



SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

🌐 www.soil-mat.ca ✉ info@soil-mat.ca ☎ 905.318.7440 / 800.243.1922 (toll free) 📠 905.318.7455

PROJECT No.: SM 220514-E

December 13, 2022

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
C/O HOSSACK & ASSOCIATES ARCHITECTS
4-2150 Dunwin Drive, Unit 4
Mississauga, Ontario
L5L 5M8

Attention: Mr. Jonathan Knight, B.Arch.Sci., M.Arch., OAA, MRAIC

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
PROPOSED NASH ELEMENTARY SCHOOL
399 FIRST ROAD WEST
HAMILTON [STONEY CREEK], ONTARIO**

Dear Mr. Knight,

As requested, SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] has completed a Phase One Environmental Site Assessment [ESA] update in connection with the above noted property. As part of the Phase One ESA Update, a representative of SOIL-MAT ENGINEERS visited the subject property on August 10, 2022 to observe the current site conditions with respect to those reported in a previous Phase One ESA Report completed for the subject lands by SOIL-MAT ENGINEERS in 2019 [refer to SOIL-MAT ENGINEERS Report No.: SM 190747-E, dated December 17, 2019].

The 2019 Phase One ESA Report did not reveal any information that suggested a need for further investigations at that time.

Further to the above preamble, it is noted that this Phase One ESA Update letter must be read in conjunction with SOIL-MAT ENGINEERS 2019 Phase One ESA Report.

The subject lands of this Phase One ESA update are herein referred to as the 'Site' and are recognised as '399 First Road West' in the City of Hamilton [Stoney Creek], Ontario. Refer to the attached site plan drawing for an illustration of the Site and surrounding lands.

In addition to the above, it is noted that SOIL-MAT ENGINEERS completed a Phase One ESA Report for the subject lands in 2009 [SOIL-MAT ENGINEERS Report No.: SM 083158-E, dated January 2, 2009], a Phase One ESA Update Report for the subject lands in 2011 [refer to SOIL-MAT ENGINEERS Report No.: SM 083158-E, dated April 4, 2011], and a Phase One ESA Update Report for the subject lands in 2013 [SOIL-MAT ENGINEERS Report No.: SM 134994-E, dated March 7, 2013].

Our January 2009 Phase One ESA, April 2011 Phase One ESA Update, and March 2013 Phase One ESA Update Reports did not reveal any information that suggested a need for further investigations at the time. It is also noted that the Phase One ESA lands covered in the above noted reports covered a larger parcel of land that included the lands described as the "Site" in this Phase One ESA Update Report.

SUMMARY OF PAST REPORTS

SOIL-MAT ENGINEERS were retained by A. J. CLARKE AND ASSOCIATES LTD. C/O RED HILL CREEK DEVELOPMENTS LTD in 2008 to undertake a Phase I Environmental Site Assessment for a proposed residential development to the north of Green Mountain Road on either side of First Road West. The results of the Phase I ESA Report were reported to A. J. CLARKE AND ASSOCIATES LTD. under our Project Number: SM 083158-E, dated January 2, 2009 and revised on September 30, 2009 and concluded:

*"Based on the findings of the Phase I Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **LOW** and therefore it is the opinion of SOIL-MAT ENGINEERS that additional investigations **ARE NOT** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to A.J. CLARKE AND ASSOCIATES LTD. under a separate cover once they are received in our Office"*

SOIL-MAT ENGINEERS were also retained by A. J. CLARKE AND ASSOCIATES LTD. in 2011 to undertake a Phase I Environmental Site Assessment Update on the same lands. The results of the Phase I ESA Report Update were reported to A. J. CLARKE AND ASSOCIATES LTD. under our Project Number: SM 083158-E, dated April 4, 2011 and concluded:

*"Based on the information gathered during the Phase I ESA Update and the review of the January 2, 2009 Phase I ESA report, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that the potential of an adverse environmental impact to the Site should be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to A.J. CLARKE AND ASSOCIATES LTD. under a separate cover once they are received in our Office"*

SOIL-MAT ENGINEERS were also retained by EMPIRE COMMUNITIES in 2013 to undertake a Phase I Environmental Site Assessment Update on a portion of the lands in the above noted reports. The results of the Phase I ESA Report Update were reported to EMPIRE COMMUNITIES under our Project Number: SM 134994-E, dated March 7, 2013 and concluded:

*"Based on the findings of the Phase I Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **LOW** and therefore it is the opinion of SOIL-MAT ENGINEERS that additional investigations **ARE NOT** required at this time, pending the results of the Ministry of the Environment database search and the Newalta Industrial Services Inc. Annual Report which will be forwarded to EMPIRE COMMUNITIES under a separate cover once they are received in our Office."*

It is noted that the Phase I ESA lands covered in the above noted reports covered a larger parcel of land that included the lands described as the “Site” in this Phase One ESA Report.

SOIL-MAT ENGINEERS were also retained by THE HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD [HWDSB] to conduct a Phase One Environmental Site Assessment [ESA] for the property located at 381 – 399 First Road West in the City of Hamilton [Stoney Creek], Ontario. The results of the Phase I ESA Report Update were reported to THE HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD [HWDSB] under our Project Number ‘SM 190747-E, dated December 19, 2019 and concluded:

“Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered LOW and therefore recommend that additional ARE NOT required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to the HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD under a separate cover once they are received in our Office.”

In addition, a search of the Ministry of the Environment, Conservation and Parks’ [MOE] Brownfields Environmental Site Registry revealed a Record of Site Condition [RSC] has been filed and acknowledged for a larger parcel of land that incorporated this Phase One Update Property. The RSC Registration Number is 107510 with a filing date of May 30, 2011.

PHASE ONE ESA UPDATE SUMMARY

The Phase One ESA Update for the Site included the following activities:

1. A review of SOIL-MAT ENGINEERS’ 2019 Phase One ESA;
2. An updated Site reconnaissance;
3. An updated Title Search of the Site; and
4. An updated search of the Ministry of the Environment’s Freedom of Information and Protection of Privacy Office for outstanding orders, spills, buried tanks etc.

2019 SITE RECONNAISSANCE

At the time of the 2019 Phase One ESA, the Site was comprised of an undeveloped parcel of land, utilised as a ‘staging area’ for the neighbouring residential development. In addition, excess soil generated during construction activities on the neighbouring residential development lands was stockpiled on the Site in two [2] stockpile berms.

The Site was bounded to the north by additional ‘staging areas’ for the neighbouring residential development, to the east by First Road West, to the south by a forested area and parkland and to the west by forested lands.

The lands in the general vicinity of the Site were comprised primarily of existing residential, agricultural, forested, parkland and two [2] landfill properties that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

Three [3] temporary aboveground storage tanks were observed towards the north end of the Site. At the time of the Site reconnaissance the tanks were observed to be empty. In addition, visual observations in the vicinity of the tanks did not reveal any signs of leaks or stains.

With the exception of the above, visual observations of the Site and adjacent properties did not reveal the presence of typical items of concern, including but not limited to:

- vent/fill pipes associated with underground storage tanks;
- sheens on surface/ ponded water; and
- areas exhibiting significant surface stains or unusual odours.

All observations were made from select portions of the Site that presented views of the neighbouring lands. It was not possible to have a complete view of all the neighbouring lands due to visual obstructions caused by existing structures, trees, fence lines etc.

2022 SITE RECONNAISSANCE

SOIL-MAT ENGINEERS' 2022 site reconnaissance was carried out on August 10, 2022. Our reconnaissance of the Site revealed that the Site was a vacant lot with an overgrown grassland with some shrubs and that all materials associated with the previous 'staging areas' have been removed. There are some areas with patches of barren soil throughout the Site, as well as a drainage channel that close to the eastern perimeter of the Site, complete with a small pit adjacent to the eastern perimeter.

NEIGHBOURING PROPERTIES

The adjacent properties are comprised of recreational lands, wood lands, single-family residential properties and both an active and inactive landfill site property.

The visual observations of the adjacent properties did not reveal the presence of typical items of concern, including but not limited to:

- aboveground fuel storage tanks;
- vent/fill pipes associated with underground storage tanks;
- chemical storage in aboveground tanks, drums, containers, etc.;
- sheens on surface/ ponded water; and
- areas exhibiting significant surface stains or unusual odours.

All observations were made from select portions of the Site that presented views of the neighbouring lands. It was not possible to have a complete view of all the neighbouring lands due to visual obstructions caused by existing structures, trees, fence lines etc.

TITLE SEARCH

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site at the Land Registry Office in Hamilton, Ontario.

The title search of the Site did not reveal any past owners of the Site that may suggest there is a potential environmental liability on the Site.

MINISTRY OF THE ENVIRONMENT DATABASE SEARCH

SOIL-MAT ENGINEERS had not received the information from the Ministry of the Environment's Freedom of Information and Protection of Privacy Office, with respect to the Phase One ESA Update lands at the time of this letter. However, the result of the 2019 MOE database search did not reveal any information that suggested a need for further intrusive soil or ground water sampling on the Site.

The results of the database search for this Update letter will be sent under a separate cover once they are received in our office [typically one to two months]. SOIL-MAT ENGINEERS' MOE database search request is attached to this update letter for reference.

RECOMMENDATIONS

Based on the information gathered during the Phase One ESA Update, as well as SOIL-MAT ENGINEERS' 2019 Phase One ESA report, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that the potential of an adverse environmental impact to the Site should be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time, pending the results of the Ministry of the Environment, Conservation and Parks' database search which will be forwarded to HAMILTON WENTWORTH DISTRICT SCHOOL BOARD C/O HOSSACK & ASSOCIATES ARCHITECTS under a separate cover once they are received in our Office.

We trust this letter is satisfactory for your purposes. Please feel free to contact our Office if you have any questions, or we may be of further service to you.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Peter Markesic, B.Sc.
Project Manager



Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP_{ESA}
Review Engineer



Keith Gleadall, B.A., EA Dipl.
Environmental Manager

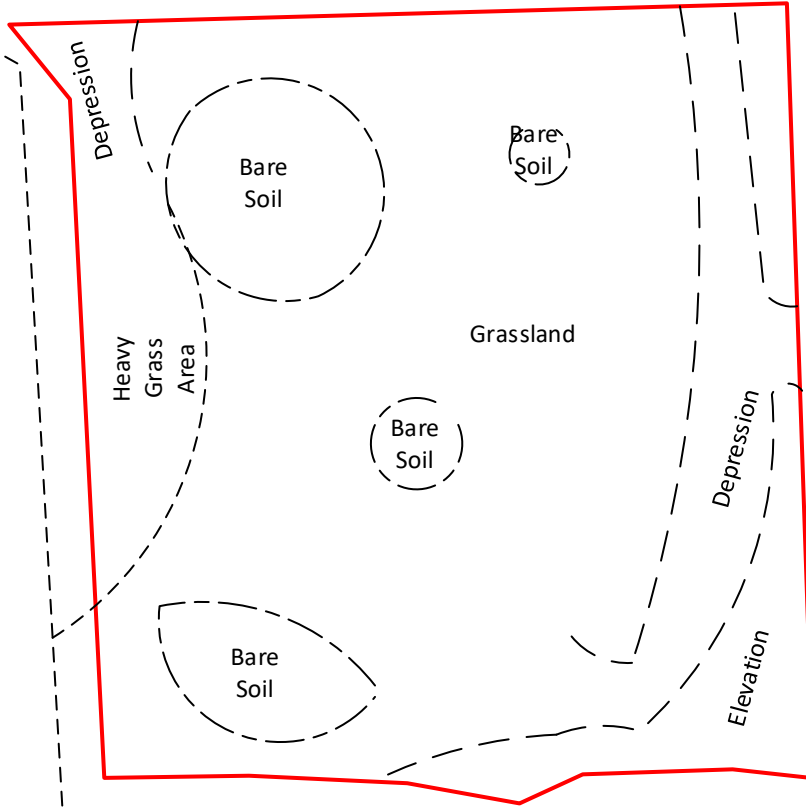
Attachments: Drawing No.: 1: Site Plan
MOE Database Search request
Qualification of Assessors

Distribution: HAMILTON DISTRICT WENTWORTH SCHOOL BOARD C/O HOSSACK & ASSOCIATES ARCHITECTS

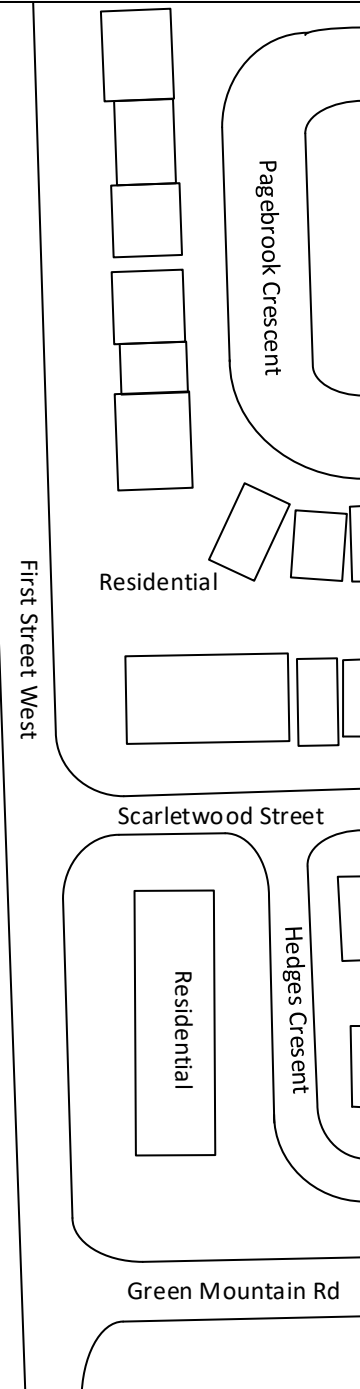
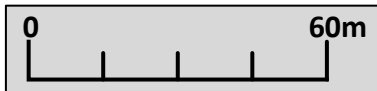


Upper Redhill Park

Wooded Area



Wooded Area



LEGEND

 = Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 220514-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

PROJECT TITLE

Phase One Environmental Site Assessment
399 First Road West
Hamilton [Stoney Creek], Ontario

DRAWING TITLE

Study Area View

PROJECT No. SM 220514-E

DATE August 2022

CHECKED PM

DRAWN AL

FILE NAME

220514 Site Plan.vsd

DRAWING No. 1

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- Submitting a new FOI Request for Property Information
- Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

2019/01/01

To (yyyy/mm/dd) *

2022/08/01

Type of Record(s) *

- All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

Other Specific Document(s)

Type of Approval/Registration *

- Drinking Water Licenses
- No Supporting Documents All Supporting Documents Some Supporting Documents
- Pesticide Licenses

Only pesticide licenses post September 2018 are available. Prior to September 2018, only Pesticide license applications and supporting documentation is available

No Supporting Documents All Supporting Documents Some Supporting Documents

Permits to Take Water

No Supporting Documents All Supporting Documents Some Supporting Documents

Water Source *

Groundwater Surface Water

Noise Vibrations Approvals/Registrations

No Supporting Documents All Supporting Documents Some Supporting Documents

Air Emissions Approvals/Registrations

No Supporting Documents All Supporting Documents Some Supporting Documents

Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

No Supporting Documents All Supporting Documents Some Supporting Documents

Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

No Supporting Documents All Supporting Documents Some Supporting Documents

Waste Water - Industrial discharge

No Supporting Documents All Supporting Documents Some Supporting Documents

Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

No Supporting Documents All Supporting Documents Some Supporting Documents

Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

No Supporting Documents All Supporting Documents Some Supporting Documents

Company Name

Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name * First Name * Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Project/Reference Number (if applicable)

Are you submitting this request on behalf of a client? *

Yes No

Please upload an authorization/consent form from your client in Section 6 (Supporting Documentation)

Name of Client

Last Name *

First Name *

Business/Organization Name (if applicable or indicate "N/A") *

Mailing Address

Unit Number

Street Number *

Street Name *

PO Box

City/Town *

Province *

Postal Code *

Telephone Number *

ext.

Email Address *

Is there an alternate contact (e.g. office admin)? *

Yes No

Section 3 – Current Property Address Information

Is the property a:

Park Lake First Nation Band Wind Farm Federal Land Island Unsurveyed Land

Are you requesting information about multiple addresses? *

Yes No

Property Address

Unit Number

Street Number

Street Name

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Closest Intersection

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

Yes No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

399 First Road West
Stoney Creek

Owner Name

HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

Date of Ownership (yyyy/mm/dd)

2020/11/10

Tenant Name

Section 6 – Supporting Documents

Please attach an authorization/consent form.

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

Payment confirmation number: 24095012



COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 401 Gray Road in Hamilton, Ontario.

REPORT AUTHORS

Peter Markesic, B.Sc.
Project Manager

Mr. Markesic has over ten years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Markesic has also been a key project member on a number of Phase III Environmental Site Assessment projects, including the decommissioning of underground fuel storage tanks and both in-situ and ex-situ remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.
Director [Senior Professional]

Mr. Sears has over twenty-two years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and numerous 'dig and dump' remediation projects.



Keith Gleadall, B.A., EA Dipl.

Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programs, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.