



May 15, 2013

Toronto Community Housing Corporation
931 Yonge Street, 6th Floor
Toronto, Ontario
M4W 2H2
Attention: Mr. Aaron McCrimmon-Jones, Construction Manager

Tridel Corporation
4800 Dufferin Street
Toronto, Ontario
M3H 5S9
Attention: Mr. Giuseppe Bello, Project Manager

Dear Sirs:

Re: Impacted Soil Volume Estimate and Budget Assumptions for Disposal Costs - Amended
Alexandra Park Residential Development, Toronto, Ontario

Exp Services Inc. (**exp**) was retained by Toronto Community Housing Corporation (TCHC) and Tridel Corporation to conduct a Phase Two Environmental Assessment at the Alexandra Park Residential Development, 35 to 56 Vanauley Court, 57 to 74 Vanauley Square and 76, 81, 103, 105 and 107 Vanauley Walk, located north of Queen Street West, bounded by Cameron Street to the east and Vanauley Street to the west in Toronto, Ontario. In the report entitled *Draft Phase Two Environmental Assessment, Alexandra Park Residential Development, prepared for TCHC and Tridel Corporation, dated March 25, 2013*, polycyclic aromatic hydrocarbon (PAH), metals and electrical conductivity (EC) and sodium adsorption ratio (SAR) impacts in fill were identified. **Exp** was retained to develop an estimate of the impacted soil volumes and preliminary disposal cost estimate for site development.

This amended report reflects a revised distribution of ownership between TCHC and Tridel of the proposed roadway parcels abutting the north portion of the site. The title row for Table 2, located on page 4 of this report, has been updated accordingly. Impacted volumes were updated based on additional information from project architectural drawings in May 2013.

Our terms and conditions are attached as Appendix A.

Soil Analytical Results

The soil samples exceeding the MOE Table 3 Standards for a residential/parkland/institutional property use having medium to fine textured soil are summarized below. For the purposes of supporting a disposal cost estimate, soil samples were assigned to one of seven development sections (Sections A through G) where they were obtained. Development sections are illustrated in the concept map provided by Tridel Corporation, attached as Appendix B, and listed below:

- | | |
|-------------------------|-------------------------------------|
| A. Block 11 Condo Tower | E. Vanauley Street Extension |
| B. Block 11 Townhouses | F. Proposed Roadway – Tridel Parcel |
| C. Block 13 Condo Tower | G. Proposed Roadway – TCHC Parcel |
| D. Block 13 Townhouses | |

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Impacted Soil Volume Estimate and Budget Assumptions for Disposal Costs
Alexandra Park Residential Development, Toronto, Ontario

Table 1 – Soil Analytical Results by Development Section

Location	Sample Date	Sample Depth - Exceedance of MOE Standards (mbgs)	Parameter	Concentration (µg/g), unless otherwise indicated	MOE Table 3 Site Condition Standards* (µg/g)
A. Block 11 Condo Tower					
BH113-S3**	20-Sep-2011	1.5 to 2.3	EC	1.5 mS/sec	0.7
TH204-SS2	9-Jan-2013	0.6 to 1.4	barium cadmium lead zinc	663 µg/g 2.0 µg/g 620 µg/g 1,120 µg/g	390 1.2 120 340
BH121-S1B**	17-Feb-2011	0.8 to 1.5	EC SAR	2.68 mS/sec 58.4 (no units)	0.7 5
MW120-SS3**	20-Sep-2011	2.3 to 3.1	lead EC SAR	135 µg/g 1.39 mS/sec 14.1 (no units)	120 0.7 5
TH205-SS3	10-Jan-2013	1.5 to 1.8	benzo(a)pyrene fluoranthene lead EC SAR	0.36 µg/g 0.89 µg/g 135 µg/g 1.39 mS/sec 14.1 (no units)	0.3 0.69 120 0.7 5
BH122-S1A**	17-Feb-2012	0 to 0.8	EC SAR	3.63 mS/sec 33.5 (no units)	0.7 5
TH206-SS3	11-Jan-2013	1.5 to 1.8	EC SAR	0.906 mS/sec 9.68 (no units)	0.7 5
B. Block 11 Townhouses					
TH203-SS2	9-Jan-2013	0.6 to 1.4	acenaphthylene anthracene benz(a)anthracene benzo(a)pyrene benzo(b)fluoranthene benzo(k)fluoranthene chrysene dibenz(a,h)anthracene fluoranthene indeno(1,2,3-cd)pyrene phenanthrene	0.65 µg/g 2.0 µg/g 9.5 µg/g 8.2 µg/g 9.9 µg/g 3.7 µg/g 9.9 µg/g 0.94 µg/g 20 µg/g 3.7 µg/g 8.9 µg/g	0.17 0.74 0.63 0.3 0.78 0.78 7.8 0.1 0.69 0.48 7.8
TH203-SS3	9-Jan-2013	1.5 to 1.8	lead EC	122 µg/g 3.00 mS/sec	120 0.7
TH203-SS4	9-Jan-2013	1.8 to 2.4	EC	2.71 mS/sec	0.7
TH203-SS5	9-Jan-2013	2.4 to 3.0	EC SAR	1.20 mS/sec 6.59 (no units)	0.7 5
TH209-SS3	9-Jan-2013	1.5 to 1.8	EC	1.06 mS/sec	0.7
TH309-SS3 (Duplicate of TH209-SS3)	9-Jan-2013	1.5 to 1.8	EC	1.10 mS/sec	0.7
C. Block 13 Condo Tower					
No Samples Obtained					
D. Block 13 Townhouses					

Impacted Soil Volume Estimate and Budget Assumptions for Disposal Costs
Alexandra Park Residential Development, Toronto, Ontario

Location	Sample Date	Sample Depth - Exceedance of MOE Standards (mbgs)	Parameter	Concentration (µg/g), unless otherwise indicated	MOE Table 3 Site Condition Standards* (µg/g)
No Samples Obtained					
E. Vanauley Road Extension					
TH207-SS2	11-Jan-2013	0.8 to 1.4	EC SAR	1.12 mS/sec 15.5 (no units)	0.7 5
F. Proposed Roadway – Tridel Parcel					
No Samples Obtained					
G. Proposed Roadway – TCHC Parcel					
BH10A-SS3	26-Feb-2013	1.5 to 2.1	EC SAR	2.58 mS/sec 15.9 (no units)	0.7 5
TH201-SS2	10-Jan-2013	0.6 to 1.2	benzo(a)pyrene fluoranthene EC	0.45 µg/g 0.92 µg/g 0.742 mS/sec	0.3 0.69 0.7
BH110-S2**	21-Sep-2011	0.8 to 1.5	EC SAR	4.56 mS/sec 8.21 (no units)	0.7 5

*MOE Table 3 Generic Site Condition Standards for a residential/parkland/institutional property use having medium to fine textured soils and a non-potable ground water condition.

**Sample results obtained by Coffey Geotechnics in March and September 2011 and February 2012, reported in *Preliminary Phase Two Environmental Site Assessment, Alexandra Park, Parcel 2 Vanauley Court/Vanauley Street, Toronto, Ontario*, prepared by Coffey Geotechnics, April 20, 2012.

Soil exhibiting contaminant concentrations greater than the MOE Table 3 Standards other than EC and/or SAR can be remediated by excavation and disposal at an MOE licensed landfill. However, soil where EC and/or SAR are the only exceedances may be disposed at a reduced rate, provided all other parameters meet the MOE Table 1 Standards. Data obtained during the Phase Two investigation were reviewed with respect to Table 1, and impacted soil was classified according to impact. Data tables are attached as Tables 1 through 5.

Summary and Conclusions

Based on the elevated concentrations of some metals (including barium, cadmium, lead, zinc), electrical conductivity (EC), sodium adsorption ratio (SAR), and polycyclic aromatic hydrocarbons (PAHs) (including acenaphthylene, anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene and phenanthrene), a significant portion of the excavated soil may require remediation.

Soil analytical results indicated impacted soil extends to fill depth, which was observed to range between 0.1 and 4.3 mbgs at the site, having an average depth of approximately 3.8 mbgs. In locations where no sampling was completed (i.e. Block 13 Condo Tower and Block 13 Townhouses), the quality of the soil was conservatively assumed to be impacted to a depth of 4.0 mbgs. In other locations, assumptions about soil quality were made based on the proximity to other test holes and knowledge of site conditions.

Impacted Soil Volume Estimate and Budget Assumptions for Disposal Costs
Alexandra Park Residential Development, Toronto, Ontario

The following table summarizes our estimate of impacted soil in exceedance of the MOE Table 3 Standards that will require off-site disposal, broken out by area:

Table 2 – Summarized Impacted Soil Volumes for Disposal

	A. Block 11 Condo Tower	B. Block 11 Town- houses	C. Block 13 Condo Tower	D. Block 13 Town- houses	E. Vanauley Street Extension	F. Proposed Roadway – Tridel	G. Proposed Roadway – TCHC
Contaminant	PAHs, barium, cadmium, lead, zinc, EC, SAR	PAHs, lead, EC, SAR	Unknown	Unknown	EC/SAR	PAHs, EC, SAR	PAHs, EC, SAR
Approximate Area (m²)	2,961 m ²	1,905 m ²	4,054 m ²	1,255 m ²	1,254 m ²	285 m ²	2,444 m ²
Average Thickness (m)	4.0 m	2.0–2.9m	4.0 m	2.5	2.5	2.5	2.5
Total Soil Volume (m³)	11,844 m ³	4,496 m ³	9,034 m ³	3,138 m ³	3,135 m ³	712 m ³	6,111 m ³
Tonnage (tonnes) assuming a bulk density of 1.8 Mg/m³	21,319	8,092	16,262	5,649	5,643	1,281	11,000
Estimated cost per tonne (\$) (haul/ dispose)	\$50/metric tonne						
Total Estimated Cost (\$) (haul/ dispose)	\$1,065,960	\$404,622	\$813,096	\$282,447	\$282,150	\$64,055	\$549,992

Remediation of soil in exceedance of the MOE Table 3 Standards will be required prior to filing the Record of Site Condition for the intended conveyance lands. The conveyance lands are understood to include the Vanauley Road extension (section E) and the proposed roadway (sections F and G). The impacted volume of the conveyance lands is estimated at 9,960 m³ (18,700 tonnes), assuming an impacted depth of 2.5 mbgs. Please be advised that a program of confirmatory sampling will be required prior to filing the Record of Site Condition for the conveyance lands. Based on the requirements of O.Reg. 153/04 Schedule E, Table 3, and a total floor area of the excavated conveyance lands of 3,983 m², approximately 58 soil samples will be required. The preliminary cost estimate for the confirmatory sampling investigation and reporting for the remedial excavation is \$27,000 to \$30,000.

Based on a review of the soil quality data, soil excavated from sections A, B, C, D, F and G must be disposed at an MOE landfill. Excess soil generated during excavation of the Vanauley Street Extension (Section E, 5,643 tonnes) meet MOE Table 1 Standards for all parameters except EC and/or SAR; as such, this soil may be disposed at a reduced rate (e.g. \$25/tonne to rehabilitate a gravel pit or quarry).

In the event that all soil is disposed at the Table 3 impacted rate of \$50/metric tonne, the total cost of disposal for impacted fill at the site is estimated to be \$3,462,323. Details of the calculations and implicit assumptions are provided in *Table 6: Impacted Soil Volume Estimates*, provided in the attached Tables.

Recommendations

Remedial excavation of the impacted soil beneath the conveyance lands is recommended to support an intended RSC filing and future land conveyance to the City of Toronto. Confirmatory sampling and reporting must be completed and all impacted material removed from the conveyance lands prior to filing an RSC.

Disposal of a significant portion of the impacted excess soil generated during site development will require disposal at an MOE licensed landfill. Impacted soil volumes and disposal cost estimates for each of the development sections are presented above, and detailed in the attached Table 6. We have identified 8,228 tonnes of soil exceeding Table 3 for EC and SAR only. At an assumed disposal cost of \$25/tonne, separate soil handling and re-use may generate a cost savings of \$141,000 over landfill disposal.

General Limitations

This report has been prepared and the work referred to in this report has been undertaken by **exp** for Toronto Housing Corporation and Tridel Corporation. It is intended for the sole and exclusive use of Toronto Community Housing Corporation and Tridel Corporation. Any use, reliance on or decision made by any person other than Toronto Community Housing Corporation and Tridel Corporation based on this report is the sole responsibility of such other person. Toronto Community Housing Corporation and Tridel Corporation and **exp** make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties, or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

The investigation undertaken by **exp** with respect to this report and any conclusions or recommendations made in this report reflect **exp's** judgment based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observation of the site, subsurface investigation at discrete locations and depths, and specific analysis of specific chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site, substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which the samples were taken.

If site conditions or applicable standards change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by Toronto Community Housing Corporation and Tridel Corporation, copying or distribution of this report or the use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of **exp**. Nothing in this report is intended to constitute or provide a legal opinion.

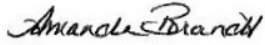
If you require additional information, please do not hesitate to contact us.

May 15, 2013

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**Impacted Soil Volume Estimate and Budget Assumptions for Disposal Costs
Alexandra Park Residential Development, Toronto, Ontario**

Yours very truly,
Exp Services Inc.



Amanda Brandt, B.E.S., M.Sc.
Project Manager



Carla Reynolds, P.Ag., P.Biol., P.Geo. (Limited)
Manager, Environmental Services

Attachments: Tables 1 through 5: Soil Chemical Analysis
 Table 6: Soil Volume Estimate
 Appendix A: Terms and Conditions
 Appendix B: Concept Map

File Number: GOR-00210516-A0

TABLES



Table 1: SOIL CHEMICAL ANALYSIS - Metals and Inorganics Parameters

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL*	Test Hole BH109A S2	Test Hole BH110 S2	Test Hole BH112 S5	Test Hole BH113 S3	Test Hole BH118 S2	Test Hole BH119 S2	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			0.76 to 1.52	0.76 to 1.52	3.05 to 3.81	1.52 to 2.29	0.76 to 1.52	1.52 to 2.29		
Soil Type			Sandy Fill	Silty Fill	Clayey Silt	Clayey Silt	Silty Fill	Clayey Silt		
Date of Sample Collection			21-Sep-11	21-Sep-11	21-Sep-11	21-Sep-11	21-Sep-11	21-Sep-11		
Date of Sample Analysis			30-Sep-11	30-Sep-11	30-Sep-11	30-Sep-11	30-Sep-11	30-Sep-11		
Certificate of Analysis Number			11T531966	11T531966	11T531966	11T531966	11T531966	11T531966		
AGAT I.D.			2733330	2733331	2733332	2733333	2733339	2733340		
Field Vapour Reading			<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm		
Antimony	µg/g	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	1.3	7.5
Arsenic	µg/g	1	5	4	4	3	4	3	18	18
Barium	µg/g	2	164	155	144	79	114	100	220	390
Beryllium	µg/g	0.5	0.8	0.9	0.7	0.7	0.6	0.7	2.5	5
Boron	µg/g	5	8	7	8	8	8	9	36	120
Boron (HWS)	µg/g	0.10	0.77	0.75	0.32	0.26	0.33	0.34	NA	1.5
Cadmium	µg/g	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.2	1.2
Chromium	µg/g	2	32	37	369	33	23	34	70	160
Cobalt	µg/g	0.5	9.7	8.9	11.8	9.9	10.5	10.8	21	22
Copper	µg/g	1	28	19	32	24	24	25	92	180
Lead	µg/g	1	101	12	11	9	10	9	120	120
Molybdenum	µg/g	0.5	0.6	<0.5	0.5	<0.5	<0.5	<0.5	2	6.9
Nickel	µg/g	1	24	25	27	24	24	26	82	130
Selenium	µg/g	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1.5	2.4
Silver	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.5	25
Thallium	µg/g	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1	1
Uranium	µg/g	0.5	0.7	0.6	0.7	0.6	0.5	0.6	2.5	23
Vanadium	µg/g	1	37	42	37	34	27	35	86	86
Zinc	µg/g	5	118	57	59	65	49	56	290	340
Chromium VI	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.66	10
Cyanide	µg/g	0.040	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.051	0.051
Mercury	µg/g	0.10	0.11	0.04	0.01	0.01	0.01	0.01	0.27	1.8
Electrical Conductivity (2:1)	mS/cm	N/A	0.283	4.56	0.80	1.50	0.533	0.641	0.57	0.7
Sodium Adsorption Ratio	N/A	0.002	0.657	8.21	4.68	1.80	2.38	2.44	2.4	5
pH, 2:1 CaCl2 Extraction	pH Units	N/A	7.7	7.35	7.79	7.67	7.77	7.77	NV	NV

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis. N/A means "not applicable"; NA means "not analyzed"; NV means "no value".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.

Table 1: SOIL CHEMICAL ANALYSIS - Metals and Inorganics Parameters

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL *	Test Hole BH120 S3	Duplicate of BH120 SS3 QA/QC2	Test Hole BH121-S1B	Test Hole BH122-S1A	Test Hole TH201-SS2	Test Hole TH202-SS2	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			2.29 to 3.05	2.29 to 3.05	0.76 to 1.52	0 to 0.76	0.6 to 1.4	0.8 to 1.4		
Soil Type			Silty Fill	Sandy Fill	Silty Fill	Sandy Fill	Clay	Clay		
Date of Sample Collection			21-Sep-11	21-Sep-11	17-Feb-12	17-Feb-12	10-Jan-13	9-Jan-13		
Date of Sample Analysis			30-Sep-11	30-Sep-11	29-Feb-12	29-Feb-12	16-Jan-13	15-Jan-13		
Certificate of Analysis Number			11T531966	11T531966	12T576582	12T576582	13T678801	13T678390		
AGAT I.D.			2733341	2733374	3135262	3135263	4062940	4061448		
Field Vapour Reading			<25 ppm	<25 pm	<25 ppm	<25 ppm	<25 ppm	<25 ppm		
Antimony	µg/g	0.8	1.4	2.2	<0.8	<0.8	<0.8	<0.8	1.3	7.5
Arsenic	µg/g	1	7	7	4	4	4	3	18	18
Barium	µg/g	2	196	165	126	91	147	122	220	390
Beryllium	µg/g	0.5	0.9	0.6	0.6	<0.5	<0.5	0.8	2.5	5
Boron	µg/g	5	11	11	7	6	6	<5	36	120
Boron (HWS)	µg/g	0.10	0.73	1.27	0.61	0.94	0.50	0.21	NA	1.5
Cadmium	µg/g	0.5	0.8	<0.5	<0.5	<0.5	<0.5	<0.5	1.2	1.2
Chromium	µg/g	2	31	23	29	19	22	27	70	160
Cobalt	µg/g	0.5	9.1	7.3	7.9	6.4	6.9	7.8	21	22
Copper	µg/g	1	51	48	27	21	23	15	92	180
Lead	µg/g	1	268	214	104	84	90	11	120	120
Molybdenum	µg/g	0.5	0.9	2.4	<0.5	<0.5	<0.5	<0.5	2	6.9
Nickel	µg/g	1	23	16	19	12	15	19	82	130
Selenium	µg/g	0.4	0.7	1.1	0.4	0.5	<0.4	<0.4	1.5	2.4
Silver	µg/g	0.2	0.4	1.0	<0.2	<0.2	<0.2	<0.2	0.5	25
Thallium	µg/g	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1	1
Uranium	µg/g	0.5	0.7	0.6	0.7	<0.5	<0.5	0.8	2.5	23
Vanadium	µg/g	1	35	27	34	30	27	32	86	86
Zinc	µg/g	5	254	238	147	103	124	66	290	340
Chromium VI	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.66	10
Cyanide	µg/g	0.040	<0.05	<0.05	<0.040	<0.040	<0.040	<0.040	0.051	0.051
Mercury	µg/g	0.10	1.06	4.26	0.23	0.28	0.19	<0.10	0.27	1.8
Electrical Conductivity (2:1)	mS/cm	N/A	4.26	2.92	2.68	3.63	0.742	0.494	0.57	0.7
Sodium Adsorption Ratio	N/A	0.002	40.5	15.5	58.4	33.5	0.246	4.47	2.4	5
pH, 2:1 CaCl2 Extraction	pH Units	N/A	7.85	7.64	7.85	7.87	7.87	7.30	NV	NV

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis. N/A means "not applicable"; NA means "not analyzed"; NV means "no value".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.

Table 1: SOIL CHEMICAL ANALYSIS - Metals and Inorganics Parameters

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL*	Duplicate of TH202-SS2 TH302-SS2	Test Hole TH203-SS3	Test Hole TH204-SS2	Test Hole TH204-SS8	Test Hole TH205-SS3	Test Hole TH205-SS8	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			0.6 to 1.2	1.5 to 1.8	0.6 to 1.4	4.0 to 4.4	1.5 to 1.8	4.3 to 4.9		
Soil Type			Clay	Silty Clay	Silty Clay	Clay	Silty Clay	Clay		
Date of Sample Collection			9-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13	10-Jan-13	10-Jan-13		
Date of Sample Analysis			15-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13	16-Jan-13	16-Jan-13		
Certificate of Analysis Number			13T678390	13T678390	13T678390	13T678390	13T678801	13T678801		
AGAT I.D.			4061449	4061454	4061457	4061473	4062913	4062917		
Field Vapour Reading			<25 ppm	25 ppm	45 ppm	<25 ppm	<25 ppm	<25 ppm		
Antimony	µg/g	0.8	<0.8	<0.8	2.3	<0.8	<0.8	<0.8	1.3	7.5
Arsenic	µg/g	1	3	7	11	2	4	3	18	18
Barium	µg/g	2	92	104	663	95	109	93	220	390
Beryllium	µg/g	0.5	0.6	<0.5	0.6	0.6	<0.5	0.6	2.5	5
Boron	µg/g	5	<5	11	6	8	8	9	36	120
Boron (HWS)	µg/g	0.10	0.17	1.36	0.45	0.56	0.60	0.61	NA	1.5
Cadmium	µg/g	0.5	<0.5	<0.5	2.0	<0.5	<0.5	<0.5	1.2	1.2
Chromium	µg/g	2	20	15	31	31	16	30	70	160
Cobalt	µg/g	0.5	6.7	6.0	7.2	9.3	5.9	9.9	21	22
Copper	µg/g	1	24	29	57	21	34	21	92	180
Lead	µg/g	1	18	122	620	9	135	8	120	120
Molybdenum	µg/g	0.5	<0.5	0.7	0.6	<0.5	<0.5	<0.5	2	6.9
Nickel	µg/g	1	15	12	17	21	12	22	82	130
Selenium	µg/g	0.4	<0.4	1.8	0.9	<0.4	<0.4	<0.4	1.5	2.4
Silver	µg/g	0.2	<0.2	<0.2	0.6	<0.2	<0.2	<0.2	0.5	25
Thallium	µg/g	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1	1
Uranium	µg/g	0.5	0.6	<0.5	<0.5	0.7	<0.5	0.6	2.5	23
Vanadium	µg/g	1	28	23	28	33	24	32	86	86
Zinc	µg/g	5	75	83	1120	47	93	52	290	340
Chromium VI	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.66	10
Cyanide	µg/g	0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.051	0.051
Mercury	µg/g	0.10	<0.10	0.22	0.74	<0.10	1.11	<0.10	0.27	1.8
Electrical Conductivity (2:1)	mS/cm	N/A	0.327	3.000	0.157	0.316	1.39	0.480	0.57	0.7
Sodium Adsorption Ratio	N/A	0.002	2.20	2.20	0.150	0.713	14.1	0.913	2.4	5
pH, 2:1 CaCl2 Extraction	pH Units	N/A	7.44	8.40	7.63	7.80	8.01	7.91	NV	NV

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis. N/A means "not applicable"; NA means "not analyzed"; NV means "no value".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.

Table 1: SOIL CHEMICAL ANALYSIS - Metals and Inorganics Parameters

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL*	Test Hole TH206-SS3	Test Hole TH207-SS2	Test Hole TH208-SS3	Test Hole TH209-SS3	Duplicate of TH209-SS3 TH309-SS3	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			1.5 to 1.8	0.8 to 1.4	1.5 to 1.8	1.5 to 1.8	1.5 to 1.8		
Soil Type			Clayey Silt	Silty Clay	Silty Clay	Silty Clay	Silty Clay		
Date of Sample Collection			10-Jan-13	11-Jan-13	11-Jan-13	10-Jan-13	10-Jan-13		
Date of Sample Analysis			16-Jan-13	18-Jan-13	18-Jan-13	16-Jan-13	16-Jan-13		
Certificate of Analysis Number			13T678801	13T679112	13T679112	13T678801	13T678801		
AGAT I.D.			4062924	4064901	4064918	4062929	4062932		
Field Vapour Reading			<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm		
Antimony	µg/g	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	1.3	7.5
Arsenic	µg/g	1	4	3	3	3	3	18	18
Barium	µg/g	2	142	153	81	86	84	220	390
Beryllium	µg/g	0.5	0.5	0.7	0.6	0.6	0.6	2.5	5
Boron	µg/g	5	7	8	8	6	7	36	120
Boron (HWS)	µg/g	0.10	0.24	0.90	0.25	0.11	0.11	NA	1.5
Cadmium	µg/g	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.2	1.2
Chromium	µg/g	2	29	30	28	31	32	70	160
Cobalt	µg/g	0.5	11.5	10.6	9.1	10.6	10.9	21	22
Copper	µg/g	1	22	20	21	21	25	92	180
Lead	µg/g	1	14	24	10	8	8	120	120
Molybdenum	µg/g	0.5	0.5	0.6	<0.5	<0.5	<0.5	2	6.9
Nickel	µg/g	1	25	24	20	23	25	82	130
Selenium	µg/g	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1.5	2.4
Silver	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.5	25
Thallium	µg/g	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1	1
Uranium	µg/g	0.5	0.5	0.5	0.5	<0.5	<0.5	2.5	23
Vanadium	µg/g	1	32	35	31	33	34	86	86
Zinc	µg/g	5	72	60	53	49	51	290	340
Chromium VI	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.66	10
Cyanide	µg/g	0.040	<0.040	<0.040	<0.040	<0.040	<0.040	0.051	0.051
Mercury	µg/g	0.10	<0.10	0.24	0.11	<0.10	<0.10	0.27	1.8
Electrical Conductivity (2:1)	mS/cm	N/A	0.906	1.12	0.141	1.06	1.10	0.57	0.7
Sodium Adsorption Ratio	N/A	0.002	9.68	15.5	0.164	2.69	2.70	2.4	5
pH, 2:1 CaCl2 Extraction	pH Units	N/A	7.99	7.81	7.88	7.75	7.85	NV	NV

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis. N/A means "not applicable"; NA means "not analyzed"; NV means "no value".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in bold.



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Table 1: SOIL CHEMICAL ANALYSIS - Metals and Inorganics Parameters

Alexandra Park Residential Development, Toronto, Ontario
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Sample I.D.	Units	RDL *	Test Hole BH10A-SS3	Test Hole BH10A-SS6	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			1.5 to 2.1	3.8 to 4.4		
Soil Type			Silty Clay	Clay		
Date of Sample Collection			26-Feb-13	26-Feb-13		
Date of Sample Analysis			4-Mar-13	4-Mar-13		
Certificate of Analysis Number			13T691914	13T691914		
AGAT I.D.			4158286	4158290		
Field Vapour Reading			<25 ppm	<25 ppm		
Antimony	µg/g	0.8	<0.8	<0.8	1.3	7.5
Arsenic	µg/g	1	4	3	18	18
Barium	µg/g	2	91	103	220	390
Beryllium	µg/g	0.5	0.7	0.7	2.5	5
Boron	µg/g	5	8	8	36	120
Boron (HWS)	µg/g	0.10	0.59	0.56	NA	1.5
Cadmium	µg/g	0.5	<0.5	<0.5	1.2	1.2
Chromium	µg/g	2	29	34	70	160
Cobalt	µg/g	0.5	11.4	10.6	21	22
Copper	µg/g	1	26	23	92	180
Lead	µg/g	1	17	8	120	120
Molybdenum	µg/g	0.5	0.6	<0.5	2	6.9
Nickel	µg/g	1	26	26	82	130
Selenium	µg/g	0.4	<0.4	<0.4	1.5	2.4
Silver	µg/g	0.2	1.2	<0.2	0.5	25
Thallium	µg/g	0.4	<0.4	<0.4	1	1
Uranium	µg/g	0.5	0.6	0.8	2.5	23
Vanadium	µg/g	1	32	35	86	86
Zinc	µg/g	5	66	52	290	340
Chromium VI	µg/g	0.2	<0.2	<0.2	0.66	10
Cyanide	µg/g	0.040	<0.040	<0.040	0.051	0.051
Mercury	µg/g	0.10	0.48	<0.10	0.27	1.8
Electrical Conductivity (2:1)	mS/cm	N/A	2.580	0.38	0.57	0.7
Sodium Adsorption Ratio	N/A	0.002	15.90	1.1	2.4	5
pH, 2:1 CaCl2 Extraction	pH Units	N/A	7.68	7.77	NV	NV

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis. N/A means "not applicable"; NA means "not analyzed"; NV means "no value".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.

Table 2: SOIL CHEMICAL ANALYSIS - Polycyclic Aromatic Hydrocarbon Parameters

Alexandra Park Residential Development, Toronto, Ontario

January 2013

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Sample I.D.	Units	RDL *	Test Hole BH120 S3	Test Hole TH201-SS2	Test Hole TH202-SS2	Duplicate of TH202-SS2 TH302-SS2	Test Hole TH203-SS2	Test Hole TH204-SS3	Test Hole TH204-SS8	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			2.29 to 3.05	0.6 to 1.4	0.8 to 1.4	0.8 to 1.4	0.8 to 1.4	1.5 to 1.8	4.0 to 4.4		
Soil Type			Silty Fill	Clay	Clay	Clay	Silty Clay	Clayey Silt	Clay		
Date of Sample Collection			21-Sep-11	10-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13		
Date of Sample Analysis			30-Sep-11	16-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13		
Certificate of Analysis Number			11T531966	13T678801	13T678390	13T678390	13T678390	13T678390	13T678390		
AGAT I.D.			2733341	4062940	4061448	4061449	4061453	4061458	4061473		
Field Vapour Reading			<25 ppm	<25 ppm	<25 ppm	<25 ppm	25 ppm	35 ppm	<25 ppm		
2-and 1-methyl Naphthalene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	0.13	<0.05	<0.05	0.05	3.4
Acenaphthene	µg/g	0.05	0.64	<0.05	<0.05	<0.05	0.42	<0.05	<0.05	0.072	58
Acenaphthylene	µg/g	0.05	0.73	0.05	<0.05	<0.05	0.65	<0.05	<0.05	0.093	0.17
Anthracene	µg/g	0.05	0.63	0.11	<0.05	<0.05	2.0	<0.05	<0.05	0.16	0.74
Benz(a)anthracene	µg/g	0.05	1.9	0.47	<0.05	<0.05	9.5	<0.05	<0.05	0.36	0.63
Benzo(a)pyrene	µg/g	0.05	1.8	0.45	<0.05	<0.05	8.2	<0.05	<0.05	0.3	0.3
Benzo(b)fluoranthene	µg/g	0.05	2.2	0.47	<0.05	<0.05	9.9	<0.05	<0.05	0.47	0.78
Benzo(g,h,i)perylene	µg/g	0.05	1	0.25	<0.05	<0.05	3.5	<0.05	<0.05	0.68	7.8
Benzo(k)fluoranthene	µg/g	0.05	0.84	0.24	<0.05	<0.05	3.7	<0.05	<0.05	0.48	0.78
Chrysene	µg/g	0.05	2	0.51	<0.05	<0.05	9.9	<0.05	<0.05	2.8	7.8
Dibenz(a,h)anthracene	µg/g	0.05	0.28	0.06	<0.05	<0.05	0.94	<0.05	<0.05	0.1	0.1
Fluoranthene	µg/g	0.05	4.2	0.92	<0.05	<0.05	20	<0.05	<0.05	0.56	0.69
Fluorene	µg/g	0.05	0.27	<0.05	<0.05	<0.05	0.54	<0.05	<0.05	0.12	69
Indeno(1,2,3-cd)pyrene	µg/g	0.05	0.87	0.31	<0.05	<0.05	3.7	<0.05	<0.05	0.23	0.48
Naphthalene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	0.09	<0.05	<0.05	0.09	0.75
Phenanthrene	µg/g	0.05	0.64	0.40	<0.05	<0.05	8.9	<0.05	<0.05	0.69	7.8
Pyrene	µg/g	0.05	0.73	0.94	<0.05	<0.05	18	<0.05	0.94	1	78

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis.

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.



Table 2: SOIL CHEMICAL ANALYSIS - Polycyclic Aromatic Hydrocarbon Parameters

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL *	Test Hole TH205-SS3	Test Hole TH205-SS8	Test Hole TH206-SS3	Test Hole TH207-SS2	Test Hole TH208-SS3	Test Hole TH209-SS3	Duplicate of TH209-SS3 TH309-SS3	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			1.5 to 1.8	4.3 to 4.9	1.5 to 1.8	0.8 to 1.4	1.5 to 1.8	1.5 to 1.8	1.5 to 1.8		
Soil Type			Silty Clay	Clay	Clayey Silt	Silty Clay	Silty Clay	Silty Clay	Silty Clay		
Date of Sample Collection			10-Jan-13	10-Jan-13	10-Jan-13	11-Jan-13	11-Jan-13	10-Jan-13	10-Jan-13		
Date of Sample Analysis			16-Jan-13	16-Jan-13	16-Jan-13	18-Jan-13	18-Jan-13	16-Jan-13	16-Jan-13		
Certificate of Analysis Number			13T678801	13T678801	13T678801	13T679112	13T679112	13T678801	13T678801		
AGAT I.D.			4062913	4062917	4062924	4064901	4064918	4062929	4062932		
Field Vapour Reading			<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm		
2-and 1-methyl Naphthalene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	3.4
Acenaphthene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.072	58
Acenaphthylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.093	0.17
Anthracene	µg/g	0.05	0.11	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.16	0.74
Benz(a)anthracene	µg/g	0.05	0.34	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.36	0.63
Benzo(a)pyrene	µg/g	0.05	0.36	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.3	0.3
Benzo(b)fluoranthene	µg/g	0.05	0.39	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.47	0.78
Benzo(g,h,i)perylene	µg/g	0.05	0.18	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.68	7.8
Benzo(k)fluoranthene	µg/g	0.05	0.22	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.48	0.78
Chrysene	µg/g	0.05	0.41	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	2.8	7.8
Dibenz(a,h)anthracene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.1	0.1
Fluoranthene	µg/g	0.05	0.89	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.56	0.69
Fluorene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.12	69
Indeno(1,2,3-cd)pyrene	µg/g	0.05	0.26	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.23	0.48
Naphthalene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.09	0.75
Phenanthrene	µg/g	0.05	0.64	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.69	7.8
Pyrene	µg/g	0.05	0.73	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	1	78

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis.

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.

Table 2: SOIL CHEMICAL ANALYSIS - Polycyclic Aromatic Hydrocarbon Parameters

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL *	Test Hole BH10A-SS3	Test Hole BH10A-SS6	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			1.5 to 2.1	3.8 to 4.4		
Soil Type			Silty Clay	Clay		
Date of Sample Collection			26-Feb-13	26-Feb-13		
Date of Sample Analysis			4-Mar-13	4-Mar-13		
Certificate of Analysis Number			13T691914	13T691914		
AGAT I.D.			4158286	4158290		
Field Vapour Reading			<25 ppm	<25 ppm		
2-and 1-methyl Naphthalene	µg/g	0.05	<0.05	<0.05	0.05	3.4
Acenaphthene	µg/g	0.05	<0.05	<0.05	0.072	58
Acenaphthylene	µg/g	0.05	<0.05	<0.05	0.093	0.17
Anthracene	µg/g	0.05	<0.05	<0.05	0.16	0.74
Benz(a)anthracene	µg/g	0.05	<0.05	<0.05	0.36	0.63
Benzo(a)pyrene	µg/g	0.05	<0.05	<0.05	0.3	0.3
Benzo(b)fluoranthene	µg/g	0.05	<0.05	<0.05	0.47	0.78
Benzo(g,h,i)perylene	µg/g	0.05	<0.05	<0.05	0.68	7.8
Benzo(k)fluoranthene	µg/g	0.05	<0.05	<0.05	0.48	0.78
Chrysene	µg/g	0.05	<0.05	<0.05	2.8	7.8
Dibenz(a,h)anthracene	µg/g	0.05	<0.05	<0.05	0.1	0.1
Fluoranthene	µg/g	0.05	<0.05	<0.05	0.56	0.69
Fluorene	µg/g	0.05	<0.05	<0.05	0.12	69
Indeno(1,2,3-cd)pyrene	µg/g	0.05	<0.05	<0.05	0.23	0.48
Naphthalene	µg/g	0.05	<0.05	<0.05	0.09	0.75
Phenanthrene	µg/g	0.05	<0.05	<0.05	0.69	7.8
Pyrene	µg/g	0.05	<0.05	<0.05	1	78

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis.

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.



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Table 3: SOIL CHEMICAL ANALYSIS - Petroleum Hydrocarbon Parameters

Alexandra Park Residential Development, Toronto, Ontario
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Sample I.D.	Units	RDL*	Test Hole BH113 S6	Test Hole BH118 S10	Duplicate of BH118 S10 QA/QC1	Test Hole BH120 S3	Test Hole TH202-SS8	Duplicate of TH202-SS8 TH302-SS8	Test Hole TH205-SS7	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			3.81 to 4.57	6.86 to 7.62	6.86 to 7.82	2.29 to 3.05	3.8 to 4.3	3.8 to 4.3	3.7 to 4.3		
Soil Type			Clayey Silt	Silty Clay	Silty Clay	Silty Fill	Clay	Clay	Silty Clay		
Date of Sample Collection			21-Sep-11	21-Sep-11	21-Sep-11	21-Sep-11	9-Jan-13	9-Jan-13	10-Jan-13		
Date of Sample Analysis			30-Sep-11	30-Sep-11	30-Sep-11	30-Sep-11	15-Jan-13	15-Jan-13	16-Jan-13		
Certificate of Analysis Number			11T531966	11T531966	11T531966	11T531966	13T678390	13T678390	13T678801		
AGAT I.D.			12/18/9383	2733461	2733475	2733336	4061451	4061452	4062921		
Field Vapour Reading			<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm	<25 ppm		
F1 (C6 to C10)	µg/g	5	<5	<5	<5	<5	<5	<5	<5	25	65
F2 (C10 to C16)	µg/g	10	<10	<10	<10	<10	<10	<10	<10	10	150
F3 (C16 to C34)	µg/g	50	<50	<50	<50	110	<50	<50	<50	240	1,300
F4 (C34 to C50)	µg/g	50	<50	<50	<50	<50	<50	<50	<50	120	5,600

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis.

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.



Table 3: SOIL CHEMICAL ANALYSIS - Petroleum Hydrocarbon Parameters

Alexandra Park Residential Development, Toronto, Ontario

January 2013

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Sample I.D.	Units	RDL*	Test Hole TH209-SS11	Duplicate of TH209-SS11 TH309-SS11	Test Hole TH201-SS7	Test Hole TH207-SS8	Test Hole TH208-SS8	Test Hole BH10A-SS2	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			6.1 to 6.6	6.1 to 6.6	3.7 to 4.3	4.0 to 4.6	4.3 to 4.9	0.76 to 1.4		
Soil Type			Sandy Silt	Sandy Silt	Clayey Silt	Clay	Clay	Silty clay		
Date of Sample Collection			10-Jan-13	10-Jan-13	10-Jan-13	11-Jan-13	11-Jan-13	26-Feb-13		
Date of Sample Analysis			16-Jan-13	16-Jan-13	16-Jan-13	18-Jan-13	18-Jan-13	4-Mar-13		
Certificate of Analysis Number			13T678801	13T678801	13T678801	13T679112	13T679112	13T691914		
AGAT I.D.			4062936	4062938	4062945	4064904	4064920	4158290		
Field Vapour Reading			<25 ppm	<25 ppm	75 ppm	<25 ppm	<25 ppm	30 ppm		
F1 (C6 to C10)	µg/g	5	<5	<5	<5	<5	<5	<5	25	65
F2 (C10 to C16)	µg/g	10	<10	<10	<10	<10	<10	<10	10	150
F3 (C16 to C34)	µg/g	50	<50	<50	<50	<50	<50	<50	240	1,300
F4 (C34 to C50)	µg/g	50	<50	<50	<50	<50	<50	<50	120	5,600

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis.

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.



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Table 4: SOIL CHEMICAL ANALYSIS - Volatile Organic Compounds

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL*	Test Hole BH113 S6	Test Hole BH118 S10	Test Hole BH120 S3	Duplicate of BH118 S10 QA/QC1	Test Hole TH205-SS7	Test Hole TH209-SS11	Duplicate of TH209 S11 TH309-SS11	Test Hole TH201-SS7	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			3.81 to 4.57	6.86 to 7.62	2.29 to 3.05	6.86 to 7.82	3.7 to 4.3	6.1 to 6.6	6.1 to 6.6	3.7 to 4.3		
Soil Type			Clayey Silt	Silty Clay	Silty Fill	Silty Clay	Clay	Sandy Silt	Sandy Silt	Clayey Silt		
Date of Sample Collection			21-Sep-11	21-Sep-11	21-Sep-11	21-Sep-11	10-Jan-13	10-Jan-13	10-Jan-13	10-Jan-13		
Date of Sample Analysis			30-Sep-11	30-Sep-11	30-Sep-11	30-Sep-11	16-Jan-13	16-Jan-13	16-Jan-13	16-Jan-13		
Certificate of Analysis Number			11T531966	11T531966	11T531966	11T531966	13T678801	13T678801	13T678801	13T678801		
AGAT I.D.	12/18/9383	2733461	2733341	2733475	4062921	4062936	4062936	4062945				
1,1,1,2-Tetrachloroethane	µg/g	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.05	0.05
1,1,1-Trichloroethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	3.4
1,1,2,2-Tetrachloroethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.05
1,1,2-Trichloroethane	µg/g	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.05	0.05
1,1-Dichloroethane	µg/g	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.05	11
1,1-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.05
1,2-Dichlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	4.3
1,2-Dichloroethane	µg/g	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	0.05	0.05
1,2-Dichloropropane	µg/g	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	0.05	0.085
1,3-Dichlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	6
1,3-Dichloropropene	µg/g	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.05	0.083
1,4-Dichlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.097
Acetone	µg/g	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	0.5	28
Benzene	µg/g	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02	0.17
Bromodichloromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	13
Bromoform	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.26
Bromomethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.05
Carbon Tetrachloride	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.12
Chlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	2.7
Chloroform	µg/g	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.05	0.18
Cis- 1,2-Dichloroethylene	µg/g	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.05	30
Dibromochloromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	9.4
Dichlorodifluoromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	25
Ethylbenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	15
Ethylene Dibromide	µg/g	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.05	0.05
Methyl Ethyl Ketone	µg/g	0.50	<0.05	<0.05	<0.05	<0.05	<0.50	<0.50	<0.50	<0.50	0.5	44
Methyl Isobutyl Ketone	µg/g	0.50	<0.05	<0.05	<0.05	<0.05	<0.50	<0.50	<0.50	<0.50	0.5	4.3
Methyl tert-butyl Ether	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	1.4
Methylene Chloride	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.96
n-Hexane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	34
Styrene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	2.2
Tetrachloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	2.3
Toluene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.2	6
Trans- 1,2-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.75
Trichloroethylene	µg/g	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	0.05	0.52
Trichlorofluoromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.25	5.8
Vinyl Chloride	µg/g	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02	0.022
Xylene Mixture	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	25

NOTES:

Analysis by AGAT Laboratories.

All results in ppm (µg/g) and based on dry weight basis.

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 3 Standards are shown in **bold**.

Table 4: SOIL CHEMICAL ANALYSIS - Volatile Organic Compounds

Alexandra Park Residential Development, Toronto, Ontario
January 2013

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Sample I.D.	Units	RDL*	Test Hole TH207-SS8	Test Hole TH208-SS8	Test Hole BH10A-SS5	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			4.0 to 4.6	4.3 to 4.9	3.0 to 3.7		
Soil Type			Clay	Clay	Clayey Silt		
Date of Sample Collection			11-Jan-13	11-Jan-13	26-Feb-13		
Date of Sample Analysis			18-Jan-13	18-Jan-13	4-Mar-13		
Certificate of Analysis Number			13T679112	13T679112	13T691914		
AGAT I.D.			4064904	4064920	4158290		
1,1,1,2-Tetrachloroethane	µg/g	0.04	<0.04	<0.04	<0.04	0.05	0.05
1,1,1-Trichloroethane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	3.4
1,1,2,2-Tetrachloroethane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.05
1,1,2-Trichloroethane	µg/g	0.04	<0.04	<0.04	<0.04	0.05	0.05
1,1-Dichloroethane	µg/g	0.02	<0.02	<0.02	<0.02	0.05	11
1,1-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.05
1,2-Dichlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	4.3
1,2-Dichloroethane	µg/g	0.03	<0.03	<0.03	<0.03	0.05	0.05
1,2-Dichloropropane	µg/g	0.03	<0.03	<0.03	<0.03	0.05	0.085
1,3-Dichlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	6
1,3-Dichloropropene	µg/g	0.04	<0.04	<0.04	<0.04	0.05	0.083
1,4-Dichlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.097
Acetone	µg/g	0.50	<0.50	<0.50	<0.50	0.5	28
Benzene	µg/g	0.02	<0.02	<0.02	<0.02	0.02	0.17
Bromodichloromethane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	13
Bromoform	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.26
Bromomethane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.05
Carbon Tetrachloride	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.12
Chlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	2.7
Chloroform	µg/g	0.04	<0.04	<0.04	<0.04	0.05	0.18
Cis- 1,2-Dichloroethylene	µg/g	0.02	<0.02	<0.02	<0.02	0.05	30
Dibromochloromethane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	9.4
Dichlorodifluoromethane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	25
Ethylbenzene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	15
Ethylene Dibromide	µg/g	0.04	<0.04	<0.04	<0.04	0.05	0.05
Methyl Ethyl Ketone	µg/g	0.50	<0.50	<0.50	<0.50	0.5	44
Methyl Isobutyl Ketone	µg/g	0.50	<0.50	<0.50	<0.50	0.5	4.3
Methyl tert-butyl Ether	µg/g	0.05	<0.05	<0.05	<0.05	0.05	1.4
Methylene Chloride	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.96
n-Hexane	µg/g	0.05	<0.05	<0.05	<0.05	0.05	34
Styrene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	2.2
Tetrachloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	2.3
Toluene	µg/g	0.05	<0.05	<0.05	<0.05	0.2	6
Trans- 1,2-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	0.05	0.75
Trichloroethylene	µg/g	0.03	<0.03	<0.03	<0.03	0.05	0.52
Trichlorofluoromethane	µg/g	0.05	<0.05	<0.05	<0.05	0.25	5.8
Vinyl Chloride	µg/g	0.02	<0.02	<0.02	<0.02	0.02	0.022
Xylene Mixture	µg/g	0.05	<0.05	<0.05	<0.05	0.05	25
NOTES: Analysis by AGAT Laboratories. All results in ppm (µg/g) and based on dry weight basis. * Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets. ** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.							

Table 5: SOIL CHEMICAL ANALYSIS - Inorganic Parameters

Alexandra Park Residential Development, Toronto, Ontario

January 2013

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Sample I.D.	Units	RDL*	Test Hole TH201-SS4	Test Hole TH202-SS4	Test Hole TH203-SS4	Test Hole TH203-SS5	Test Hole TH204-SS7	Duplicate of TH204-SS7 TH304-SS7	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			1.8 to 2.4	1.8 to 2.4	1.8 to 2.4	2.4 to 3.0	3.4 to 4.0	3.4 to 4.0		
Soil Type			Clayey Silt	Clayey Silt	Silty Clay	Clayey Silt	Clayey Silt	Clayey Silt		
Date of Sample Collection			10-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13	9-Jan-13		
Date of Sample Analysis			16-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13	15-Jan-13		
Certificate of Analysis Number			13T678801	13T678390	13T678390	13T678390	13T678390	13T678390		
AGAT I.D.			4062944	4061450	4061456	4061469	4061459	4061460		
Electrical Conductivity (2:1)	mS/cm	0.005	0.389	0.359	2.710	1.200	0.371	0.403	0.47	0.7
Sodium Adsorption Ratio	N/A	N/A	1.39	3.400	2.860	6.590	0.565	0.509	1	5

NOTES:

Analysis by AGAT Laboratories.

All results based on dry weight basis. N/A means "not applicable".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.



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Table 5: SOIL CHEMICAL ANALYSIS - Inorganic Parameters

Alexandra Park Residential Development, Toronto, Ontario

January 2013

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Sample I.D.	Units	RDL*	Test Hole TH205-SS8	Test Hole TH206-SS7	Test Hole TH207-SS9	Test Hole TH208-SS4	Test Hole TH209-SS5	Test Hole TH209-SS6	Ontario Regulation 153/04 Table 1 Soil Standards**	Ontario Regulation 153/04 Table 3 Soil Standards**
Depth (m)			4.3 to 4.9	3.4 to 4.0	4.6 to 5.0	1.8 to 2.4	2.4 to 3.0	3.0 to 3.5		
Soil Type			Clay	Clayey Silt	Clay	Silty Clay	Silty Clay	Silty Clay		
Date of Sample Collection			10-Jan-13	10-Jan-13	11-Jan-13	11-Jan-13	14-Jan-13	14-Jan-13		
Date of Sample Analysis			16-Jan-13	16-Jan-13	18-Jan-13	18-Jan-13	18-Jan-13	18-Jan-13		
Certificate of Analysis Number			13T678801	13T678801	13T679112	13T679112	13T678801	13T678801		
AGAT I.D.			4062917	4062926	4064911	4064923	4062967	4062968		
Electrical Conductivity (2:1)	mS/cm	0.005	0.480	0.365	0.386	0.145	0.451	0.220	0.47	0.7
Sodium Adsorption Ratio	N/A	N/A	0.913	0.931	0.920	0.178	0.623	0.756	1	5

NOTES:

Analysis by AGAT Laboratories.

All results based on dry weight basis. N/A means "not applicable".

* Analytical Reporting Detection Limits (RDLs) are shown except as indicated in brackets.

** Standards shown are for a residential/parkland/institutional property use and medium to fine textured soils in a non-potable ground water condition.

Exceedances of Table 1 Standards are highlighted.

Exceedances of Table 3 Standards are shown in **bold**.



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Table 6: IMPACTED SOIL VOLUME ESTIMATE

Alexandra Park Residential Development, Toronto, Ontario
May 2013

Page 1 of 1

	Width	Length	Area (m ²)**	Depth	Impacted Soil Volume (m ³)	Total Impacted Volume (m ³)	Total Impacted Tonnage (mt)	Estimated Cost Per Tonne	Estimated Excavation and Disposal Cost
A. Block 11 Tower	-	-	2,961	4.0	11,844	11,844	21,319	\$50/tonne	\$1,065,960
B. Block 11 Towns - 6 Three Bdrm Units	-	-	857	2.0	1,710	4,496	8,092		\$404,622
Block 11 Towns - 18 Three Bdrm Short Units	-	-	286	2.1	587				
Block 11 Towns - 16 Four Bdrm Units	-	-	762	2.9	2,198				
C. Block 13 Tower - Parking Level 1 ¹	-	-	2,413	3.2	7,722	9,034	16,262		\$813,096
Block 13 Tower - Parking Level 2	-	-	1,641	0.8	1,313				
D. Block 13 Towns - Assumes PAH to 4.0 mbgs ²	-	-	1,255	2.5	3,138	3,138	5,649		\$282,447
E. Vanauley Street Extension	17	76	1,254	2.5	3,135	3,135	5,643		\$282,150
F. Proposed Roadway - Tridel portion	34	8	285	2.5	712	712	1,281	\$64,055	
G. Proposed Roadway - TCHC portion (excluding Section F)	165	17	2,444	2.5	6,111	6,111	11,000	\$549,992	
TOTAL	-	-	14,158	-	-	38,470	69,246	\$3,462,323	

NOTES

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*MOE Table 3 Full Depth Generic Table 3 Standards for a residential property use having medium to fine textured soil in a non-potable ground water condition applied.

**Block 11 Tower P1/P2 areal extent provided by Teeple Architects, personal communication, 05/07/2013.

**Block 10/11 Townhomes areal extent based on Site Plan A01, Levitt Goodman Architects, dated March 26, 2013. Excavated depth based on drawing A300, Building Section-3 Bedroom Townhouse (2.78 mbg-1.57m/2); A301, Cross Section - 3 Bedroom Short Townhouse (2.78 mbg-1.45m/2); A302, Cross Section- 4 Bedroom Townhouse (3.57 mbg-1.37m/2), dated 03/14/2013.

¹ Site Plan not available. PAH impacted fill is assumed to extend to 4.0 mbgs. Area based on Conceptual Design; aerial extent of P1/P2 provided by Teeple Architects, personal communication, 05/07/2013. Assumed P1 height = 3.2 mbg, P2 height = 2.8 mbg.

² Site Drawings not available. Assumes Block 13 Townhome Development is equivalent to 67% of Block 11 Townhomes. Assumed average basement depth=2.5 mbg.



Table 1 Disposal - EC/SAR impacts only

APPENDIX A

Terms and Conditions





LIMITATIONS AND USE OF REPORT

BASIS OF REPORT

The Report is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of **exp** may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to **exp** to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and **exp**'s recommendations. Any reduction in the level of services recommended will result in **exp** providing qualified opinions regarding the adequacy of the work. **Exp** can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to **exp** by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. **exp** has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to **exp**.

STANDARD OF CARE

This report ("Report") has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to **exp** by the Client, communications between **exp** and the Client, other reports, proposals or documents prepared by **exp** for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. **Exp** is not responsible for use by any party of portions of the Report.

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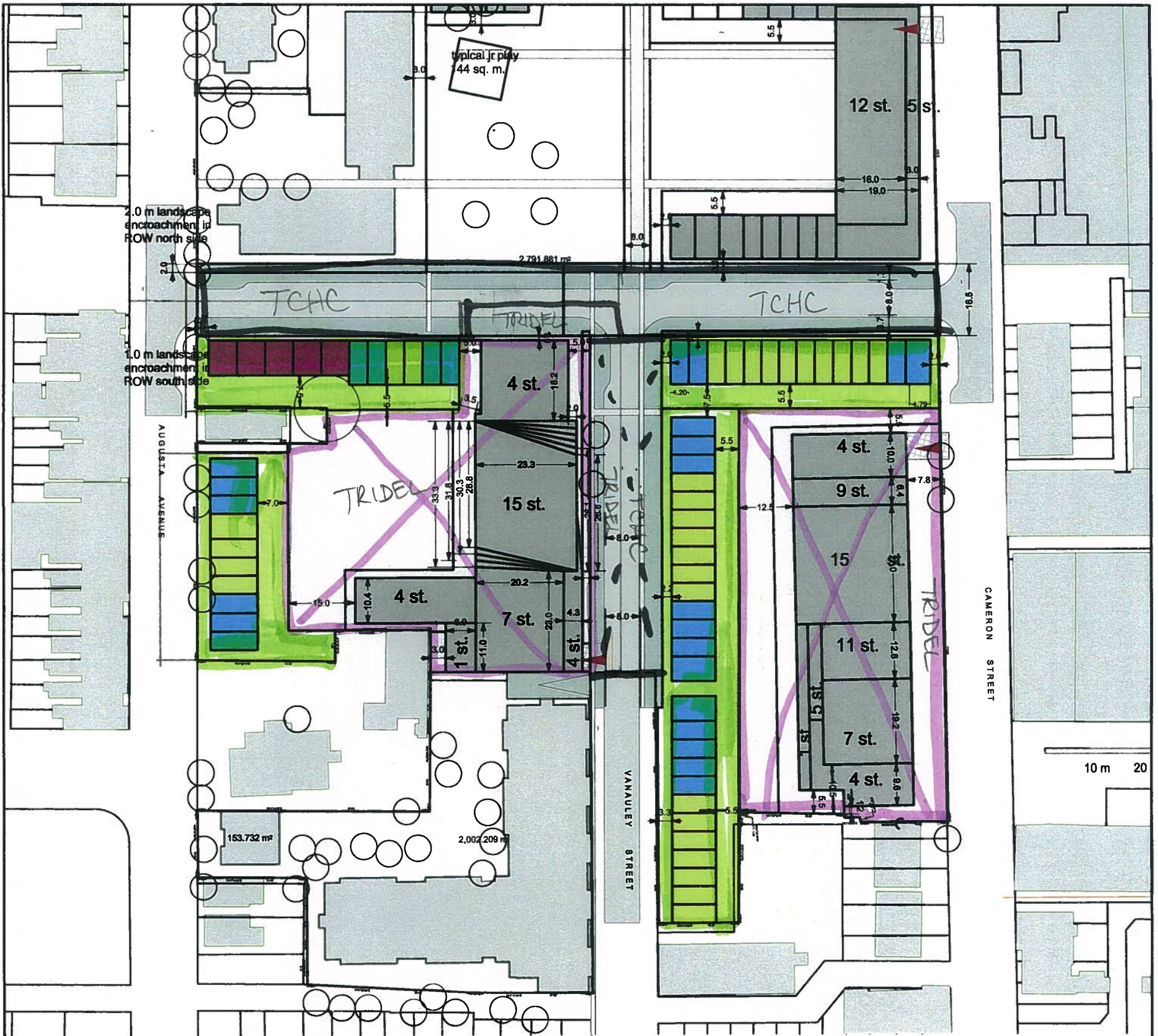
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APPENDIX B

Concept Plan





BLOCK 11 & 13

3 BEDROOM TOWNHOUSES (30 UNITS) X 117.8m ² [1,268 SF] = 3,534m ² [38,041 SF] BASEMENT: (30) x 45.8m ² = 1,374m ² [14,790 SF] Total including Basements: 4,908m ² [52,831 SF]
4 BEDROOM TOWNHOUSES (26 UNITS) X 129.8m ² [1,397.2 SF] = 3,374.8m ² [36,327 SF] BASEMENT: (26) x 45.8m ² = 1,191m ² [12,818 SF] Total including Basements: 4,565.8m ² [49,147 SF]
5 BEDROOM TOWNHOUSES (5 UNITS) X 137.2m ² [1,476.9 SF] = 686m ² [7,384.3 SF] BASEMENT: (5) x 50.1m ² = 250.5m ² [2,696.4 SF] Total including Basements: 936.5m ² [10,080.7 SF]
TOTAL PHASE 1 TOWNHOUSE GFA (61 UNITS) EXCLUDING BASEMENTS = 7,594.8m² [81,752 SF]
TOTAL PHASE 1 TOWNHOUSE GFA (61 UNITS) INCLUDING BASEMENTS = 10,410.3m² [112,059.2 SF]

BLOCK 11

3 BEDROOM TOWNHOUSES (24 UNITS) X 117.8m ² [1,268 SF] = 2,827.2m ² [30,432.7 SF] BASEMENT: (24) x 45.8m ² = 1,099.2m ² [11,832.0 SF] Total including Basements: 3,926.4m ² [42,264.8 SF]
4 BEDROOM TOWNHOUSES (16 UNITS) X 129.8m ² [1,397.2 SF] = 2,076.8m ² [22,355.2 SF] BASEMENT: (16) x 45.8m ² = 732.8m ² [7,888.1 SF] Total including Basements: 2,809.6m ² [30,243.3 SF]
TOTAL PHASE 1 TOWNHOUSE GFA (40 UNITS) EXCLUDING BASEMENTS = 4,904m² [52,787.9 SF]
TOTAL PHASE 1 TOWNHOUSE GFA (40 UNITS) INCLUDING BASEMENTS = 6,736m² [72,508.1 SF]

BLOCK 13

3 BEDROOM TOWNHOUSES (6 UNITS) X 117.8m ² [1,268 SF] = 706.8m ² [7,608.2 SF] BASEMENT: (6) x 45.8m ² = 274.8m ² [2,958.0 SF] Total including Basements: 981.6m ² [10,566.2 SF]
4 BEDROOM TOWNHOUSES (10 UNITS) X 129.8m ² [1,397.2 SF] = 1,298m ² [13,972.0 SF] BASEMENT: (10) x 45.8m ² = 458m ² [4,930 SF] Total including Basements: 1,756m ² [18,902.0 SF]
5 BEDROOM TOWNHOUSES (5 UNITS) X 137.2m ² [1,476.9 SF] = 686m ² [7,384.3 SF] BASEMENT: (5) x 50.1m ² = 250.5m ² [2,696.4 SF] Total including Basements: 936.5m ² [10,080.7 SF]
TOTAL PHASE 1 TOWNHOUSE GFA (21 UNITS) EXCLUDING BASEMENTS = 2,690.8m² [28,964.5 SF]
TOTAL PHASE 1 TOWNHOUSE GFA (21 UNITS) INCLUDING BASEMENTS = 3,674.1m² [39,549.0 SF]

TOWNHOUSE SITE STATISTICS - PROPOSED

LEGEND

	3 BEDROOM TOWNHOUSES
	4 BEDROOM TOWNHOUSES
	5 BEDROOM TOWNHOUSES



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ISSUE DATE:		
NO.	DATE	DESCRIPTION
7	23/01/13	ISSUED FOR REVIEW
8	24/01/13	ISSUED FOR REVIEW
9	05/02/13	ISSUED FOR REVIEW

PROJECT:
Alexandra Park
Toronto, ON

PROJECT NO. 12200
SCALE 1:100
DRAWN BY KT
REVIEWED BY DG

DRAWING TITLE:
SITE PLAN
DRAWING NO.:
S1