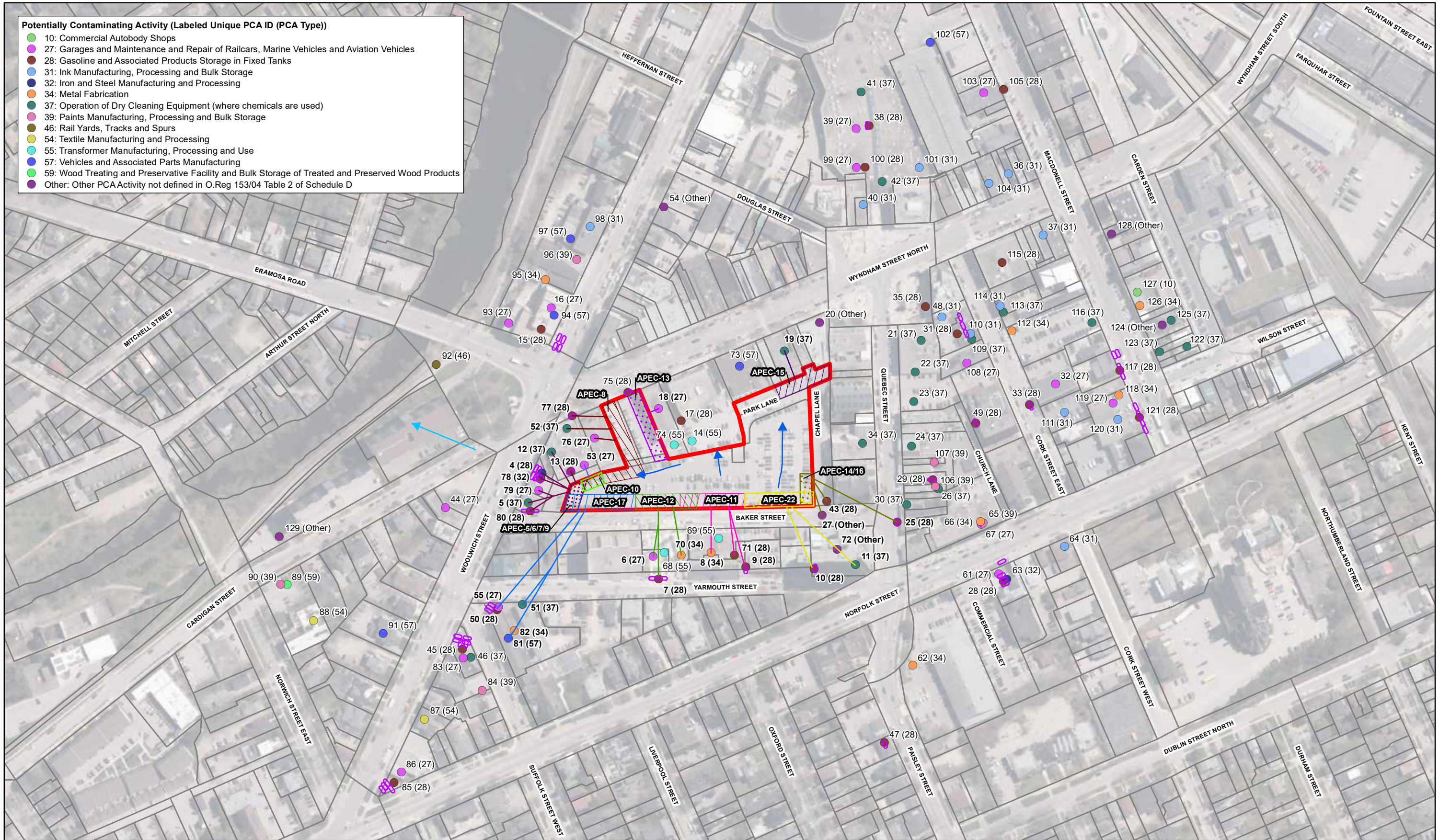




Figure 4-1a
 Potentially Contaminating Activities (PCAs) - Onsite
 Phase One Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 1/13/2021





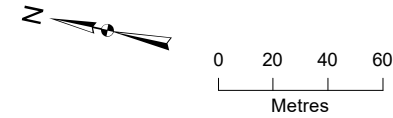
- Potentially Contaminating Activity (Labeled Unique PCA ID (PCA Type))**
- 10: Commercial Autobody Shops
 - 27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
 - 28: Gasoline and Associated Products Storage in Fixed Tanks
 - 31: Ink Manufacturing, Processing and Bulk Storage
 - 32: Iron and Steel Manufacturing and Processing
 - 34: Metal Fabrication
 - 37: Operation of Dry Cleaning Equipment (where chemicals are used)
 - 39: Paints Manufacturing, Processing and Bulk Storage
 - 46: Rail Yards, Tracks and Spurs
 - 54: Textile Manufacturing and Processing
 - 55: Transformer Manufacturing, Processing and Use
 - 57: Vehicles and Associated Parts Manufacturing
 - 59: Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
 - Other: Other PCA Activity not defined in O.Reg 153/04 Table 2 of Schedule D

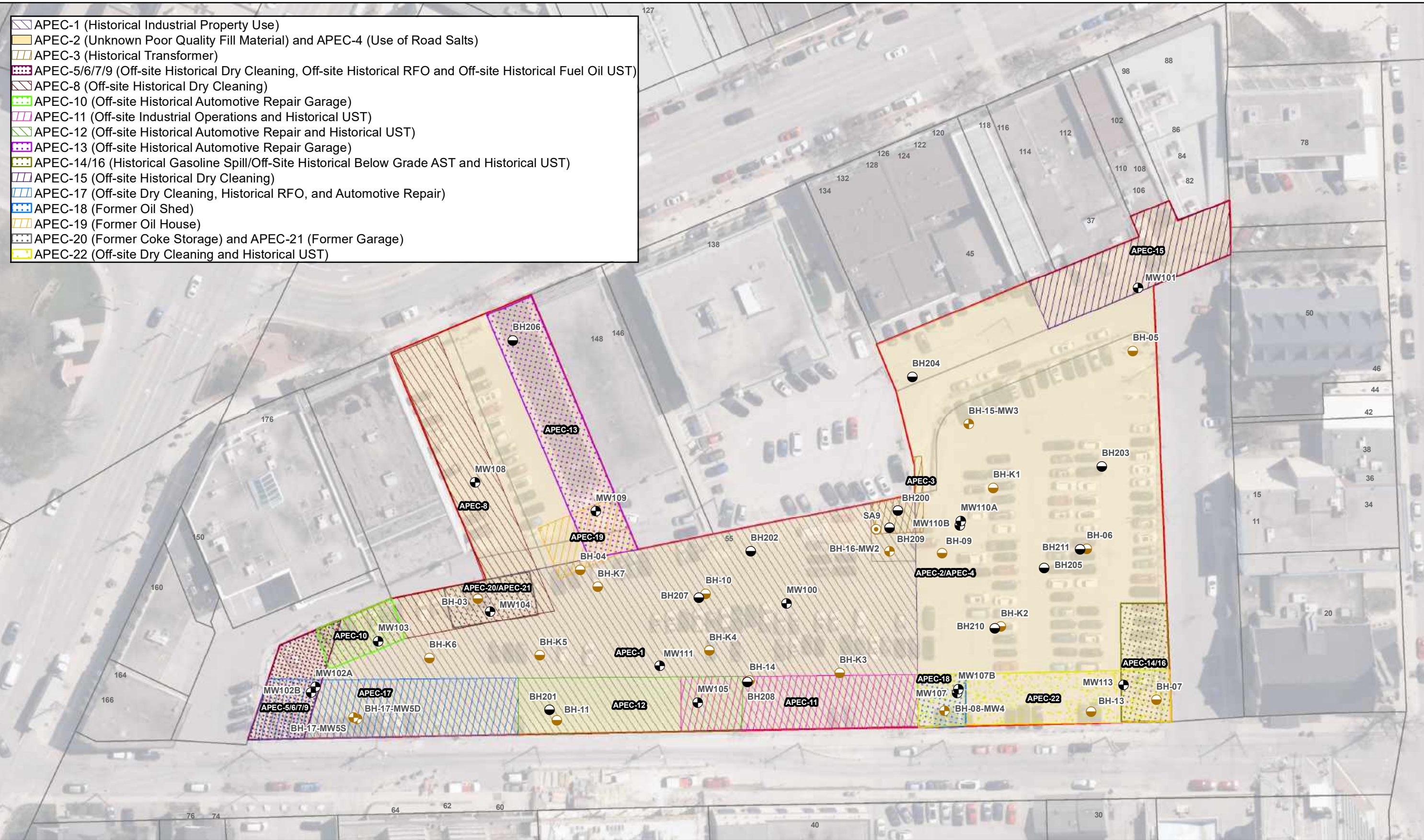
- Underground Storage Tank
- Property Boundary
- Site Boundary
- Inferred Groundwater Flow
- Interpreted Groundwater Flow
- APEC-5/6/7/9 (Off-site Historical Dry Cleaning, Off-site Historical RFO and Off-site Historical Fuel Oil UST)
- APEC-8 (Off-site Historical Dry Cleaning)
- APEC-10 (Off-site Historical Automotive Repair Garage)
- APEC-11 (Off-site Industrial Operations)
- APEC-12 (Off-site Historical Automotive Repair)
- APEC-13 (Off-site Historical Automotive Repair Garage)
- APEC-14/16 (Historical Gasoline Spill/Off-Site Historical Below Grade AST)
- APEC-15 (Off-site Historical Dry Cleaning)
- APEC-17 (Off-site Dry Cleaning, Historical RFO, and Automotive Repair)
- APEC-22 (Off-site Dry Cleaning and Historical UST)

Notes:

1. Aerial Imagery: ESRI World Imagery 2019. Imagery Date May 6, 2019.
2. Property Boundaries: City of Guelph.
3. Site boundaries are approximate.
4. PCA Unique IDs are as assigned in the Phase One ESA (Pinchin 2018) and those added by Jacobs (above 56).
5. PCAs contributing to an APEC are bolded and are shown with a connecting corresponding coloured line.
6. See Table 4-2 for PCA descriptions and rationale on whether the PCA contributes to a APEC on the Site.

Figure 4-1b
Potentially Contaminating Activities (PCAs) - Offsite
Phase One Environmental Site Assessment
55 Baker Street, 152 and 160 Wyndham Street
North and Park Lane, Guelph, Ontario
Date Exported: 1/13/2021

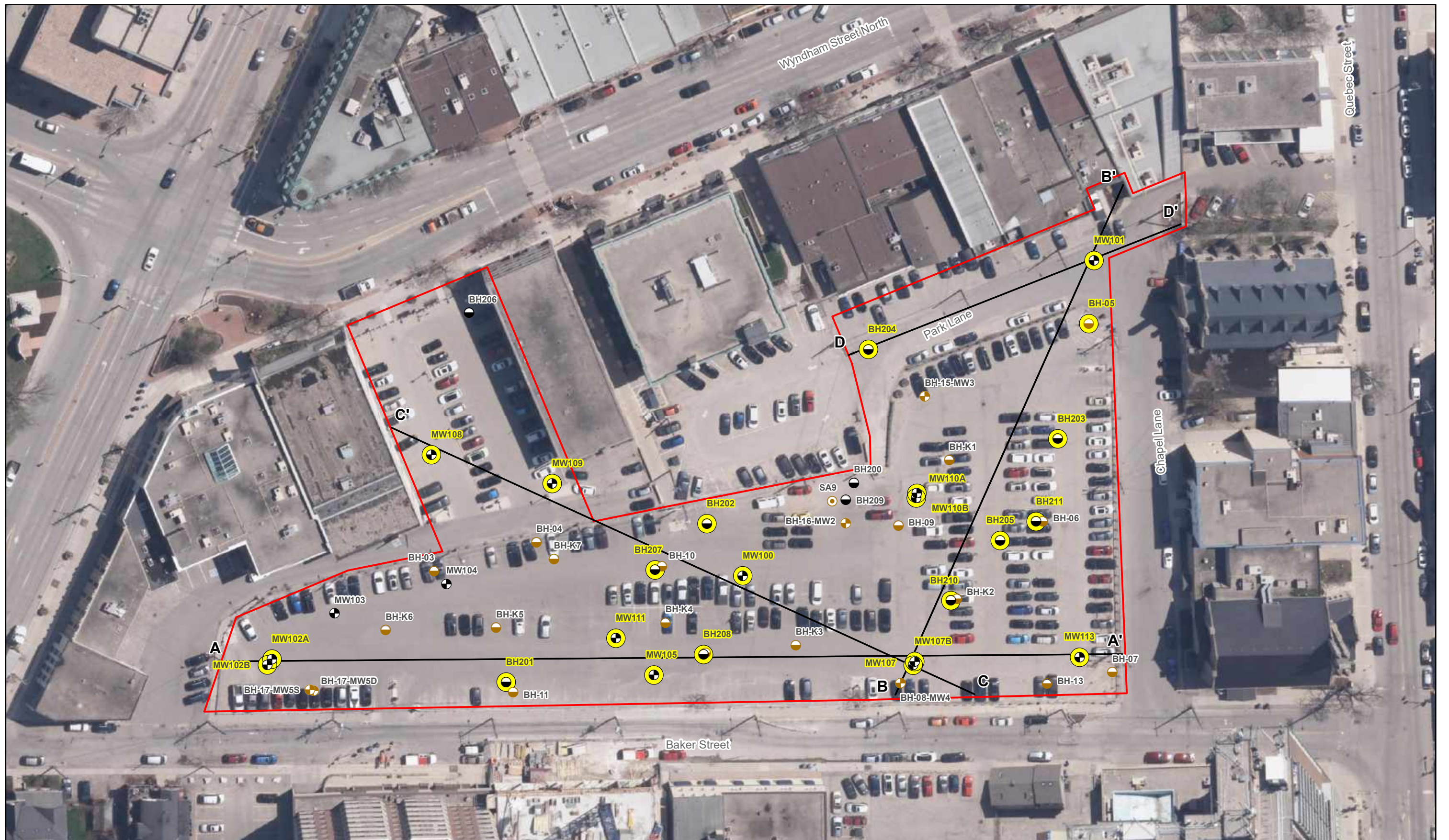




Notes:
 1. Aerial Imagery: ESRI World Imagery 2019. Imagery Date May 6, 2019.
 2. Property Boundaries: City of Guelph.
 3. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

BH - Borehole
 MW - Monitoring Well

Figure 4-2
 Areas of Potential Environmental Concern and Sampling Locations
 Phase One Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 1/13/2021



Sample Location (Current)	Sample Location (Historical)	Location used in Cross-Section
● Borehole	● Borehole	● Location used in Cross-Section
⊕ Monitoring Well	⊕ Monitoring Well	— Cross-section Location
	○ Soil Sample	▭ Site Boundary

Notes:
 1. Aerial Imagery: ESRI World Imagery 2019. Imagery Date May 6, 2019.
 2. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

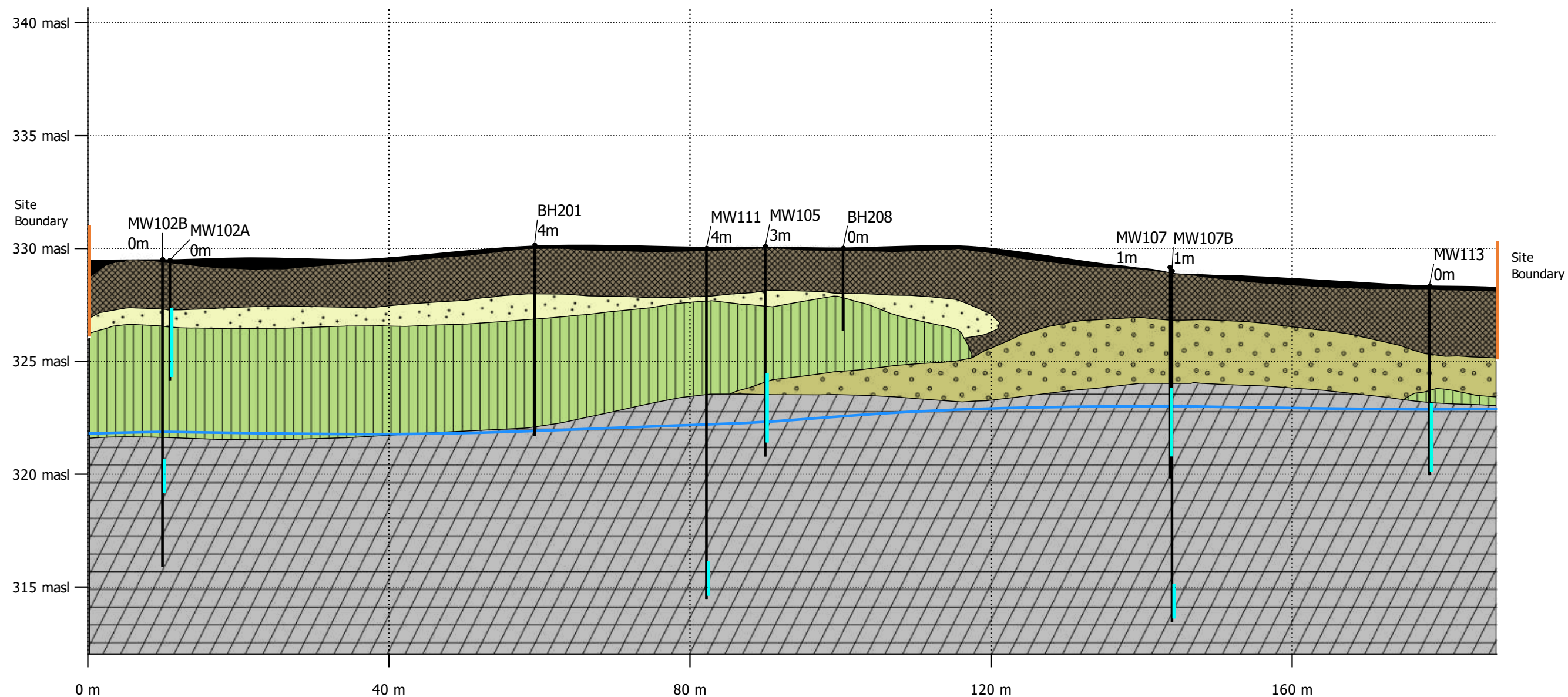
BH - Borehole
 MW - Monitoring Well

Figure 6-1
 Cross-section Locations
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 6/9/2020

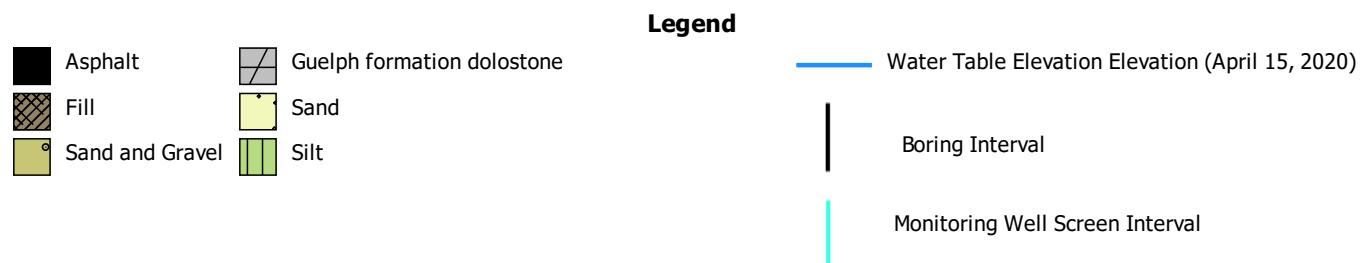
Cross-Section A-A'

A (North)

A' (South)



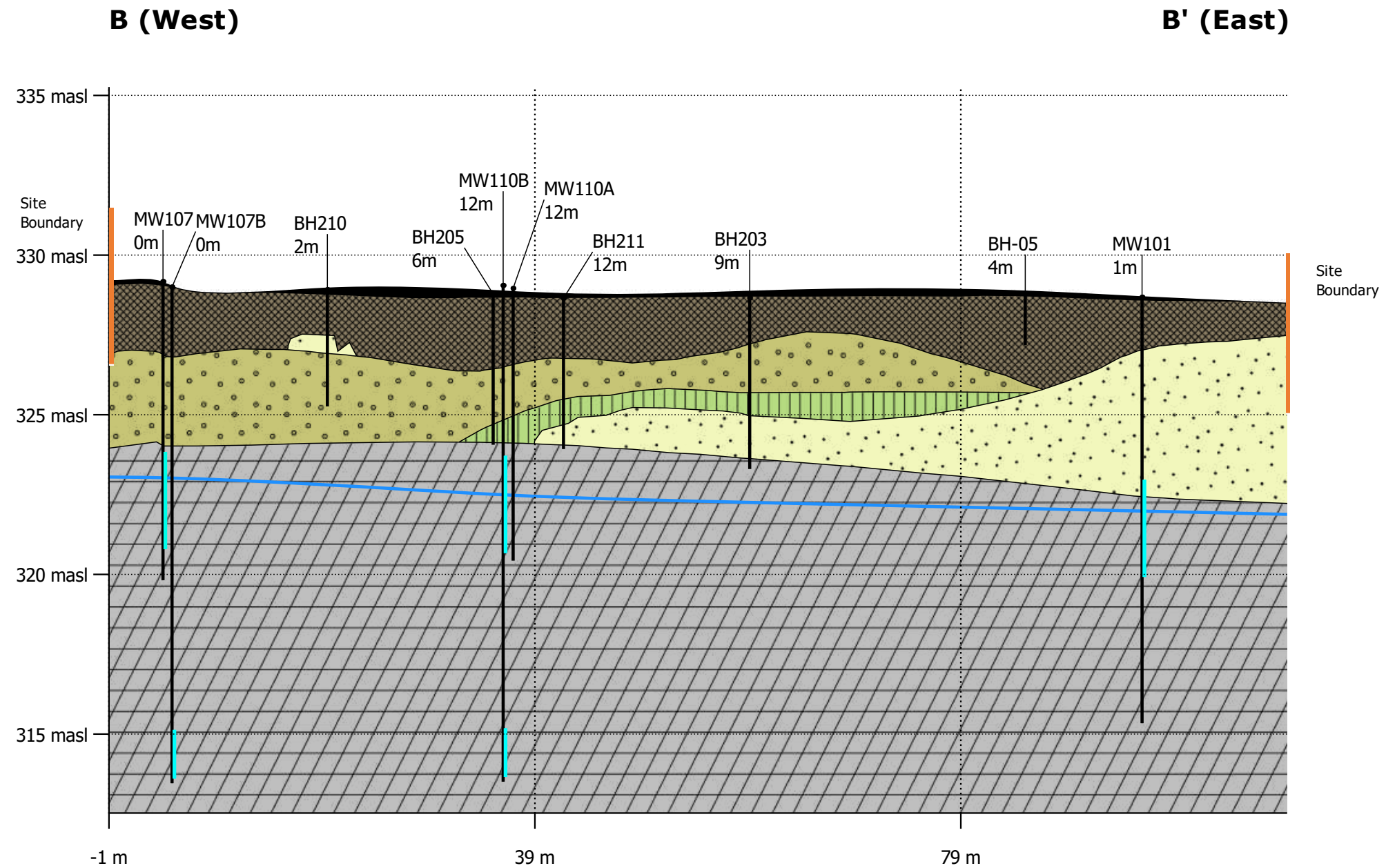
Vertical exaggeration: 3x



Notes:
 1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
 2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
 3. masl = metres above sea level

Figure 6-1a
 Geologic Conceptual Cross-Section A-A'
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario

Cross-Section B-B'



Vertical exaggeration: 3x

Legend

- Asphalt
- Fill
- Sand and Gravel
- Sand
- Silt
- Guelph formation dolostone

Water Table Elevation (April 15, 2020)

Boring Interval

Monitoring Well Screen Interval

Notes:

1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
3. masl = metres above sea level

Figure 6-1b

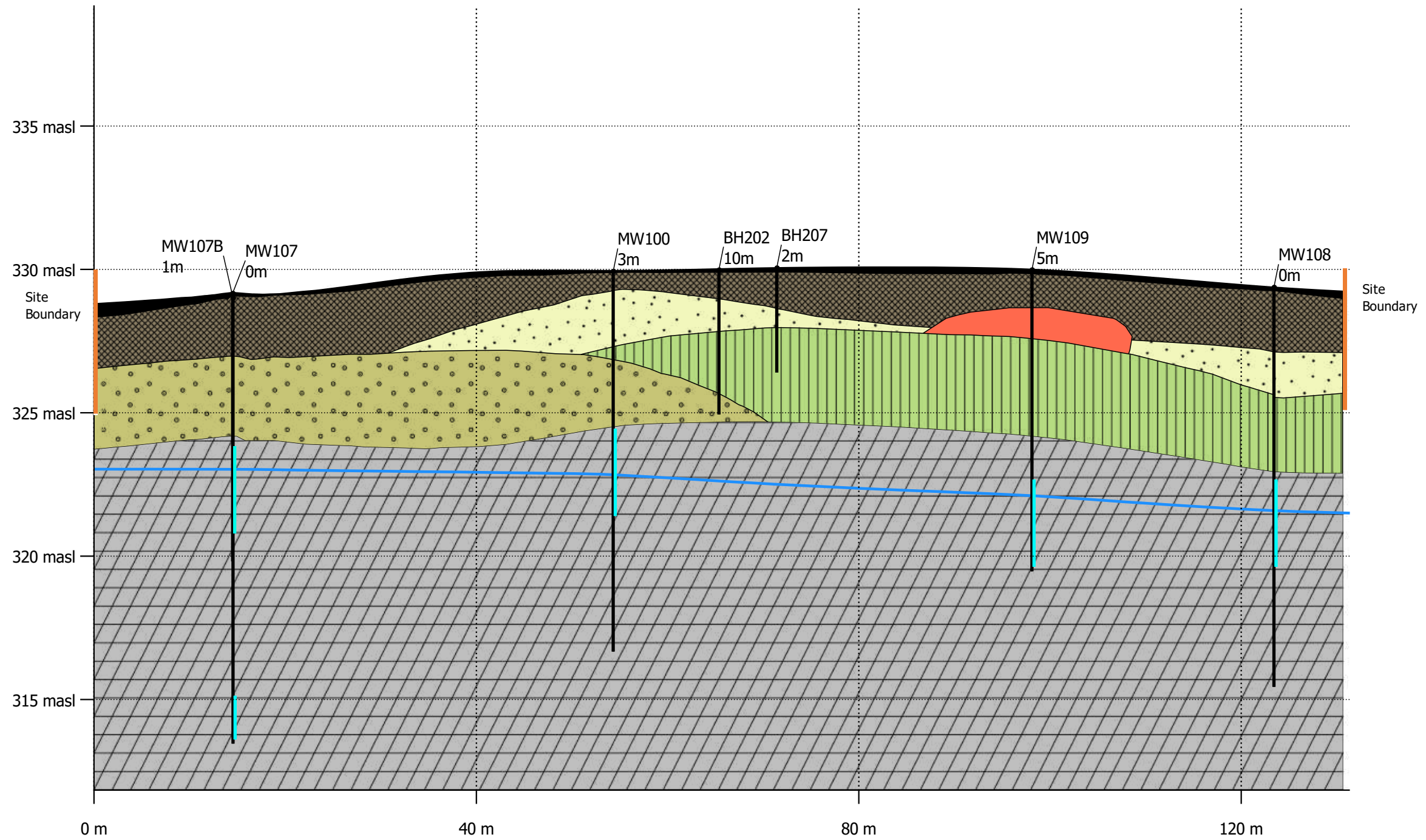
Geologic Conceptual Cross-Section B-B'
Phase Two Environmental Site Assessment
55 Baker Street, 152 and 160 Wyndham Street
North and Park Lane, Guelph, Ontario

C (Southwest)

Cross-Section C-C'

C' (Northeast)

Export Date: June 11, 2020



Vertical exaggeration: 3x

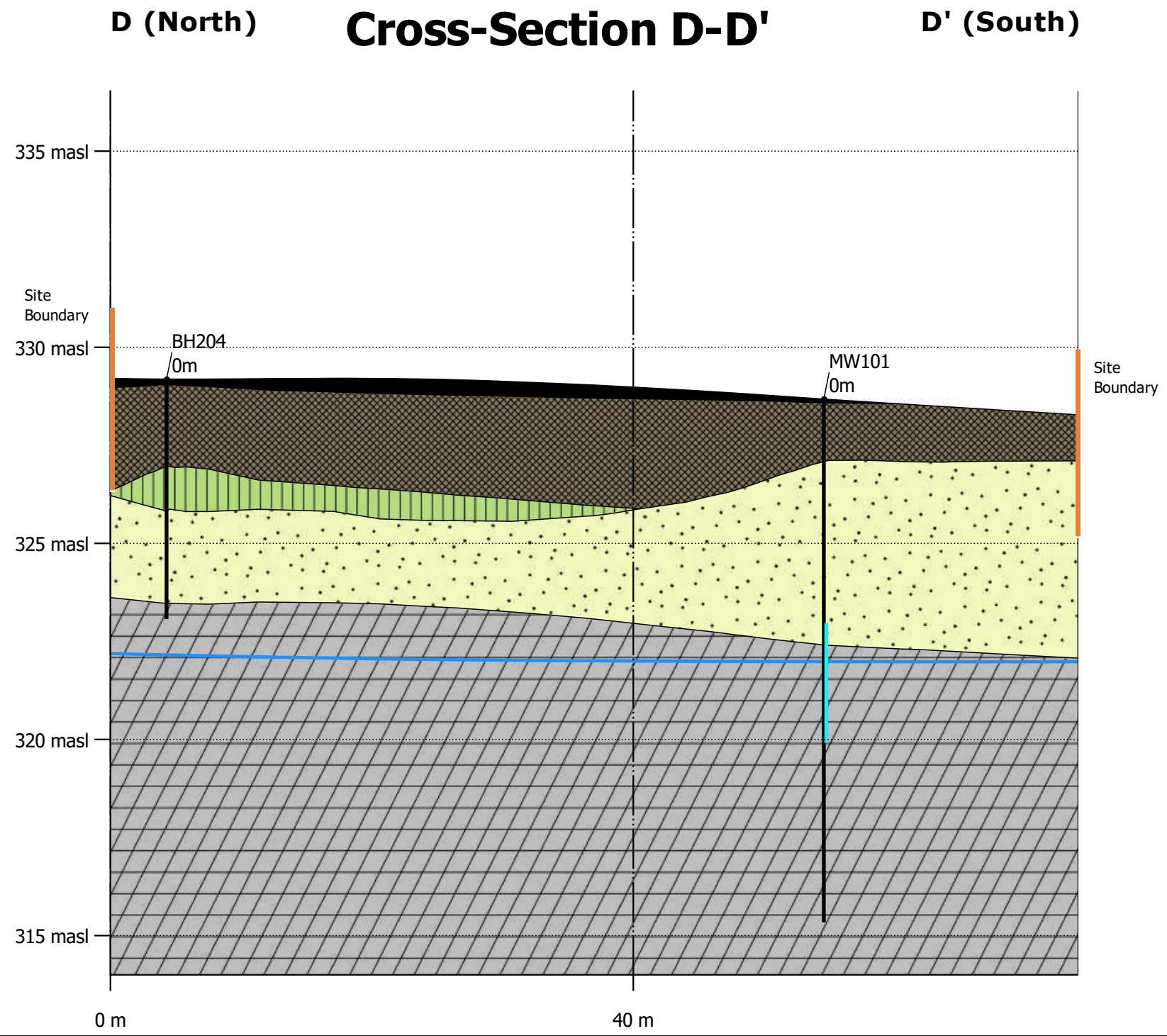
Legend

- Asphalt
- Fill
- Sand and Gravel
- Sand
- Silt
- Guelph formation dolostone
- Clay
- Water Table Elevation (April 15, 2020)
- Boring Interval
- Monitoring Well Screen Interval

Notes:

1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
3. masl = metres above sea level

Figure 6-1c
 Conceptual Geologic Cross-Section C-C'
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario



Legend

- Asphalt
- Fill
- Guelph formation dolostone
- Sand
- Silt
- Water Table Elevation Elevation (April 15, 2020)
- Boring Interval
- Monitoring Well Screen Interval

Notes:

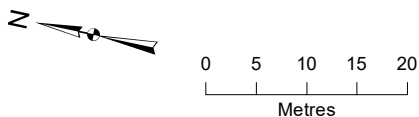
1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations.
2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
3. masl = metres above sea level

Figure 6-1d
 Conceptual Geologic Cross-Section D-D'
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario



September 18, 2019 Groundwater Elevations (mASL)

- Monitoring Well - Water Table Elevation
- Shallow Monitoring Well - Perched Water Table Elevation
- Groundwater Contour (September 18, 2019)
- Flow Direction
- Site Boundary



Notes:
 1. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

BH - Borehole
 MW - Monitoring Well
 GW - Groundwater

Figure 6-2a
 Groundwater Contours - September 2019
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 6/9/2020



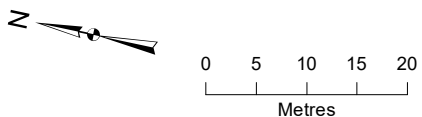
December 18, 2019 Groundwater Elevations (mASL)

- ⊕ Shallow Monitoring Well - Perched Water Table Elevation
- ⊕ Monitoring Well - Water Table Elevation
- ⊕ Monitoring Well - Deep

— Water Table Elevation Contour (masl) - December 18, 2019

→ Flow Direction

▭ Site Boundary



Notes:

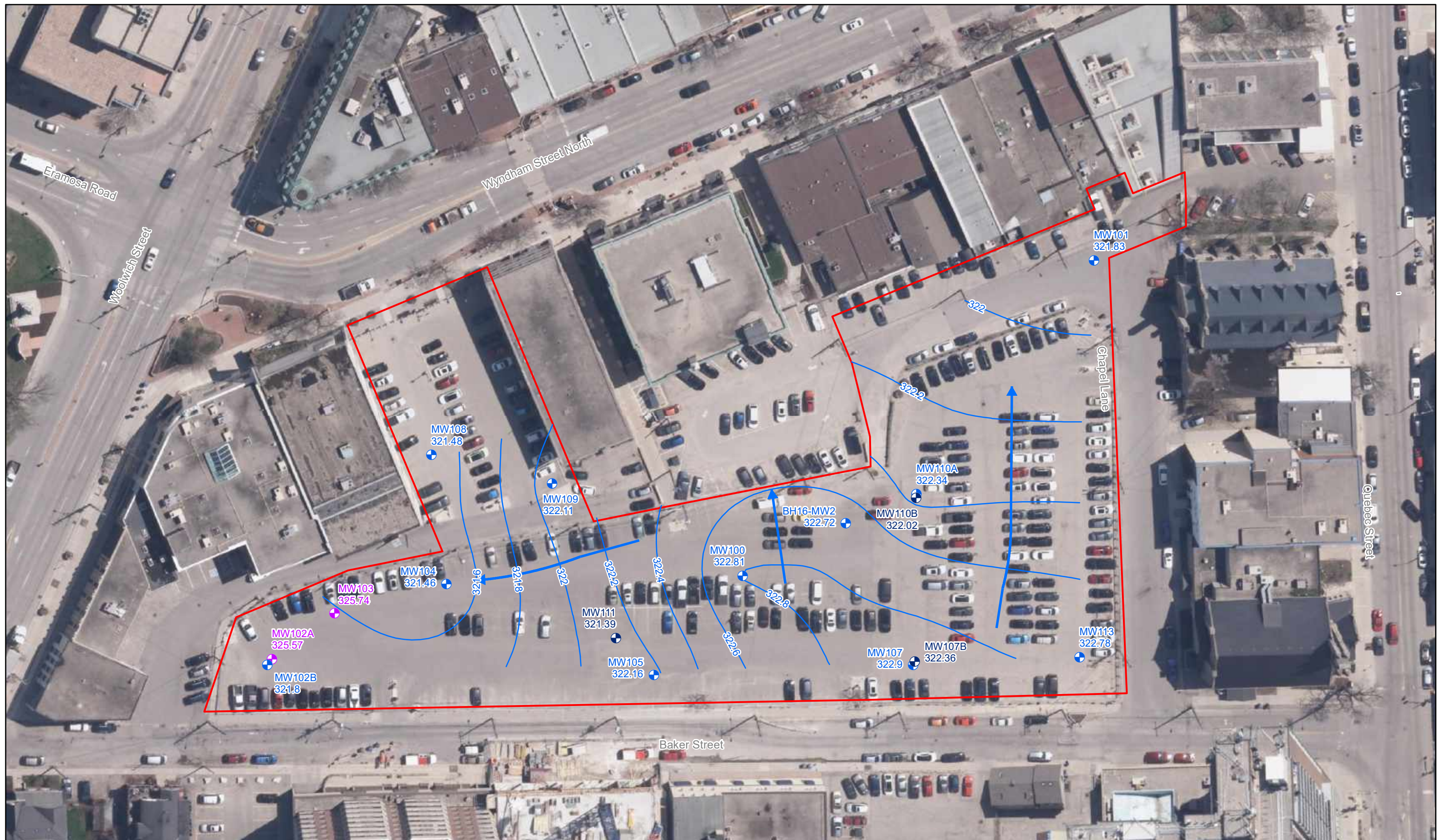
1. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

BH - Borehole

MW - Monitoring Well

GW - Groundwater

Figure 6-2b
 Groundwater Contours - December 2019
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 6/9/2020



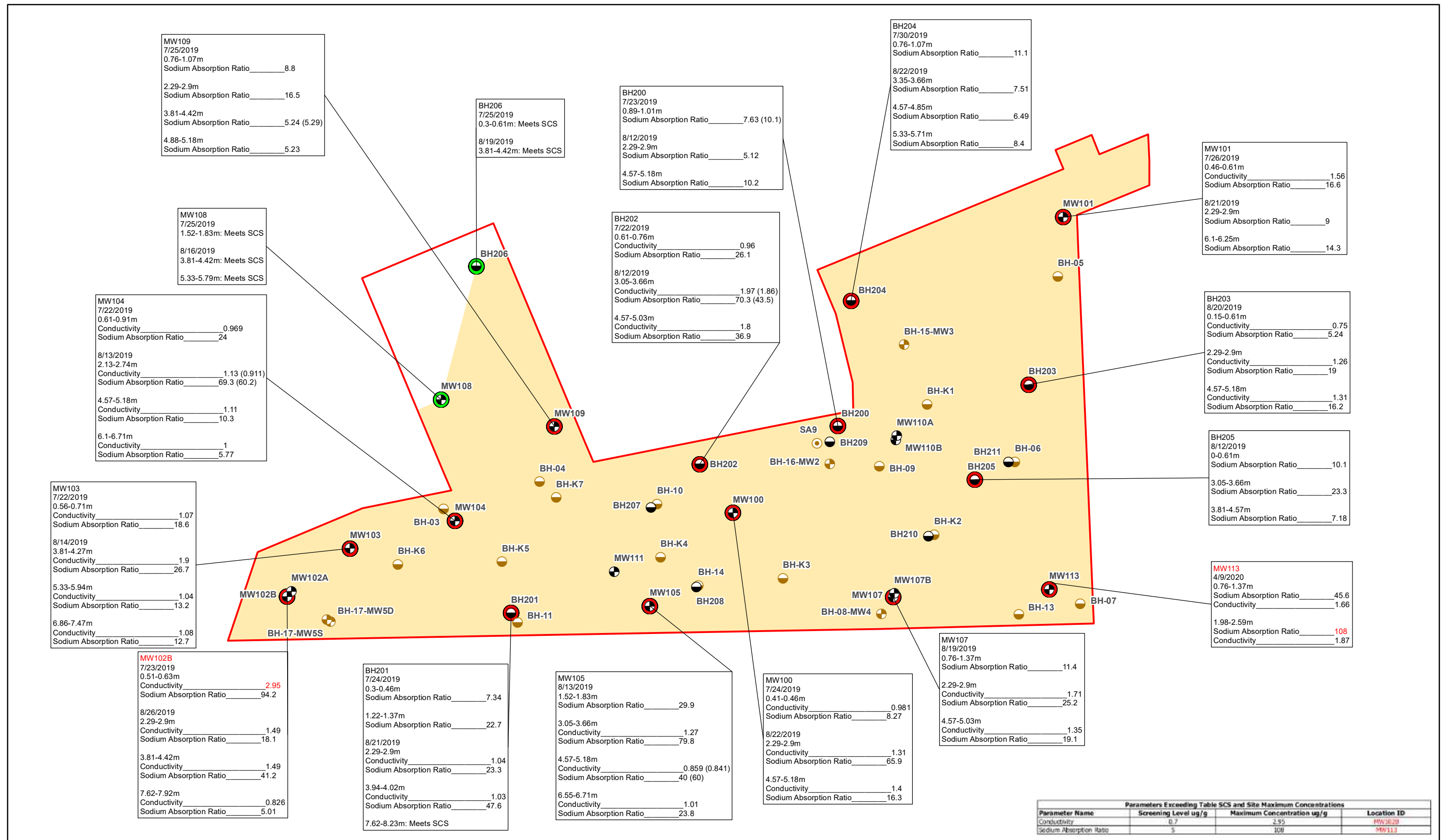
April 15, 2020 Groundwater Elevations (mASL)

- Shallow Monitoring Well - Perched Water Table Elevation
- ⊕ Monitoring Well - Water Table Elevation
- ⊕ Monitoring Well - Deep
- Water Table Elevation Contour (masl) - April 15, 2020
- Flow Direction
- ▭ Site Boundary

Notes:
 1. Historical sample locations and site boundaries are approximate. Current sample locations have been surveyed.

BH - Borehole
 MW - Monitoring Well
 GW - Groundwater

Figure 6-2c
 Groundwater Contours - April 2020
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 6/9/2020



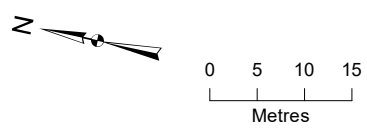
Sample Location (Current) **Sample Location (Historical)**

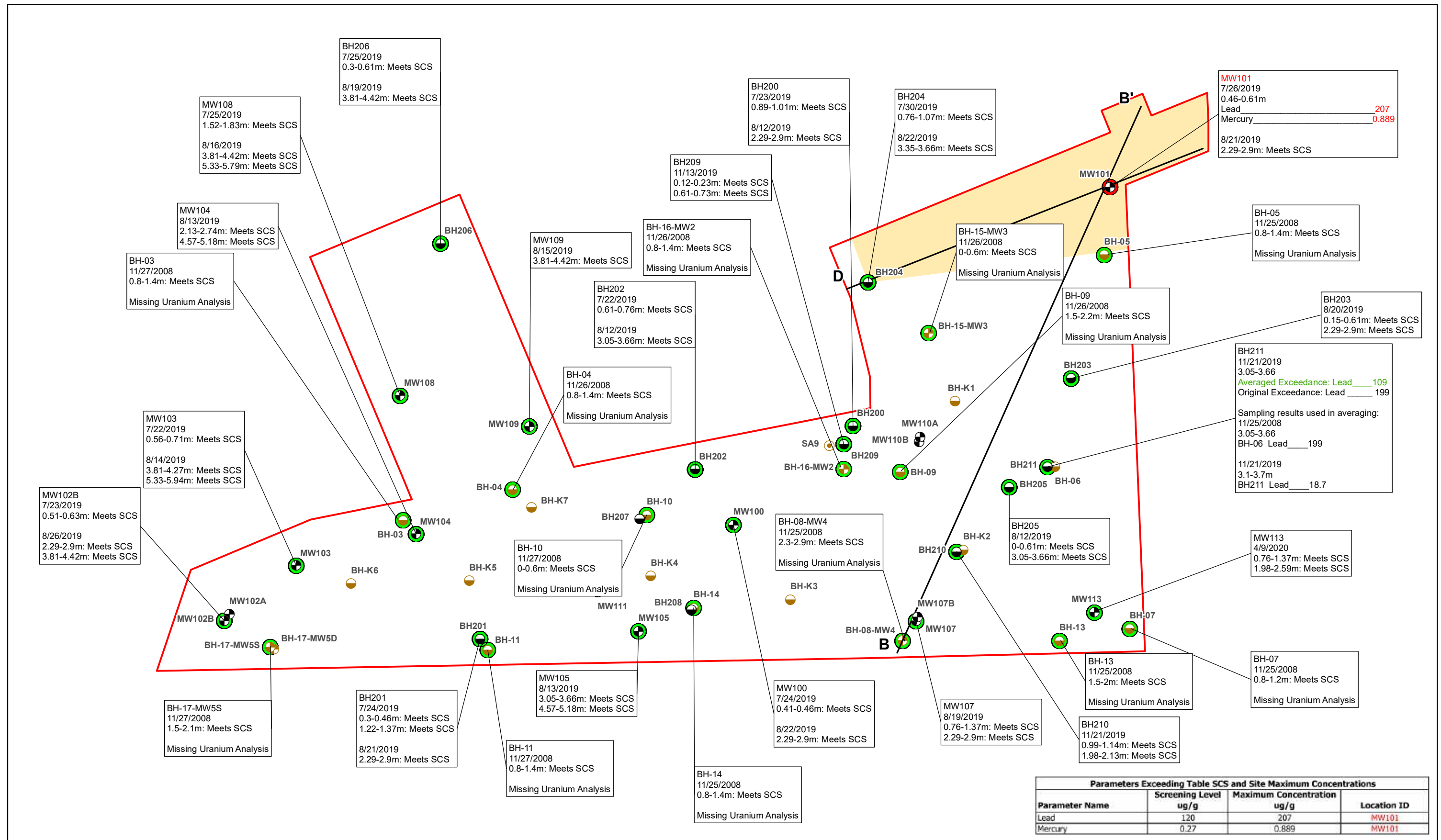
- Monitoring Well
- Borehole
- Location without Table 2 Exceedance
- Location with Table 2 Exceedance
- Inferred Lateral Extent of Concentration Greater than the Table 2 SCS
- Site Boundary

Notes:

- Results in () indicate field duplicates.
- The estimated extent of soil impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
- Red text indicates the location of the site maximum concentration of the analyte.
- Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

Figure 6-4
Soil Results - ORPs: EC, SAR, and Cyanide
Phase Two Environmental Site Assessment
55 Baker Street, 152 and 160 Wyndham Street
North and Park Lane, Guelph, Ontario
Date Exported: 11/25/2020





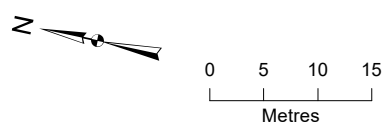
Sample Location (Current) **Sample Location (Historical)**

- Monitoring Well
- Borehole
- Soil Sample
- Location without Table 2 Exceedance
- Location with Table 2 Exceedance
- Cross-section Location
- Inferred Lateral Extent of Concentration Greater than the Table 2 SCS
- Site Boundary

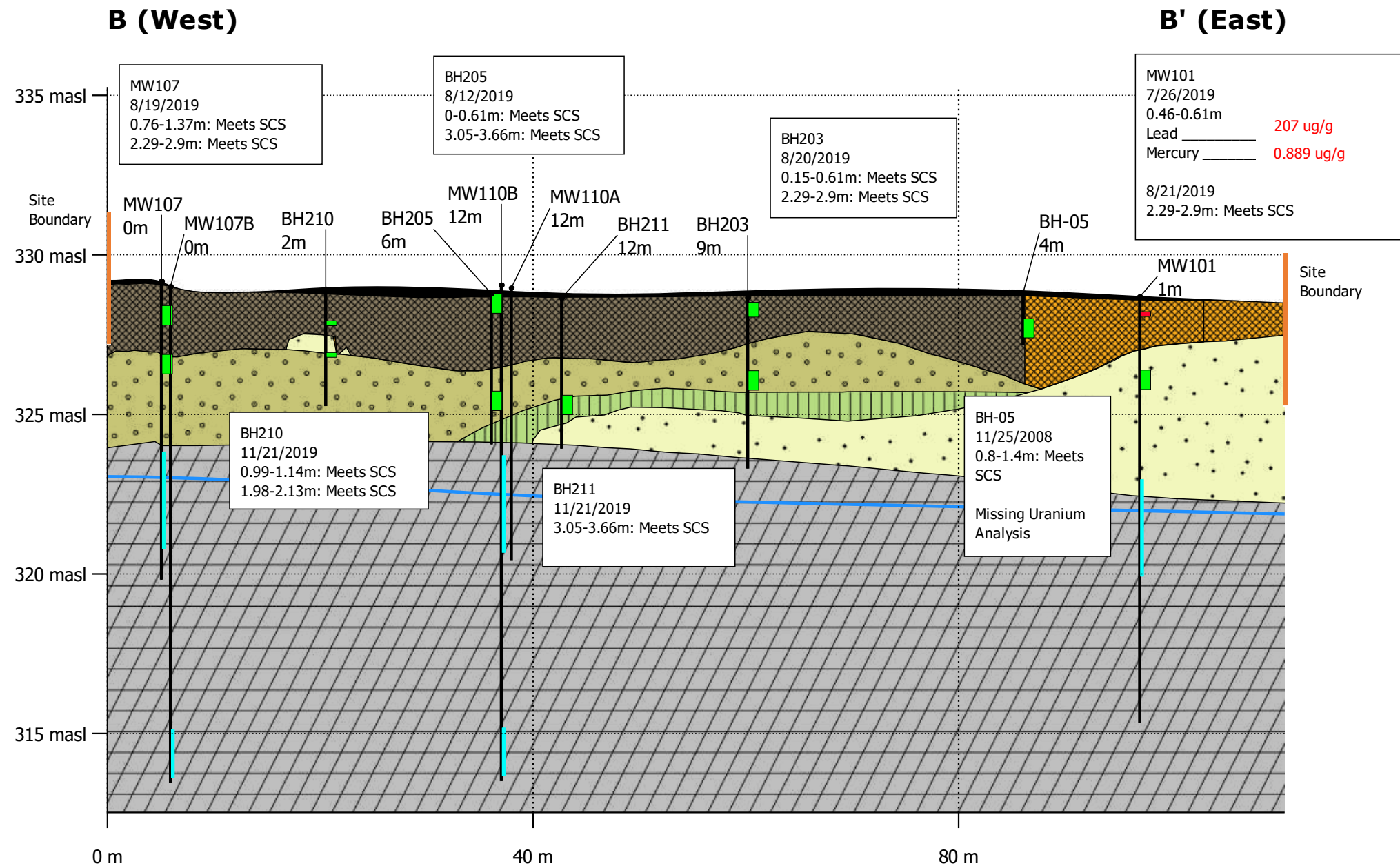
Notes:

- Results in () indicate field duplicates.
- The estimated extent of soil impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
- Red text indicates the location of the site maximum concentration of the analyte.
- Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.
- Samples from 2008 were collected in accordance with O. Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

Figure 6-5
 Soil Results - Metals and Select ORPs: Metals, Hydride-Forming Metals, Hg, MeHg, and CrVI
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



Cross-Section B-B'



Legend

- Asphalt
- Guelph formation dolostone
- Fill
- Sand
- Sand and Gravel
- Silt
- Soil Sample Exceeds SCS
- Soil Sample Meets SCS
- Inferred Maximum Extent of Soil > SCS

- Boring Interval
- Monitoring Well Screen Interval

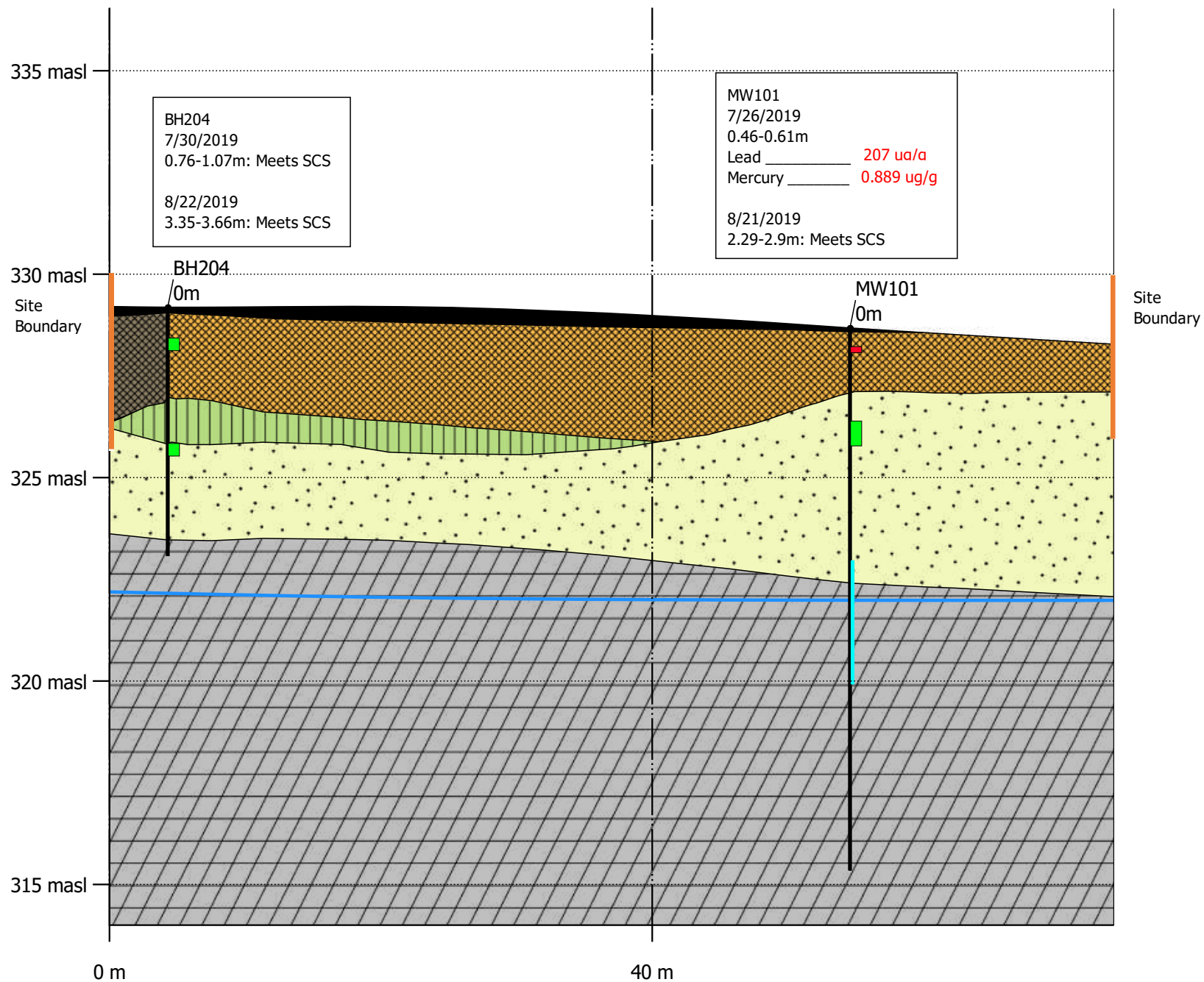
Vertical exaggeration: 3x

- Notes:**
- Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
 - Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
 - masl = metres above sea level
 - Results in () indicate field duplicates.
 - Red text indicates the location of the site maximum concentration of the analyte.
 - Samples from 2008 were collected in accordance with O.Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

Figure 6-5a









Soil Results - Metals and Select ORPs: Metals, Hydride-Forming Metals, Hg, MeHG, and CrVI
 Cross-Section B-B'
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario



D (North) Cross-Section D-D' D' (South)



Vertical exaggeration: 3x

Legend

- | | |
|---|---|
|  Asphalt |  Sand |
|  Fill |  Silt |
|  Guelph formation dolostone | |
|  Soil Sample Exceeds SCS |  Inferred Maximum Extent of Soil > SCS |
|  Soil Sample Meets SCS | |

- | |
|---|
|  Boring Interval |
|  Monitoring Well Screen Interval |

Notes:

1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations.
2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
3. masl = metres above sea level
4. Results in () indicate field duplicates.
5. Red text indicates the location of the site maximum concentration of the analyte.
6. Samples from 2008 were collected in accordance with O.Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

Figure 6-5b
 Soil Results - Metals and Select ORPs: Metals, Hydride-Forming Metals, Hg, MeHG, and CrVI
 Cross-Section D-D'
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario

 Water Table Elevation Elevation (April 15, 2020)

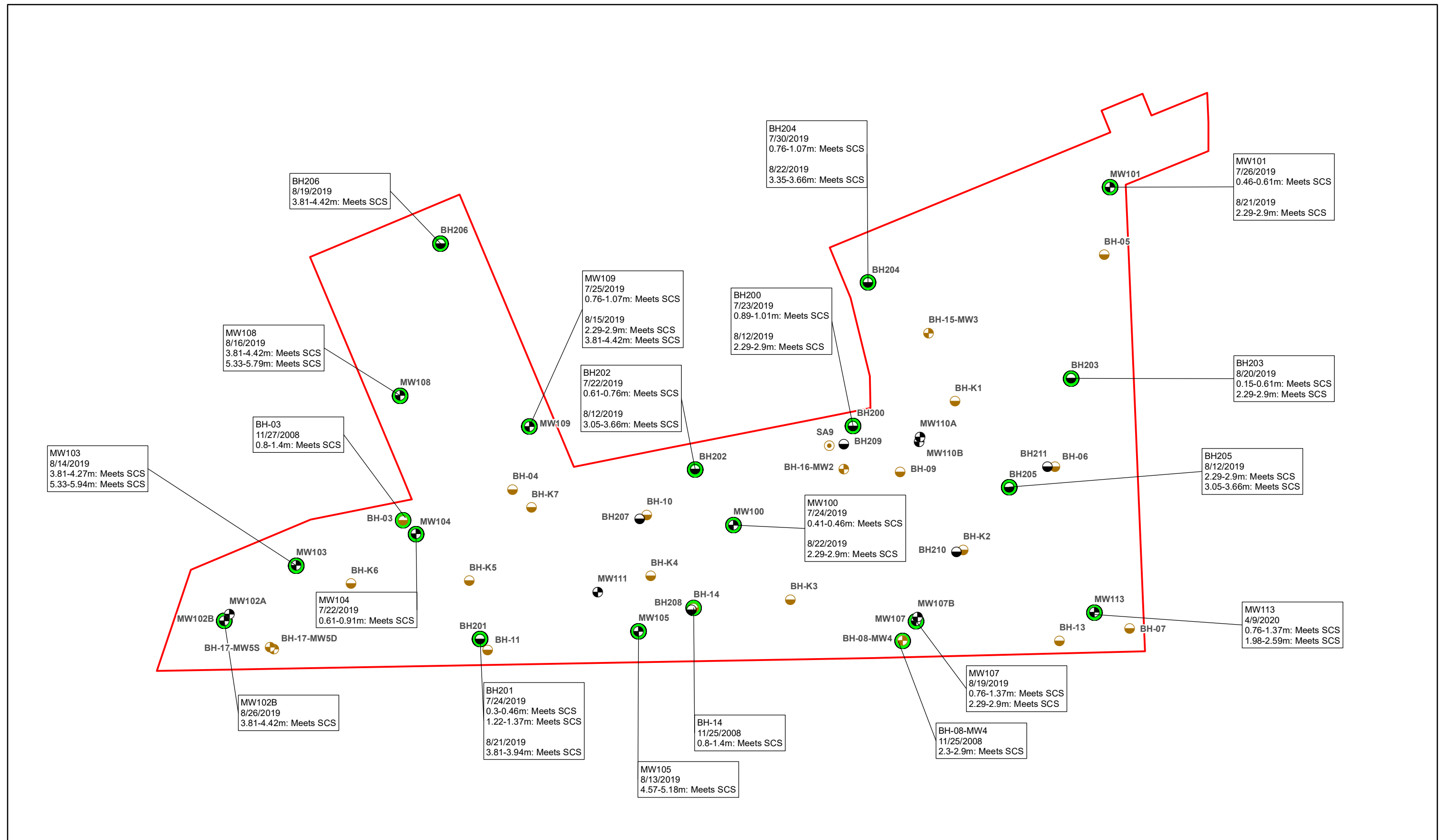
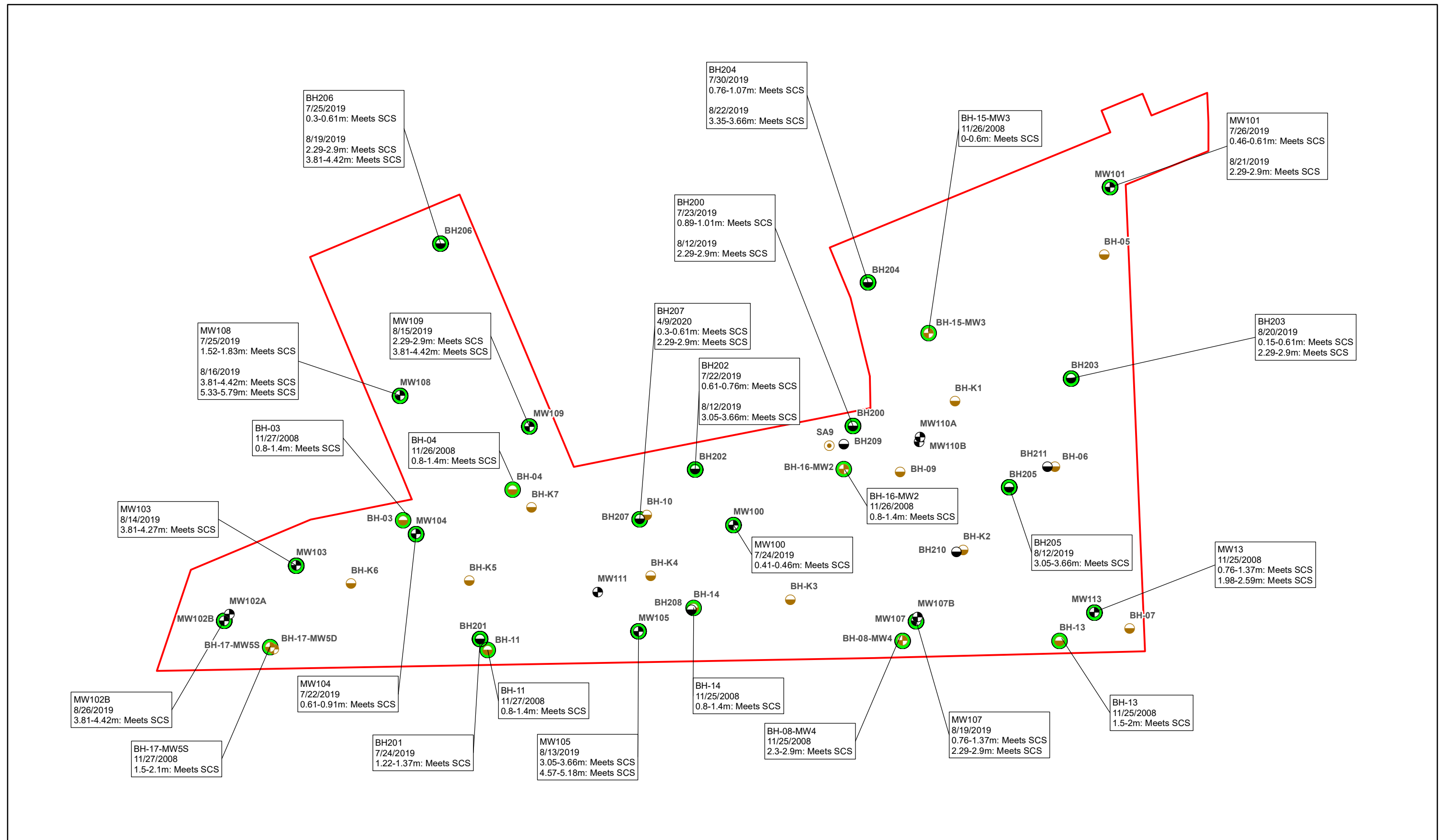


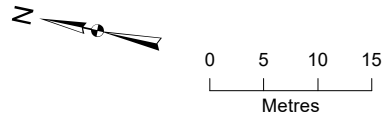
Figure 6-6
 Soil Results - BTEX
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020

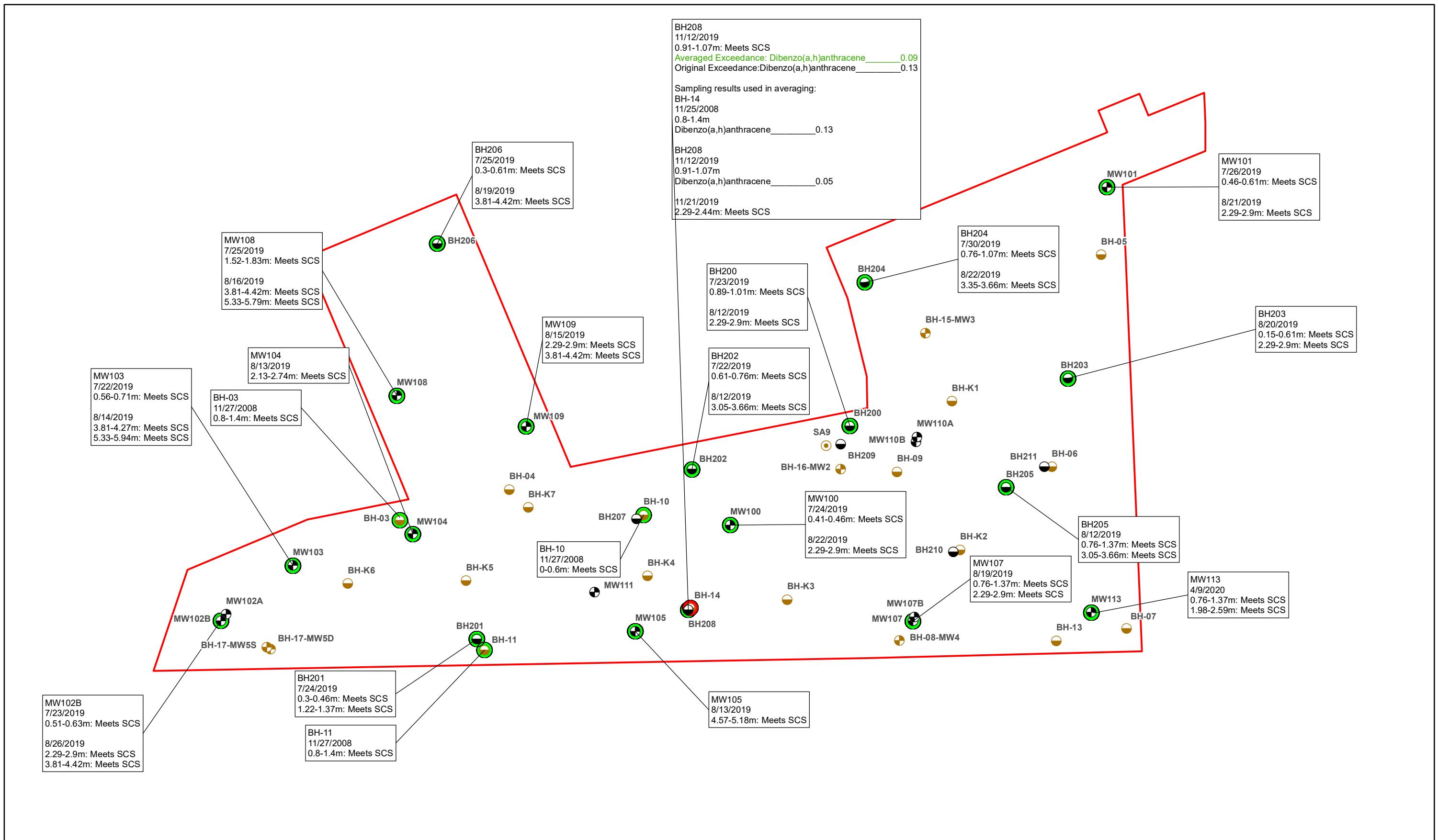


Sample Location (Current) **Sample Location (Historical)** **Location without Table 2 Exceedance**
 ● Borehole ● Borehole ● Location without Table 2 Exceedance
 ⊕ Monitoring Well ⊕ Monitoring Well □ Site Boundary
 ○ Soil Sample

Notes:
 1. Results in () indicate field duplicates.
 2. The estimated extent of soil impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
 3. Red text indicates the location of the site maximum concentration of the analyte.
 4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

Figure 6-7
 Soil Results - Petroleum Hydrocarbons
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020





BH208
 11/12/2019
 0.91-1.07m: Meets SCS
 Averaged Exceedance: Dibenzo(a,h)anthracene 0.09
 Original Exceedance: Dibenzo(a,h)anthracene 0.13

Sampling results used in averaging:
 BH-14
 11/25/2008
 0.8-1.4m
 Dibenzo(a,h)anthracene 0.13

BH208
 11/12/2019
 0.91-1.07m
 Dibenzo(a,h)anthracene 0.05

11/21/2019
 2.29-2.44m: Meets SCS

BH206
 7/25/2019
 0.3-0.61m: Meets SCS
 8/19/2019
 3.81-4.42m: Meets SCS

MW108
 7/25/2019
 1.52-1.83m: Meets SCS
 8/16/2019
 3.81-4.42m: Meets SCS
 5.33-5.79m: Meets SCS

MW101
 7/26/2019
 0.46-0.61m: Meets SCS
 8/21/2019
 2.29-2.9m: Meets SCS

BH204
 7/30/2019
 0.76-1.07m: Meets SCS
 8/22/2019
 3.35-3.66m: Meets SCS

BH200
 7/23/2019
 0.89-1.01m: Meets SCS
 8/12/2019
 2.29-2.9m: Meets SCS

BH203
 8/20/2019
 0.15-0.61m: Meets SCS
 2.29-2.9m: Meets SCS

MW109
 8/15/2019
 2.29-2.9m: Meets SCS
 3.81-4.42m: Meets SCS

BH202
 7/22/2019
 0.61-0.76m: Meets SCS
 8/12/2019
 3.05-3.66m: Meets SCS

MW103
 7/22/2019
 0.56-0.71m: Meets SCS
 8/14/2019
 3.81-4.27m: Meets SCS
 5.33-5.94m: Meets SCS

MW104
 8/13/2019
 2.13-2.74m: Meets SCS

BH-03
 11/27/2008
 0.8-1.4m: Meets SCS

BH-10
 11/27/2008
 0-0.6m: Meets SCS

MW100
 7/24/2019
 0.41-0.46m: Meets SCS
 8/22/2019
 2.29-2.9m: Meets SCS

BH205
 8/12/2019
 0.76-1.37m: Meets SCS
 3.05-3.66m: Meets SCS

MW102B
 7/23/2019
 0.51-0.63m: Meets SCS
 8/26/2019
 2.29-2.9m: Meets SCS
 3.81-4.42m: Meets SCS

BH201
 7/24/2019
 0.3-0.46m: Meets SCS
 1.22-1.37m: Meets SCS

BH-11
 11/27/2008
 0.8-1.4m: Meets SCS

MW105
 8/13/2019
 4.57-5.18m: Meets SCS

MW113
 4/9/2020
 0.76-1.37m: Meets SCS
 1.98-2.59m: Meets SCS

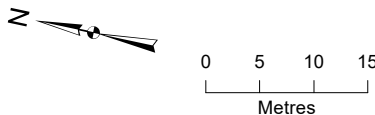


Figure 6-8
 Soil Results - Polycyclic Aromatic Hydrocarbons
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020

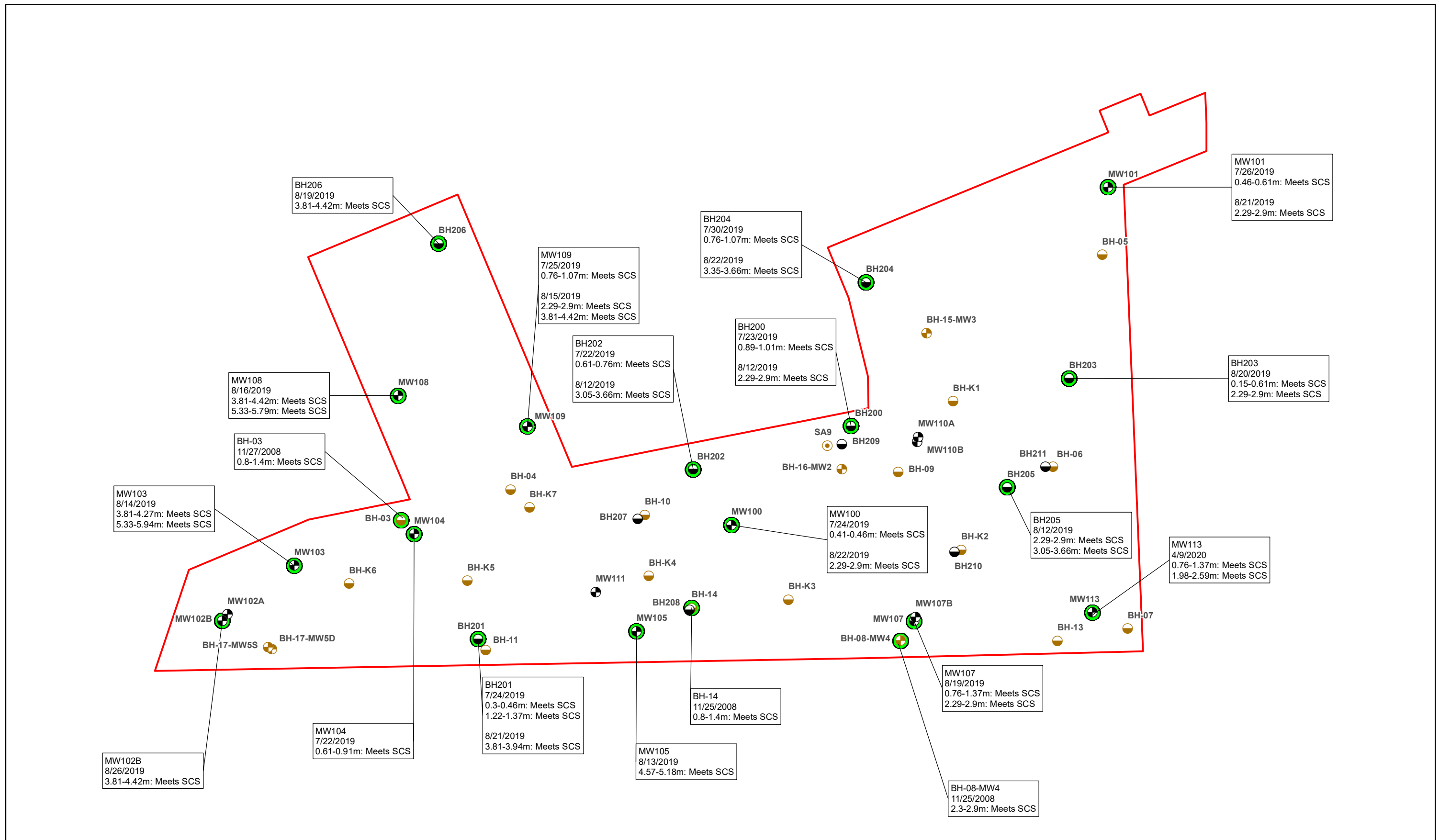
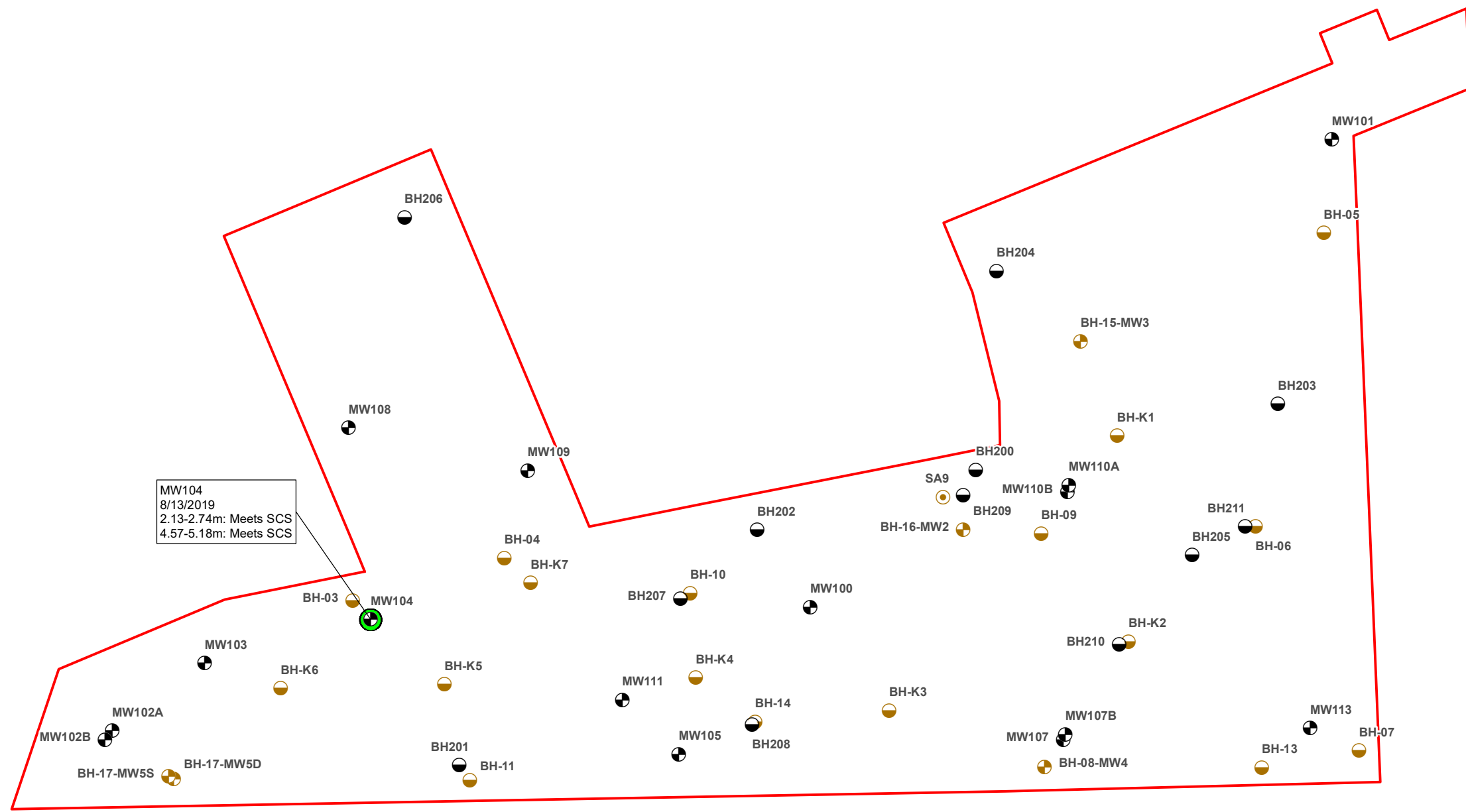


Figure 6-9
 Soil Results - Volatile Organic Compounds
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



MW104
8/13/2019
2.13-2.74m: Meets SCS
4.57-5.18m: Meets SCS

Sample Location (Current) **Sample Location (Historical)** **Location without Table 2 Exceedance**

● Borehole ● Borehole ● Location without Table 2 Exceedance
 ⊕ Monitoring Well ⊕ Monitoring Well ⊕ Soil Sample
 ⊕ Soil Sample

□ Site Boundary

Notes:
 1. Results in () indicate field duplicates.
 2. The estimated extent of soil impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
 3. Red text indicates the location of the site maximum concentration of the analyte.
 4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

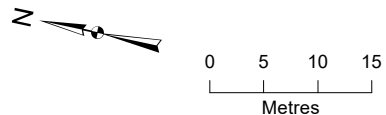
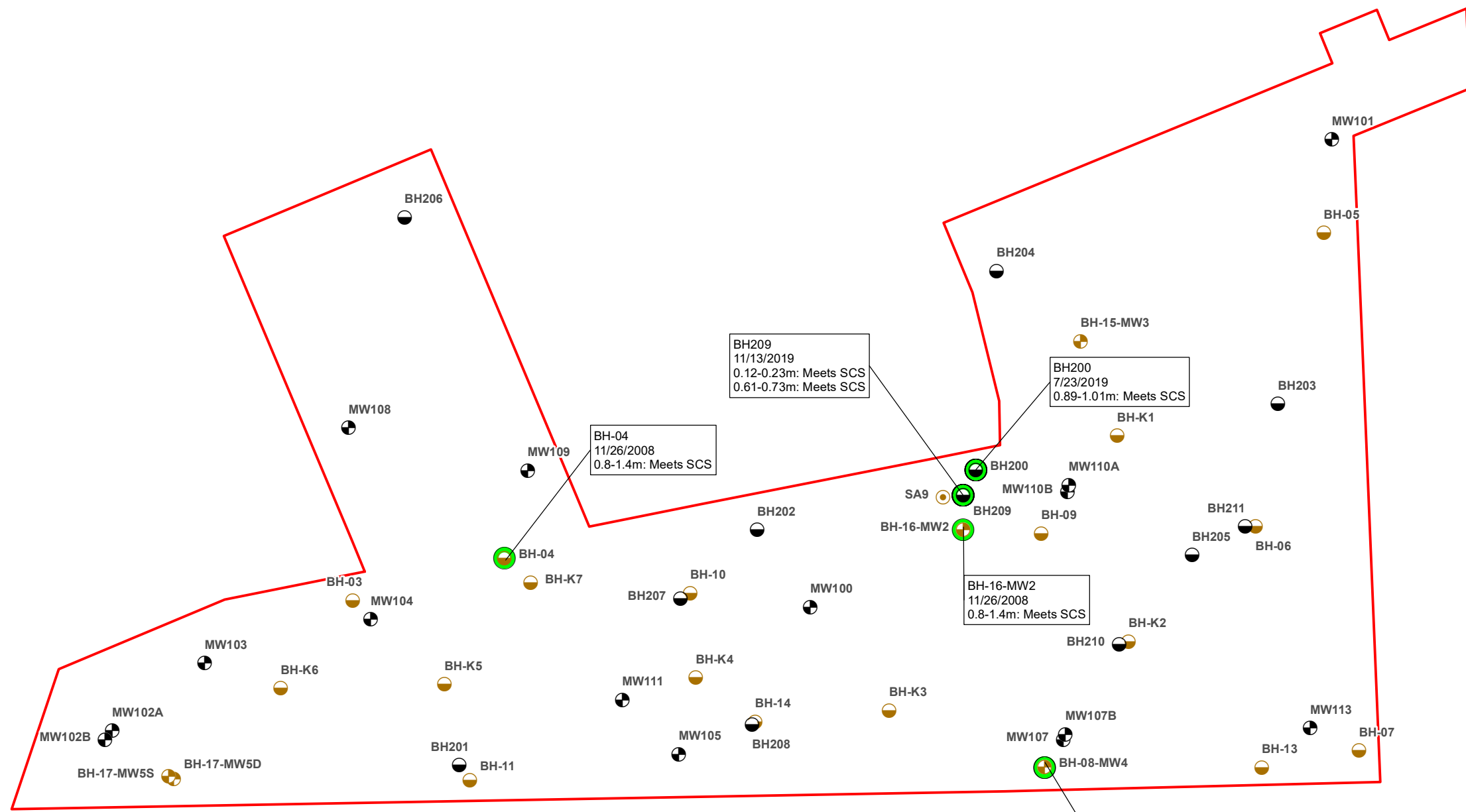


Figure 6-10
 Soil Results - Acid/Base/Neutral Compounds
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



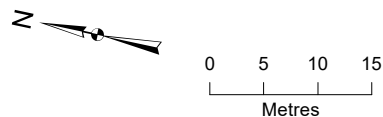
Sample Location (Current) **Sample Location (Historical)** **Location without Table 2 Exceedance**

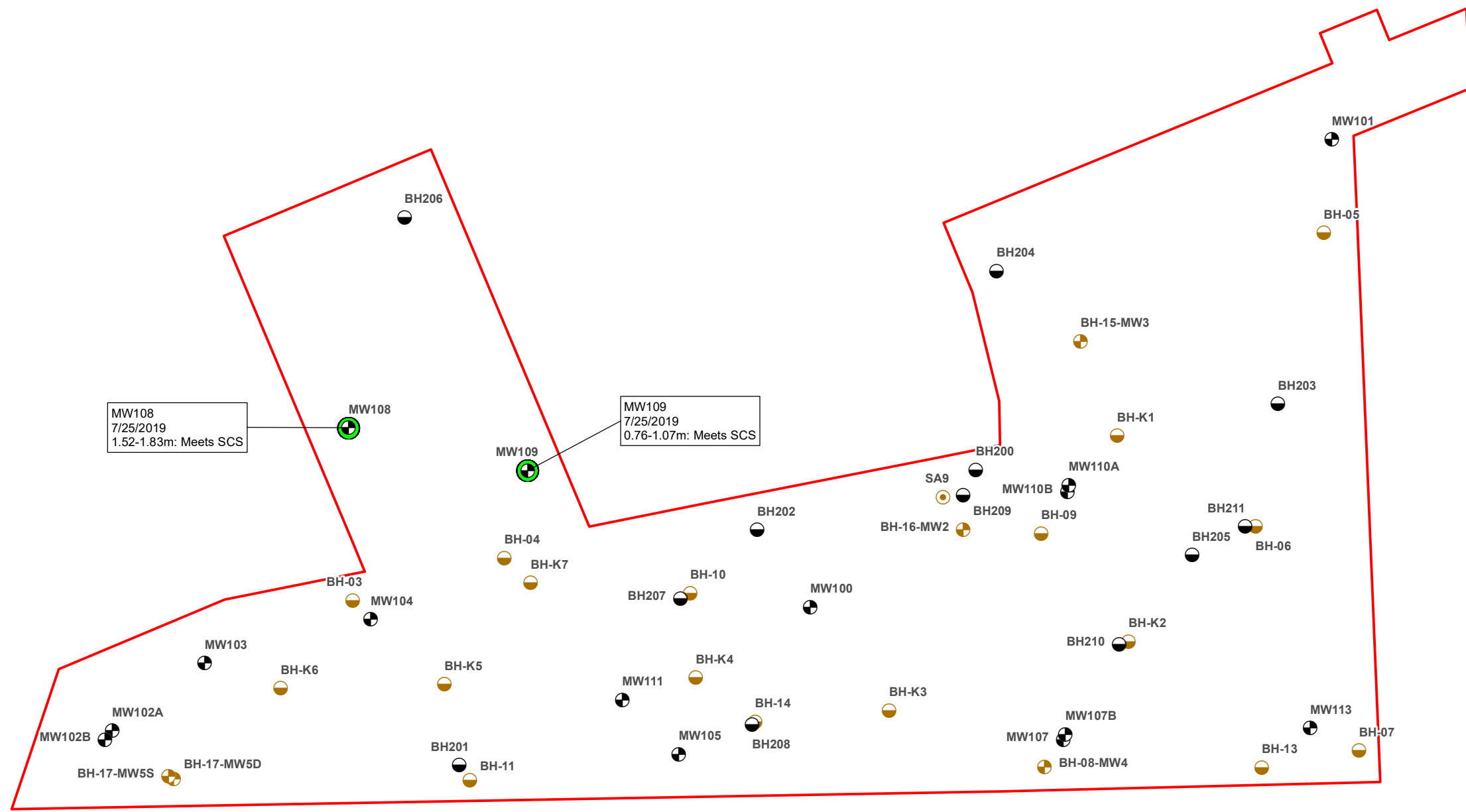
Borehole Borehole Location without Table 2 Exceedance
 Monitoring Well Monitoring Well Site Boundary
 Soil Sample

Notes:

1. Results in () indicate field duplicates.
2. The estimated extent of soil impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
3. Red text indicates the location of the site maximum concentration of the analyte.
4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

Figure 6-11
 Soil Results - Polychlorinated Biphenyls
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020





Sample Location (Current) **Sample Location (Historical)** **Location without Table 2 Exceedance**

● Borehole ● Borehole ● Location without Table 2 Exceedance
 ● Monitoring Well ● Monitoring Well ● Site Boundary
 ● Soil Sample

Notes:
 1. Results in () indicate field duplicates.
 2. The estimated extent of soil impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
 3. Red text indicates the location of the site maximum concentration of the analyte.
 4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

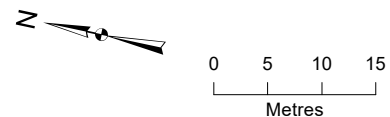
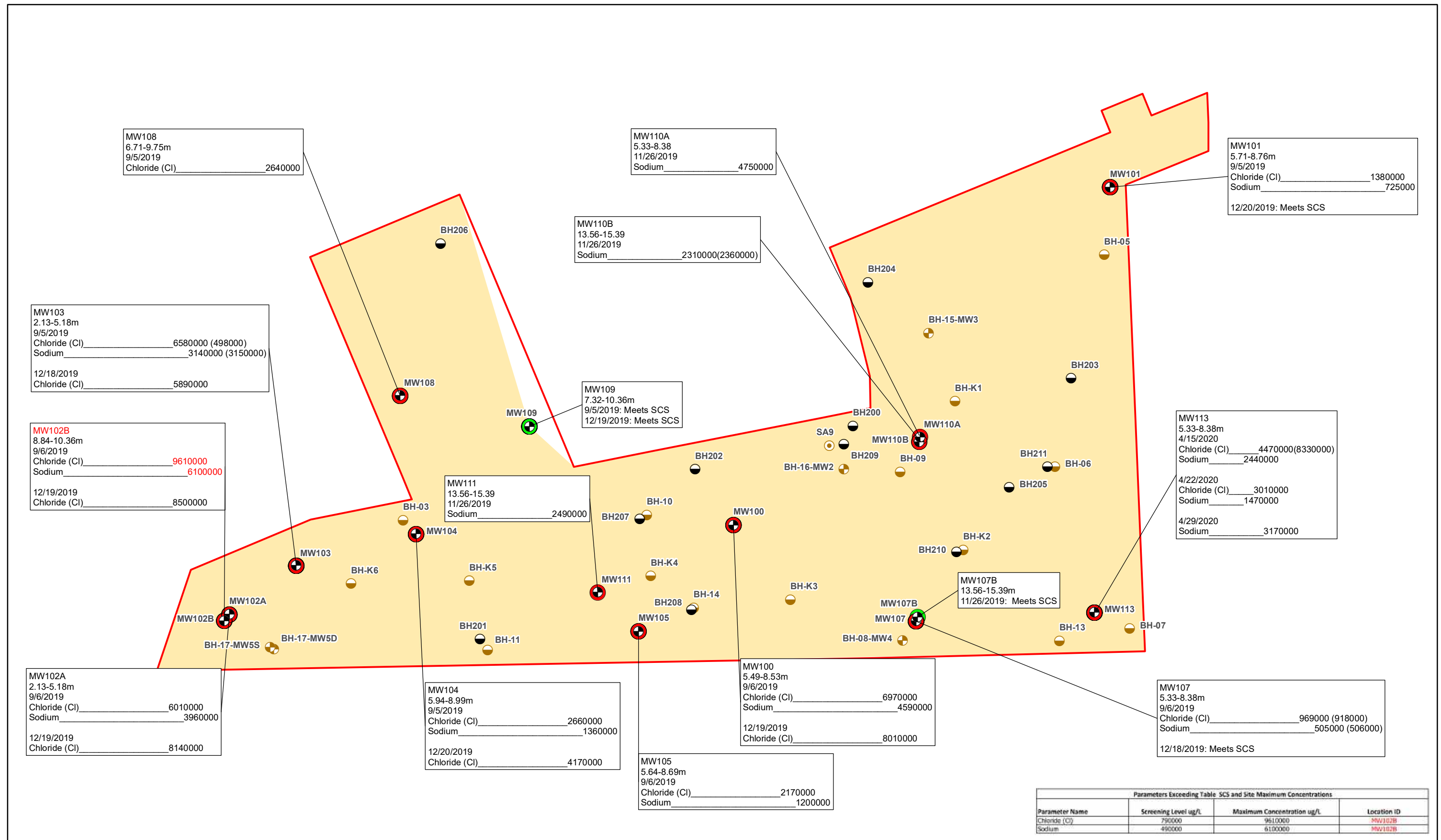


Figure 6-12
 Soil Results - Dioxins/Furans
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



Sample Location (Current) **Sample Location (Historical)**

- Monitoring Well
- Borehole
- Monitoring Well
- Borehole
- Soil Sample

Location without Table 2 Exceedance (Green circle)

Location with Table 2 Exceedance (Red circle)

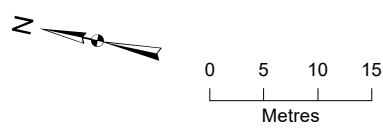
Inferred Lateral Extent of Concentration Greater than the Table 2 SCS (Yellow shaded area)

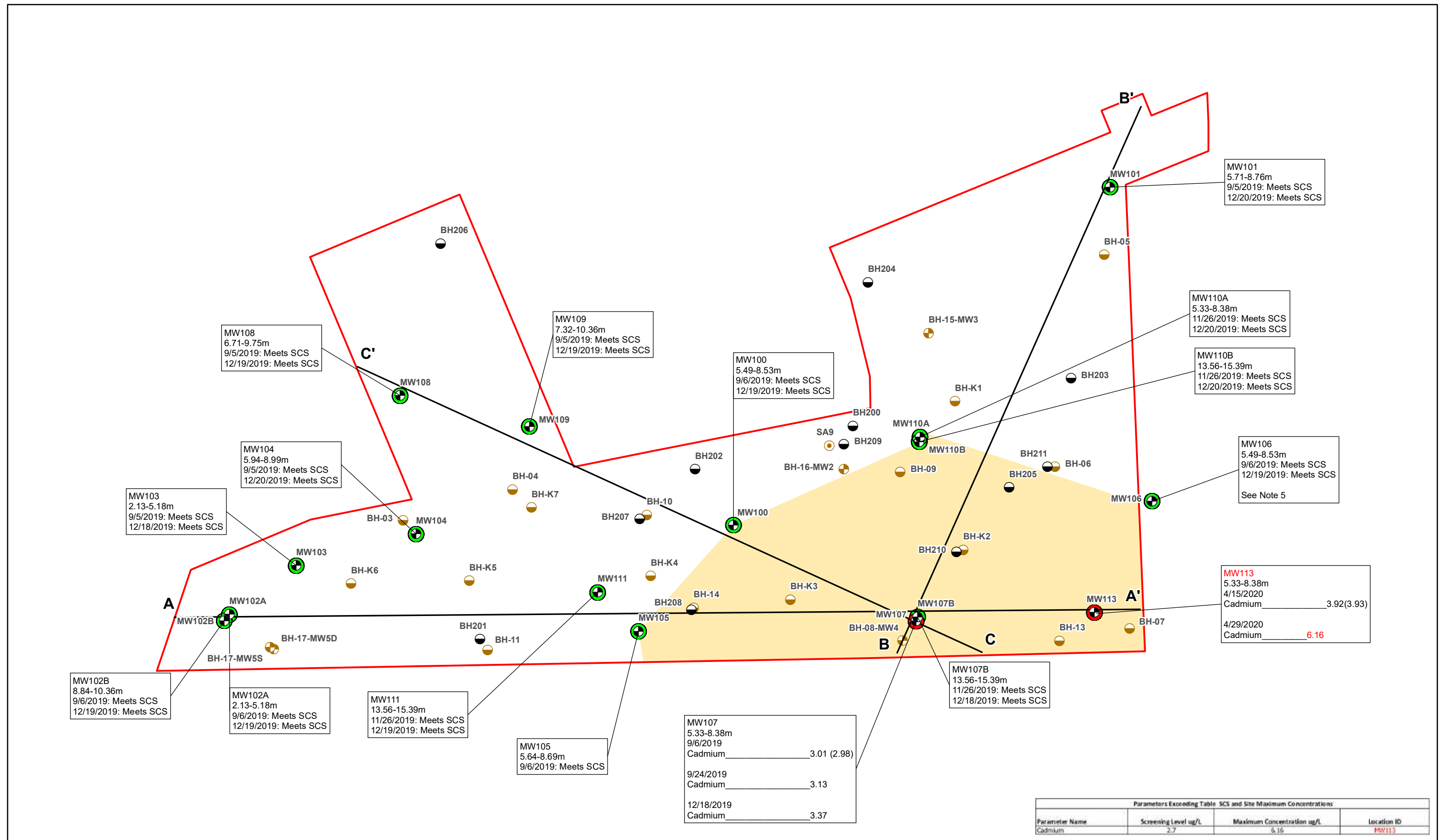
Site Boundary (Red outline)

Notes:

- Results in () indicate field duplicates.
- The estimated extent of groundwater impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
- Red text indicates the location of the site maximum concentration of the analyte.
- Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

Figure 6-13
 Groundwater Results - Sodium and Select ORPs: Chloride and Cyanide
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020





MW108
6.71-9.75m
9/5/2019: Meets SCS
12/19/2019: Meets SCS

MW109
7.32-10.36m
9/5/2019: Meets SCS
12/19/2019: Meets SCS

MW100
5.49-8.53m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW101
5.71-8.76m
9/5/2019: Meets SCS
12/20/2019: Meets SCS

MW110A
5.33-8.38m
11/26/2019: Meets SCS
12/20/2019: Meets SCS

MW110B
13.56-15.39m
11/26/2019: Meets SCS
12/20/2019: Meets SCS

MW106
5.49-8.53m
9/6/2019: Meets SCS
12/19/2019: Meets SCS
See Note 5

MW113
5.33-8.38m
4/15/2020
Cadmium 3.92(3.93)
4/29/2020
Cadmium 6.16

MW107
5.33-8.38m
9/6/2019
Cadmium 3.01 (2.98)
9/24/2019
Cadmium 3.13
12/18/2019
Cadmium 3.37

MW103
2.13-5.18m
9/5/2019: Meets SCS
12/18/2019: Meets SCS

MW104
5.94-8.99m
9/5/2019: Meets SCS
12/20/2019: Meets SCS

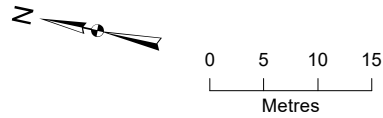
MW102A
2.13-5.18m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW111
13.56-15.39m
11/26/2019: Meets SCS
12/19/2019: Meets SCS

MW105
5.64-8.69m
9/6/2019: Meets SCS

MW107B
13.56-15.39m
11/26/2019: Meets SCS
12/18/2019: Meets SCS

MW102B
8.84-10.36m
9/6/2019: Meets SCS
12/19/2019: Meets SCS



- Sample Location (Current)**
 - Monitoring Well (Green circle with cross)
 - Borehole (Black circle)
- Sample Location (Historical)**
 - Monitoring Well (Yellow circle with cross)
 - Borehole (Black circle)
 - Soil Sample (Yellow circle)
- Location without Table 2 Exceedance** (Green circle)
- Location with Table 2 Exceedance** (Red circle)
- Cross-section Location** (Black line)
- Inferred Lateral Extent of Concentration Greater than the Table 2 SCS** (Yellow shaded area)
- Site Boundary** (Red outline)

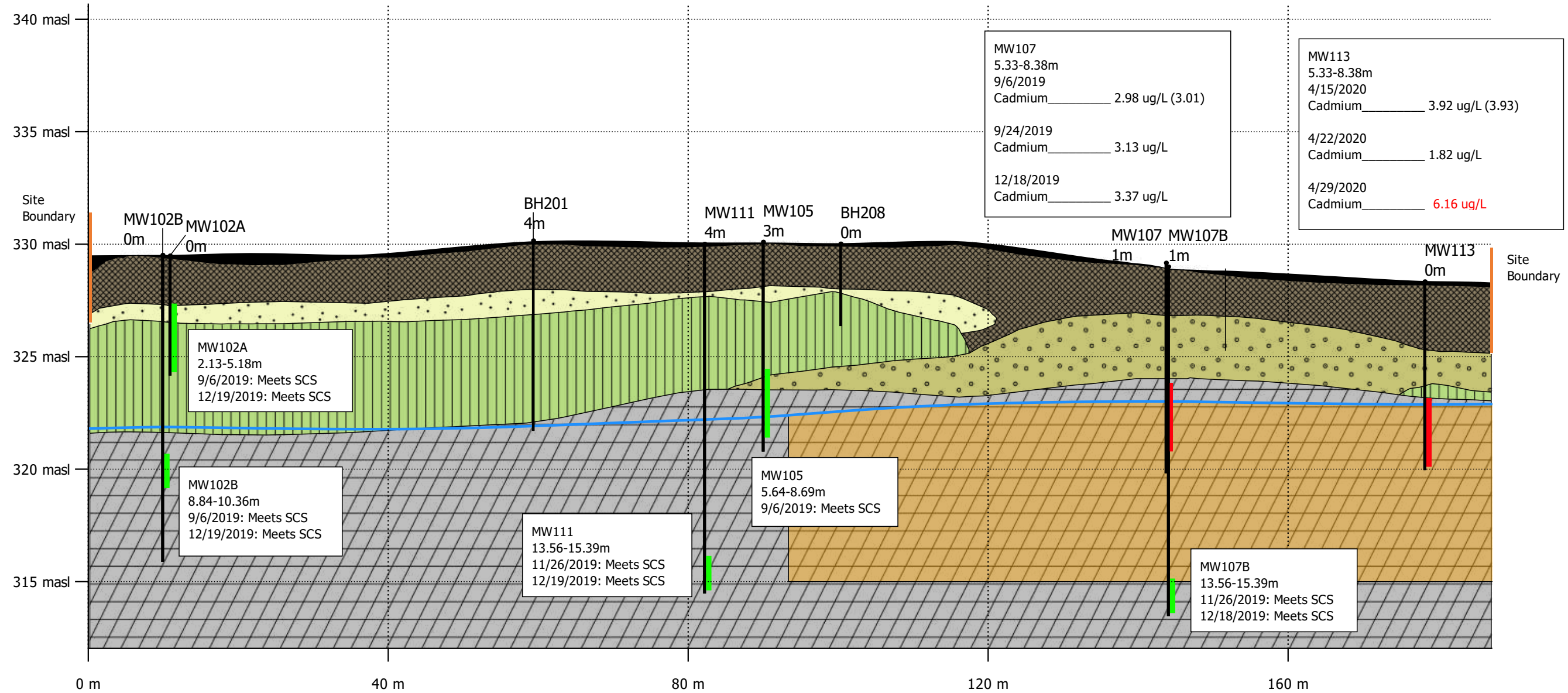
Notes:
 1. Results in () indicate field duplicates.
 2. The estimated extent of groundwater impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
 3. Red text indicates the location of the site maximum concentration of the analyte.
 4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.
 5. Offsite location with the same property owner, was installed as part of the same sampling program and has been shown for horizontal delineation purposes only.

Figure 6-14
 Groundwater Results - Metals and Select ORPs: Metals, Hydride-Forming Metals, Hg, and CrVI
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020

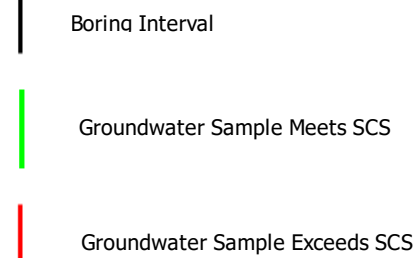
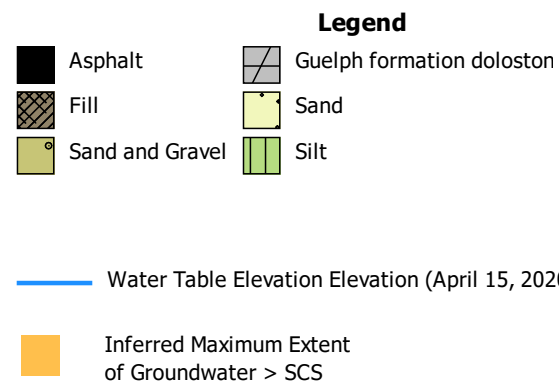
Cross-Section A-A'

A (North)

A' (South)



Vertical exaggeration: 3x

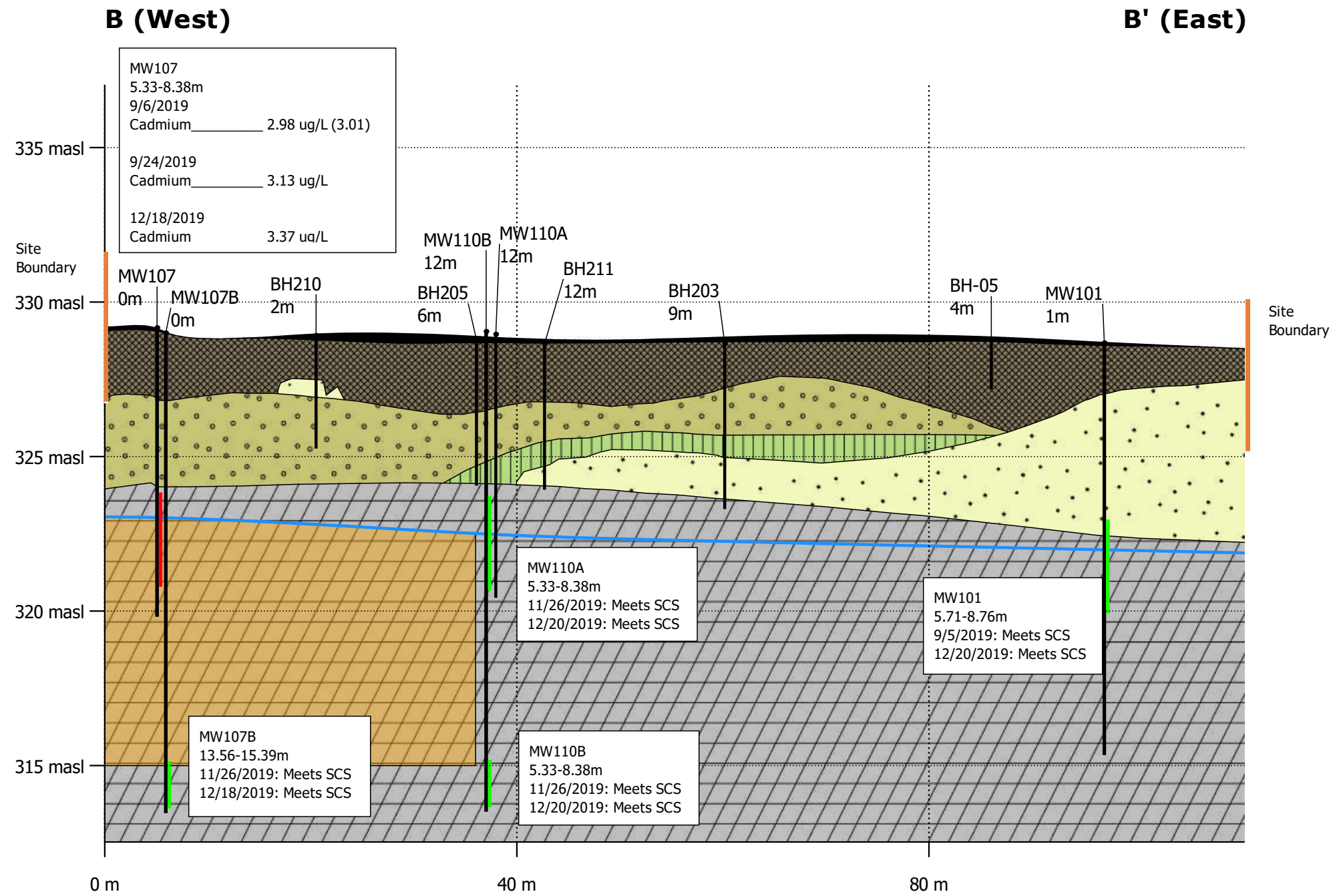


Notes:

- Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
- Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
- masl = metres above sea level
- Results in () indicate field duplicates.
- Red text indicates the location of the site maximum concentration of the analyte.
- Samples from 2008 were collected in accordance with O.Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

Figure 6-14a
Groundwater Results - Metals and Select ORPs:
Metals, Hydride-Forming Metals, Hg, MeHG, and CrVI
Cross-Section A-A'
Phase Two Environmental Site Assessment
55 Baker Street, 152 and 160 Wyndham Street North
and Park Lane, Guelph, Ontario

Cross-Section B-B'



- Legend**
- Asphalt
 - Guelph formation dolostone
 - Fill
 - Sand
 - Sand and Gravel
 - Silt
 - Inferred Maximum Extent of Groundwater > SCS

- Water Table Elevation (April 15, 2020)
- Boring Interval
- Groundwater Sample Meets SCS
- Groundwater Sample Exceeds SCS

Notes:

1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
3. masl = metres above sea level
4. Results in () indicate field duplicates.
5. Red text indicates the location of the site maximum concentration of the analyte.
6. Samples from 2008 were collected in accordance with O.Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

Figure 6-14b

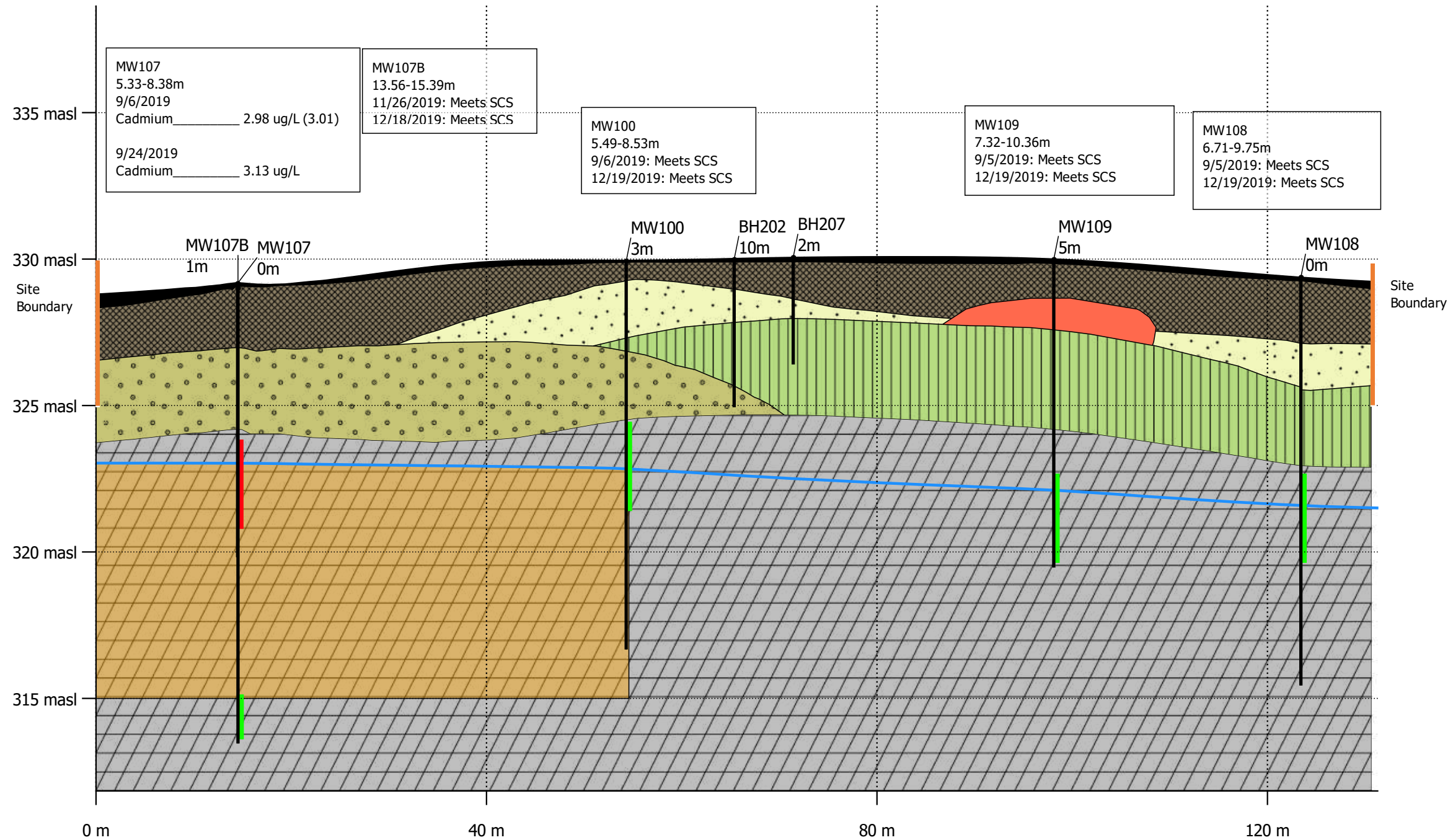
Groundwater Results - Metals and Select ORPs:
Metals, Hydride-Forming Metals, Hg, MeHG, and CrVI
Cross-Section B-B'
Phase Two Environmental Site Assessment
55 Baker Street, 152 and 160 Wyndham Street North
and Park Lane, Guelph, Ontario

C (West)

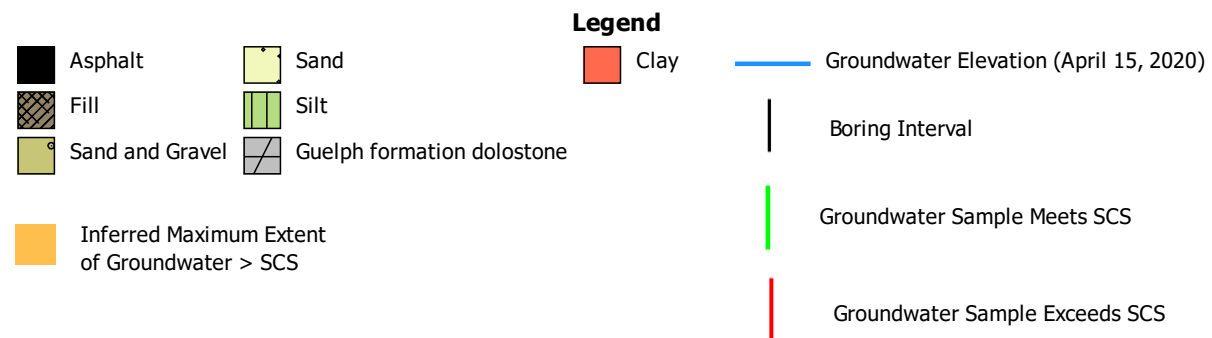
Cross-Section C-C'

C' (East)

Export Date: June 11, 2020



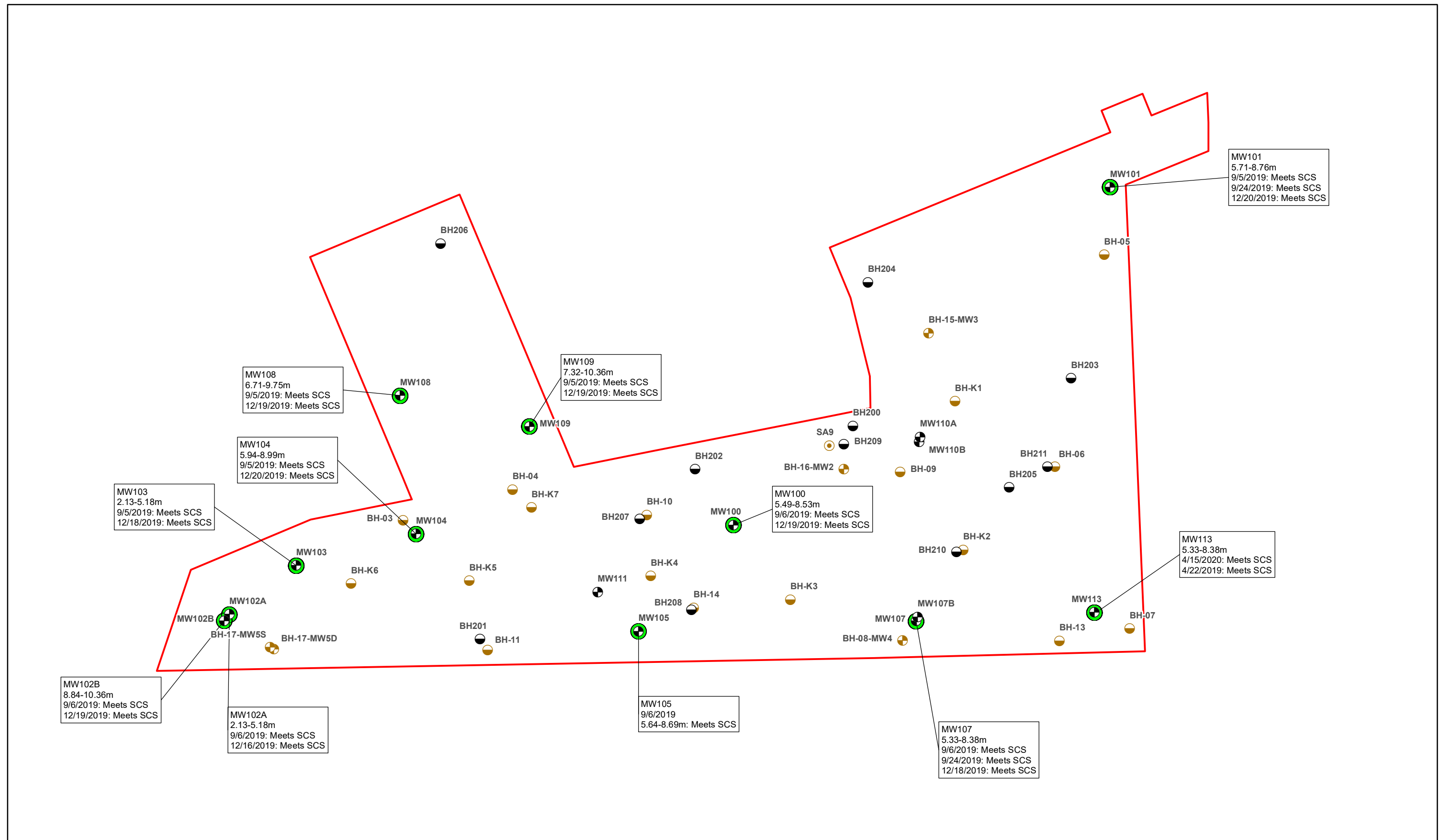
Vertical exaggeration: 3x



Notes:

1. Ground surface elevations at borehole locations may be different than current grade as some locations are projected onto the cross-section line and ground surface elevations may have changed since the time of drilling for historical locations. Distance of projection is presented below each location name on the section.
2. Stratigraphic units presented on the cross-sections are based on Jacobs' interpretation of the Site's geology and may differ from those noted on logs from investigations by others.
3. masl = metres above sea level
4. Results in () indicate field duplicates.
5. Red text indicates the location of the site maximum concentration of the analyte.
6. Samples from 2008 were collected in accordance with O.Reg. 153/04, but are missing analysis of uranium, which was not regulated under the Regulation at the time of investigation. This data is considered valid for RSC purposes.

Figure 6-14c
 Groundwater Results - Metals and Select ORPs:
 Metals, Hydride-Forming Metals, Hg, MeHG, and CrVI
 Cross-Section C-C'
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street North
 and Park Lane, Guelph, Ontario



MW101
5.71-8.76m
9/5/2019: Meets SCS
9/24/2019: Meets SCS
12/20/2019: Meets SCS

MW109
7.32-10.36m
9/5/2019: Meets SCS
12/19/2019: Meets SCS

MW100
5.49-8.53m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW113
5.33-8.38m
4/15/2020: Meets SCS
4/22/2019: Meets SCS

MW108
6.71-9.75m
9/5/2019: Meets SCS
12/19/2019: Meets SCS

MW104
5.94-8.99m
9/5/2019: Meets SCS
12/20/2019: Meets SCS

MW103
2.13-5.18m
9/5/2019: Meets SCS
12/18/2019: Meets SCS

MW102B
8.84-10.36m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW102A
2.13-5.18m
9/6/2019: Meets SCS
12/16/2019: Meets SCS

MW105
9/6/2019
5.64-8.69m: Meets SCS

MW107
5.33-8.38m
9/6/2019: Meets SCS
9/24/2019: Meets SCS
12/18/2019: Meets SCS

Sample Location (Current) **Sample Location (Historical)** **Location without Table 2 Exceedance**

● Borehole ● Borehole ● Location without Table 2 Exceedance
 ● Monitoring Well ● Monitoring Well ■ Site Boundary
 ● Soil Sample

Notes:
 1. Results in () indicate field duplicates.
 2. The estimated extent of groundwater impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
 3. Red text indicates the location of the site maximum concentration of the analyte.
 4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

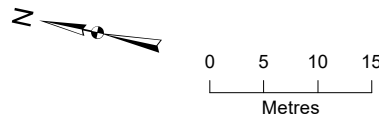
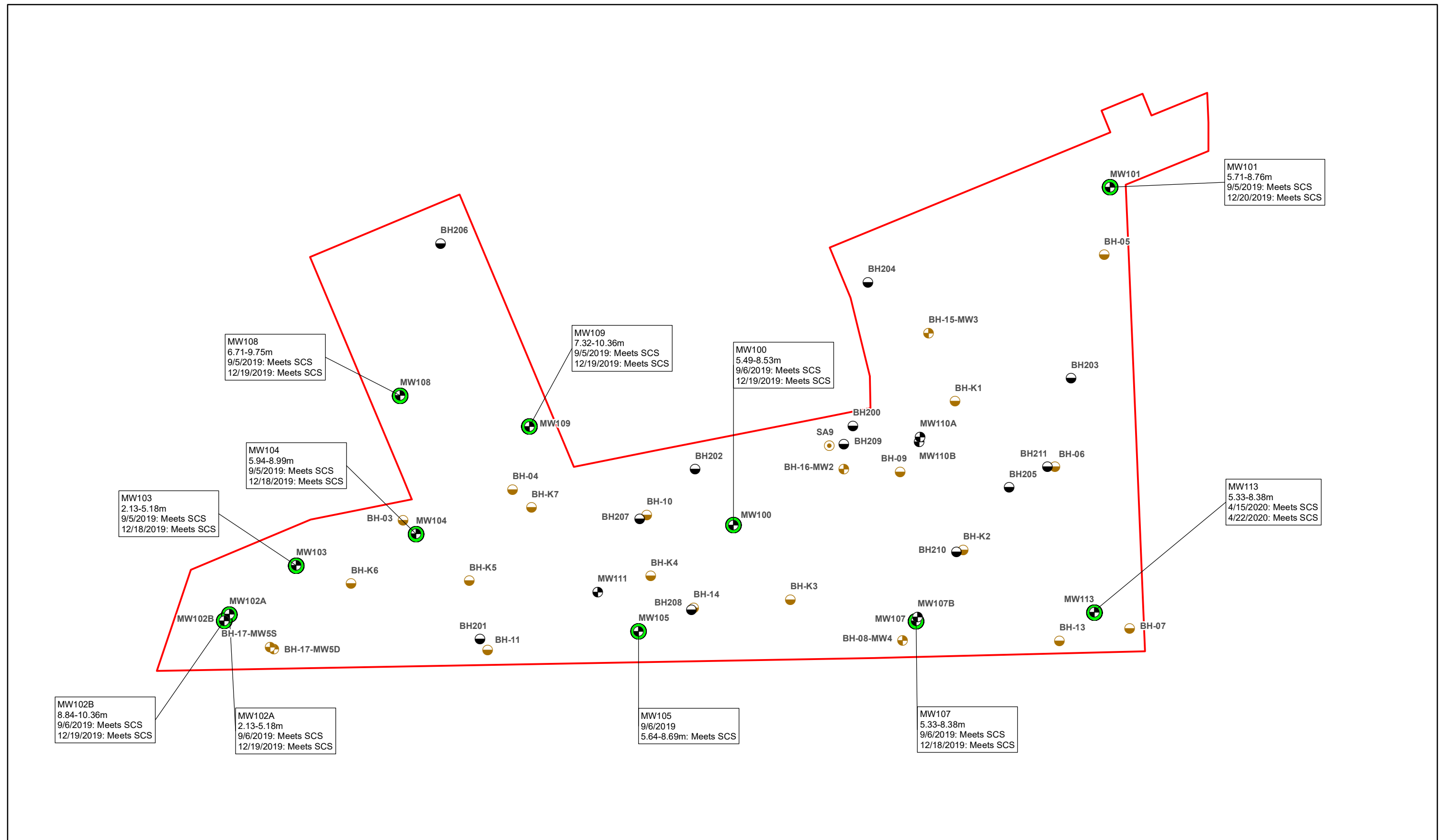
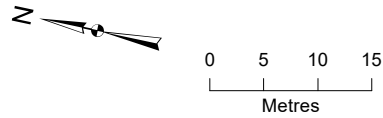


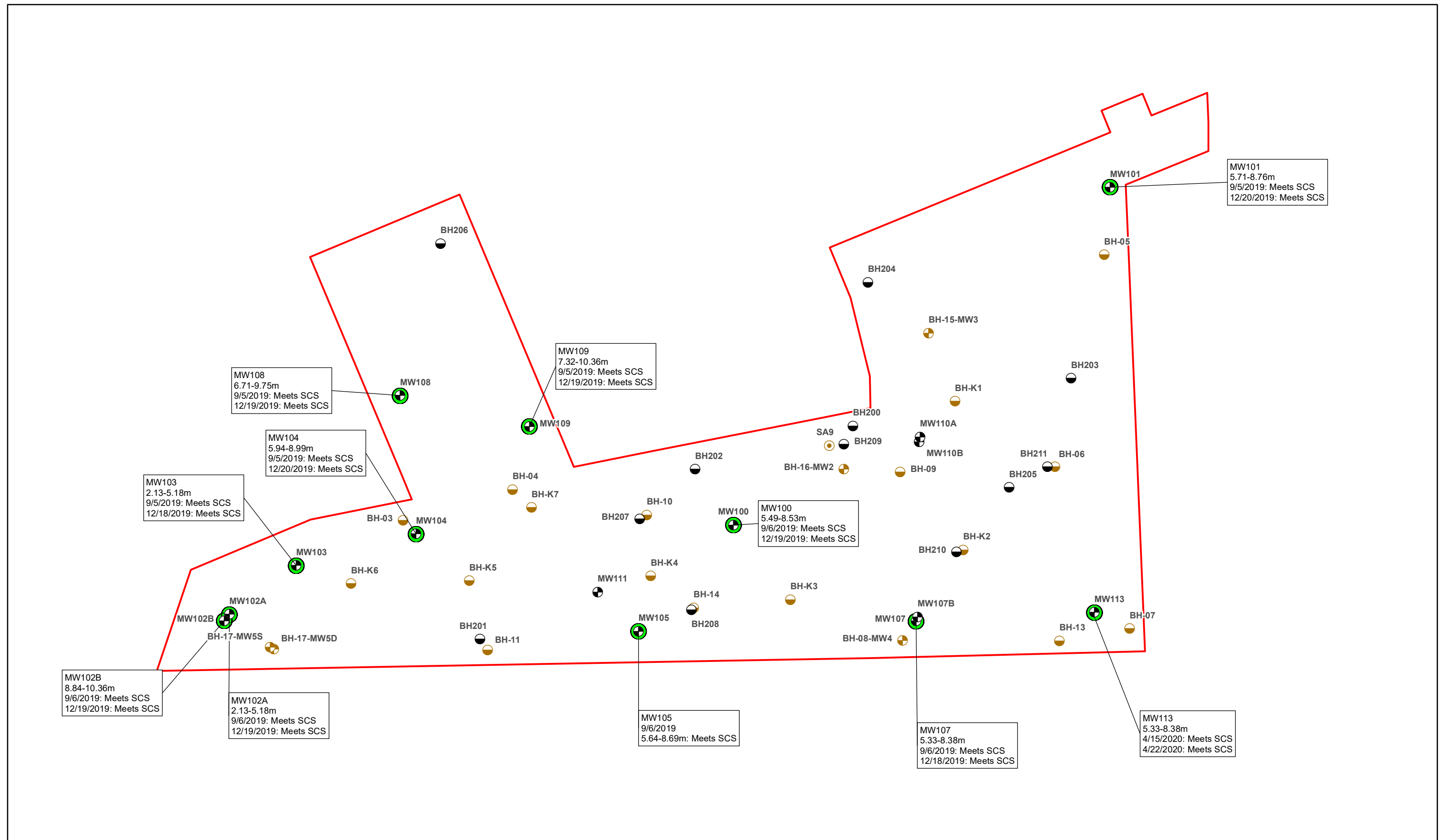
Figure 6-15
 Groundwater Results - BTEX
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



Notes:
 1. Results in () indicate field duplicates.
 2. The estimated extent of groundwater impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
 3. Red text indicates the location of the site maximum concentration of the analyte.
 4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

Figure 6-16
 Groundwater Results - Petroleum Hydrocarbons
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020





MW108
6.71-9.75m
9/5/2019: Meets SCS
12/19/2019: Meets SCS

MW104
5.94-8.99m
9/5/2019: Meets SCS
12/20/2019: Meets SCS

MW103
2.13-5.18m
9/5/2019: Meets SCS
12/18/2019: Meets SCS

MW109
7.32-10.36m
9/5/2019: Meets SCS
12/19/2019: Meets SCS

MW100
5.49-8.53m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW101
5.71-8.76m
9/5/2019: Meets SCS
12/20/2019: Meets SCS

MW102B
8.84-10.36m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW102A
2.13-5.18m
9/6/2019: Meets SCS
12/19/2019: Meets SCS

MW105
9/6/2019
5.64-8.69m: Meets SCS

MW107
5.33-8.38m
9/6/2019: Meets SCS
12/18/2019: Meets SCS

MW113
5.33-8.38m
4/15/2020: Meets SCS
4/22/2020: Meets SCS

Sample Location (Current) **Sample Location (Historical)** **Location without Table 2 Exceedance**

● Borehole ● Borehole ● Location without Table 2 Exceedance

⊕ Monitoring Well ⊕ Monitoring Well □ Site Boundary

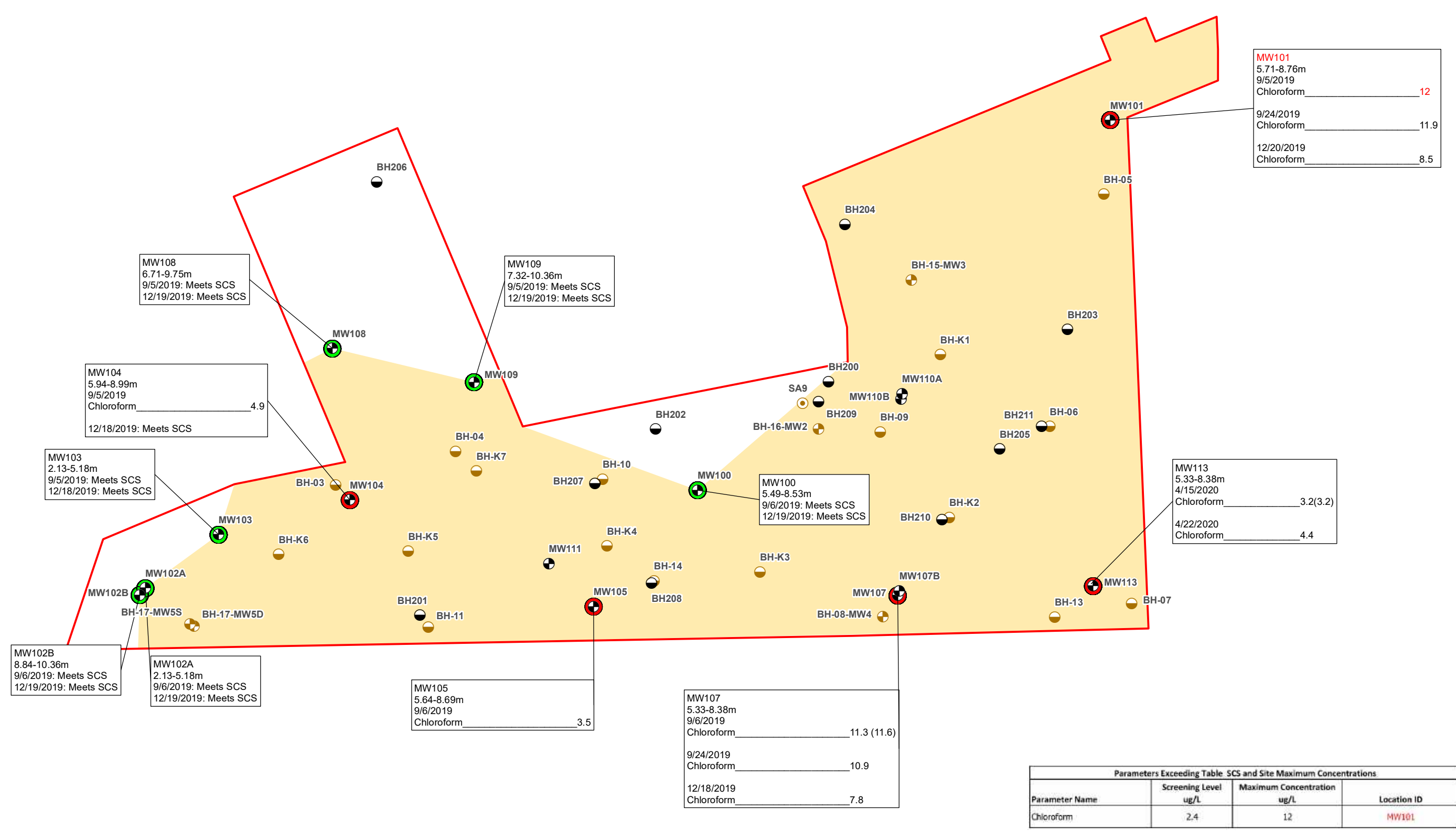
○ Soil Sample

Notes:

1. Results in () indicate field duplicates.
2. The estimated extent of groundwater impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
3. Red text indicates the location of the site maximum concentration of the analyte.
4. Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.

Figure 6-17
Groundwater Results - Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
55 Baker Street, 152 and 160 Wyndham Street
North and Park Lane, Guelph, Ontario
Date Exported: 11/25/2020





MW101	5.71-8.76m	9/5/2019	Chloroform	12
		9/24/2019	Chloroform	11.9
		12/20/2019	Chloroform	8.5

MW108	6.71-9.75m	9/5/2019: Meets SCS	12/19/2019: Meets SCS
--------------	------------	---------------------	-----------------------

MW109	7.32-10.36m	9/5/2019: Meets SCS	12/19/2019: Meets SCS
--------------	-------------	---------------------	-----------------------

MW104	5.94-8.99m	9/5/2019	Chloroform	4.9
		12/18/2019: Meets SCS		

MW103	2.13-5.18m	9/5/2019: Meets SCS	12/18/2019: Meets SCS
--------------	------------	---------------------	-----------------------

MW100	5.49-8.53m	9/6/2019: Meets SCS	12/19/2019: Meets SCS
--------------	------------	---------------------	-----------------------

MW113	5.33-8.38m	4/15/2020	Chloroform	3.2(3.2)
		4/22/2020	Chloroform	4.4

MW102B	8.84-10.36m	9/6/2019: Meets SCS	12/19/2019: Meets SCS
---------------	-------------	---------------------	-----------------------

MW102A	2.13-5.18m	9/6/2019: Meets SCS	12/19/2019: Meets SCS
---------------	------------	---------------------	-----------------------

MW105	5.64-8.69m	9/6/2019	Chloroform	3.5
--------------	------------	----------	------------	-----

MW107	5.33-8.38m	9/6/2019	Chloroform	11.3 (11.6)
		9/24/2019	Chloroform	10.9
		12/18/2019	Chloroform	7.8

Parameters Exceeding Table 2 SCS and Site Maximum Concentrations			
Parameter Name	Screening Level ug/L	Maximum Concentration ug/L	Location ID
Chloroform	2.4	12	MW101

Sample Location (Current) **Sample Location (Historical)**

- Monitoring Well
- Borehole
- Soil Sample

Location without Table 2 Exceedance **Location with Table 2 Exceedance**

- Location without Table 2 Exceedance
- Location with Table 2 Exceedance

Inferred Lateral Extent of Concentration Greater than the Table 2 SCS **Site Boundary**

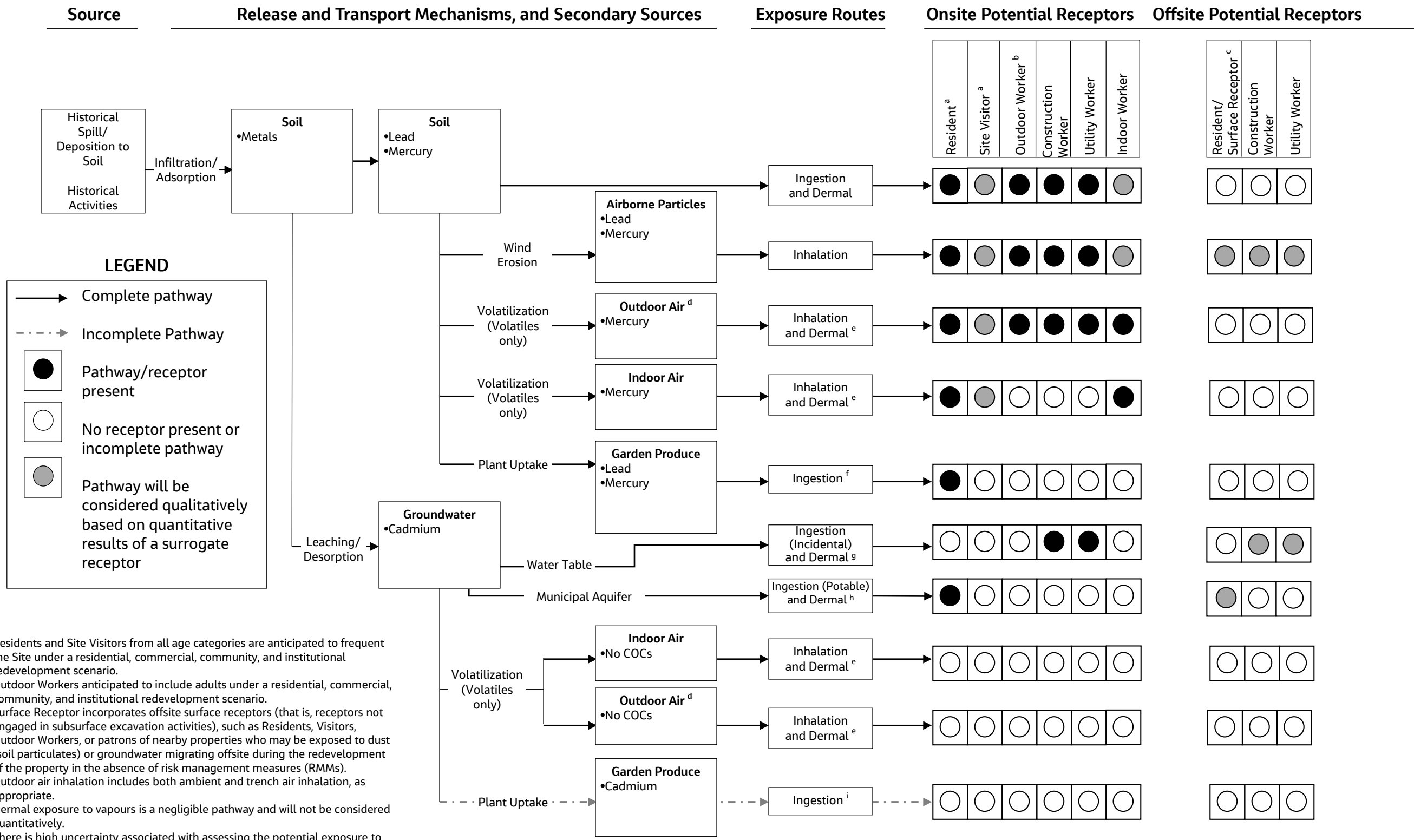
- Inferred Lateral Extent of Concentration Greater than the Table 2 SCS
- Site Boundary

0 5 10 15 Metres

Notes:

- Results in () indicate field duplicates.
- The estimated extent of groundwater impacts was assumed to extend from sampling locations that exceeded the Standards to the next available sampling location that did not exceed the Standards and extrapolated to the property boundary, where applicable.
- Red text indicates the location of the site maximum concentration of the analyte.
- Exceedances were delineated horizontally in accordance with the applied Table 2 SCS.
- These chloroform exceedances are believed to be due to the introduction of municipal water during the monitoring well installation activities. Chloroform is, therefore, not considered a COC for the Site.

Figure 6-18
 Groundwater Results - Volatile Organic Compounds
 Phase Two Environmental Site Assessment
 55 Baker Street, 152 and 160 Wyndham Street
 North and Park Lane, Guelph, Ontario
 Date Exported: 11/25/2020



- a. Residents and Site Visitors from all age categories are anticipated to frequent the Site under a residential, commercial, community, and institutional redevelopment scenario.
- b. Outdoor Workers anticipated to include adults under a residential, commercial, community, and institutional redevelopment scenario.
- c. Surface Receptor incorporates offsite surface receptors (that is, receptors not engaged in subsurface excavation activities), such as Residents, Visitors, Outdoor Workers, or patrons of nearby properties who may be exposed to dust (soil particulates) or groundwater migrating offsite during the redevelopment of the property in the absence of risk management measures (RMMs).
- d. Outdoor air inhalation includes both ambient and trench air inhalation, as appropriate.
- e. Dermal exposure to vapours is a negligible pathway and will not be considered quantitatively.
- f. There is high uncertainty associated with assessing the potential exposure to Site contaminants of concern (COCs) through ingestion of garden produce; therefore, this pathway will not be considered quantitatively.
- g. The depth to groundwater ranges from 3.78 to 4.43 metres below ground surface (mbgs) (perched) or 5.82 to 8.66 mbgs (water table).
- h. The extent of cadmium impacts in groundwater have been delineated both horizontally and vertically. Based on this information, concentrations greater than the generic potable standards are not anticipated to extend downgradient or to adversely affect the municipal aquifer.
- i. Potential exposure to Site COCs in groundwater through ingestion of garden produce pathway is incomplete, as the water table is below the rooting depths of plants.

Figure 6-20a. Human Health Conceptual Site Model
 55 Baker Street, 152 and 160 Wyndham Street
 North, and Park Lane, Guelph, Ontario

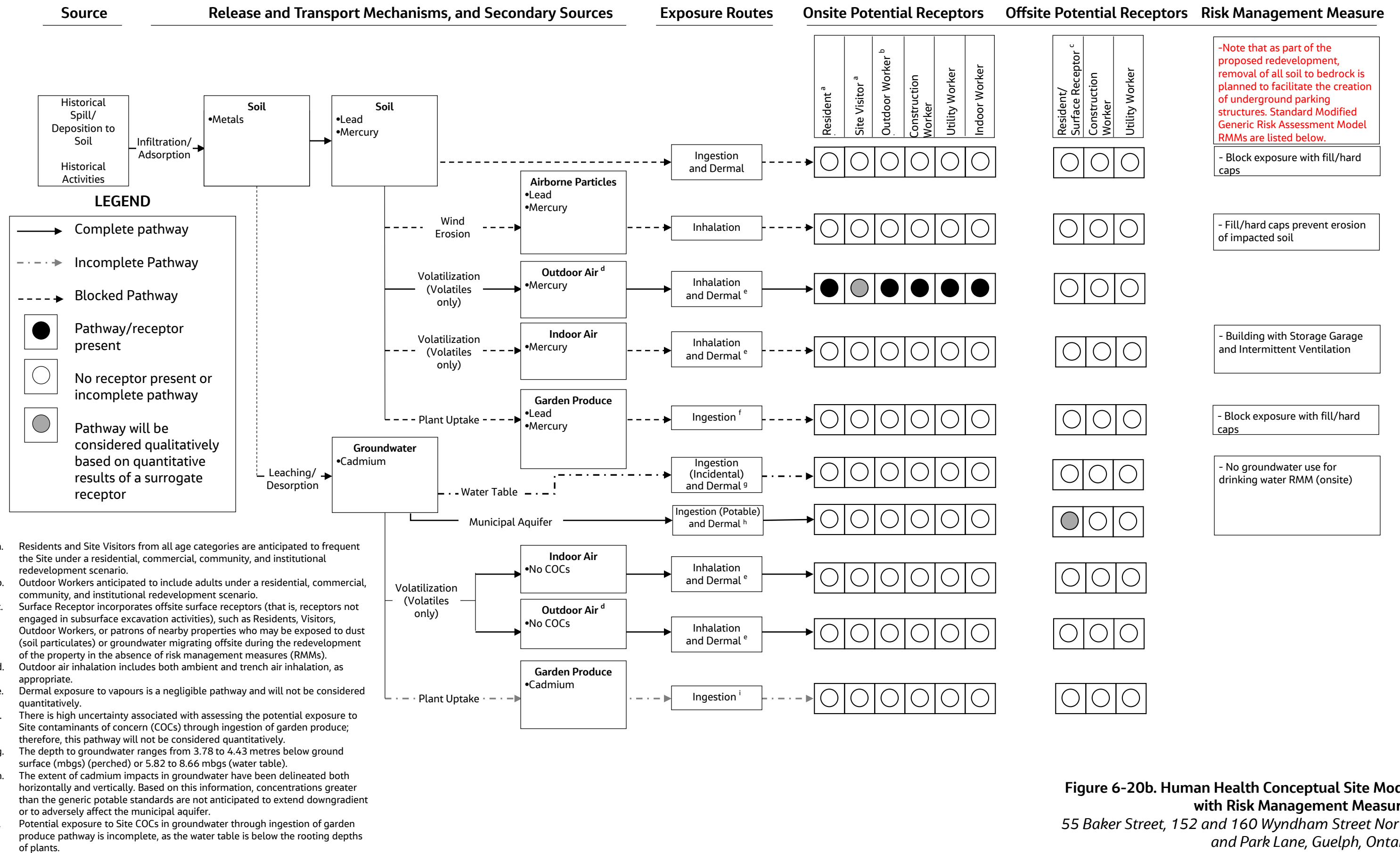
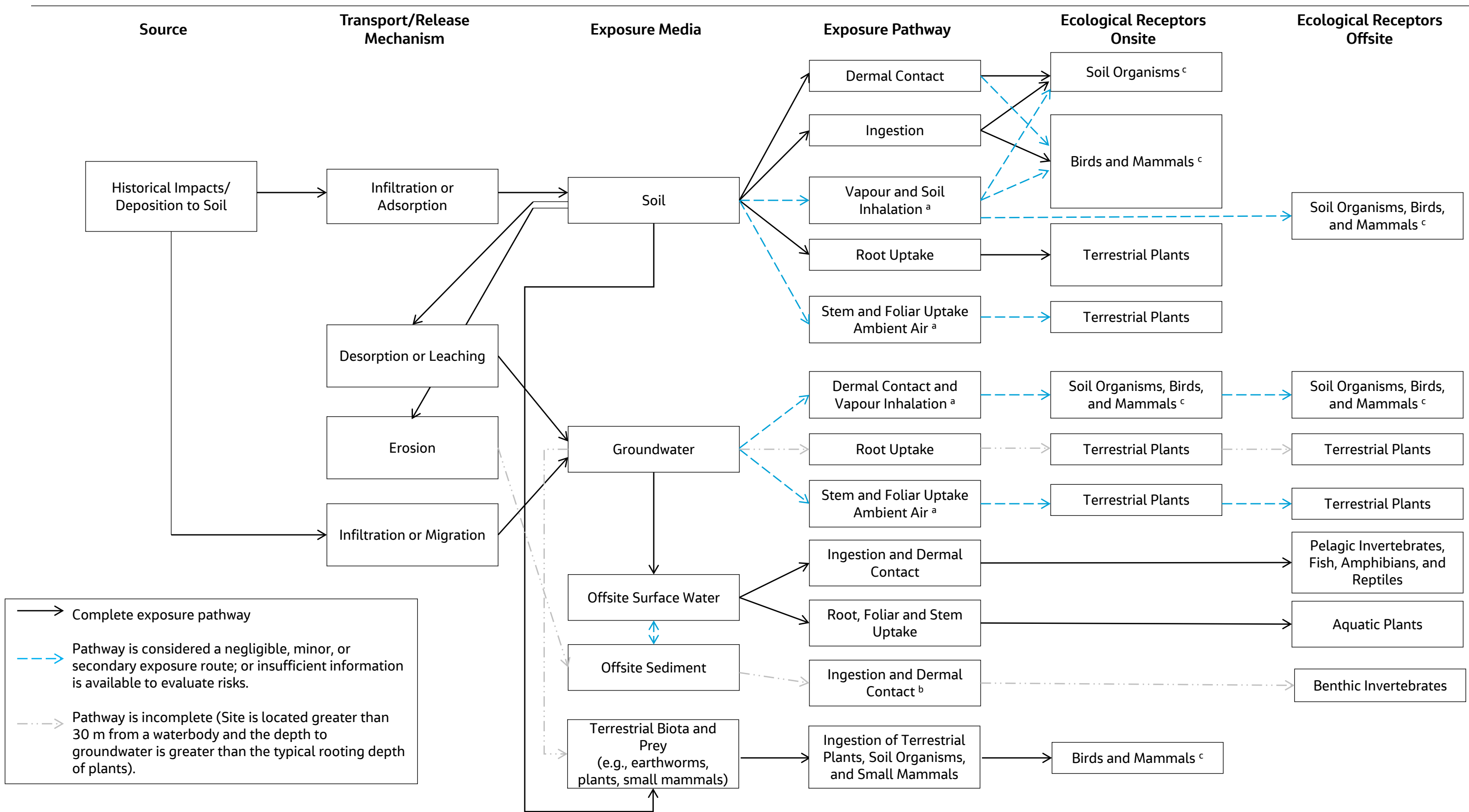
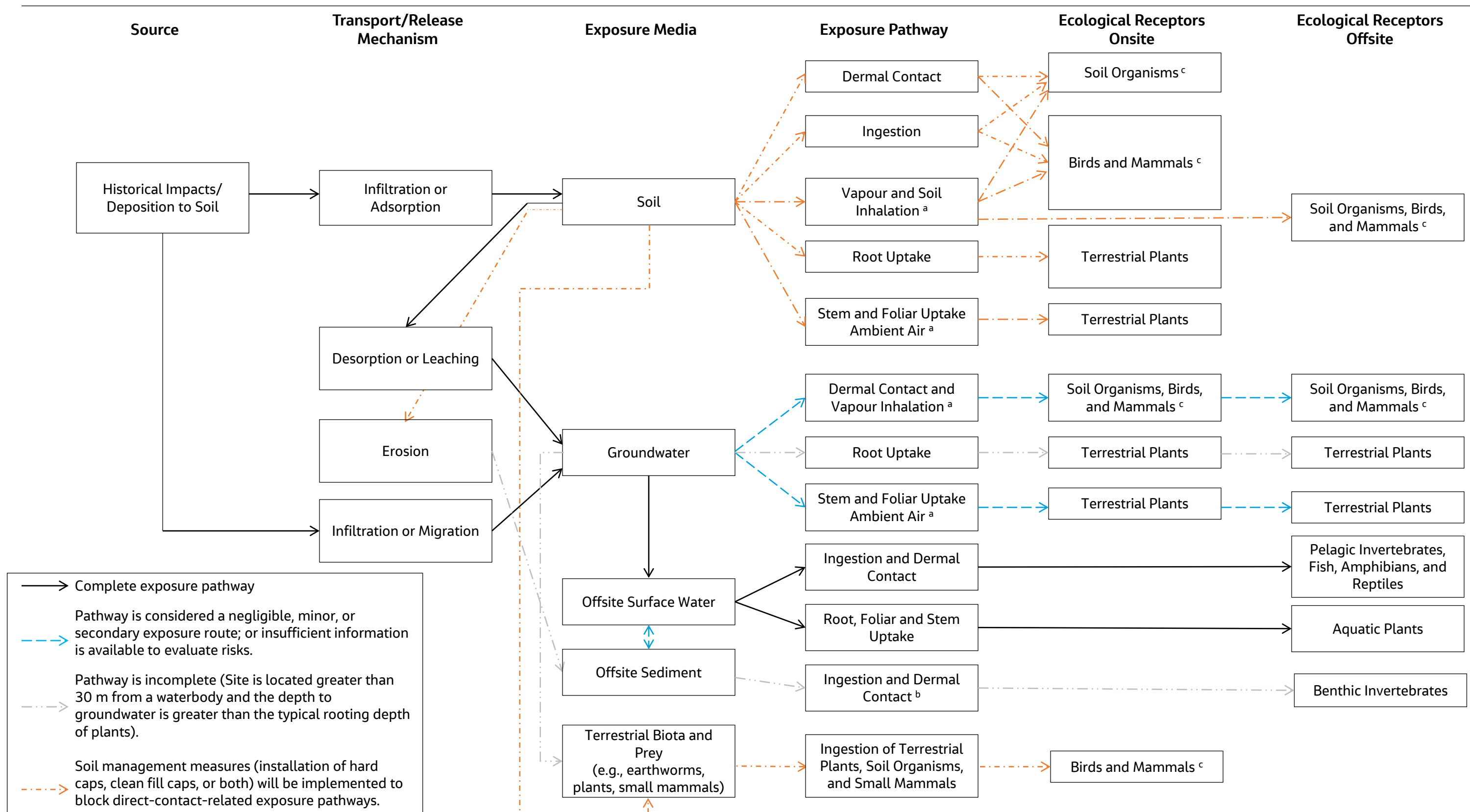


Figure 6-20b. Human Health Conceptual Site Model with Risk Management Measures
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario



- Notes:
- a. Vapour and soil inhalation, and uptake of ambient air are secondary routes of exposure; limited toxicological information is available to evaluate these pathways.
 - b. Pathway considered incomplete under current conditions and will also be considered incomplete under future redevelopment conditions.
 - c. The VECs are consistent with those in the MECP Modified Generic Risk Assessment Model: Earthworms for soil organisms; American Woodcock, Red-winged Blackbird, and Red-tailed Hawk for birds; Meadow Vole, Red Fox, and Short-tailed Shrew for mammals.

Figure 6-21a. Ecological Conceptual Site Model without Risk Management Measures
 55 Baker Street, 152 and 160 Wyndham Street North,
 and Park Lane, Guelph, Ontario



→ Complete exposure pathway
 - - - Pathway is considered a negligible, minor, or secondary exposure route; or insufficient information is available to evaluate risks.
 ··· Pathway is incomplete (Site is located greater than 30 m from a waterbody and the depth to groundwater is greater than the typical rooting depth of plants).
 - - - Soil management measures (installation of hard caps, clean fill caps, or both) will be implemented to block direct-contact-related exposure pathways.

- Notes:
- a. Vapour and soil inhalation, and uptake of ambient air are secondary routes of exposure; limited toxicological information is available to evaluate these pathways.
 - b. Pathway considered incomplete under current conditions and will also be considered incomplete under future redevelopment conditions.
 - c. The VECs are consistent with those in the MECP Modified Generic Risk Assessment Model: Earthworms for soil organisms; American Woodcock, Red-winged Blackbird, and Red-tailed Hawk for birds; Meadow Vole, Red Fox, and Short-tailed Shrew for mammals.

Figure 6-21b. Ecological Conceptual Site Model with Risk Management Measures
 55 Baker Street, 152 and 160 Wyndham Street North, and Park Lane, Guelph, Ontario

As an agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of May 5, 2021.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of the Agent Tania McCarthy

Signature 

Date Signed May 5, 2021