



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

81 COLLEGE AVENUE WEST
GUELPH, ONTARIO

LDS PROJECT NO. GE-01100

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Submitted to:

CHABAD OF GUELPH

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EXECUTIVE SUMMARY

This document has been prepared by LDS Consultants Inc. (LDS) at the request of the Chabad of Guelph (the "Client") to summarize the results of the Phase I Environmental Site Assessment (ESA) completed for the property located at 81 College Avenue West, Guelph, Ontario (the "Site").

This Phase I ESA was completed in accordance with the Canadian Standards Association (CSA) Standard Z768-01 (R2022). It is our understanding that this report is required for due diligence purposes. To our knowledge, a Record of Site Condition (RSC) filing with the Ontario Ministry of the Environment, Conservation and Parks (MECP) is not expected to be required.

The subject Site is comprised of an irregular shaped approximately 0.32-hectare (0.79 acre) parcel of land located on the north side of College Avenue West, approximately 50 metres west of University Avenue West within the south-western limit of the City of Guelph, Ontario. At the time of LDS' Site visit on November 15, 2023, the Site was occupied by a one-storey residential home with basement that was occupied by the Chabad of Guelph and used as residence in conjunction with a religious services centre.

The Site and general Phase I study area is located within a residential neighbourhood across from the University of Guelph campus (located to the south and southeast of the Site). Based on historic research, the current Site building was constructed at the Site in the 1950s/1960s. The Site was used as private residence and later student housing until 2012, when the Chabad of Guelph obtained ownership of the Site. Much of the structure was significantly renovated in recent years and the building is currently used as residence and religious services centre.

Physiographic mapping for Southwestern Ontario, identifies that the Site is located within the limits of the Physiographic Region known as the Guelph Drumlin Field, and is set within a drumlinized till plain. Surficial soils in the immediate area are described as gravelly glaciofluvial deposits composed of river deposits and delta topset facies. Shallow groundwater flow in the general area is inferred to follow local topography northward, towards the Speed River, which is located approximately 1 km from the Site.

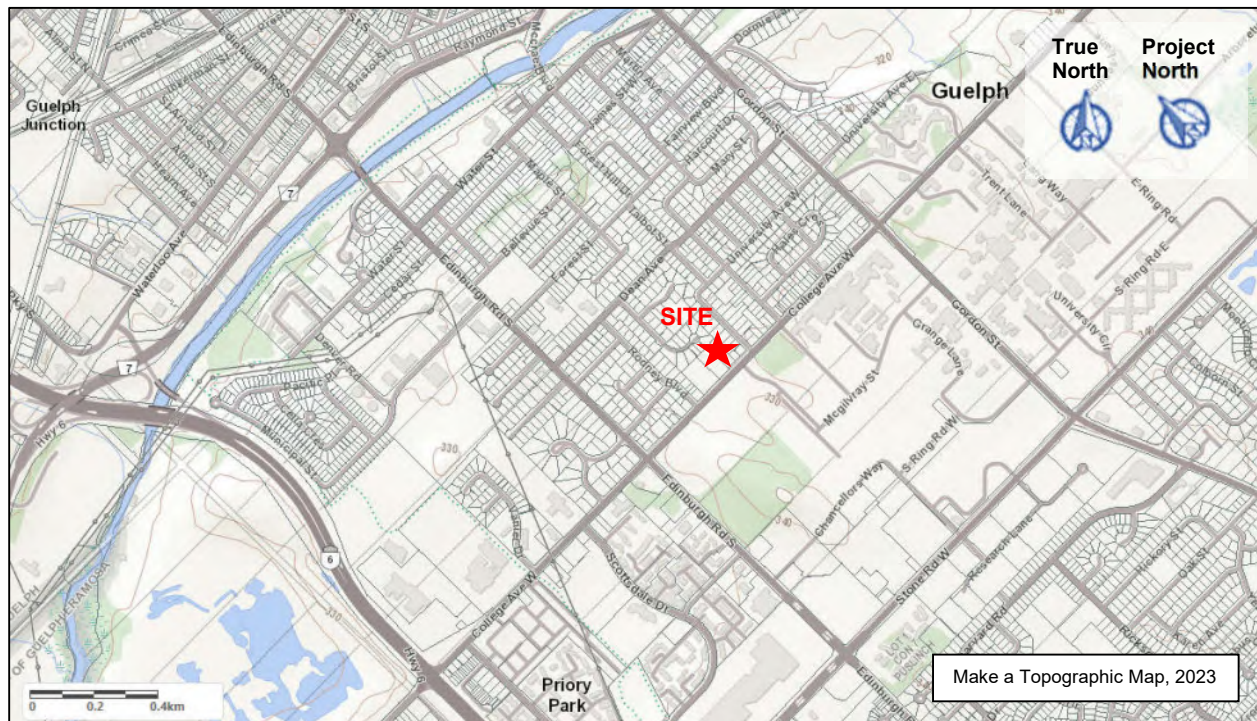
Based on the findings of this Phase I ESA, no significant environmental concerns were identified with respect to current and/or former activities at the subject Site or neighbouring properties. No evidence was identified of issues representing potential, actual or known/previously documented environmental contamination at the subject property. Therefore, no further environmental assessment work at the Site is recommended at this time.

Due to the age of the existing residence, there may be designated substances (such as lead [paint], asbestos, and aged technology which may contain mercury or other metals). The scope of the Phase I ESA Report does not include identification of designated substances. The presence of designated substances, as defined under Ontario Regulation (O.Reg.) 490/09, is determined through a detailed DSS survey.

1.0 INTRODUCTION

This Report has been prepared by LDS Consultants Inc. (LDS) at the request of the Chabad of Guelph (the "Client") to summarize the results of the Phase I Environmental Site Assessment (ESA) completed for the property located at 81 College Avenue West, Guelph, Ontario (the "Site"). The location of the Site is shown on Figure 1, below:

Figure 1: Key Plan



For the purpose of this report, College Avenue West is considered to run in a project east to west direction, while Edinburgh Road South is considered to run in a north to south direction (project north).

The subject Site is comprised of an irregular shaped approximately 0.32-hectare (0.79 acre) parcel of land located on the north side of College Avenue West, approximately 50 metres west of University Avenue West within the south-western limit of the City of Guelph, Ontario. At the time of LDS' Site visit on November 15, 2023, the Site was occupied by a one-storey residential home with basement that was occupied by the Chabad of Guelph and used as residence in conjunction with a religious services centre.

Land uses on surrounding properties within the Phase I ESA study area (250 m buffer) were generally observed to be predominantly residential with some institutional properties (churches) located to the north, east and west. The University of Guelph Campus extends to the south of the Site. To the immediate south of the Site, vacant (naturalized) lands are observed followed by student apartments further south along McGilvray Street.

The Site and surrounding property features are located as shown on Drawings 1 and 2, appended to this report.

The Site was generally observed as relatively flat and gently sloping to the south towards College Avenue West. Local topography is observed as gently rolling and generally sloping northward towards the Speed River which is located approximately 1 km from the Site. Shallow groundwater flow is inferred to follow local topography to the north.

1.1 Objective and Scope of Work

The purpose of the Phase I ESA is to assess whether evidence of potential and/or actual environmental contamination exists at the Site, as a result of current and/or past activities at the Site and/or neighbouring properties.

This Phase I ESA was completed in general accordance with CSA Standard Z768-01 (R2022). It is our understanding that this report is required for due diligence purposes in support of financing, and that filing a Record of Site Condition (RSC) with the Ontario Ministry of the Environment, Conservation and Parks (MECP) is not required.

The scope of work for the Phase I ESA consisted of the following tasks conducted to assess and document the current condition of the Site and surrounding properties:

- Conducting a site reconnaissance to identify the presence of actual and/or potential environmental contaminants or significant concerns at the Site or on adjacent lands.
- Conducting interviews with a site representative as a resource for current and historical site information.
- Reviewing the historical occupancy of the Site through the use of locally available archived and relevant municipal and business directories and fire insurance plans (FIPs).
- Reviewing available topographic and geological mapping, aerial photographs and well records for the vicinity of the Site.
- Preparation of this report, including a summary of findings and recommendations for further work, if required.

This Phase I ESA did not include any intrusive investigation or chemical testing (i.e., sampling or testing of air, soil, groundwater, surface water or building materials). In addition, this Phase I ESA does not constitute an asbestos survey, designated substances or hazardous building materials survey.

2.0 SITE DESCRIPTION

The subject Site is located on the north side of College Avenue West, approximately 50 metres east of University Avenue West and is municipally identified as 81 College Avenue West, Guelph, Ontario.

At the time of LDS' Site visit on November 15, 2023, the Site was occupied by a one-storey residential structure with partial basement and attached two-car garage. The remainder of the Site was covered by a paved laneway and small parking area and landscaping. The Site, subject to this Phase I ESA, may be described as follows:

| Feature | Site Information |
|------------------------|---|
| Geographic Coordinates | Universal Transverse Mercator (UTM): Zone 17 561524 m Easting, 4819777 m Northing (approximate centre of Site) |
| Legal Description | PT LT 3, PL 249, PTS 7,8,9, 61R9059; Guelph; S/T Ease MS29835 ON PT 8 61R9059, City of Guelph, County of Wellington |
| Property ID (PIN) | 712430169 |
| Surface Area | Approximately 3,180 m ² (0.318 hectare / 0.79 acres) |
| Number of Buildings | 1 |
| Current Owner(s) | Chabad of Guelph |
| Current Use(es) | Residential |
| Current Zoning | Based on City of Guelph Zoning mapping [Zoning Bylaw (1995) – 14864] the Site is zoned as R.1B - Residential (single detached home) |

The location and layout of the subject property is shown on Drawings 1 and 2, appended.

2.1 Topography and Surface Drainage

Based on the topographic maps and on-line Ministry of Natural Resources and Forestry (MNRF) mapping, the ground surface in the area of the Site is consistent with surrounding properties, with an overall typical elevation of approximately 325 to 330 m above mean sea level (ASL). The Site was observed as relatively flat with a gentle southward slope towards College Avenue. Based on a review of topographic mapping, it appears that local topography gradually slopes (project) north towards the Speed River, located approximately 1 km to the (project) north of the Site.

At the time of LDS Site reconnaissance on November 15, 2023, no surface water features, such as open ponds or streams were observed at the Site. Overland flow is expected to follow the ground surface topography, with surface flows generally expected to be towards College Avenue to the south.

Appendix B includes historical topographic maps of the Site area for the years 1935, 1939, 1965, 1975, and 2022. The historic maps depict some (inferred) residential homes along College Avenue West, including the Site, to have existed as early as 1935 when the general area was situated on the outskirts of the City of Guelph and mainly of agricultural land use. An increase in residential development to the north, northeast and northwest was noted in the 1960s map, with most of the current residential roads shown. At the same time, an increase in institutional development was noted to the south and southeast of the Site as the former Ontario College of Agriculture and later University of Guelph campus extended.

2.2 Soil Conditions

The following information sources were reviewed to determine the nature of the subsurface materials at the subject Site:

- Chapman, L.J. and Putnam, D.F. 2007. Physiography of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 228;
- Ontario Geological Survey 2000. Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised;
- Ontario Geological Survey 2010. Surficial Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV.

Physiographic mapping for Southwestern Ontario, identifies that the Site is located within the limits of the Physiographic Region known as the Guelph Drumlin Field, and is set within a drumlinized till plain, with drumlins shown to the east and west and surrounded by Spillways (located along the edges of the Phase I study area and/or beyond).

Quaternary Geology mapping indicates that soils in the area are Pleistocene glaciofluvial outwash deposits, comprised of gravel and sand, including proglacial river and deltaic deposits.

Surficial soils in the immediate area are described as gravelly glaciofluvial deposits composed of river deposits and delta topset facies. Surficial tills in the drumlin ridges, located further south and east are being described as stone-poor, sandy silt to silty sand textured till on Paleozoic terrain.

2.3 Bedrock Conditions

The following information sources were reviewed to determine the nature of the subsurface materials at the subject Site:

- Ministry of Northern Development and Mines, Ontario. 1:1 000 000 scale, Bedrock Geology of Ontario, Map 2544, Revised 1991.
- Ministry of Natural Resources. Ontario Geological Survey, Bedrock Topography Series – Guelph Area Sheet, Preliminary Map P.2224, 1979.

Bedrock geology mapping for Southwestern Ontario indicates that the bedrock in the general area consists of Middle and Lower Silurian sandstone, shale, dolostone or siltstone of the Guelph Formation. Based on Preliminary Map P.224, the bedrock surface in the vicinity of the Site greatly varies but is generally at an approximate Elevation of 288 to 310 m ASL (approximately 15 to 42 m below ground surface). A review of local well records (see Section 3.7.1 of this report), confirmed that “rock” was encountered in some of the wells at a depth of 9.1 to 14 metres below ground surface.

2.4 Hydrogeologic Setting

Based on a review of topographic mapping, groundwater flow direction at the Site is inferred to follow local topography to the general north towards Speed River, which is located approximately 1 km north of the subject property.

3.0 RECORDS REVIEW

Information regarding the physical setting and history of the Site and surrounding area were obtained from multiple reference sources, as detailed in the following sections.

3.1 Aerial Photographs

Aerial photographs were reviewed for various years between 1930 and 2023, obtained from the University of Western Ontario Map Library, the University of Waterloo Map Library, the Grand River Conservation Authority, and Google Earth. Aerial photographs reviewed are summarized in the table below, and copies of select historical aerial photographs are included in Appendix A:

| Year | Site Details | Details of Surrounding Properties |
|------------------|--|--|
| 1930 | Site appeared to be part of a larger farm/farmstead. Due to the poor quality/resolution of the aerial photograph, specific features could not be determined. | Surrounding land use was predominantly agricultural with some residential dwellings noted along the north side of College Avenue West, west of Gorden Street. |
| 1955 | A residential dwelling (inferred to be original portion of the current Site building), based on size, outline, and position within the lot, was observed on the lot. | An increase in residential development was noted along College Avenue West, however, the predominant land use remained agricultural. A larger campus (current University of Guelph) is shown to the far southeast, outside the Phase I Study Area. |
| 1966, 1967, 1975 | It appeared that an addition was added to the east side of the Site building shown on the previous (1955) aerial. | A significant increase in residential development was noted to the general north, east and west of the Site, with many of the current residential streets now developed with single family detached homes. The area to the immediate north remained vacant. The University campus was expanded to the west, current university buildings are now shown south of College Avenue West between Smith Lane and Gordon Street. The area to the immediate south of the Site remained in agricultural land use. |
| 2000 | No significant changes were noted on-Site. Land use remains residential. | Current student apartments and parking lot was constructed to the south of the Site. No other significant changes were noted on neighbouring properties when compared to the 1975 aerial photograph. |
| 2006 | No changes were noted on-Site. | Ground disturbances were noted on the neighbouring parcels to the north, suggesting that the parcel was being prepared for development. |
| 2013, 2020, 2023 | No changes were noted on-Site. | Surrounding properties, including new built houses to the north of the Site off Woodside Road, appear as they were observed at the time of LDS' Site visit on November 15, 2023 with predominant residential and institutional land uses in the Phase I Study Area. |

3.2 Fire Insurance Plans

Guelph Fire Insurance Plans (FIPs) dated 1916, 1929, 1946, and 1960 were viewed at the University of Western Ontario Archives. A summary of observations from the reviewed FIPs is provided in the following table:

| Year | FIP Details of Site and/or Surrounding Properties |
|------------|---|
| 1916, 1929 | Site and Surrounding Properties - not covered by FIPs due to location outside of former City limits. In 1929, the Ontario Agricultural College and Experimental Farm grounds were shown to the east and southeast of the Phase I Study Area, along the east and west sides of Dundas Street (current Gordon Street) between Moore Avenue (current College Avenue West) and Stone Road West, where the main campus of the University of Guelph is currently situated. |
| 1946 | Site – The Site itself was not covered by the 1946 FIPs. |
| | Surrounding Properties – Surrounding properties to the immediate north, south and west of the Site were not covered by the 1946 FIPs. Some residential homes (based on building size, outline, and orientation on lots) were noted along the north side of College Avenue West to the east of the Site as well as along Talbot Street and University Avenue to the northeast of the Site. The Ontario Agricultural College grounds remained to the east and southeast of the Phase I Study Area. |
| 1960 | Site – The Site itself was not covered by the 1960 FIPs. |
| | Surrounding Properties – Surrounding properties were not covered in detail in the 1960 FIPs, however, many of the current roadways were now shown on the general index page, suggesting that the area had been developed for residential land use. |

3.3 Property Use Directories

Available City of Guelph Property Use Directories were reviewed via available online sources (FamilySearch online library: <https://www.familysearch.org/en> for various years between 1908/9 and 2011 (latest available edition). It is noted that the general Site area was not listed in the 1908/09 and earlier directories, due to its location outside former City of Guelph limits.

The following occupants were listed for the Site, under various applicable current and former addresses:

| Address listed | Occupant listed | Years listed |
|------------------------|-----------------------------|----------------|
| 81 College Avenue West | No return | 2011 |
| | Residential entry (Hammond) | 1955 - 2005 |
| | Address not listed | 1949 and prior |

The reviewed directories indicated that neighbouring properties within the Phase One Study Area were predominantly of residential and institutional land uses. Current residential subdivisions to the north, east and west of the Site appeared to have been developed in the late 1950s/early 1960s while University of Guelph campus appeared to have been established to the immediate south of the Site in the 1980s, with associated student housing (78 McGilvray Street) built in the mid 1990s. Prior to these developments, the area appeared to be predominantly of agricultural land use; few residential entries (no MNs listed) were shown along Caledonia Street and College Avenue West in the reviewed 1930 City of Guelph directory. None of the other current roadways were listed at that time.

Based on listed occupants of the Site or neighbouring properties within the Phase One Study Area no environmental risk towards the Site (based on the nature of the operations listed) were identified.

3.4 Background Studies

No previous environmental or geotechnical assessment reports for the Site were available for review.

3.5 Land Title Search / Ownership Information

A formal chain of title was not obtained since it was determined that ownership / occupant / land use information is available through other sources. Based on the inferred agricultural land prior to residential development, historical landowners are not considered to represent a potential environmental concern to the Site.

3.6 Company Records

The Client provided LDS with a Site concept plan for the proposed place of worship and residential dwelling development for the Site as well as a July 4, 2022 Appraisal Report for the property. No other company records were available for review.

3.7 Regulatory Database Search and Other Environmental Source Information

A summary of information obtained from various database sources is provided in the following sections.

3.7.1 Review of MECP Well Records

Information regarding potable wells located in proximity to the Site was examined on November 6, 2023. Drawing 3 (appended) shows the well reference numbers and approximate well locations. No wells were identified on the subject site. Well details are summarized in the following table for off-Site wells located within 250 m of the Site:

| MECP Well ID | Completion Date | Type | Depth (m bgs) | Water Found (m bgs) | Static Level (m bgs) |
|--|-----------------|-----------------|---------------|---------------------|----------------------|
| Water Supply Wells | | | | | |
| 6700857 | 1947-09-12 | Domestic | 39.62 | 39.62 | 1.52 |
| 6701430 | 1953-12-11 | Domestic | 32.92 | 24.38 | 8.53 |
| 6701432 | 1954-01-12 | Domestic | 26.21 | 16.76 | 6.40 |
| 6701450 | 1955-10-31 | Domestic | 25.91 | 10.67 | 4.57 |
| Monitoring and Observations Wells | | | | | |
| 7116474 | 2008-08-26 | Monitoring | 6.00 | 4.00 | 4.00 |
| Abandonment Record | | | | | |
| 7116477 | 2008-09-04 | Abandoned-Other | NR | 4.00 | NR |

NR – Not recorded. m – metres. bgs – below ground surface.

As noted above, and shown on Drawing No. 3, intermediate and deep-water supply wells, installed in the later 1940s to mid-1950s, are present at some neighbouring residences within the Phase I study area. Monitoring well record 7116474, correlates with 4 monitoring wells that were installed at the University of Guelph (East side of Smith Lane) in 2008. Monitoring wells were installed to 6 m depth into sand and silty soils (layered). Static water levels in these monitoring wells were recorded between 3.0 and 4.0 m depths. These monitoring wells were decommissioned later in 2008 as specified by abandonment record 7116477.

3.7.2 Source Water Protection Mapping

Where proposed developments are being planned, it is important to determine the presence of Significant Groundwater Recharge Areas and High Vulnerability Aquifers in the area, which are protected under the Clean Water Act (2006). In general, Significant Groundwater Recharge Areas are areas where water seeps into an aquifer from rain and melting snow, supplying water to the underlying aquifer. A highly vulnerable aquifer occurs where the subsurface material offers limited protection from contamination resulting from surface activities.

The Phase I Property is located in the Grand River Protection Area. LDS reviewed the MECP Source Water Protection Information Atlas on November 10, 2023 (see Drawing 4, attached) to determine whether the Site is located in any other identified areas of source water concern, as they relate to local groundwater quality. The following observations were recorded by LDS:

- The Site is not located in any of the following designated areas listed in the MECP Source Protection mapping:
 - Highly Vulnerable Aquifer;
 - Significant Groundwater Recharge Area;
 - Wellhead Protection Area or Wellhead Protection Areas Q1 or Q2;
 - Intake Protection Zone or Intake Protection Zone Q;
 - Event Based Area.

- The Site is located in the following designated areas listed in the MECP Source Protection mapping:
 - Wellhead Protection Area B (score 8), and;
 - Issues Contributing Area (contaminant of concern: Trichloroethylene or another DNAPL).

LDS notes that both the wellhead protection Area B and Issues Contributing Area extend over a very large area, encompassing much of the southwestern portion of the City of Guelph, and are not indicative of significant impacts of groundwater on a more local level within the Phase I Study Area. Furthermore, based on the listed contaminant of concern (Trichloroethylene), a chemical related to dry-cleaning operations, it is believed that the Issues Contributing Area designation was assigned due to point-source impacts from a former dry-cleaning operation near one of the municipal wells within the City limits. No evidence of any current or historic dry-cleaning operations within the Phase I Study Area were found during research conducted as part of this investigation.

3.7.3 Environmental Records

Additional environmental information regarding the Site and surrounding properties was obtained through in-house resources and online regulatory databases/registries, and is summarized in the following table:

| Environmental Source | Record(s) for the Site |
|---|--|
| MECP Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987) | No coal gasification plants were identified at the Site or adjacent surrounding properties. |
| MECP Inventory of PCB Storage Sites in Ontario (1997) | Neither the Site nor any surrounding properties within the Phase I Study Area have been registered as PCB storage facilities in the Inventory. |

| Environmental Source | Record(s) for the Site |
|--|--|
| MECP Waste Disposal Site Inventory (June 1991) | No current or former waste disposal sites were identified on the Site or within a 250 m buffer area (Phase I Study Area). |
| RPRA Hazardous Waste Program Registry (HWP) | An online search completed on November 10, 2023 did not identify any Resources Productivity & Resources Authority (RPRA) hazardous waste generators on the Site or surrounding properties. |
| MECP Brownfield Environmental Site Registry | A review of the MECP's online Record of Site Condition (RSC) database conducted on November 10, 2023 revealed no information relating to environmental investigations or remedial activities for the Site or immediately abutting properties. |
| Technical Standards & Safety Authority (TSSA) | Request for information sent via email on November 10, 2023; no records were found in TSSA's current database in relation to fuel storage tanks at the property. |
| MECP Environmental Compliance Approvals (ECAs) | A review of the MECP's on-line database on November 10, 2023 revealed no Environmental Activity and Sector Registrations (EASRs), Renewable Energy Approvals (REAs), Permit to Take Water (PTTW), or Pesticide license entries for the Site or surrounding properties. |

4.0 SITE RECONNAISSANCE

A visual survey of the Site was completed by Natascha Ungerer, C.E.T. of LDS on November 15, 2023. The qualifications of the assessors are provided in Section 8.0. The Site reconnaissance took approximately 45 minutes to complete, and weather conditions were sunny with a temperature of approximately 5 degrees Celsius. Photographs showing various areas of the Site and surrounding properties, including written descriptions for each are provided in Appendix C. LDS was given full access to the exterior parts of the Site, as well as the interior of the Site structure. It is noted that no attic spaces or crawls-spaces were accessed during the Site reconnaissance.

4.1 Subject Site

The subject Site is comprised of an irregular shaped parcel of land which occupies a total area of approximately 0.32 hectares (0.79 acres). A one-storey residential home with attached garage and partial basement is present on the central portion of the Site. A paved entrance driveway and small paved parking area are noted to the south of the structure, along with landscaping. The rear of the property is occupied by a large grass covered yard with matured trees. Drawings 1 and 2 (attached) provide a general overview of the Site and surrounding property features. Select photographs of the Site and building interiors are included in Appendix C.

4.1.1 Property Use

A review of historical aerial photographs and topographic maps indicate that the Site has been occupied by a residential home since at least 1955. Prior to which the Site appeared to have been part of a larger agricultural home stead (as observed on the 1930s aerial photograph). The Site was used as private residence and later student housing until 2012, when the Chabad of Guelph obtained ownership of the Site.

Current and historic property uses are not considered to pose a significant environmental risk towards soil and groundwater quality at the Site.

4.1.2 Buildings / Structures and Exterior Features

As previously mentioned, a one-storey residential dwelling (currently used in part as residence and part as services centre for the Chabad of Guelph) is located at the Site. Based on a review of historic aerial photographs and City Directories, it is believed that the original portion of the current Site building (central portion) was constructed in the early to mid-1950s with the eastern portion of the building (including the garage added to the east (1960s). At the time of LDS' November 15, 2023 Site visit, exterior building finishes were observed as brick and stone veneer, aluminium siding and a sloped (newer) asphalt shingle covered roof. The interior throughout much of the main floor and finished basement appeared to have been significantly renovated in recent years, as shown on Site Photographs, attached in Appendix C.

The building is currently serviced by the City of Guelph's water and sewer systems as well as gas, communication services, and electricity.

The following table summarizes exterior details as observed during the Site visit:

| Characteristics | Comments |
|---|---|
| Exterior Features / Observations | |
| Access Road(s) and Rights-of- Way | Access to the Site is currently provided via a paved driveway via College Avenue West to the south of the Site. |
| Topography | Topography of the Site parcel was observed as relatively flat with gentle relieve to the south, towards College Avenue West. |
| Site Covering | Areas of the Site no occupied by building footprints were observed as paved driveway and parking areas as well as landscaping (grass covered yard with matured trees and some flower beds). |
| Drinking Water Supply | Site building is connected to the municipal drinking water supply. |
| Abandoned and/or Existing Wells | No existing or abandoned water wells were identified at the Site. |
| Site Drainage | Overland flow is currently being directed towards College Avenue West to the south. No catch basins were noted on-Site. |
| Wastewater Management | Site building is connected to the municipal wastewater sewer system. |
| Electrical Service | The Site building is serviced with electricity (overhead to pole on southwestern portion of the Site (within cedar tree), then underground to meter on southeast side of Site building). |
| Underground Infrastructure onsite | Underground infrastructure (natural gas, electrical, communication lines, water lines and sewer lines) is present. |
| Unidentified or Other Substances | Not observed during the November 15, 2023 Site visit. |
| Railway Lines | Not observed during the November 15, 2023 Site visit. |
| Air Emissions / Odours | Not observed during the November 15, 2023 Site visit. |

4.1.3 Chemical Inventory, Storage and Handling

Significant chemical inventory, storage and handling is not expected at the Phase I property, given current residential/religious services uses. Minor amounts of domestic cleaning and disinfecting supplies as well as some home maintenance products are present on-Site but are not deemed to pose a significant environmental risk.

4.1.4 Storage Tanks and Containers

No evidence of underground storage tanks (USTs), such as fill and vent pipes or aboveground storage tanks (ASTs) was observed during LDS' Site visit. Furthermore, a search of TSSA's current database did not reveal any records pertaining to tanks at the property.

It is noted that a capped pipe was noted on the north side of the Site building (see Photograph 6, Appendix C). The location and appearance of this pipe suggests that a furnace oil tank may have formerly been located within the basement of the building (and pipe used as fill pipe). At the time of LDS's Site visit the building was serviced by a natural gas-powered furnace and the concrete flooring was observed throughout the basement.

4.1.5 Drains, Sumps / Pits and Lagoons

A sump pump is located within the basement. No other pits or lagoons were observed at the time of LDS' Site visit.

4.1.6 Hazardous Building Materials / Designated Substances

Based on the date of construction (1950s and 1960s), it was deemed possible that quantities of the following hazardous building materials or designated substances are present within building materials at the Site:

- Asbestos-Containing Materials (ACMs)
- Polychlorinated Biphenyls (PCBs)
- Lead-Based Materials
- Mercury Containing Materials
- Urea Formaldehyde Foam Insulation (UFFI)
- Ozone-Depleting Substances (ODSs)

ACMs are commonly found within plasters, drywall joint compound, vinyl flooring products, pipe and duct insulations, caulking and roofing products. PCBs are potentially present within original fluorescent light fixtures, while mercury may be present within thermostats.

LDS notes that much of the building interior appeared to have been significantly renovated within recent years, and many of the original finishes were removed in the process.

It should be noted that no surveys or intrusive investigations were conducted to assess for the presence of these substances as part of this assessment. Furthermore, interior observations were not made inside any of the Site structures.

4.1.7 Hydraulic Equipment

No hydraulic equipment, was observed during LDS' November 15, 2023 Site visit.

4.1.8 Waste Generation / Management

Current waste generation/management is limited to domestic refuse, recyclables, and organic wastes which are collected in designated containers prior to curb-site pick up as part of the City of Guelphs garbage collection system.

4.1.9 Fill Materials

The Site is generally level with surrounding properties. No evidence of significant amounts of fill placement was evident. Some fill was likely imported for Site grading, servicing and building construction.

4.1.10 Spills, Staining or Stressed Vegetation

No evidence of significant surficial staining or stressed vegetation was observed during LDS' Site visit; however, most exterior surfaces were covered with disturbed mud, somewhat limiting observations.

4.1.11 Other Items / Concerns

| Characteristics | Comments |
|-------------------------------|---|
| Radon Gas | <p>Radon is an odourless, invisible gas that occurs naturally in soils. Natural radon levels vary and are closely related to geologic formations. The glacial tills that overlie limestone bedrock have characteristics which might concentrate radon gas. (Quaternary Geology p.64). According to the Radon Environmental Management Corp.'s Radon Potential Map dated 2011, Southwestern Ontario is located within an area considered to have a high potential for radon.</p> <p>Health Canada has identified the national guideline for radon in indoor air as 200 Bq/m³. The Ontario Building Code requires that the federal guideline of 200 Bq/m³ be met in specified regions known to have high radon levels. If this is identified as a concern or issue for future construction, techniques can be employed to minimize radon entry and facilitate post-construction radon removal.</p> |
| Mould | <p>The presence of mould, mildew or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.</p> <p>At the time of LDS' Site visit, no evidence of significant water damage and/or mould growth was noted within the structure. During the Site reconnaissance, Rabi Raphi Steiner (client and site representative) informed LDS of a former significant water leak (originated from main floor kitchen and affecting walls within basement unit) which resulted in the removal of much of the basement drywall and other building products that were affected by the water damage and showed consequent mould growth. However, it is noted that a comprehensive or detailed mould assessment was not included in LDS' scope of work.</p> |
| Electromagnetic Fields (EMFs) | <p>High voltage transmission lines can generate significant EMFs. EMFs are strongest when close to the source. It is noteworthy to mention that within a building, the magnetic fields from high-voltage lines and transformer boxes are often weaker than those from household electrical appliances. No high voltage transmission lines were observed at the time of LDS' Site visit.</p> |
| Noise and Vibration | <p>No significant sources of noise were observed at the Subject Property or in the immediate area of the Site, with the exception of typical vehicular traffic on neighbouring roadways.</p> |

4.2 Adjacent Properties

The neighbouring land uses surrounding the Subject Property observed during the Site reconnaissance are illustrated on the Site Plan, drawing 1 (appended) and are summarized in the following table:

| Current Property Use / Description | Potential for Contamination |
|---|--|
| Project North | |
| Residential properties along Woodside Road and Yeadon Drive | These properties/features are not considered to be of environmental concern to the Site, given their land use. |
| Project West | |
| Residential properties along College Avenue West and Rodney Boulevard | These properties/features are not considered to be of environmental concern to the Site, given their land use. |
| Project South | |
| Vacant (naturalized) lands that are part of the University of Guelph campus, student residences/apartments beyond | These properties/features are not considered to be of environmental concern to the Site, given their land use. |
| Project East | |
| Residential properties along College Avenue West, University Avenue East and Caledonia Street | These properties/features are not considered to be of environmental concern to the Site, given their land use. |

5.0 INTERVIEWS

Rabi Raphi Steiner, representative of Chabad Guelph and Site tenants, provided access to the property during LDS's November 15, 2023 Site visit and was available for questioning at the time. Information provided by Mr. Steiner was incorporated in the previous parts of this report. Mr. Steiner also supplied LDS with a copy of the 2022 appraisal report for the Site.

Rabi Steiner noted that a communications tower was formerly located within the backyard of the property (northwest corner). This former structure on the Site was not deemed to pose any significant environmental risk and is noted here for informational purposes.

Rabi Steiner further informed LDS that the Chabad of Guelph obtained ownership of the land in June 2022. Prior to that, the Property was leased by the Chabad of Guelph since 2012. It is understood that the Property was reportedly used for student housing prior to the Chabad of Guelph being present onsite.

6.0 CONCLUSIONS

The Site and general Phase I study area is located within a residential neighbourhood across from the University of Guelph campus (located to the south and southeast of the Site). Based on historic research, the current Site building was constructed at the Site in the 1950s/1960s. The Site was used as private residence and later student housing until 2012, when the Chabad of Guelph obtained ownership of the Site. Much of the structure was significantly renovated in recent years and the building is currently used as residence and religious services centre.

No significant environmental concerns were identified with respect to current and/or former activities at the subject Site and immediately abutting neighbouring properties.

7.0 RECOMMENDATIONS

This Phase I ESA was completed in accordance with the CSA Standard Z768-01 (R2022). It is our understanding that this report is required for due diligence purposes. To our knowledge, a Record of Site Condition (RSC) filing with the MECP is not expected to be required.

Based on the findings of this Phase I ESA, no significant environmental concerns were identified with respect to current and/or former activities at the subject Site or neighbouring properties. No evidence was identified of issues representing potential, actual or known/previously documented environmental contamination at the subject property. Therefore, no further environmental assessment work at the Site is recommended at this time.

In the event that renovations/demolition of the current Site building are planned; it is recommended that a Designated Substances Survey (DSS) be carried out on the existing building. Due to the age of the existing residence, there may be designated substances such as lead [paint], asbestos, and aged technology which may contain mercury or other metals, which require special handling by contractors.

8.0 QUALIFICATIONS OF ASSESSORS

Project Assessor / Report Writer

Natascha Ungerer is a Senior Environmental Technologist with over 15 years of experience in the environmental consulting field. She obtained her Environmental Technology Diploma from Fanshawe College in 2006 and has routinely been involved with numerous environmental assessments (Phase I, II and III) on residential, commercial, institutional, and industrial properties since then. Natascha is fully acquainted with proper sampling protocol and all Environmental Regulations and Guidelines.

Project Engineer / Report Reviewer

Rebecca Walker is LDS' Principal Geotechnical Engineer, and qualified professional engineer with 25 years of experience in the consulting engineering field, focusing on a wide variety of geotechnical, hydrogeological and environmental projects throughout Ontario. She obtained a Bachelor of Applied Science in Geotechnical Engineering from Queen's University, and is a QP_{ESA} registered with the MECP, in accordance with O.Reg. 153/04. Rebecca is a recognized technical expert in the industry and has testified as an expert witness in Ontario Municipal Board hearings, and in front of Municipal Councils on matters relating to geotechnical engineering, groundwater hydrogeology and environmental impacts. She has a comprehensive knowledge of environmental regulations and current industry practices.

9.0 REFERENCES

Chapman, L.J., Putman, D.F., 2007. Physiography of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 228

City of Guelph, online GIS mapping and aerial photographs, <https://geodatahub-cityofguelph.opendata.arcgis.com/>

Google Earth™ Satellite Imagery

Health Canada Radon information: <https://www.canada.ca/en/health-canada/services/radon.html>

Ministry of Natural Resources. Ontario Geological Survey, Bedrock Topography Series – Guelph Area Sheet, Preliminary Map P.2224, 1979

Ministry of Northern Development and Mines, Ontario. 1:1 000 000 scale, Bedrock Geology of Ontario, Map 2544, Revised 1991

Ontario Geological Survey 2000. Quaternary Geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14--Revised

Ontario Geological Survey 2010. Surficial geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV

Ontario Government, RSO 1990, *Ontario Environmental Protection Act*

Ontario Ministry of the Environment, Conservation and Parks, June 1991, Waste Disposal Site Inventory

Ontario Ministry of the Environment, Conservation and Parks, April 1987, Inventory of Coal Gasification Plant Waste Sites in Ontario

Radon Environmental Management Corp., Radon Potential Map, 2011

10.0 LIMITATIONS AND CLOSING

This report has been prepared and is intended for the sole use of the **Chabad of Guelph**. Reliance is not extended to other parties without receiving written permission from LDS. No portion of this report may be used as a separate entity. It is intended to be read in its entirety.

This Phase I ESA has been conducted in accordance with the Phase I ESA standard as defined by CSA Standard Z768-01. Information obtained during the site history research relies on data sourced from third-party entities, which has not been verified, unless specifically noted in the report. Completion of an environmental investigation reduces, but does not eliminate environmental risk.

LDS staff have conducted themselves in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the area, and under similar conditions as this project. LDS has provided its professional judgement of the potential environmental concerns facing the client, based on observations during site reconnaissance work; review of available historical data regarding land-use, occupancy and ownership; and, review of available mapping and publications.

We trust this satisfies your present requirements. If you have any questions or require anything further, please feel free to contact our office.

Respectfully Submitted,

LDS CONSULTANTS INC.



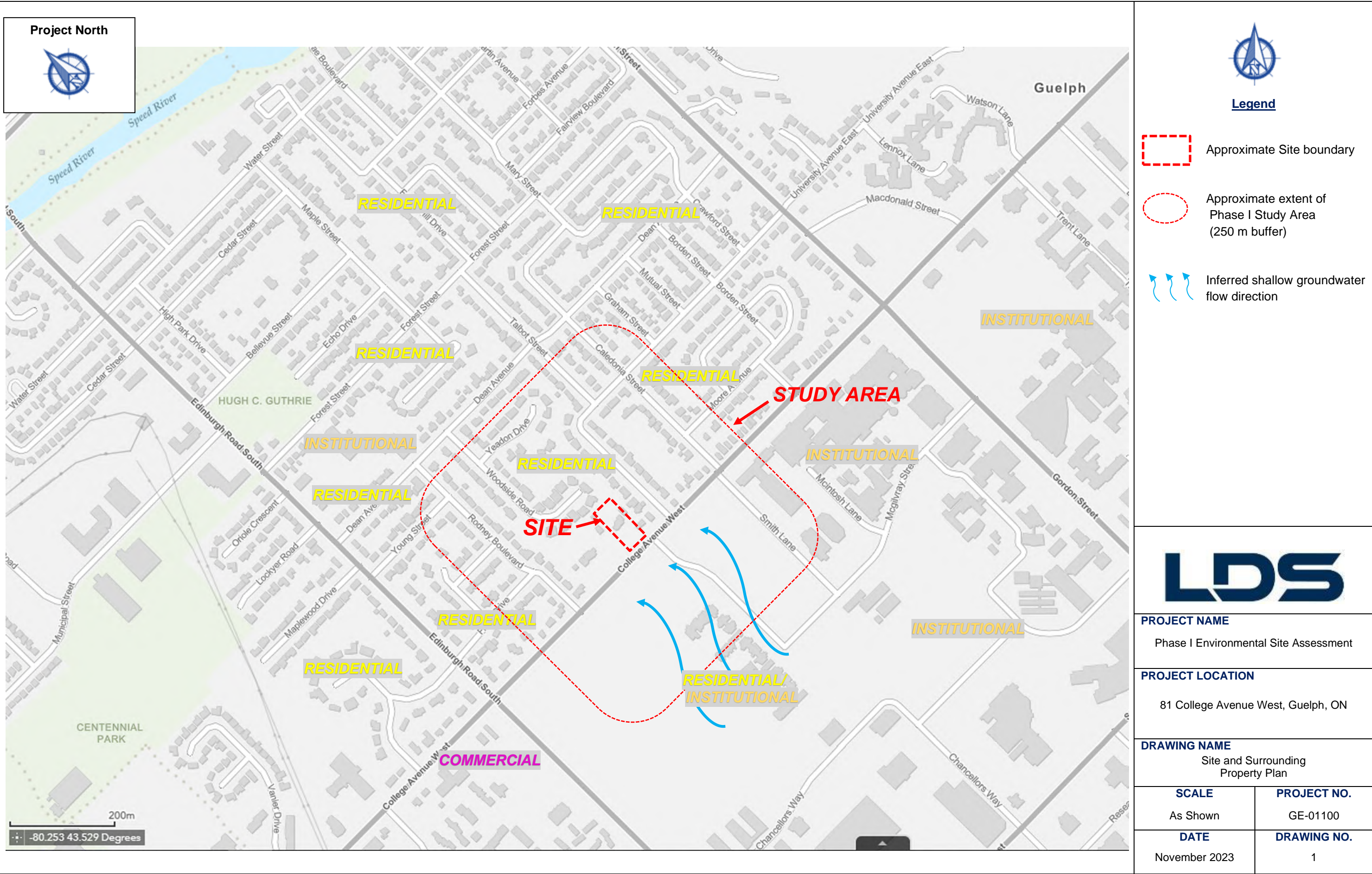
Natascha Ungerer, C.E.T.
Senior Environmental Technologist




Rebecca Walker, P.Eng., QP_{ESA}
Principal, Geotechnical Services





DRAWINGS



Legend

 Approximate Site boundary

 Approximate extent of Phase I Study Area (250 m buffer)

 Inferred shallow groundwater flow direction



PROJECT NAME
Phase I Environmental Site Assessment

PROJECT LOCATION
81 College Avenue West, Guelph, ON


DRAWING NAME
Site and Surrounding Property Plan


| | |
|--------------------------|--------------------------------|
| SCALE As Shown | PROJECT NO. GE-01100 |
|--------------------------|--------------------------------|


| | |
|------------------------------|-------------------------|
| DATE November 2023 | DRAWING NO. 1 |
|------------------------------|-------------------------|





Legend


 Approximate Site boundary

 Inferred shallow groundwater flow direction

 Approximate location hydro pole

 Approximate location of buried electrical cable

 Approximate location of gas meter

 Approximate location of pad-mounted a/c unit

Source

Base drawing from Grand River Conservation Authority GIS site, Imagery © 2020.



PROJECT NAME

Phase I Environmental Site Assessment

PROJECT LOCATION

81 College Avenue West, Guelph, ON

DRAWING NAME

Site Detail Plan

SCALE

As Shown

PROJECT NO.

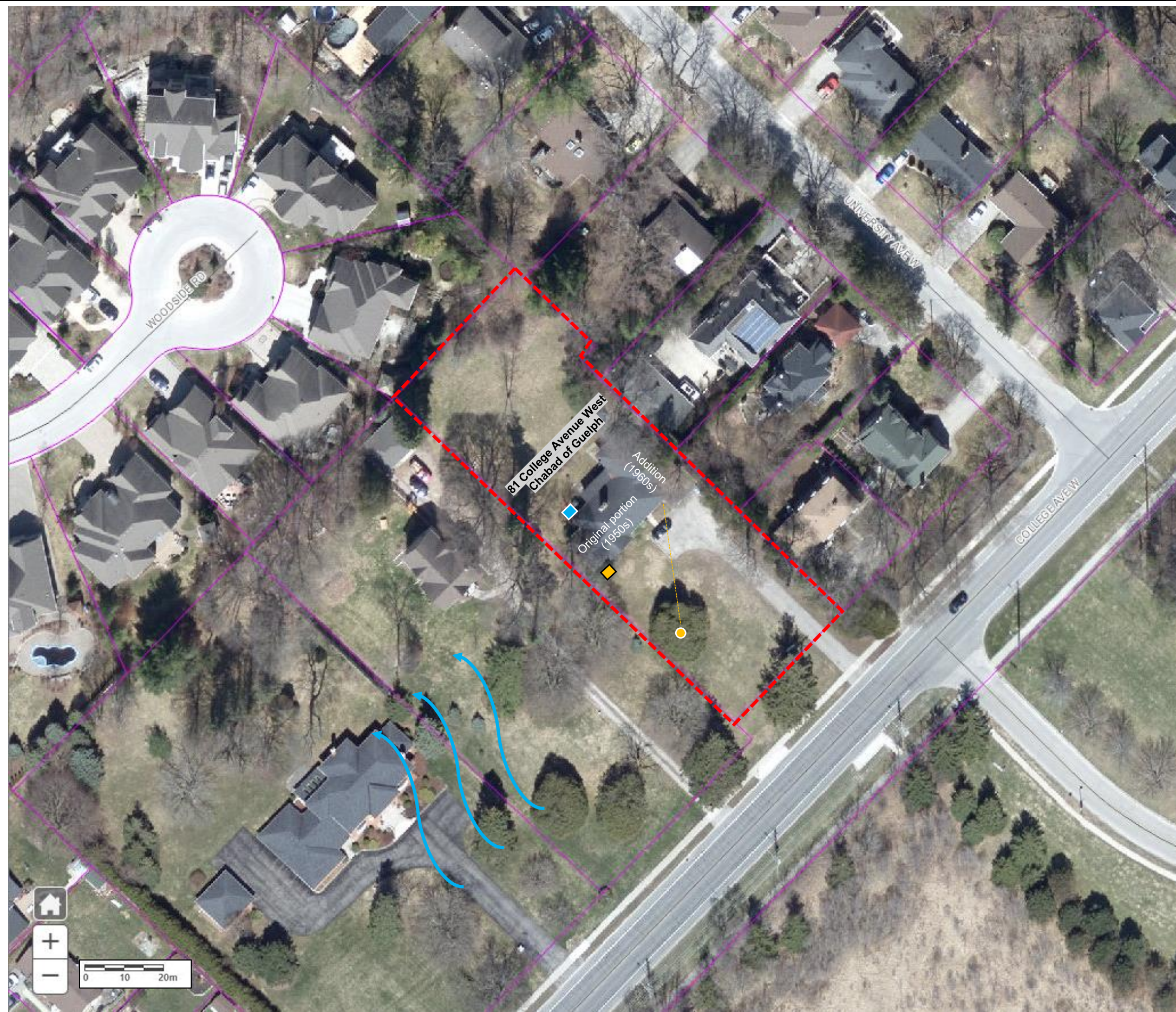
GE-01100

DATE

November 2023

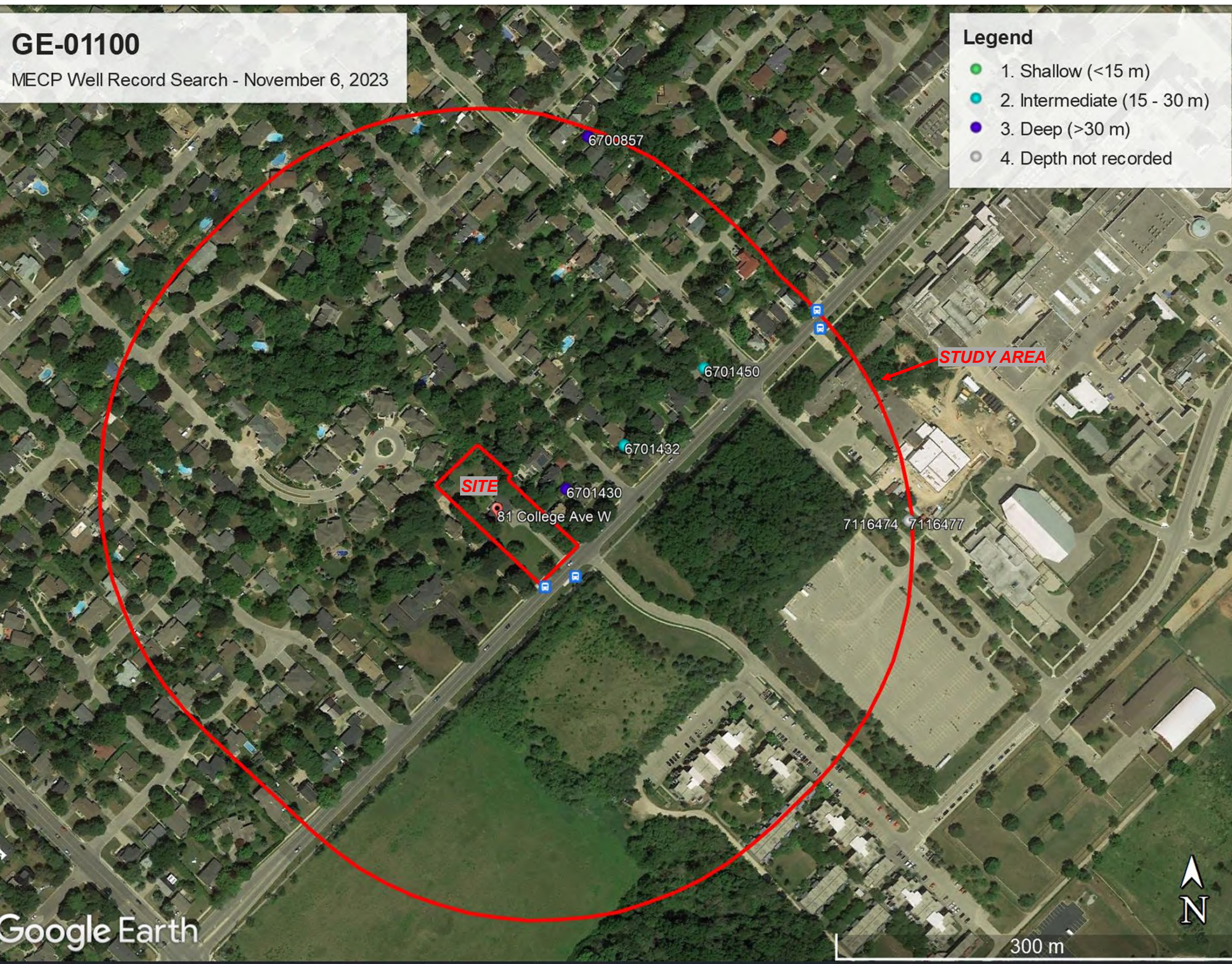
DRAWING NO.

2



GE-01100

MECP Well Record Search - November 6, 2023



Google Earth

Legend

- 1. Shallow (<15 m)
- 2. Intermediate (15 - 30 m)
- 3. Deep (>30 m)
- 4. Depth not recorded



Source
Base drawing from Google Earth.
Well data compiled from MECP Online Well Record Database, November 6, 2023.



PROJECT NAME
Phase I Environmental Site Assessment

PROJECT LOCATION
81 College Avenue West, Guelph, ON

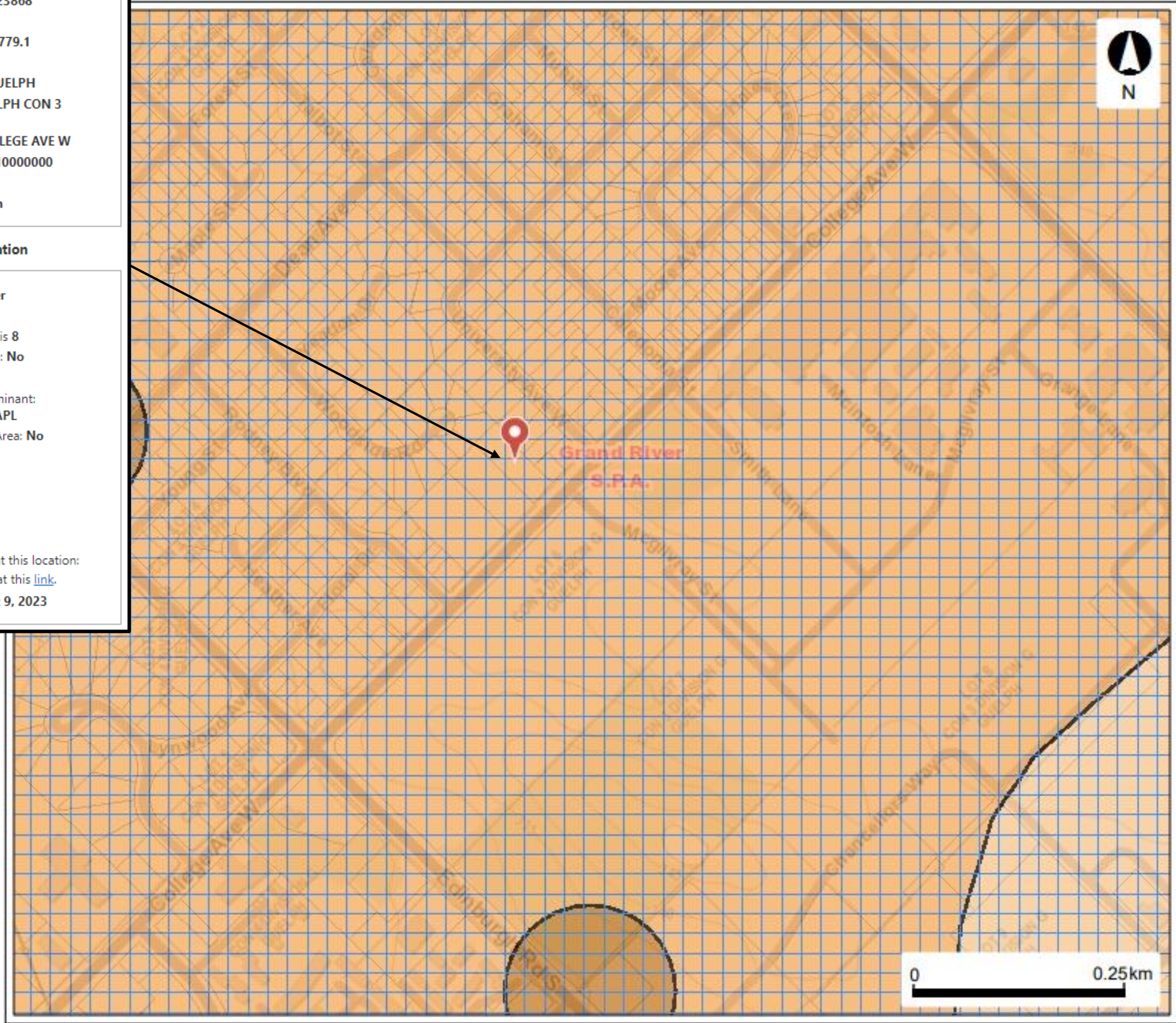
DRAWING NAME
MECP Well Location Plan

| | |
|------------------------------|--------------------------------|
| SCALE As Shown | PROJECT NO. GE-01100 |
| DATE November 2023 | DRAWING NO. 3 |

Latitude: 43.52842 Longitude: -80.23868
 UTM Zone: 17
 Easting: 561519.44 Northing: 4819779.1
 Upper Tier Municipality: N/A
 Lower Tier Municipality: CITY OF GUELPH
 Township Concession and Lot: GUELPH CON 3
DIVISION G LOT 5
 Assessment Parcel Address: 81 COLLEGE AVE W
 Assessment Roll #: 23080600060210000000
 MECP District: Guelph
 MECP Region: West Central Region

Source Protection Details for Location

Source Protection Area: **Grand River**
[View Source Protection Plan](#)
 Wellhead Protection Area: **B** ; score is 8
 Wellhead Protection Area (WHPA-E): **No**
 Intake Protection Zone: **No**
 Issue Contributing Area: **Yes** Contaminant:
Trichloroethylene or another DNAPL
 Significant Groundwater Recharge Area: **No**
 Highly Vulnerable Aquifer: **No**
 Event Based Area: **No**
 Wellhead Protection Area Q1: **No**
 Wellhead Protection Area Q2: **No**
 Intake Protection Zone Q: **No**
 Significant Drinking Water Threats at this location:
 Threats list by zone can be found at this [link](#).
 Information is current as of: **August 9, 2023**



LEGEND

- Source Protection Areas
- Issue Contributing Areas
- Highly Vulnerable Aquifers
- Significant Groundwater Recharge Area
 - 0
 - 2
 - 4
 - 6
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2
- Vulnerable Scoring Area - Groundwater
 - 2
 - 4
 - 6
 - 8
 - 10

Source

Ministry of Environment, Conservation and Parks – Source Water Protection Atlas, current to August 9, 2023.



PROJECT NAME

Phase I Environmental Site Assessment

PROJECT LOCATION

81 College Avenue West, Guelph, ON

DRAWING NAME

Source Water Protection Mapping

| | |
|------------------------------|--------------------------------|
| SCALE As Shown | PROJECT NO. GE-01100 |
| DATE November 2023 | DRAWING NO. 4 |


APPENDIX A

AERIAL PHOTOGRAPHS



Source


Aerial photographs from University of Western Ontario Map and Data Centre, Imagery © 1930.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>1930 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A1</p> |



Source


Aerial photograph from University of Western Ontario Map and Data Centre, Imagery © 1955.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>1955 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A2</p> |



Source


Aerial photograph from University of Waterloo Map and Data Centre, Imagery © 1966.

| | | | |
|---|--|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>1966 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A3</p> |



Source


Aerial photographs from University of Western Ontario Map and Data Centre, Imagery © 1972.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>1972 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A4</p> |



Source


Aerial photographs from University of Western Ontario Map and Data Centre, Imagery © 1975.

| | | | |
|---|---|---|--|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-001100</p> |
| <p>DRAWING NAME</p> <p>1975 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A5</p> |



Source


Aerial photographs from Grand River Conservation Authority, Imagery © 2000.

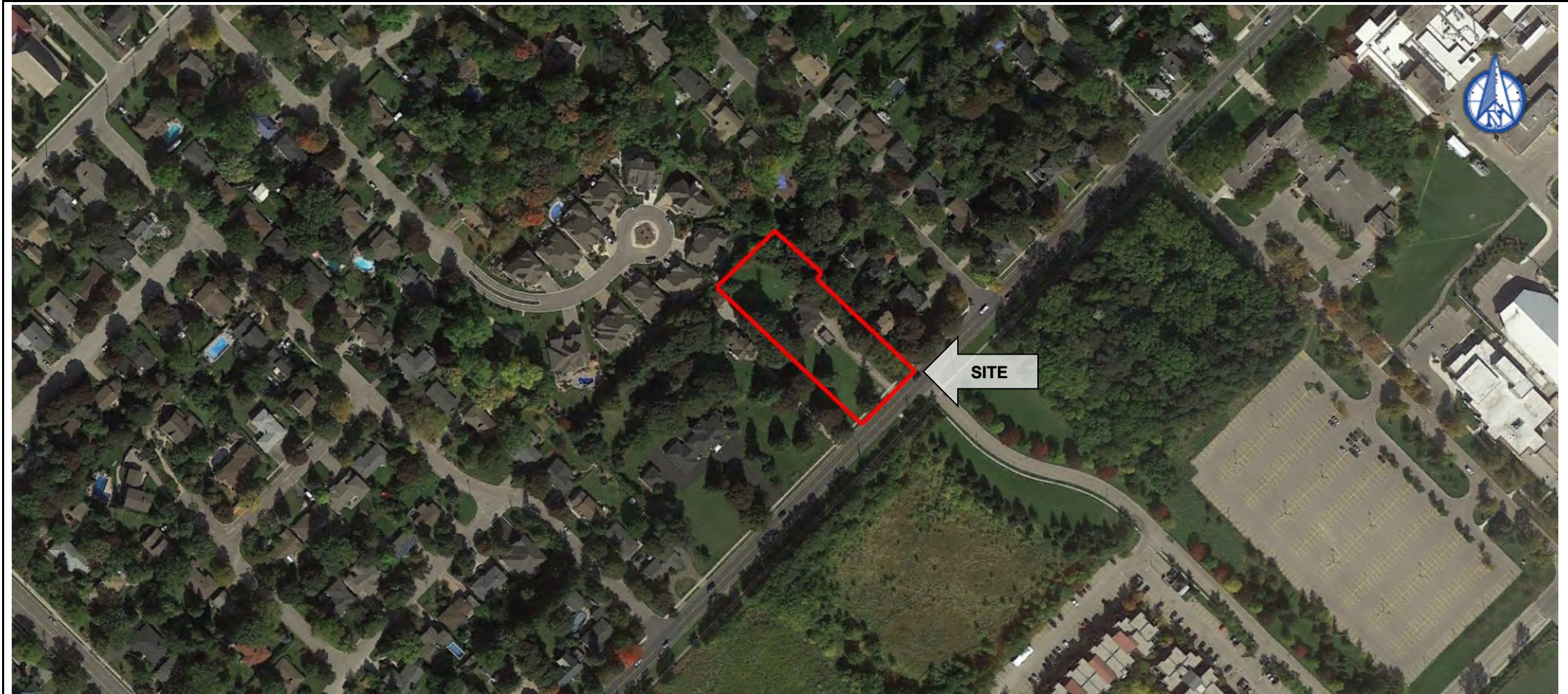
| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>2000 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A6</p> |



Source


Aerial photographs from Google Earth, Imagery © 2006.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>2006 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A7</p> |



Source


Aerial photographs from Google Earth, Imagery © 2013.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>2013 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A8</p> |



Source


Aerial photographs from Google Earth, Imagery © 2020.

| | | | |
|---|---|---|--|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-001100</p> |
| <p>DRAWING NAME</p> <p>2020 Aerial Photograph</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A9</p> |



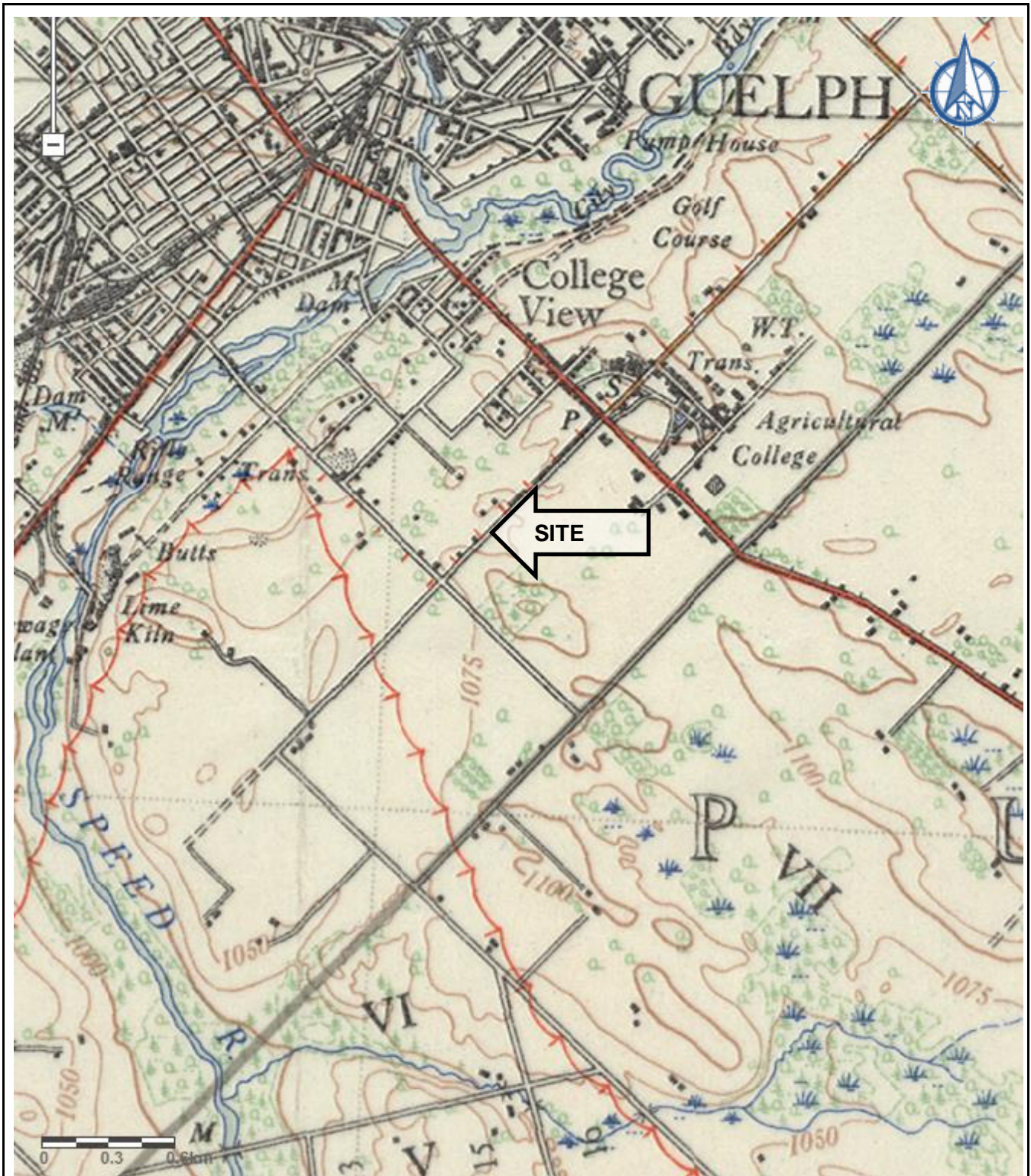
Source

Aerial photograph from Google Earth, Imagery © 2023.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I ESA: 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>NTS</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> | <p>2023 Aerial Photograph</p> | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>A10</p> |


APPENDIX B

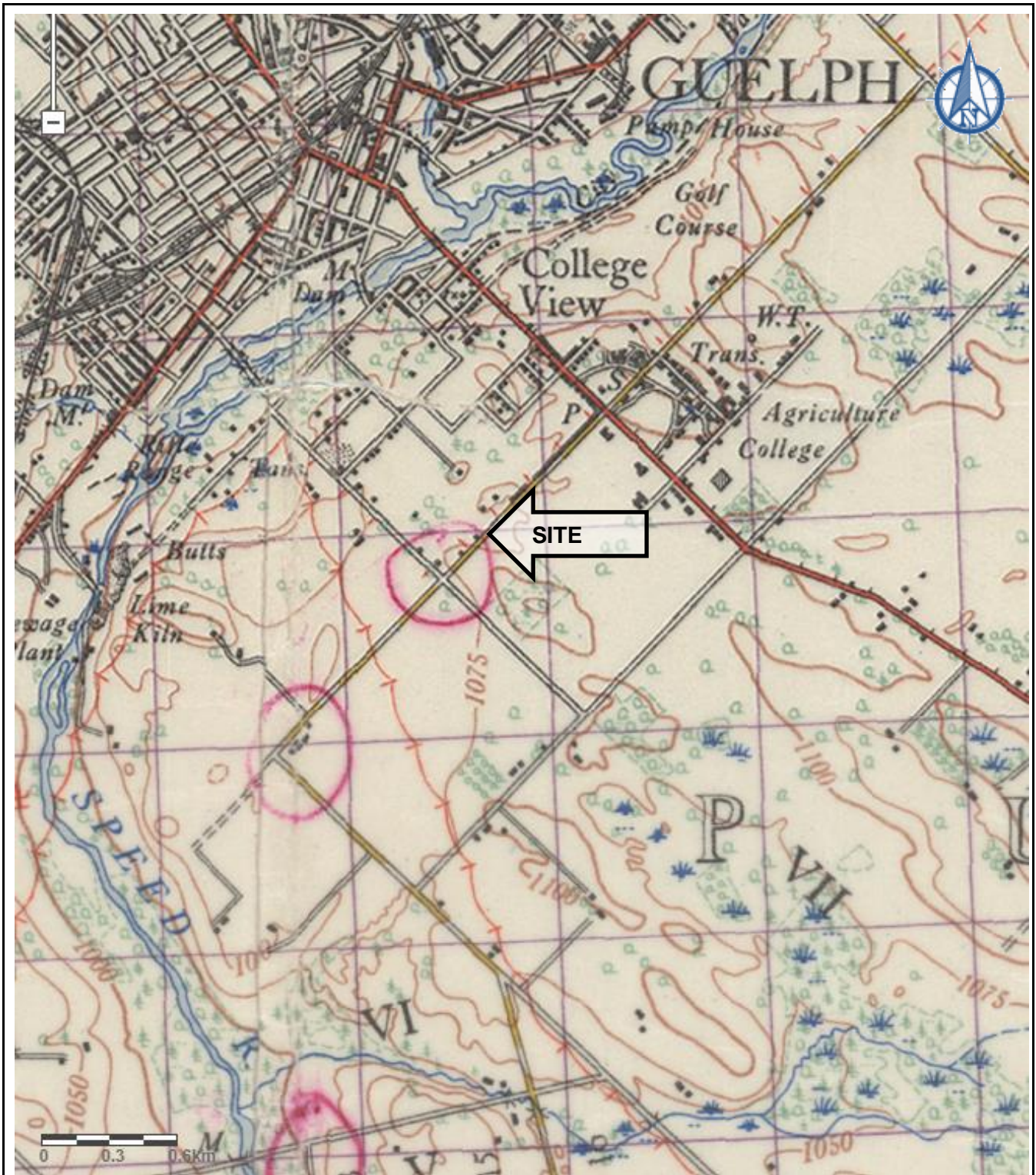
HISTORICAL TOPOGRAPHIC MAPS



Source


Department of National Defence, Guelph Sheet (04PI09), ed. 1, 1935.

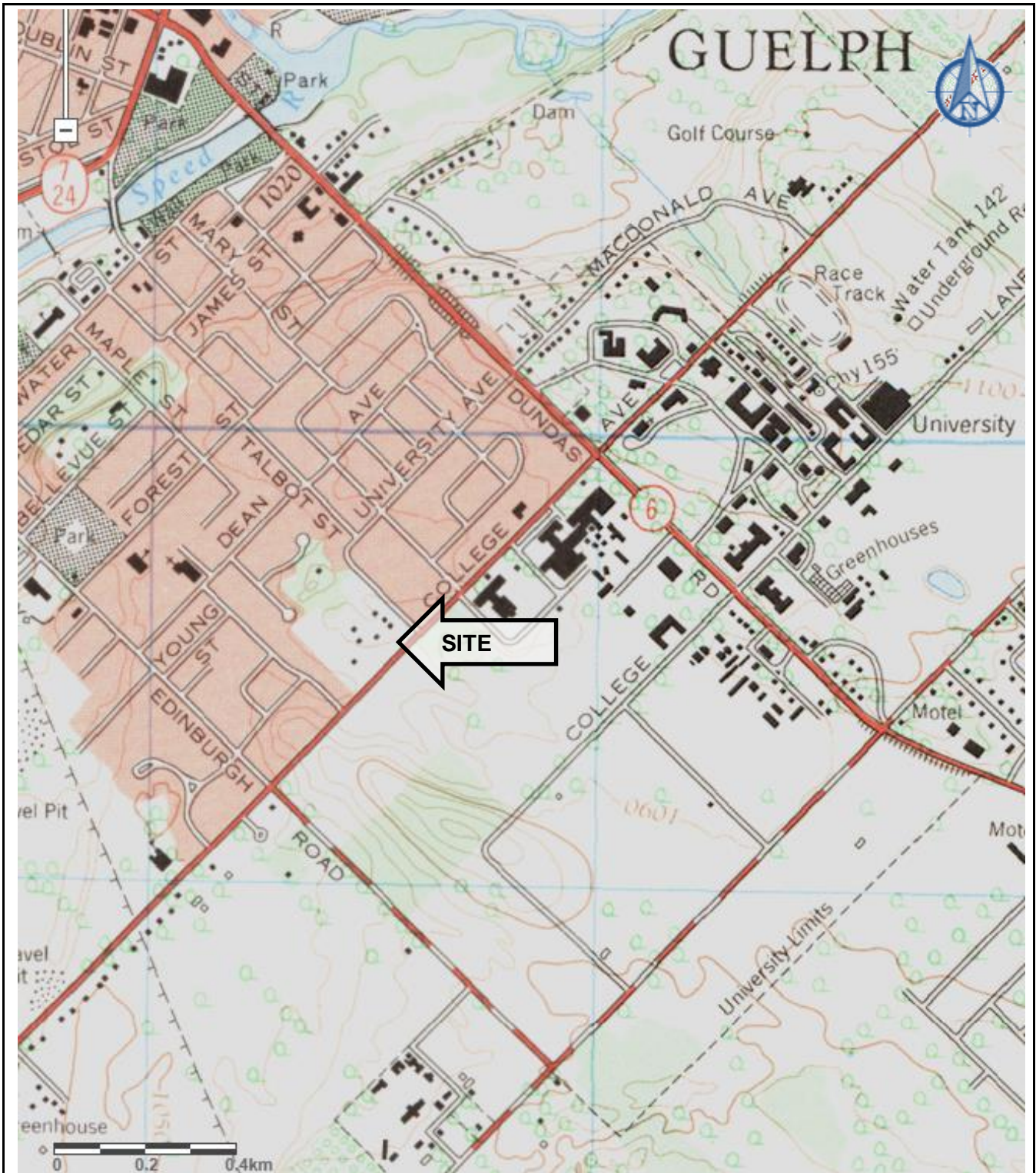
| | | | |
|---|--|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I Environmental Site Assessment 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>As Shown</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| | <p>DRAWING NAME</p> <p>1935 Topographic Map</p> | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>B1</p> |




Source

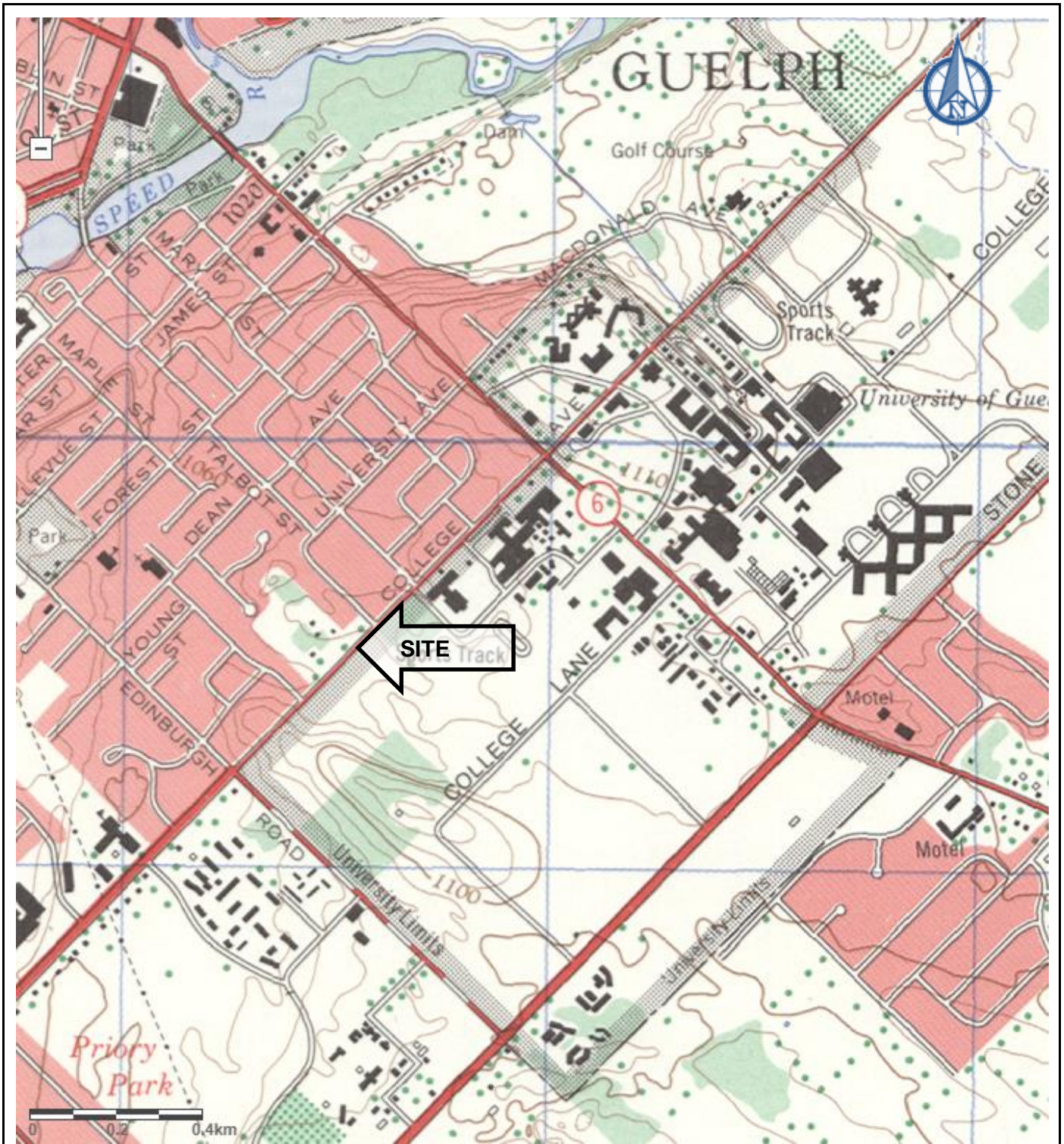
Department of National Defence, Guelph Sheet (04PI09), ed. 2, 1939.

| | | | |
|---|--|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I Environmental Site Assessment 81 College Avenue West, Guelph, Ontario</p> | <p>SCALE</p> <p>As Shown</p> | <p>PROJECT NO.</p> <p>GE-01100</p> |
| <p>DRAWING NAME</p> <p>1939 Topographic Map</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>B2</p> |




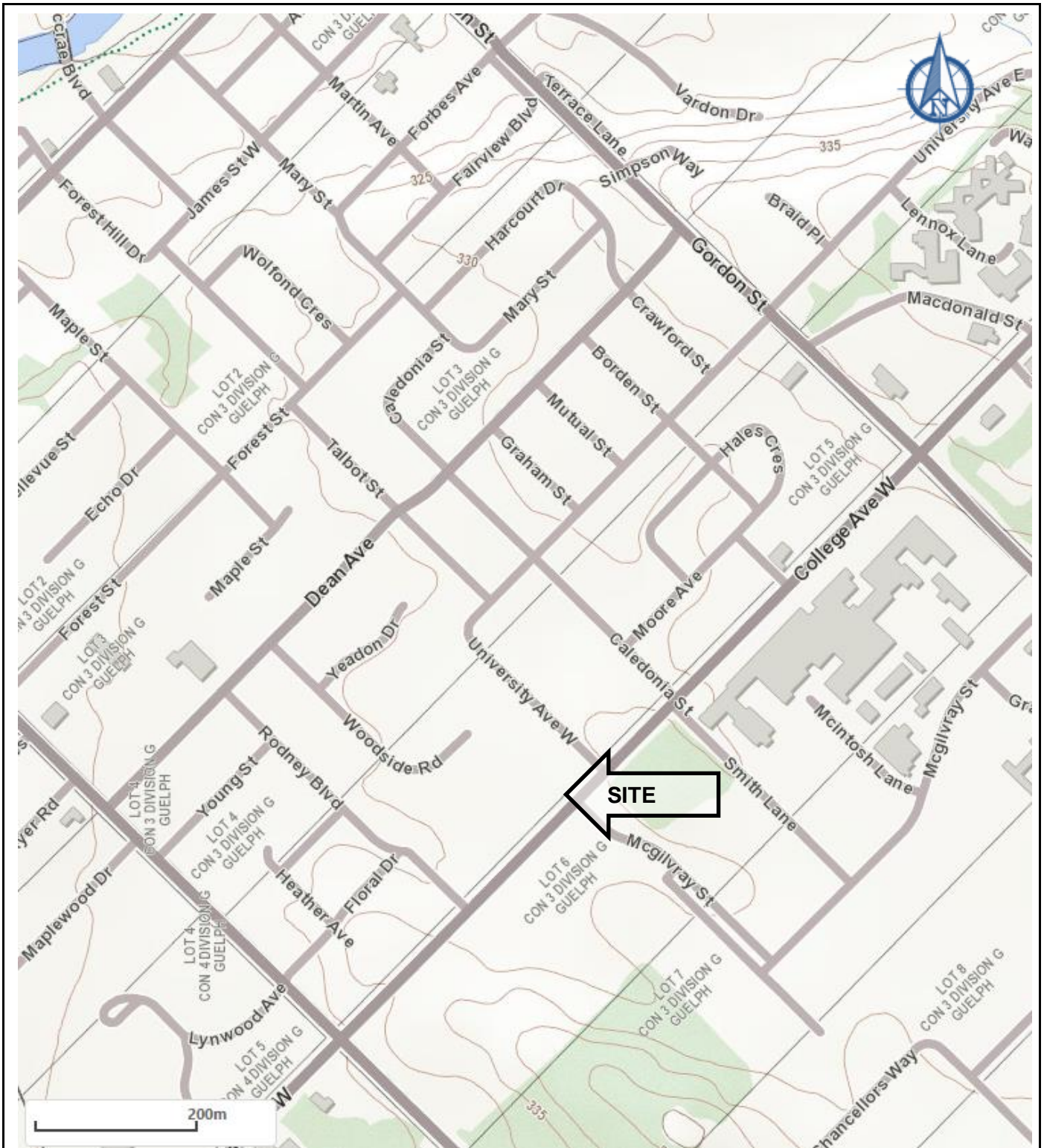
Source
 Department of National Defence, St. Thomas Sheet (040114), ed.5, 1934.

| | | | |
|---|--|------------------------------|--------------------------------|
|  | PROJECT NAME AND LOCATION Phase I Environmental Site Assessment 81 College Avenue West, Guelph, Ontario | SCALE NTS | PROJECT NO. GE-01100 |
| | DRAWING NAME 1965 Topographic Map | DATE November 2023 | DRAWING NO. B3 |




Source
 Department of National Defence, St. Thomas Sheet (040114), ed.8, 1948.

| | | | |
|---|--|----------------------------------|------------------------------------|
|  | PROJECT NAME AND LOCATION Phase I Environmental Site Assessment 81 College Avenue West, Guelph, Ontario | SCALE As Shown | PROJECT NO. GE-01100 |
| | DRAWING NAME 1975 Topographic Map | DATE November 2023 | DRAWING NO. B4 |



Source

Ministry of Natural Resources, Make a Topographic Map, 2022.

| | | | |
|---|---|---|---|
|  | <p>PROJECT NAME AND LOCATION</p> <p>Phase I Environmental Site Assessment 799 Southdale Road West, London, Ontario</p> | <p>SCALE</p> <p>As Shown</p> | <p>PROJECT NO.</p> <p>GE-00642</p> |
| <p>DRAWING NAME</p> <p>2022 Topographic Map</p> | | <p>DATE</p> <p>November 2023</p> | <p>DRAWING NO.</p> <p>B5</p> |

APPENDIX C
SITE PHOTOGRAPHS

GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario



Photograph 1:

Description:

Paved entrance driveway and current Site building located at 82 College Avenue West as observed from roadway south of the Site.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

North



Photograph 2:

Description:

Rear (north side) of Site building and backyard.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

South

GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario



Photograph 3:

Description:

Hydro-meter located on south side of Site building near garage. Underground hydro cable connects this meter to a hydro-pole that is located within a cedar tree on the southwestern portion of the property.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

Northeast



Photograph 4:

Description:

Gas meter located on southwest corner of Site building.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

North

GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario



Photograph 5:

Description:

Pad-mounted air conditioning unit on north side of Site building as well as window-mounted air conditioning units currently service the Site building.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

South-southwest



Photograph 6:

Description:

Capped pipe noted near pad-mounted air conditioner unit on north side of Site building. It was deemed possible that this was a former fill pipe for a furnace oil tank. No fuel tanks were currently noted at the property. The Site building is currently serviced by a natural gas powered forced-air furnace.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

South

GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario



Photograph 7:

Description:
Much of the interior of the current Site building has been significantly renovated in recent years, shown here is the front parlour.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:
Southwest



Photograph 8:

Description:
Office on west side of ground floor.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:
South

GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario

Photograph 9:

Description:
Kitchen located in eastern portion of the ground floor.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:
N/A



Photograph 10:

Description:
Back parlour; interior finishes in this room were more dated than much of the rest of the main floor. Older ceiling tiles are observed on the ceiling.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:
Northwest



GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario

Photograph 11:

Description:

Hot water boiler and natural gas forced air furnace in basement of the building.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

North



Photograph 12:

Description:

Piping within accessible areas of the basement were generally noted as bare/

Photograph from LDS site visit conducted on November 15, 2023.

Direction:

N/A



GE-01100: Site Photographs
Phase I Environmental Site Assessment
82 College Avenue West, Guelph, Ontario



Photograph 13:

Description:
A sump pump is located within the basement

Photograph from LDS site visit conducted on November 15, 2023.

Direction:
N/A



Photograph 14:

Description:
Interior of garage on east side of Site building.

Photograph from LDS site visit conducted on November 15, 2023.

Direction:
South-southeast

LDS CONSULTANTS INC.

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London, Ontario N5V 0E1

www.LDSconsultants.ca