Remedial Action Plan

10533 Keele Street, Maple, Ontario

Brovi Investments Ltd.

March 28, 2025

→ The Power of Commitment

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1. Introduction

GHD Limited (GHD) was retained by Brovi Investments Ltd. (Brovi) to prepare a Remedial Action Plan (RAP) to support the proposed redevelopment of 10533 Keele Street in Maple, Ontario (hereinafter referred to as the Site or Property). The Site is part of PIN 03343-0323 (LT) described as Part of Lot 24, Concession 3, City of Vaughan, Regional Municipality of York. The Site is currently owned by Brovi and is occupied by a vacant residential structure, built in 1890 with an addition completed in the 1970s. A Site Location Map and a Site Plan are provided on **Figure 1** and **Figure 2**, respectively.

As part of the Site Plan Approval (SPA), the City of Vaughan (the City) has requested a RAP be completed for the Site, in accordance with the City's Contaminated Sites Policy RAP Checklist.

GHD has provided environmental consulting services at the property since 2024, which has included the completion of a Geotechnical Investigation Report, Preliminary Hydrogeological Assessment, Phase One Environmental Site Assessment (ESA) and Phase Two ESA. The results are summarized in the reports entitled:

- Geotechnical Investigation Report, 10533 Keele Street, Vaughan, Ontario. Prepared by GHD Limited for Keele Street (10533) Ltd., dated April 29, 2024.
- Preliminary Hydrogeological Assessment, 10533 Keele Street, Vaughan, Ontario. Prepared by GHD Limited for Keele Street (10533) Ltd., dated April 29, 2024.
- Phase One Environmental Site Assessment, 10533 Keele Street, Vaughan, Ontario. Prepared by GHD Limited for Keele Street (10533) Ltd., dated April 30, 2024.
- Phase Two Environmental Site Assessment, 10533 Keele Street, Vaughan, Ontario. Prepared by GHD Limited for Keele Street (10533) Ltd., dated June 11, 2024.

Based on the work completed to date, GHD identified impacts to shallow soils on the Site with exceedances of metals and polycyclic aromatic hydrocarbons (PAHs). Groundwater was investigated during the previous investigations and no impacts to groundwater were identified.

GHD understands that a Record of Site Condition (RSC) is not required to support the development. To support the owner, GHD will focus the RAP on the localized removal/management of impacted soil, where identified in GHD's Phase Two ESA. The removal of impacted soil will be completed concurrently with construction activities. As an alternative to soil removal, GHD has also identified a Risk Evaluation as a technically appropriate approach to managing conditions on the Site.

This RAP provides a Site overview, a description Site geology and hydrogeology, a summary of the environmental conditions of the Site and a description of the potential remedial approaches, including soil removal and Risk Evaluation.

1.1 Qualified Person

This RAP was prepared by David Blair under the supervision of Warren Croft, a Qualified Person Environmental Site Assessment (QP_{ESA}) as defined in O. Reg. 153/04, as amended. The contact information for Warren is provided below:

Table 1.1 – Qualified Person Environmental Site Assessment

Qualified Person Contact Information	
Qualified Person Environmental Site Assessment	Warren Croft, P.Eng., QP_{ESA} GHD Ltd. 70 York Street, Suite 801 Toronto, ON, M5J 1S9 warren.croft@ghd.com 416-866-2359

2. Site Overview

2.1 Site Description

The Site is approximately 0.22 hectares (0.55 acres) in size and is vacant.

The Site is occupied by a vacant two-story structure (former residence) constructed in 1890, with an addition completed in the 1970s. The exterior surfaces of the Site primarily consist of a grassy yard, asphalt and gravel parking areas and a concrete patio. No water bodies are located on the Site.

The building is constructed with a fieldstone foundation, wood frame, and a sloped wood joist roof finished with asphalt shingles. The building is not currently heated or cooled.

Based on discussions with the Site representative and review of Site records, buried utilities formally included natural gas, electricity, and fibre optic communications to the Site building. No back up generators are located on the Site. The Site was also formally serviced with municipally supplied potable water and storm and sanitary sewer services. The Site representative was not aware of the past presence of any septic systems at the Site. GHD did not observe evidence of any active or abandoned septic systems at the Site during the Site inspection.

3. Summary of Environmental Conditions

3.1 Site Geology and Hydrogeology

The interpreted geological conditions at the Site are based on review of the stratigraphic logs from previous investigations completed by GHD.

In general, the stratigraphy encountered at the Site consists of asphalt, gravel, or paving stones. Surficial asphalt having a thickness of approximately 100 mm was encountered at MW2-24. At MW3-24 and MW4-24, advanced east of the existing building, a gravel layer was encountered at the ground surface with a thickness of 125 mm and 150

mm, respectively. MW1-24 was advanced north of the existing building and encountered a layer of interlock stone with a thickness of 75 mm. A granular base layer consisting of sand and gravel (mixed with silty sand fill material) was encountered at all locations and extended to a depth ranging between 0.3 to 1.5 mBGS. A clayey silt to silty clay fill material was encountered in all boreholes immediately below the silty sand and extended to depth of ranging between 0.8 to 3.0 mBGS. The fill layer also contained traces of rootlets, asphalt fragments, brick, and glass pieces. A cohesive sandy silty clay to silty clay deposit containing traces of gravel was encountered across the Site underlying the fill material and extended from an approximate depth of 1.5 to 3.0 mBGS. A native sandy silty clay/silty clay with sand deposit containing traces of gravel were encountered across the Site, exhibiting a till like structure. The till deposit was encountered at a depth of 3.0 mBGS and extended to the termination depth in all the boreholes, except at MW3-24, where it extended to a depth of 6.1 mBGS. A non-cohesive sandy silt till layer with traces of gravel and clay was encountered on the northeastern portion of the Site at a depth between 6.1 mBGS to the maximum depth of investigation (6.7 mBGS). Based on a review of available Ministry of Environment Conservation and Parks (MECP) well records, bedrock is expected to be encountered at depths greater than 87.2 mBGS. The borehole locations are shown on **Figure 3**.

Based on the survey information of the top of riser pipe elevation, the groundwater table or potentiometric elevation was determined and used to prepare groundwater elevation contours for the Site. The April 5, 2024 groundwater level measurements indicate that the groundwater table within the overburden soils is present at depths ranging from 1.04 mBGS at MW3-24 to 2.51 mBGS at MW1-24. The elevations of the groundwater table vary from 255.5 mAMSL at MW4-24 to 257.26 mAMSL at MW3-24. The groundwater elevations indicate that groundwater flow is generally in a southwestern direction, as seen on **Figure 4**.

The potential presence of Non-Aqueous Phase Liquid (NAPL) or free product was investigated through the use of an oil/water interface probe at each monitoring well location. There was no evidence of NAPL at any of the monitoring well locations during the previous investigations.

3.2 Nature and Extent of Impacts

3.2.1 Soil and Groundwater Standards

The soil and groundwater analytical results were assessed to the generic standards provided in the document entitled "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", dated April 15, 2011 (hereinafter referred to as the 2011 Generic Standards)[1]. The 2011 Generic Standards provide generic soil and groundwater quality standards for certain chemicals, based on combinations of the following Site-specific conditions:

- **Property use type** – Industrial/Commercial/Community (ICC). The proposed future land use of the Property will include commercial land use. Based on this, the standards for ICC property use are considered applicable to the Site.
- **Restoration of groundwater quality** – Non-potable. The Site obtains its potable water from the City of Vaughan's water distribution system, which obtains its raw water supply from Lake Ontario. Based on this, non-potable groundwater conditions are considered applicable to the Site.
- **Restoration depth – full depth and stratified depth**. For comparative purposes, results were compared to full depth standards.
- **Soil texture** – Coarse or medium/fine. Based on the investigative activities conducted at the Site, the predominant soil texture at the Site is medium/fine-textured; therefore, the soil and groundwater data were compared to the standards for medium/fine-textured soil.

[1] Previously the Ministry of the Environment (MOE) and now the Ministry of the Environment, Parks and Conservation (MECP).

– **Shallow Soil Property** – A shallow soil property means a property of which 1/3 or more of the area consists of soil equal to or less than 2 metres (m) in depth beneath the soil surface, excluding any non-soil surface treatment. Greater than 2.0 m of overburden soil exists across the Site. Therefore, the Property is not considered a shallow soil property.
– **Within 30 metres (m) of a Water Body** – A water body is not located on the Site and the Site is not located within 30 m of a water body.

The 2011 Generic Standards are not applicable if the Site is considered to be an environmentally sensitive area. The conditions for the above are presented in Section 41 of O. Reg. 153/04. Review of these conditions with respect to the Site indicated that the Site is not considered to be an environmentally sensitive area based on the following:

– The Site is not located within an area of natural significance;
– The Site does not include or is not adjacent to an area of natural significance, nor is it a part of such area; and,
– The Site does not include land that is within 30 m of an area of natural significance nor is part of such an area. The Ontario Ministry of Natural Resources and Forestry's - "Natural Heritage Information Centre (NHIC)" database was reviewed to identify areas registered as Areas of Natural or Scientific Interest (ANSI) or for known occurrences of Species at Risk (NHIC Rare Occurrences) within a 1-kilometre (km) radius of the Site. No records were identified in the ANSI database to be within 1-km of the Site.
– The soil pH in surface (0 to 1.5 mBGS) and subsurface (greater than 1.5 mBGS) soils was within the acceptable range of 5 and 9 for surface soils, and within acceptable range of 5 and 11 for subsurface soils, as outlined in Section 41 of O. Reg. 153/04.

Based on the above Site-specific information, the applicable standards were determined to be the Table 3: Full Depth Site Condition Standards in a Non-Potable Ground Water Condition (Table 3 Generic Standards). The soil analytical data were assessed with respect to the Table 3 Generic Standards for ICC Property Use for medium/fine-textured soil. The groundwater analytical data were assessed to the Table 3 Generic Standards for All Types of Property Use for medium/fine-textured soil.

3.2.2 Soil Quality

As part of the investigative program completed by GHD, a total of fifteen (15) soil samples (including three (3) field duplicate samples) were collected and submitted for chemical analysis of one or more of the following parameters:

– Metals (including As, Sb, Se, Cr (VI), Hg, CN)
– Inorganics (EC, SAR, pH)
– Petroleum hydrocarbon (PHC) fractions F1 to F4
– Volatile organic compounds (VOCs)
– PAHs

3.2.3 Soil Data Review

The following compounds were identified at concentrations in excess of the MECP Table 3 Standards in soil samples collected from the Site during previous investigations:

– **Metals:** Lead
– **PAHs:** Benzo(a)pyrene

A summary of the identified exceedances in soil is provided below:

– **Metals:** Lead was detected at concentrations above the Table 3 Standards in a soil sample collected between 0.32 and 0.61 mBGS at MW1-24. Fill material was encountered between approximately 0.0 and 3.05 mBGS at

MW1-24. The lead impact is inferred to be localized to the fill present at the Site. Lead impacts were not identified in any of the other borehole locations.

– **PAHs:** Benzo(a)pyrene was detected at concentrations above the Table 3 Standards in a soil sample collected between 0.76 and 1.52 mBGS at MW4-24. Fill material was encountered between approximately 0.0 and 1.37 mBGS at MW4-24. The PAH impact is localized to the fill present at the Site. PAH impacts were not identified in any of the other borehole locations.

The lateral and vertical distribution of identified exceedances in soil are illustrated on **Figure 5** through **Figure 10**. As part of the Phase Two ESA, GHD did not identify any evidence of widespread soil impacts at the Site.

3.2.4 Groundwater Quality

As part of the investigative program completed by GHD, a total of five (5) groundwater samples (including one (1) field duplicate sample) were collected and submitted for chemical analysis of one or more the following parameters:

– Metals (including As, Sb, Se, Cr (VI), Hg, CN)
– Inorganics (Na, Cl-, pH)
– PHC fractions F1 to F4
– VOCs
– PAHs

A summary of all groundwater analytical data, including sample depths, is provided in GHD's Phase Two ESA.

Based on a review of the groundwater analytical data, all groundwater samples met the applicable MECP Table 3 Standards.

4. Remedial Approach

The remedial objective for the Site is to ensure that the Site conditions are protective of future users of the Site. To achieve this objective, two potential approaches have been outlined:

– Remove and dispose of soil previously identified to exceed the applicable MECP Standard.
– Complete a Risk Evaluation, and implementation of any Risk Management Measures recommended in the Risk Evaluation.

The remedial approach for the Site involves the following components:

Removal of Impacted Soils

– Develop excavation plan as part of the proposed development activities
– Develop Health and Safety Plan to support the development activities
– Obtain all necessary licenses/permits
– Bulk excavation of the impacted soils
– Placement of impacted soils into appropriate containers for transportation
– Disposal of impacted soils off Site at an approved MECP facility
– Collection and analysis of confirmatory soil samples
– Dewatering during the excavation activities, if required

– Backfilling of the excavation in areas with clean fill where buildings are not being constructed
– Site grading and restoration

Risk Evaluation

– Evaluate soil analytical data relative to the MECP's Modified Generic Risk Assessment model
– Identification of any required engineered Risk Management Measures, such as hard caps or fill caps
– Identification of any administrative Risk Management Measures, such as soil and groundwater management plans

4.1 Health and Safety Plan

Prior to the commencement of any on-Site remedial work, a Health and Safety Plan (HASP) will be developed for the development activities. The HASP will be specific to the Site and will take into consideration the contaminants of concern and the activities to be undertaken as part of this RAP. The HASP will outline the personal hygiene requirements and use of personal protective equipment (PPE) required for mitigation of incidental ingestion, dermal contact, and inhalation. The Site HASP and required PPE will be developed with a health and safety professional prior to the start of work at the Site to ensure that these requirements meet or exceed current standards.

4.2 Permits and Approvals

All licenses and/or approvals required to undertake the remedial activities will be obtained. This may include but will not be limited to waste generator numbers, utility clearances, access permits, excavation and filling permits, permits to discharge to municipal sewers (if required), and applicable permits for the transportation and export/import of the impacted soils, etc.

Based on the investigations of hydrogeologic conditions at the Site it is not anticipated that there will be any significant dewatering activities required at the Site. As such it is not anticipated that a Permit to Take Water will be needed.

The removal of any soils that are not being disposed of at a MECP approved disposal facility, must be completed in accordance with the Excess Soil Management Regulation (O. Reg. 406/19).

4.3 Air Monitoring Program

Inhalation hazards can arise from the intake of vapors and contaminated dust. Based on the environmental investigations completed at the Sits there are no vapour concerns with respect to the soils being excavated. An air monitoring and dust monitoring program will be implemented to mitigate any potential inhalation hazards.

4.4 Bulk Excavation and Off-Site Disposal

Prior to the initiation of the remedial activities, an excavation plan will be developed with the selected remediation contractor.

The estimated extent of contaminated soils to be excavated from the Site have been estimated using the soil quality data and subsurface observations from the investigations completed at the Site by GHD. The location of impacted soil required to be removed are illustrated on **Figure 5** through **Figure 10**. Two (2) separate remedial excavations will be completed on the northwest and southeast portions of the Site, respectively.

The estimated volumes of contaminated soils associated with each remedial excavation are summarized below:

Contaminant	Width of Excavation	Length of Excavation	Depth of Excavation	Volume of Excavation
Lead	5.0 metres (m)	5.0 m	1.0 m	25.0 cubic metres (m^3)
Benzo(a)pyrene	5.0 m	5.0 m	1.5 m	37.5 m^3
Total				**62.5 m^3**

The total volume of contaminated soils to be excavated and disposed of from Site is estimated to be 62.5 m^3. GHD notes that the estimated limits of excavation are based on interpretation of the extent of impact based on professional judgement and confirmed through the collection and chemical analysis of confirmatory soil samples. Confirmatory soil samples will also be collected and analyzed to assess if identified exceedances have been removed. The final excavation limits will be assessed based on the results of the confirmatory soil sample results.

An excavation plan will be prepared in consultation with the selected contractor. It is anticipated that excavated soils will be loaded directly into trucks for transport to the MECP approved disposal facility. Some stockpiling of excavated soil may be required during implementation of the RAP. The excavation plan will outline how stockpiling of the excavated materials will be conducted, and stormwater management requirements for both the excavation area and any stockpiled soils.

4.5 Confirmatory Soil Sampling Program

Following the completion of the excavation, the excavation area will be divided into grids for control of the confirmatory soil sample collection locations. At the direction of GHD, soil samples will be collected from the in-situ soils (excavation sidewalls and floor) and chemically analyzed to verify that soils remaining at the Site meet the applicable MECP Standard. The number of confirmatory samples collected and analyzed will follow the minimum floor and wall sampling requirements for excavations as presented in O.Reg. 153/04, Schedule E- Part V, Table 3 (as amended).

If one or more confirmatory soil samples contains soil concentrations above the MECP Table 3 Standards, GHD will identify options to manage environmental conditions, and will discuss appropriate approaches with the owner.

Concurrently with the development planning, GHD is completing a Risk Evaluation to confirm if the identified impacts in soil can be managed in place or if remedial excavation is required.

4.6 Dewatering

Based on a review of previous investigations completed at the Site by GHD, groundwater was identified slightly shallower than the proposed depth of excavation on a portion of the Site. As such, it is not anticipated that significant dewatering activities will be required. In the event dewatering is needed, or stormwater collects in the excavation area, this water will be characterized, and off-Site disposal options will be evaluated. Depending on the quantity/quality of groundwater that requires removal to facilitate the excavation of the impacted soils it will either be transported off Site for disposal in accordance with applicable regulations or treated on Site and discharged to the sanitary sewer system (following approval from the City of Vaughan).

4.7 Backfilling

Backfilling of the excavation will be undertaken to provide stable slopes and safe Site conditions. The imported soil will be compacted using an excavator. The compaction specifications and backfill material

Only clean imported fill material may be used to backfill the remedial excavations. Where soil is imported for use as backfill, the soil will be sampled and analyzed in accordance with the requirements of O. Reg. 406/19. Only soils

meeting the applicable MECP Table 3 Standards will be allowed for use as backfill at the Site. The total volume of imported material required to backfill the remedial excavations is estimated to be 62.5 m^3.

To ensure compliance with O. Reg. 406/19, GHD will act as Qualified Person and review planning documents (where required) for any imported soil and provide recommendations to Brovi regarding consent to receive soil.

4.8 Communication Protocols

GHD will notify Brovi, and where required, the City of any changes to environmental conditions of the Site during the remediation. Brovi will communicate regarding the RAP and SPA directly with the City.

4.9 Risk Evaluation

The RE will include the following major tasks:

Task 1: Summary of Site Investigations and Identification of Contaminants of Concern (COCs).

The RE will include a summary of the environmental investigations completed at the Site and the identified soil exceedances. The contaminants of concern (COCs) identified in the Phase Two ESA (GHD, 2024) will be evaluated in the RE. To address the shallow depth to groundwater and the potential effect on the vapour intrusion pathway, GHD will also conservatively screen the volatile parameters in the Phase Two ESA groundwater analytical data to the Table 7 SCS.

Task 2: Exposure Pathway Analysis.

All applicable human and ecological receptors and exposure pathways will be identified, including a summary of all exposure assumptions considered in the RE. As noted above, GHD understands no change in land use is currently proposed; therefore, the RE will consider commercial land use.

Task 3: Development of Risk-Based Component Values (RBCVs).

The MECP risk-based component values (RBCVs) will be selected from the MECP's Modified Generic Risk Assessment Model (Version 2, dated November 1, 2016, including any updates), and where applicable, developed consistent with the methodology used under O. Reg. 153/04. The RBCVs are concentrations that are considered to be protective of human and ecological receptors that could come into contact with the impacts identified at the Site based on continued commercial use. Concentrations of COCs that are less than the RBCVs indicate that there are no unacceptable human or ecological health risks.

Where the RBCVs are above, the RE will also present recommendations for further investigations, risk management, and/or remedial measures that may be required to address any impacts that exist following the redevelopment of the Site. This may include elements of the Site or the proposed development that can be relied upon to block potential exposure pathways (e.g., human contact with impacted soils, ecological contact with impacted soils, etc.), monitoring and maintenance, soil management plans to be implemented during excavations, and worker health and safety plans. Risk management measures (e.g., soil cover systems) will be identified such that they can be harmonized with, and incorporated into, any redevelopment plans of the Site, in consultation with Brovi.

Task 4: Reporting.

A draft letter report will be prepared documenting the findings of the RE for Brovi’s review. The draft report will be finalized to incorporate any client comments.

5. Schedule

The schedule for completion of the remediation activities has not been determined at this time. Once a remediation contractor has been selected a schedule for completion of the project will be developed.

The schedule for completion of the Risk Evaluation has not been determined at this time. The Risk Evaluation is proposed to be completed concurrently with remediation activities.

6. Conclusion

We trust that this RAP is satisfactory to support the SPA. If you have any questions, please do not hesitate to contact the undersigned.

All of Which is Respectfully Submitted,

GHD

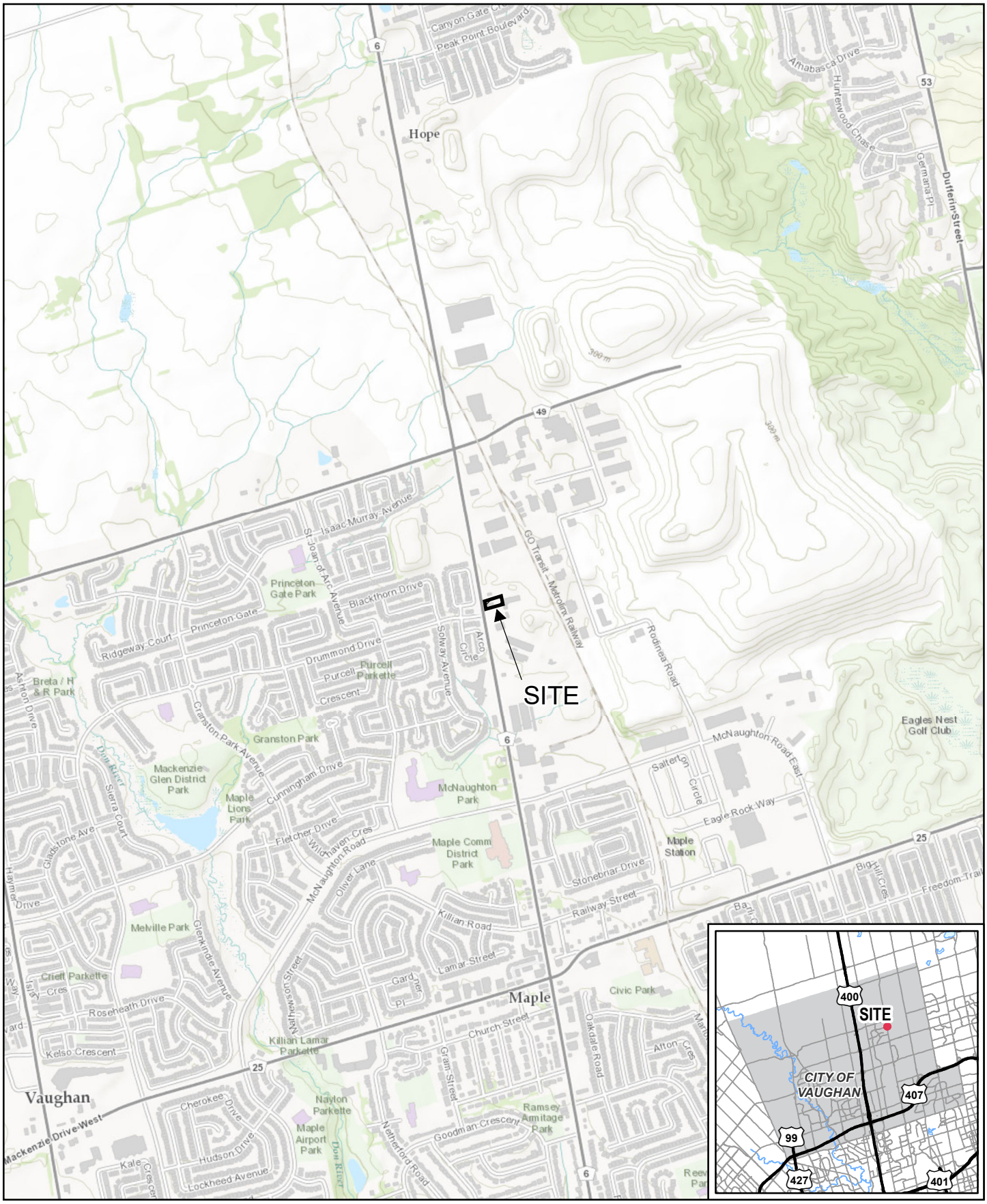


David Blair, M.Sc.



Warren Croft, P. Eng., QP_{ESA}

Figures



Paper Size ANSI A

0 200 400 600

Metres

Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N

N

GHD

BROVI INVESTMENTS LTD.
10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

Project No. **12636323**
Revision No. **-**
Date **Feb 5, 2025**

SITE LOCATION MAP

FIGURE 1

O:\GIS\PROJECTS\12636000s\12636323\GIS\Maps\Deliverables\202502_RPT-RAP\12636323_202502_RPT-RAP_SiteLocationMap.mxd
Print date: 05 Feb 2025 - 08:56

Data source: MNRF NRVIS, 2018. Produced by GHD under licence from Ontario Ministry of Natural Resources and Forestry, © Queen's Printer 2025. Esri World Topographic Basemap, 2024.



LEGEND

PROPERTY BOUNDARY

0 3 6 9m

1:300

Coordinate System: UTM83-17

N

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10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

SITE PLAN

Project No. **12636323**
Date **February 2025**

FIGURE 2

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Plot Date: 05 February 2025 8:34 AM



LEGEND

PROPERTY BOUNDARY

MONITORING WELL LOCATION

A — A' LOCATION OF CROSS-SECTION

0 3 6 9m

1:300

Coordinate System: UTM83-17

N

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10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

MONITORING WELL LOCATION PLAN

Project No. **12636323**
Date **February 2025**

FIGURE 3

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Plot Date: 05 February 2025 8:41 AM

LEGEND

- PROPERTY BOUNDARY
- MONITORING WELL LOCATION
- (255.69) GROUNDWATER ELEVATION
- 256.00 GROUNDWATER ELEVATION CONTOUR
- GROUNDWATER FLOW DIRECTION



0 3 6 9m

1:300

Coordinate System: UTM83-17

N

GHD

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10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

GROUNDWATER ELEVATION CONTOURS
(APRIL 5, 2024)

Project No. **12636323**
Date **February 2025**

FIGURE 4

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Plot Date: 05 February 2025 8:43 AM

LEGEND

- PROPERTY BOUNDARY
- MONITORING WELL LOCATION
- SAMPLE LOCATION
- SAMPLE DATE
- SAMPLE DEPTH
- RESULT
- PARAMETER
- DUPLICATE SAMPLE
- EXCEEDS STANDARDS
- MEETS STANDARDS

MW1-24	3/28/2024
	0.32 - 0.61 m BGS
Lead	228

25/27

228

PARAMETER	TABLE 3 (ICC) MEDIUM FINE	UNITS
LEAD	120.0	µg/g



NOTE:

"SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT", DATED APRIL 15, 2011. TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUND WATER CONDITION FOR COARSE-TEXTURED SOILS AND INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.

0 3 6 9m

1:300

Coordinate System: UTM83-17

N

GHD

BROVI INVESTMENTS LTD.
10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

HORIZONTAL EXTENT OF SOIL IMPACTS (METALS)

Project No. **12636323**
Date **February 2025**

FIGURE 5

Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\11230862-Enviro Projs\Project Files\12636323\01 WIP\Env\Figures\RPT-RAP\12636323-GHD-00-00-RPT-EN-D104_WA-RAP.dwg
Plot Date: 05 February 2025 8:43 AM

LEGEND

- PROPERTY BOUNDARY
- MONITORING WELL LOCATION
- SAMPLE LOCATION
- MW1-24 / 3/28/2024 — SAMPLE DATE
- 1.67 - 2.28 m BGS — SAMPLE DEPTH
- Benzo(a)pyrene / ND (0.05) — RESULT / PARAMETER
- 0.08/0.07 — DUPLICATE SAMPLE
- 0.46 — EXCEEDS STANDARDS
- MEETS STANDARDS

PARAMETER	TABLE 3 (ICC) MEDIUM FINE	UNITS
BENZO(A)PYRENE	0.3	µg/g



NOTE:

"SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT", DATED APRIL 15, 2011. TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUND WATER CONDITION FOR COARSE-TEXTURED SOILS AND INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.

0 3 6 9m

1:300

Coordinate System: UTM83-17

N

GHD

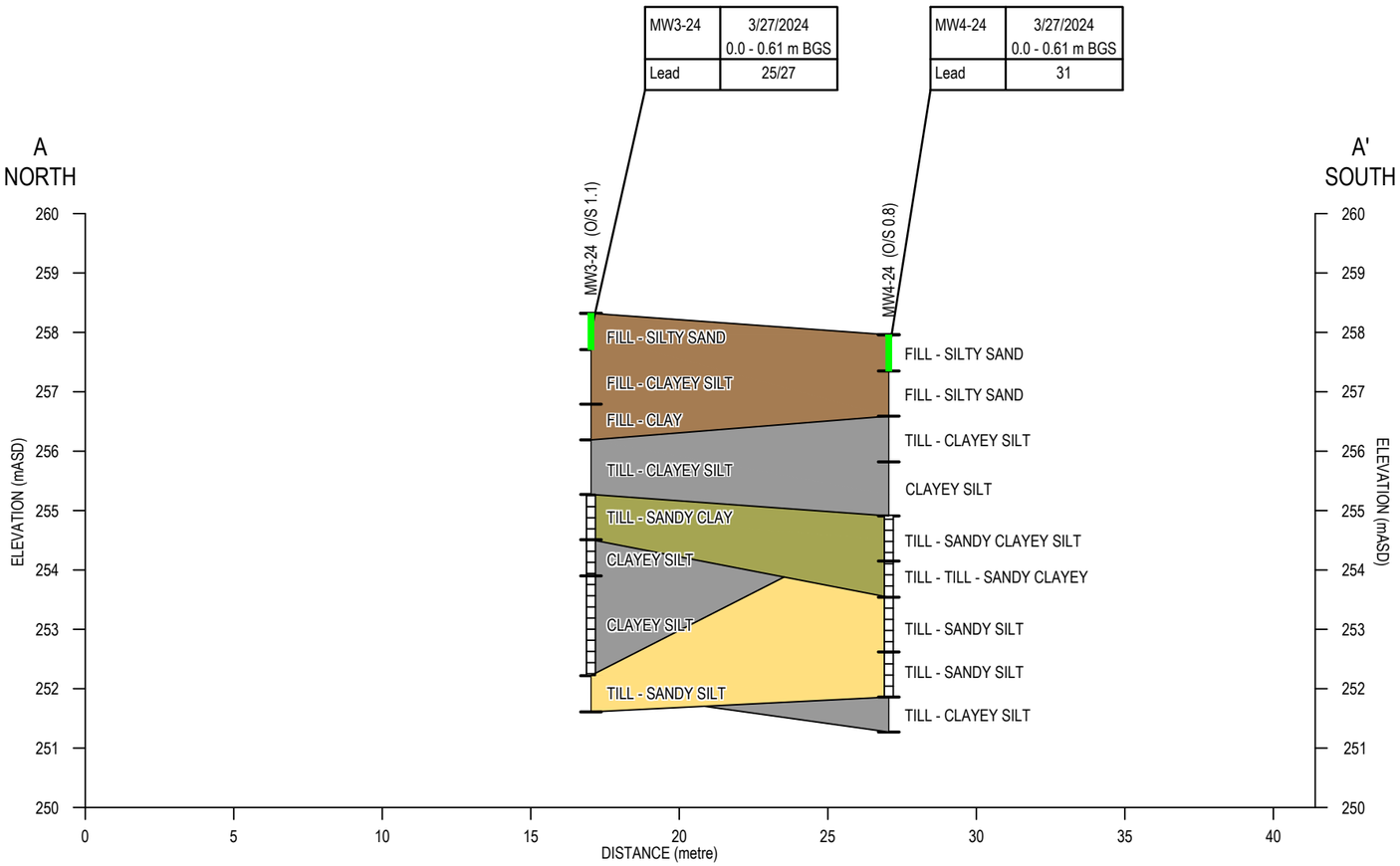
BROVI INVESTMENTS LTD.
10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

HORIZONTAL EXTENT OF SOIL IMPACTS (PAHs)

Project No. **12636323**
Date **February 2025**

FIGURE 6

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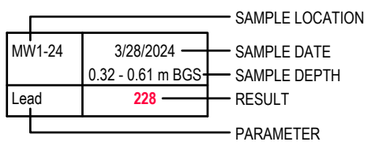


LEGEND



- WELL DESIGNATION
- GROUND SURFACE
- STRATIGRAPHIC BOUNDARY
- SCREENED INTERVAL

- FILL
- CLAYEY SILT TILL
- SANDY CLAYEY SILT TILL
- SANDY SILT TILL
- SANDY CLAY TILL



0.08/0.07 DUPLICATE SAMPLE

0.46 EXCEEDS STANDARDS

MEETS STANDARDS

NOTE:

"SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT", DATED APRIL 15, 2011. TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUND WATER CONDITION FOR COARSE-TEXTURED SOILS AND INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.

PARAMETER	TABLE 3 (ICC) MEDIUM FINE	UNITS
LEAD	120.0	µg/g

HORIZONTAL
1:200
0 2 4 6

1:100
VERTICAL
0 1 2 3

GHD

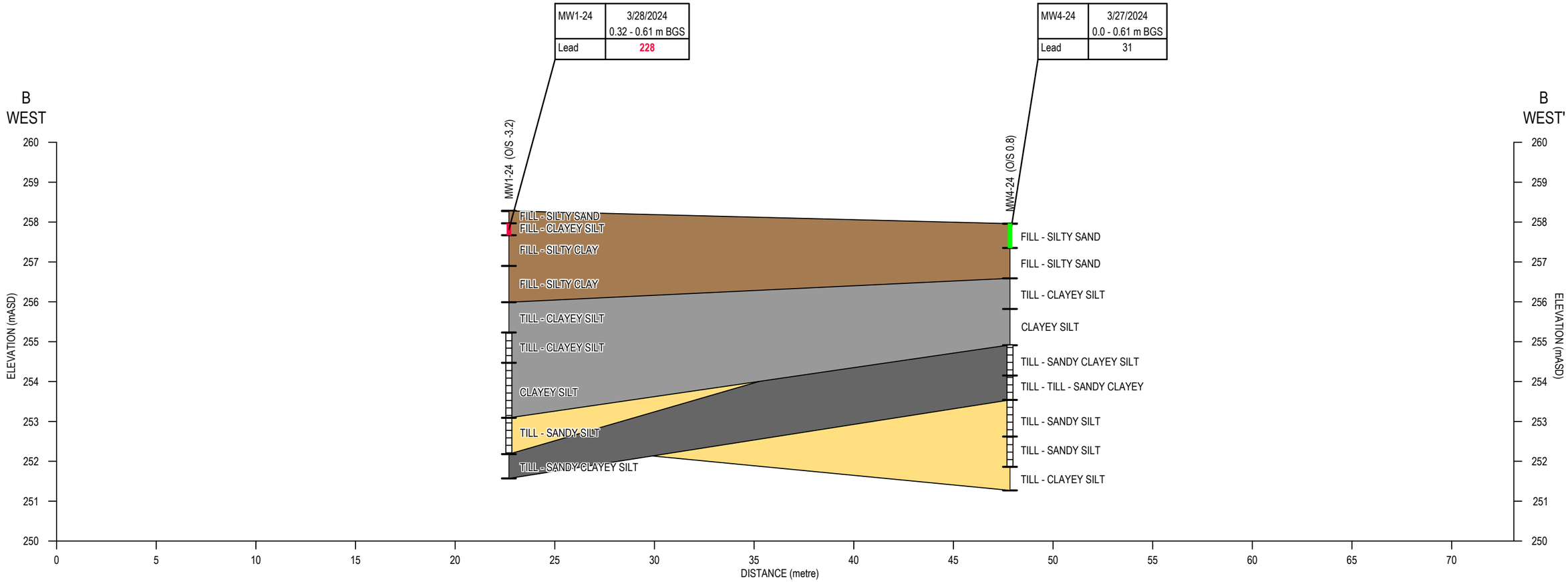
BROVI INVESTMENTS LTD.
10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

VERTICAL EXTENT OF SOIL IMPACTS (METALS) - CROSS-SECTION A-A'

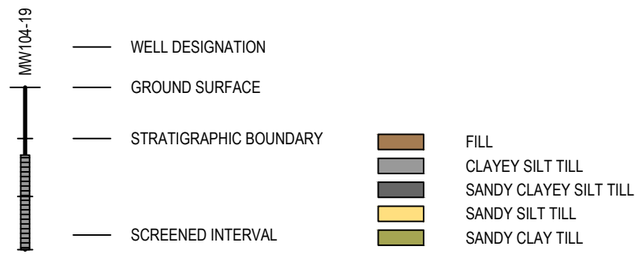
Project No. **12636323**
Date **February 2025**

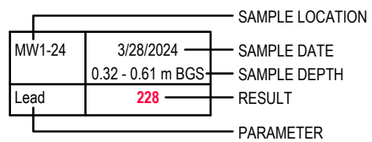
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LEGEND





0.08/0.07 DUPLICATE SAMPLE

0.46 EXCEEDS STANDARDS

MEETS STANDARDS

PARAMETER	TABLE 3 (ICC) MEDIUM FINE	UNITS
LEAD	120.0	µg/g

NOTE:

"SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT", DATED APRIL 15, 2011. TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUND WATER CONDITION FOR COARSE-TEXTURED SOILS AND INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.

HORIZONTAL
1:200
0 2 4 6

1:100
VERTICAL
0 1 2 3

GHD

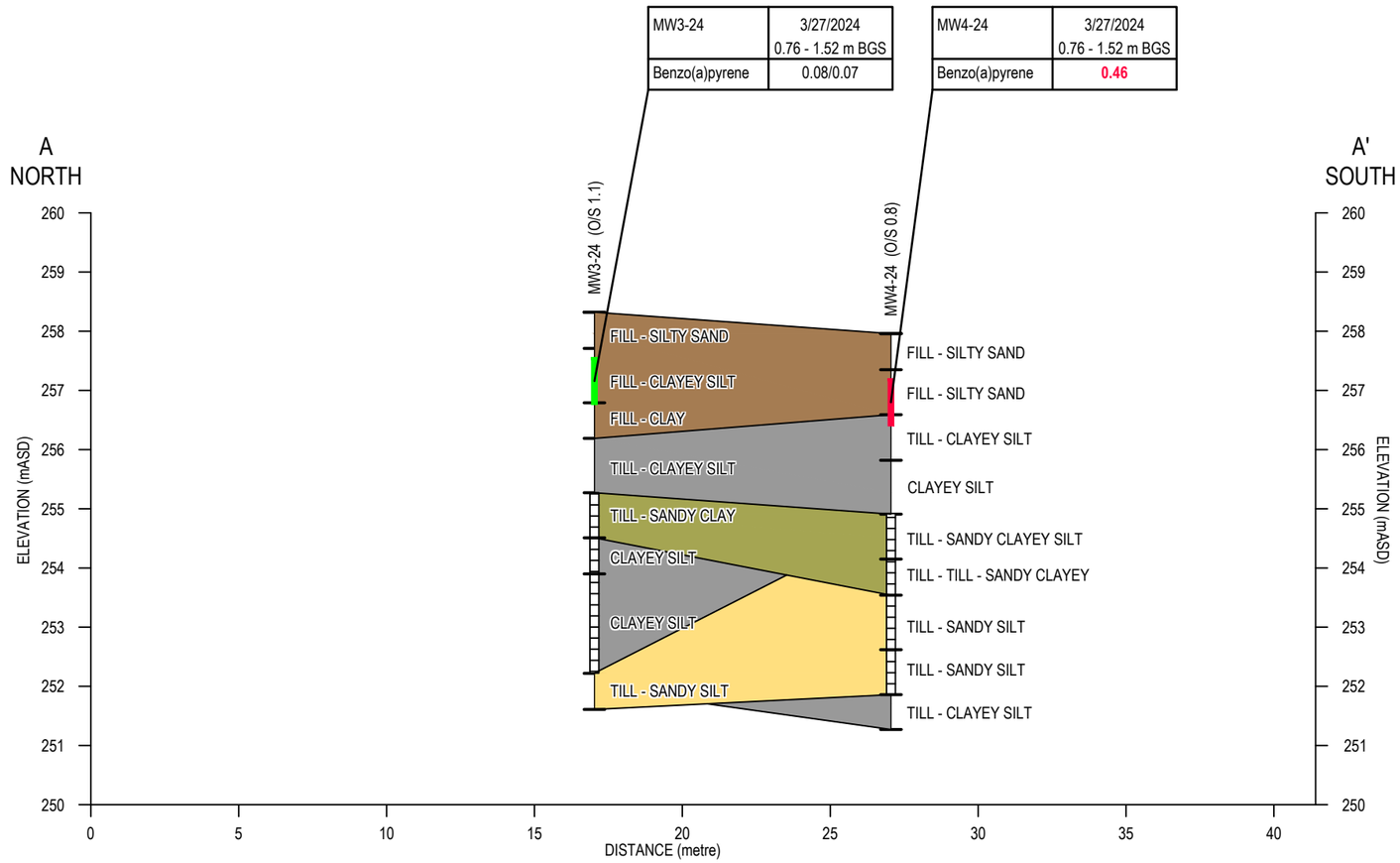
BROVI INVESTMENTS LTD.
10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

VERTICAL EXTENT OF SOIL IMPACTS (METALS) - CROSS-SECTION B-B'

Project No. **12636323**
Date **February 2025**

FIGURE 8

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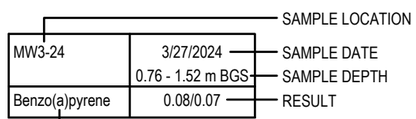


LEGEND



- WELL DESIGNATION
- GROUND SURFACE
- STRATIGRAPHIC BOUNDARY
- SCREENED INTERVAL

- FILL
- CLAYEY SILT TILL
- SANDY CLAYEY SILT TILL
- SANDY SILT TILL
- SANDY CLAY TILL



0.08/0.07 DUPLICATE SAMPLE

0.46 EXCEEDS STANDARDS

MEETS STANDARDS

NOTE:

"SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT", DATED APRIL 15, 2011. TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUND WATER CONDITION FOR COARSE-TEXTURED SOILS AND INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.

PARAMETER	TABLE 3 (ICC) MEDIUM FINE	UNITS
BENZO(A)PYRENE	0.3	µg/g

HORIZONTAL
1:200
0 2 4 6

1:100
VERTICAL
0 1 2 3

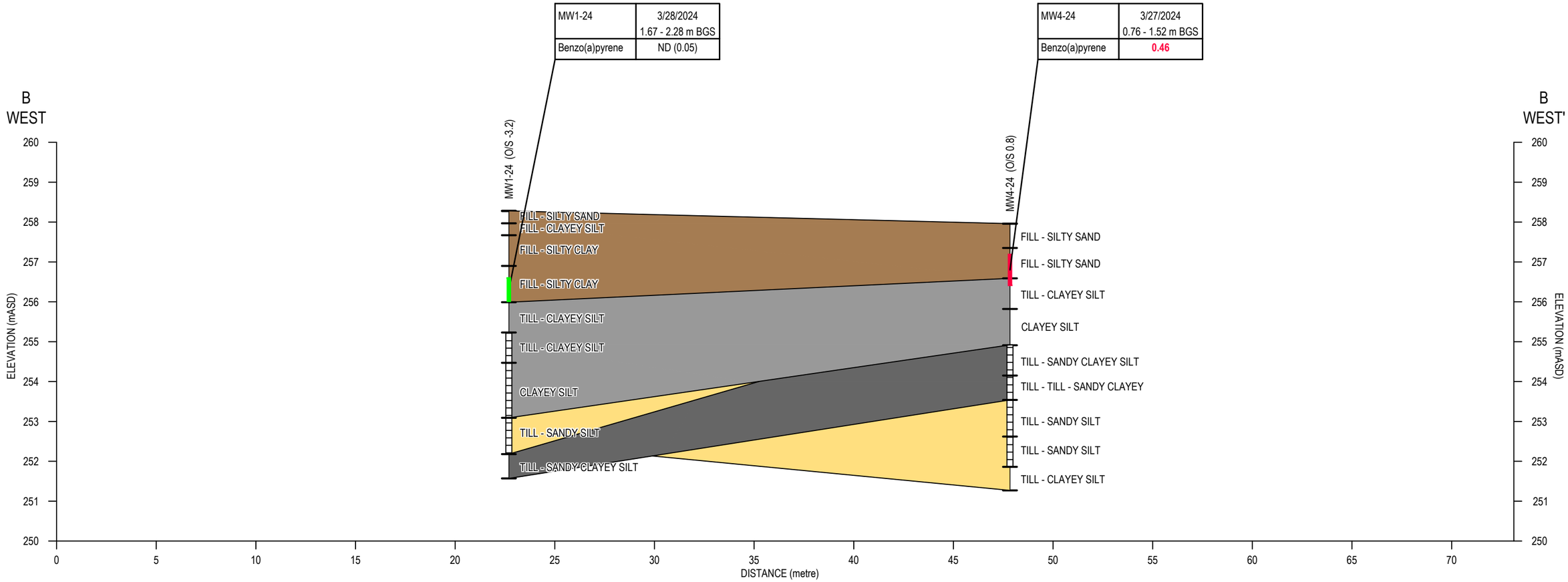
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10533 KEELE STREET, VAUGHAN, ONTARIO
REMEDIAL ACTION PLAN

VERTICAL EXTENT OF SOIL IMPACTS (PAHs)
CROSS-SECTION A-A'

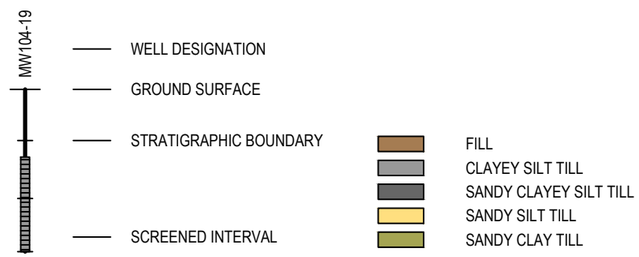
Project No. **12636323**
Date **February 2025**

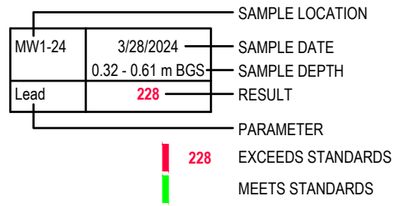
FIGURE 9

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LEGEND

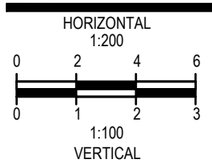




NOTE:

"SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT", DATED APRIL 15, 2011. TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUND WATER CONDITION FOR COARSE-TEXTURED SOILS AND INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.

PARAMETER	TABLE 3 (ICC) MEDIUM FINE	UNITS
LEAD	120.0	µg/g



GHD

BROVI INVESTMENTS LTD.
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REMEDIAL ACTION PLAN

VERTICAL EXTENT OF SOIL IMPACTS (METALS)
CROSS-SECTION B-B'

Project No. **12636323**
Date **February 2025**

FIGURE 10

Filename: C:\ADSK\ACCDocs\GHD Services Pty Ltd\11230862-Enviro Projs\Project Files\12636323\01 WIP\Env\Figures\RPT-RAP\12636323-GHD-00-00-RPT-EN-D109_WA-RAP.dwg
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