

Phase I Environmental Site Assessment

Vacant Land Northeast of Hurst Way, Winnipeg, MB

Prepared for:

GEM Equities
1383 Spruce Street
Winnipeg, MB R3E 2V8

Attn: Andrew Marquess

March 2, 2015

Pinchin File: 101887

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on January 27, 2015 through an Authorization to Proceed or signed by Andrew Marquess of GEM Equities (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant property located northeast of Hurst Way in Winnipeg, MB (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled *"Phase I Environmental Site Assessment, CSA Standard Z768-01"* dated November 2001 (reaffirmed 2012), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

This report has been issued without having received a response from Manitoba Conservation and Water Stewardship. Once a response from this regulatory body is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

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TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Background 1
1.2 Scope of Work 1
2.0 SITE DESCRIPTION 1
2.1 Site Location and Physical Description 1
2.2 Topographic, Geologic and Hydrogeological Setting 2
2.3 Site Operations 3
3.0 HISTORICAL RECORDS REVIEW 3
3.1 Site Interviews and Records 3
3.2 Aerial Photographs 3
3.3 Opta Information Intelligence 6
3.4 City Directories 6
3.5 Previous Environmental Reports 7
3.6 Historical Summary 7
4.0 REGULATORY INFORMATION AND CORRESPONDENCE 7
4.1 Site Regulatory Information 7
4.2 Manitoba Conservation and Water Stewardship 7
4.3 Local and Municipal Government 8
4.4 EcoLog ERIS 8
4.5 Regulatory Information Summary 9
5.0 SITE RECONNAISSANCE 9
5.1 Hazardous Materials 10
5.2 Storage Tanks 10
5.2.1 Aboveground Storage Tanks 10
5.2.2 Underground Storage Tanks 10
5.3 Water and Wastewater 10
5.4 Polychlorinated Biphenyls 11
5.5 Asbestos-Containing Materials 11
5.6 Lead-Containing Paints 12
5.7 Ozone-Depleting Substances 12
5.8 Radon 12
5.9 Mould or Microbial Contamination 13
5.10 Air Emissions 13
5.11 Staining and Stressed Vegetation 13
5.12 Non-Hazardous Wastes 13
6.0 ACTIVITIES ON ADJACENT PROPERTIES 14
7.0 FINDINGS AND RECOMMENDATIONS 15
8.0 STANDARD LIMITATIONS 15
9.0 REFERENCES 16

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FIGURES

FIGURE 1	Key Map
FIGURE 2	Site and Surrounding Land Use Plan

APPENDICES

APPENDIX I	Opta Response
APPENDIX II	Correspondence with Regulatory Agencies
APPENDIX III	EcoLog ERIS Report
APPENDIX IV	Qualifications of Assessor
APPENDIX V	Photographs

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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on January 27, 2015 through an Authorization to Proceed or signed by Andrew Marquess of GEM Equities (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant property located northeast of Hurst Way in Winnipeg, MB (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on February 23, 2015, and was not accompanied.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located northeast of Hurst Way and approximately 380 metres (m) east of Waverley Street, in Winnipeg, Manitoba. The Site is held under title numbers 1957007/1, 1584920/1, 540285/1, 768977/1, 540274/1, 540266/1 and 762473/1. The Site is situated in an area that consists of commercial and industrial (railway lines) land uses. Figure 2 illustrates the Site and surrounding area.

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A summary of the physical description of the Site is provided below.

Topic	Details
Approximate Site Area	5.5 hectares (13.5 acres).
Buildings on-Site	None.
Approximate Year of Construction and Significant Additions or Renovations	Not applicable to the Site.
Number of Floors (Including ground level)	Not applicable to the Site.
Subsurface Levels	Not applicable to the Site.
Approximate Footprint Area of Building	Not applicable to the Site.
Approximate Total Area of Building	Not applicable to the Site.
Heating/Cooling	Not applicable to the Site.
Elevators	Not applicable to the Site.
Emergency Generators	Not applicable to the Site.
Landscaped/Grassed/Bare Ground Areas	The Site consists of natural landscaping. Snow cover at the time of the Site reconnaissance limited observations of ground surface conditions.
Paved or Other Sealed Surface Materials	None observed. Snow cover at the time of the Site reconnaissance limited observations of ground surface conditions.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Glacial Lake Agassiz clay of Pleistocene age with possible inclusions of silt layers based on the location of the Site.

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Topic	Findings
Fill Materials	None observed. Snow cover at the time of the Site reconnaissance limited observations of ground surface
Bedrock Type	Palaeozoic carbonate formations consisting of limestone and dolomitic limestone.
Inferred Bedrock Depth	Approximately 16 to 21 m below ground surface.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	The Red River is located approximately 1.5 kilometres (km) east of the Site. The Red River flows north and discharges into Lake Winnipeg, located approximately 50 km north of Winnipeg.
Inferred Groundwater Flow Direction	East based on the location of the Red River and regional drainage patterns.

2.3 Site Operations

The Site consists of vacant undeveloped land consisting of trees, shrubs and grass. An access path runs along the west Site boundary.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

There was no Site Representative available at the time of the Site reconnaissance; however, the Client advised Pinchin that the Site is currently owned by CN Rail and that the property had never been occupied by any permanent structures and/or buildings. In addition, the City of Winnipeg holds title to lots 3, 2 and 7 of Plan 7040 under CT # 2455472, which are located along the west portion of the Site.

3.2 Aerial Photographs

Copies of aerial photographs dated 1948, 1968, 1988 and 1997 were obtained from the Manitoba Conservation and Water Stewardship's (Manitoba Conservation) Canada Map Sales in Winnipeg, Manitoba and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2002, 2005, 2007, 2010, 2013 and 2014.

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A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1948, 1968, 1988, 1997, 2002, 2005, 2007, 2010, 2013 and 2014	The Site appears to consist of vacant forested land with the exception of an access road along the west Site boundary.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1948	Vacant undeveloped land with forested areas north of the majority of the Site. The area north of the west portion of the Site is developed with railway lines similar in location and orientation to present-day followed by vacant undeveloped land.	Vacant undeveloped land.	Vacant undeveloped land with treed areas.	Vacant undeveloped land with treed areas.
1968 and 1988	Similar to 1948 with the addition of a road similar in location and orientation to present-day Taylor Avenue north of the west portion of the Site.	Similar to 1948.	Similar to 1948 with the addition of a road similar in location and orientation to present-day Hurst Way and a structure similar in size and configuration to the present-day Winnipeg Systems Waterway southwest of the Site.	Similar to 1948.

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Year of Photograph	North	East	South	West
1997	Similar to 1988 with the addition of a building similar in size and configuration to the present-day retail fuel outlet (RFO) at 1330 Taylor Avenue north of the west portion of the Site.	Similar to 1988.	Similar to 1988.	Similar to 1988.
2002	Similar to 1997 with the addition of a building similar in size and configuration to the present-day commercial building located at 1360 Taylor Avenue northwest of the Site.	Similar to 1997.	Similar to 1997.	Similar to 1997 with the addition of buildings similar in size and configuration to the present-day storage units located at 830 Waverley Street.
2005	Similar to 2002.	Similar to 2002.	Similar to 2002.	Similar to 2002 with the addition of a building similar in size and configuration to the present-day multi-tenant commercial building located at 840 Waverley Street.
2007, 2010, 2013 and 2014	Similar to 2005.	Similar to 2005.	Similar to 2005.	Similar to 2005 with the addition of a building similar in size and configuration to the present-day Humane Society building located at 45 Hurst Way.

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Railway lines were observed running in an east-west alignment in all of the aerial photographs. The closest railway line to the Site is located approximately 15 m north of the northwest portion of the Site. Creosote or chromated copper arsenate (CCA) used to treat the railway ties have the potential to impact soils in the vicinity of railway lines; however, these impacts are typically minor, localized, and near the surface. As such, it is Pinchin's opinion that these railway lines are unlikely to result in potential subsurface impacts at the Site.

A suspected RFO was observed to the north of the Site in the 1997 to 2014 aerial photographs. This property is located approximately 45 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. Based on observations made during the Site reconnaissance, the pump islands and underground storage tanks (USTs) are located greater than 100 m northeast of the Site. Based on the distance between the pump islands/USTs and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

3.3 Opta Information Intelligence

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans (FIPs) related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated February 24, 2015 indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I. Manitoba Archives was also contacted regarding the availability of FIPs for the Site surrounding area and none were available.

3.4 City Directories

City directories for the years 1960 to 2000 were reviewed by Pinchin at the Millennium Library in Winnipeg, Manitoba. It should be noted that no city directories were available for the City of Winnipeg subsequent to 2000.

A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1960, 1970, 1980, 1990 and 2000	No listing.

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In general, the city directories indicated that the surrounding area has historically consisted of commercial land uses since the 1990s. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified; however, Pinchin notes the following:

- An RFO was listed at 1330 Taylor Avenue from 1993 to 2000. This RFO is still present at this location, approximately 45 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. As noted in Section 3.2, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted city directories, nothing was identified that is likely to result in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Client, none are available.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client and was advised that there is no regulatory information with respect to the Site.

4.2 Manitoba Conservation and Water Stewardship

Inquiries were made with Manitoba Conservation regarding any orders, violations or spills. At the time of writing this report, a written response had not been received from Manitoba Conservation. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of the request is provided in Appendix II.

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Pinchin conducted a search for properties within a 200 m radius of the Site listed on Manitoba Conservation's Contaminated/Impacted Sites Database updated February 1, 2015. The Site was not identified on the database.

One surrounding property (Taylor Esso at 1330 Taylor Avenue) was listed on Manitoba Conservation's Contaminated/Impacted Sites Database. This property is located approximately 45 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. As noted in Section 3.2, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Pinchin conducted a search for properties within a 200 m radius of the Site listed on the Manitoba Conservation Hazardous Waste Generator Registrations Database updated August 19, 2014. The Site was not identified on the registrations database.

1330 Taylor Avenue (Taylor Esso Auto Wash Express Lube) was listed on the Manitoba Conservation Hazardous Waste Generator Registrations Database. This property is located approximately 45 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. As noted in Section 3.2, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Two additional surrounding properties (1320 Taylor Avenue (The Christian Press) and 850 Waverley Street (Chamois Car Wash)) were listed on the Manitoba Conservation Hazardous Waste Generator Registrations Database. These properties are located greater than 100 m from the Site. Based on the distance between these properties and the Site, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site.

4.3 Local and Municipal Government

The City of Winnipeg maintains records regarding sewer-use infractions and other information related to sewer use. Given that the present activities at the Site as identified in this Phase I ESA are not expected to result in sewer discharges outside those permitted by City of Winnipeg bylaws, Pinchin did not contact the City of Winnipeg as part of this Phase I ESA.

4.4 EcoLog ERIS

Pinchin submitted a request to EcoLog Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- "*National PCB Inventory*", dated 1988 to 2008;
- "*Fuel Storage Tanks*", dated 1905 to February 2003;

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- "*Bulk Fuel Distributors*", dated 2006 to July 2013;
- "*Retail Fuel Storage Tanks*", dated 1999 to July 2014;
- "*Waste Generators Summary*", dated 1985 to September 2012; and
- "*Waste Receivers Summary*", dated 1998 to July 2012.

A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- Taylor Esso at 1330 Taylor Avenue was listed in the Bulk Fuel Distributor Database Fuel Storage Tank Database as having two 35,000 litre (L) USTs and one 25,000 L UST installed in 1990 and tested in 1994, and one 5,000 L UST installed in 1990. This property is located approximately 45 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. As noted in Section 3.2, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site; and
- Two additional surrounding properties (The Christian Press at 1320 Taylor Avenue and Stantec Consulting Ltd. at 1355 Taylor Avenue) were listed in the Waste Generator Summary Database. These properties are located greater than 100 m from the Site. Based on the distance between these properties and the Site, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on February 23, 2015, and was not accompanied. The Site reconnaissance included a walkthrough of accessible areas of the Site. At the time of the Site reconnaissance, the ground surface was covered with snow and the weather was overcast. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

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5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed.
Compressed Gases	None observed.
Hazardous Waste	None observed.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks were observed on-Site.

5.2.2 Underground Storage Tanks

No evidence of USTs (i.e., fill/vent pipes) was observed on-Site. Snow cover at the time of the Site reconnaissance limited observations of ground surface conditions.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	The Site does not currently have a municipal water supply. Water is obtained by the City from Shoal Lake. Groundwater is not used as a source of potable water.
Water Use	Not applicable to the Site.
Sanitary/Process Wastewater Receptor	Not applicable to the Site.
Pits, Sumps or Lagoons	Not applicable to the Site.
Grease Traps	Not applicable to the Site.
Oil/Water Separators	Not applicable to the Site.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil or discharge into the municipal storm sewers.

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Topic	Findings
Wells	None observed. Snow cover at the time of the Site reconnaissance limited observation of ground surface conditions.
Watercourses, Ditches or Standing Water	None observed. Snow cover at the time of the Site reconnaissance limited observation of ground surface conditions.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (i.e., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

No potential PCB-containing equipment was observed on-Site, and no hydraulic equipment was observed on-Site. No transformers were observed on-Site.

5.5 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction.

Given that the Site consists of vacant land, it is unlikely that ACMs are present on-Site.

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5.6 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. The current limit set by the federal government is 90 ppm. In 1991, paint manufacturers initiated a voluntary program to limit lead in paint to 600 ppm, which is considered an action level by the provincial labour regulator; however, even today, there is no restriction on lead in paints used for anti-corrosion purposes (i.e., steel primers and exterior coatings) and road markings.

Given that the Site consists of vacant undeveloped land, it is unlikely that lead-containing paints are located on-Site.

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed.

Given that the Site consists of vacant land, it is unlikely that ODSs are present on-Site.

5.8 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can accumulate to higher levels. Health Canada has developed guidelines for acceptable levels of radon in buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m^3); however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines.

Given that the Site consists of vacant land, the potential presence of radon within buildings is not applicable to the Site.

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5.9 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Given that the Site consists of vacant land, the potential presence of radon within buildings is not applicable to the Site.

5.10 Air Emissions

Topic	Findings
Washroom Vents	Not applicable to the Site.
Kitchen Vents	Not applicable to the Site.
Heating/Cooling	Not applicable to the Site.
Emergency Generators	Not applicable to the Site.
Process Vents	None observed.
Odours	No strong, pungent or noxious odours were identified.
Permits/Approvals	Not applicable to the Site.

5.11 Staining and Stressed Vegetation

Pinchin notes that the ground surface was snow-covered at the time of the Site reconnaissance and therefore, a thorough assessment for staining/stressed vegetation could not be completed at the time of the Site reconnaissance. The Client reported that no known historical chemical spills have occurred on-Site.

5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Not currently generated at the Site.
Recyclables	Not currently generated at the Site.

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6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that consists of commercial and industrial (railway lines) land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Vacant land north of the majority of the Site. Railway lines followed by commercial buildings (Taylor Esso, La Grotta Mediterranean Market) north of the west portion of the Site.	Vacant undeveloped land.	Vacant undeveloped land south of the majority of the Site. Hurst Way and the Winnipeg Systems Waterway to the south/southwest of the Site.	Commercial buildings (Winnipeg Humane Society, Storageville etc.).
Direction with Respect to Inferred Groundwater Flow	Transgradient.	Downgradient.	Transgradient.	Upgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	Fill and vent pipes associated with the RFO.	None observed.	None observed.	None observed.

Railway lines were observed running in an east-west alignment north of the Site. The closest railway line to the Site is located approximately 15 m north of the northwest portion of the Site. As noted in Section 3.2, it is Pinchin's opinion that these railway lines are unlikely to result in potential subsurface impacts at the Site. An RFO was observed to the north of the Site. This property is located approximately 45 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. As noted in Section 3.2, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

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7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the vacant Site located northeast of Hurst Way, Winnipeg, MB, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. This report was prepared for the exclusive use of GEM Equities, subject to the conditions and limitations contained within the duly authorized proposal. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed.

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The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 REFERENCES

1. Mr. Andrew Marquess.
2. Manitoba Conservation and Water Stewardship's Contaminated/Impacted Sites Database.
3. Manitoba Conservation and Water Stewardship's Hazardous Waste Generator Registrations Report.
4. Manitoba Conservation and Water Stewardship's Canada Map Sales.
5. Opta Information Intelligence "49.847856 97.173275", dated February 24, 2015 (Opta Order ID: 19871).
6. City of Winnipeg.
7. Manitoba Archives.
8. Millennium Library.
9. Google Earth™ Satellite Imagery.
10. EcoLog ERIS report entitled "101887 Waverley St & Hurst Way Winnipeg MB", dated February 19, 2015 (ERIS Project # 20150217128).

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11. "*Geohydrology of the Metropolitan Winnipeg Area as Related to Groundwater Supply and Construction*", prepared by F.W. Render, dated 1970.

12. "*Boundaries of Landfills and Dump in the Winnipeg Area*", prepared by the City of Winnipeg Works and Operations Division Waterworks Waste and Disposal Department, dated 1993.

13. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", prepared by Health Canada and dated March 2012.

14. "*Geological Engineering Maps & Report for Urban Development of Winnipeg*", prepared by the Department of Geological Engineering University of Manitoba, dated 1983.

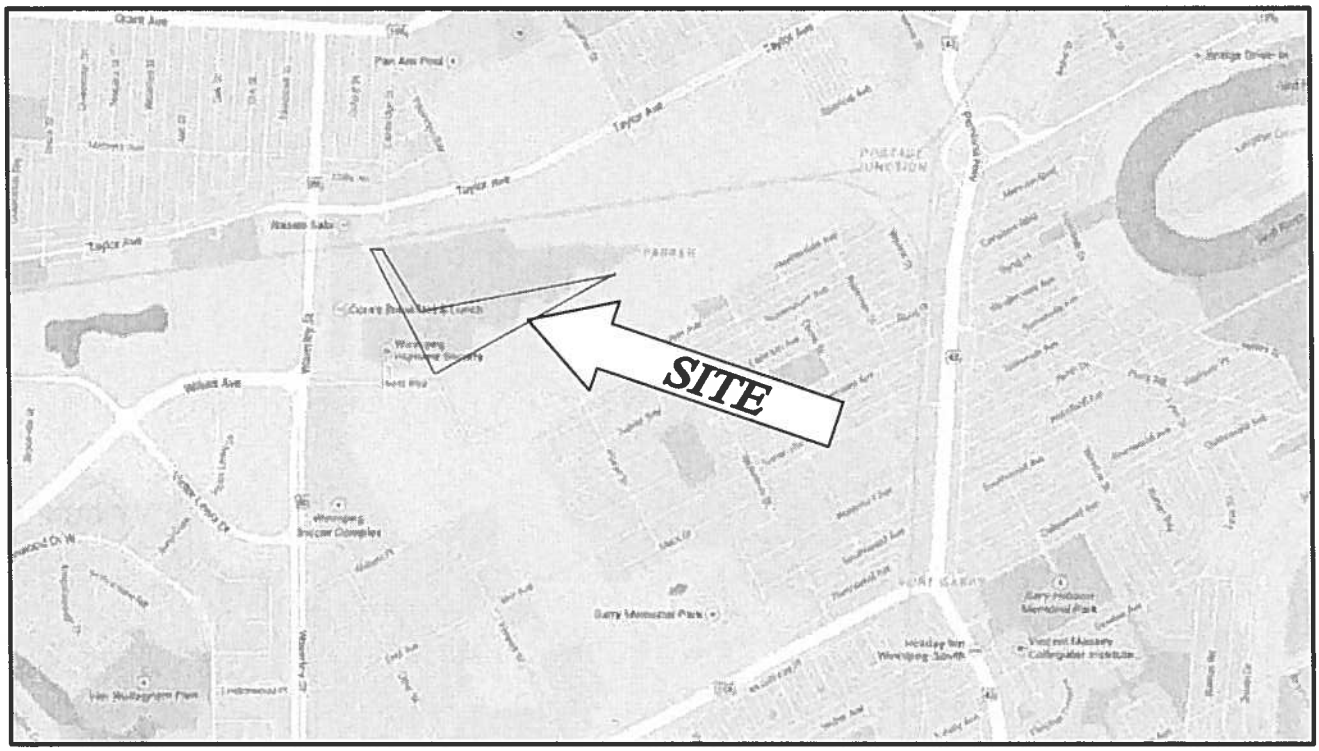
J:\101000s\101887 GEMEquities,VacantLand,No,EMG,SA1\Report\101887 - Vacant Land NE of Hurst - Report - Phase I ESA - March 2, 2015.docx

Template: Master Report for Phase I ESA - Stage 1 PSI, EDR, February 2, 2015

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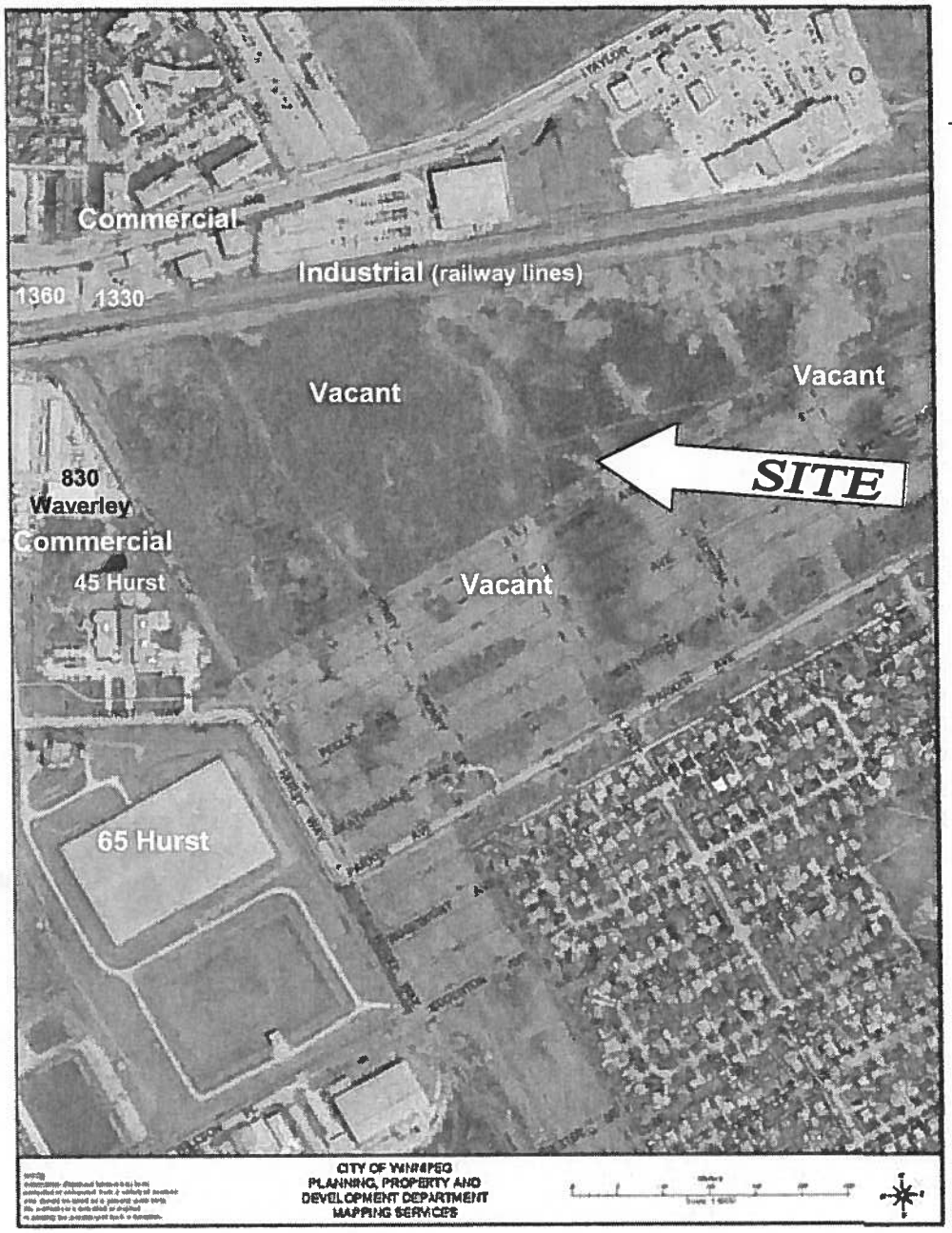
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FIGURES



PINCHIN

PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: GEM EQUITIES			
PROJECT LOCATION: VACANT LAND NORTHEAST OF HURST WAY, WINNIPEG, MB			
FIGURE NAME: KEY MAP			FIGURE NO.: 1
APPROXIMATE SCALE: AS SHOWN	PROJECT NO.: 101887	DATE: MARCH 2015	

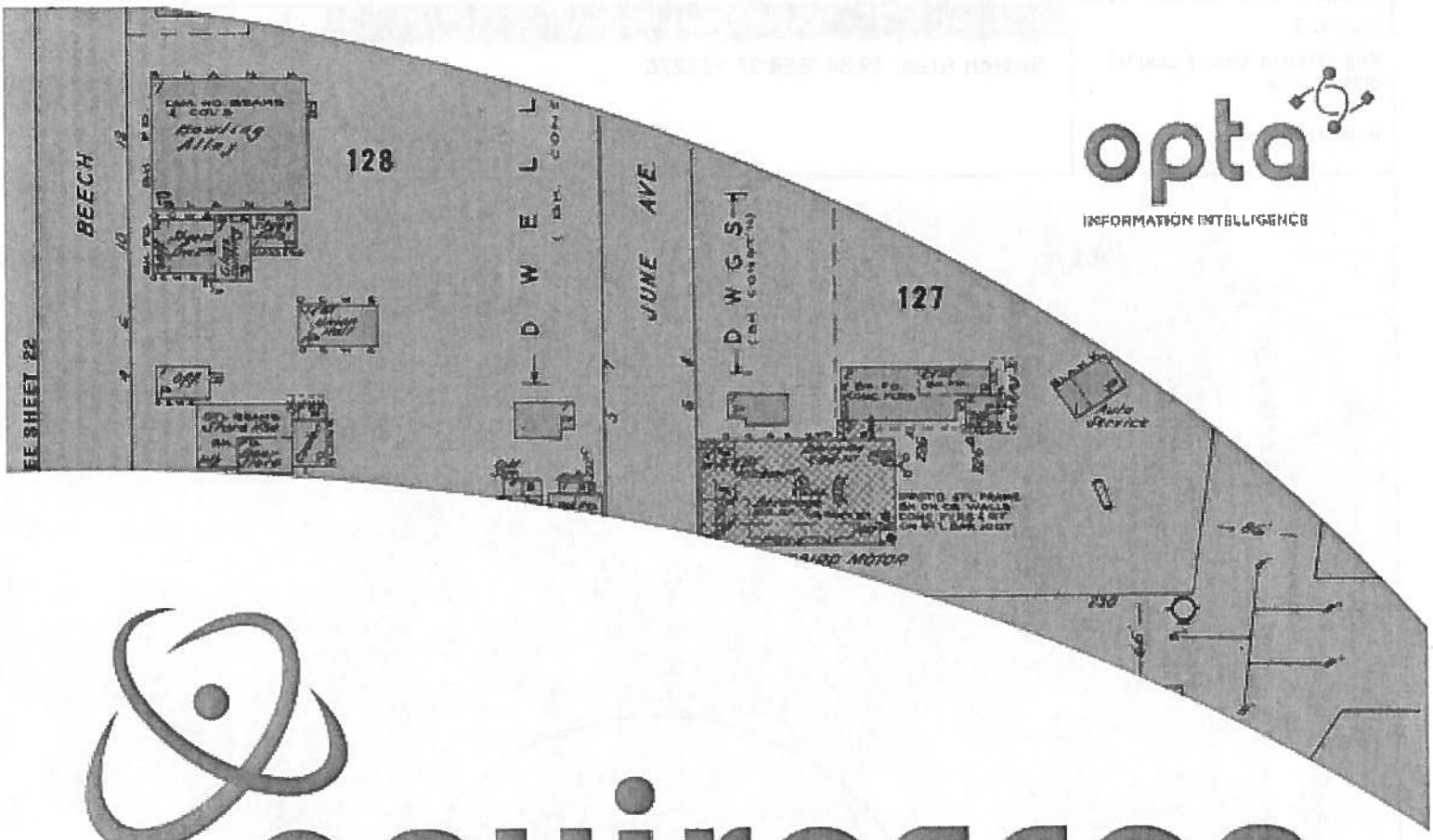


INFERRED GROUNDWATER FLOW DIRECTION

PINCHIN

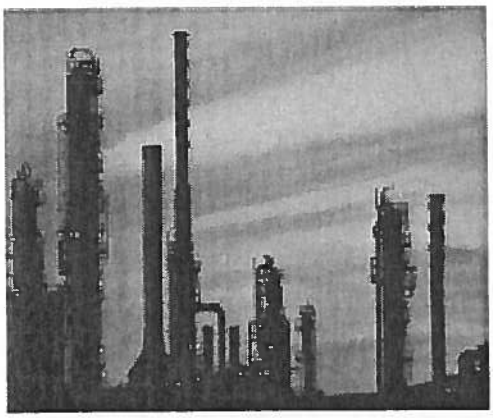
PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME: GEM EQUITIES		
PROJECT LOCATION: VACANT LAND NORTHEAST OF HURST WAY, WINNIPEG, MB		
DRAWING NAME: SITE AND SURROUNDING LAND USE PLAN		FIGURE NO.: 2
SCALE: AS SHOWN	PROJECT NO.: 101887	DATE: MARCH 2015

APPENDIX I
Opta Response



opta
INFORMATION INTELLIGENCE

enviroscan







An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Sutharmina Balachandran

Site Address:

49.847856 97.173275

Project No:

101887

Opta Order ID:

19871

Requested by:

Bernice Spitaels Pinchin

Date Completed:

2/24/2015 7:31:44 AM

Project Name: Vacant Land NE of Hurst Way

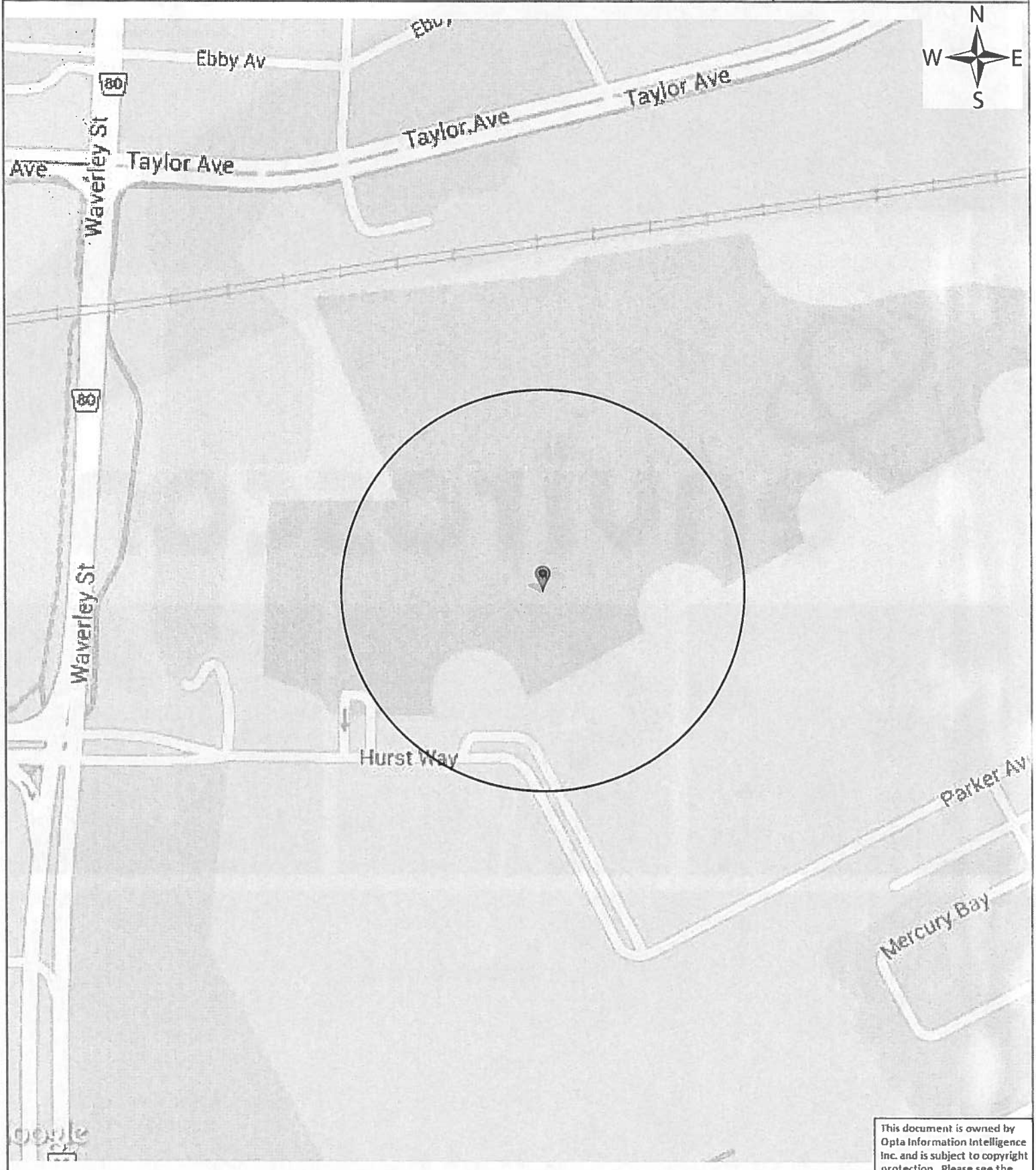
Project #: 101887

ENVIROSCAN Report

Search Area: 49.847856 97.173275

Requested by:
Bernice Spitaels
Date Completed: February 24, 2015 07:31:44

enviroscan
OPTA INFORMATION INTELLIGENCE



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Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Project Name: Vacant Land NE of Hurst Way Project #: 101887	ENVIROSCAN Report **Selected Fire Insurance Plans and Inspection Reports** Requested by: Bernice Spitaels Date Completed: February 24, 2015 07:31:44	enviroscan OPTA INFORMATION INTELLIGENCE

Search Fee	$50.00

Selected Fire Insurance Plans

None

Selected Inspection Reports

None

Total	$50.00

opta INFORMATION INTELLIGENCE

175 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3

T: 905.882.6300
Toll Free: 905.882.6300
F: 905.882.6300

An SCM Company
www.optaintel.ca

Project Name: Vacant Land NE of Hurst Way

Project #: 101887

Excluded Fire Insurance Plans and Inspection Reports

Requested by:
Bernice Spitaels
Date Completed: February 24, 2015 07:31:44

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Excluded Fire Insurance Plans

None

Excluded Inspection Reports

None

APPENDIX II
Correspondence with Regulatory Agencies

PINCHIN FILE NO: 101887

Manitoba
Conservation and Water Stewardship

FILE SEARCH REQUEST FORM

NOTE: Please **COMPLETE** the questions below in order that Manitoba Conservation can effectively respond to your request for information as to outstanding Licenses, Orders or Violations, etc. against the indicated property. **A cheque or money order, in the amount of $94.50 ($90.00 + $4.50 G.S.T.) made payable to the Minister of Finance, must accompany this request.**

We will endeavor to respond to your request within 30 calendar days of receipt. Please direct all inquiries and return the completed form, along with your payment, to:

Environmental File Searches
Manitoba Conservation
Box #85, 200 Saulteaux Crescent
Winnipeg MB R3J 3W3

GST Registration #R107863847

Telephone: 945-7098
Fax: 945-2385

1. Applicant:

Name:	Bernice Spitaels
Company Name:	Pinchin Ltd.
Address:	54 Terracon Place Winnipeg, Manitoba R2J 4G7
Telephone:	(204) 452-0983, ext 2237 Fax: (204) 453-0788
E-mail:	bspitaels@pinchin.com

2. If you are representing someone else respecting this request, please provide the following information:
(*not the property being searched)**

Business/Individual Name:	**GEM Equities**
Legal Name (if different from above):	
Address:	**1383 Spruce Street** **Winnipeg, MB** **R3E 2V8**
Telephone:	**(204)**
Fax:	**(204)**

(a) BUSINESS NAME OF PRESENT OR PREVIOUS TENANT who is/was actually on the subject property (not numbered company name) MUST BE INCLUDED:
(If this is a shopping centre/strip mall please provide complete list of tenants)

Vacant land

3. (a) Legal description of property involved:

Titles: 1957007/1
1584920/1
540285/1
768977/1
540274/1
540266/1
762473/1

(b) **STREET ADDRESS (INCLUDING CITY/TOWN, RURAL MUNICIPALITY) OF PROPERTY INVOLVED MUST BE INCLUDED:**
(Please provide a diagram if civic/numerical address is not available)

No address - see titles above and map attached.

4. What information is being requested - please be as specific as possible?

Environmental orders, spills, spills on adjacent properties, discharge orders, underground storage tanks, tank removal orders, fill materials used, landfills on property.

If known, and if applicable, please indicate what legislation the information being requested pertains to:

The Environment Act	X	The Contaminated Sites Remediation Act	X
The Dangerous Goods Handling and Transportation Act	X	**Livestock Manure and Mortalities Management Regulation** ***** we only provide information on the above for Rural properties***	

5. For what purpose is the information required (i.e. sale of business/property, financing arrangements, etc.)?

Unknown

6. Type/description of business/operation presently being carried out on subject property (if not currently in operation, and if known, please identify past business/operation carried out on subject property):

Vacant land

7. Description of intended use of subject property:

Unknown

February 17, 2015

Request Date

Signature of Requestor

TLW

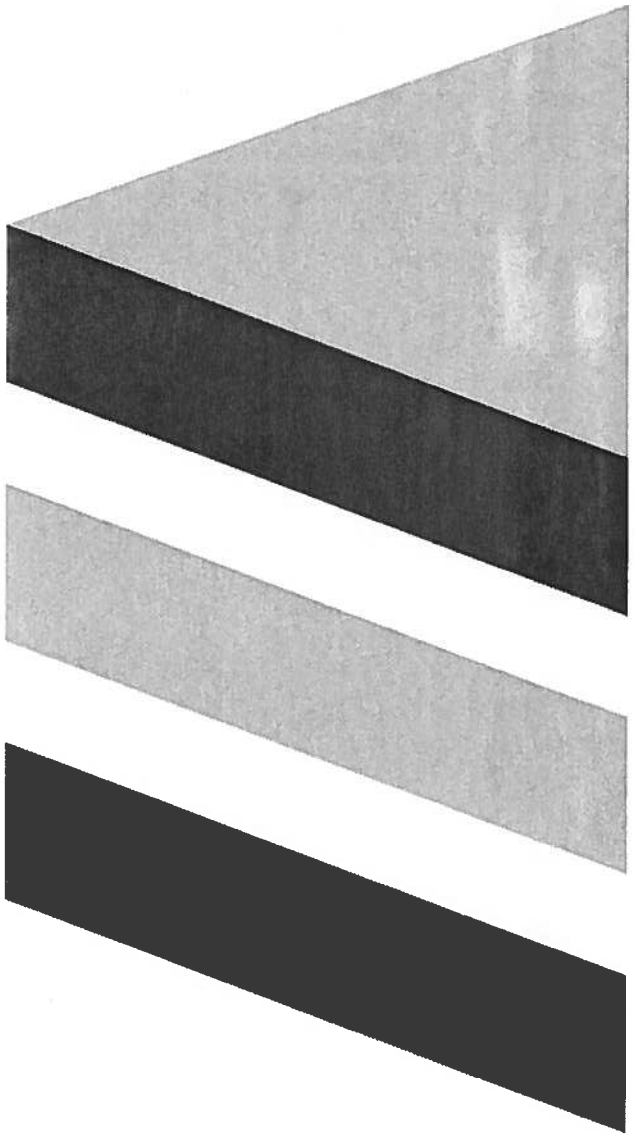
****** PLEASE NOTE THAT INCOMPLETE FORMS WILL CAUSE A DELAY IN THIS SEARCH BEING PROCESSED. PLEASE BE SURE TO INCLUDE ALL AVAILABLE DETAILS.**

PINCHIN FILE NO: 101887



APPENDIX III
EcoLog ERIS Report

ENVIRONMENTAL RISK INFORMATION SERVICE



DATABASE REPORT

Project Property:	*101887* *Waverley St & Hurst Way Winnipeg Mb* *Winnipeg MB*
P.O. Number	
Report Type:	*Quote - Custom-Build Your Own Report*
Order #:	*20150217128*
Requested by:	*Pinchin Ltd*
Date:	*February 19, 2015*

Ecolog ERIS Ltd.
Environmental Risk Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents....1
Executive Summary....2
Executive Summary: Report Summary....3
Executive Summary: Site Report Summary - Project Property....5
Executive Summary: Site Report Summary - Surrounding Properties....6
Executive Summary: Summary By Data Source....7
Map....8
Aerial....9
Detail Report....10
Unplottable Summary....12
Unplottable Report....13
Appendix: Database Descriptions....14
Definitions....20

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review on environmental records.

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Executive Summary

Property Information:

Project Property:	*101887* *Waverley St & Hurst Way Winnipeg Mb Winnipeg MB*
P.O. Number:	

Order Information:

Order No.:	*20150217128*
Date Requested:	*23/02/2015*
Requested by:	*Pinchin Ltd*
Report Type:	*Quote - Custom-Build Your Own Report*

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AUWR	Automobile Wrecking & Supplies	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CHEM	Chemical Register	N	-	-	-
CONV	Enforcement Actions	N	-	-	-
CS	Contaminated/Impacted Sites	N	-	-	-
DRL	Drill Holes	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FST	Fuel Storage Tanks	Y	0	1	1
FUEL	Bulk Fuel Distributors	Y	0	3	3
GEN	Waste Generators Summary	Y	0	4	4
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
MAST	Manure Storage Facilities	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
MOGW	Manitoba Oil and Gas Wells	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NDFT	National Defence & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defence & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCB	Inventory of PCB Storage Sites	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PITS	Manitoba Pits and Quarries	N	-	-	-
REC	Waste Receivers Summary	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Manitoba Spills	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
WDS	Waste Disposal Site Inventory	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
WWIS	***Water Well Inventory***	*N*	-	-	-
		Total:	*0*	*8*	*8*

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding *Properties*

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
1	GEN	CHRISTIAN PRESS THE	1320 TAYLOR AVE Winnipeg MB R3M 3Y1	NNW/145.3	227.00	10
2	FST	Taylor Esso	1330 Taylor Ave. Winnipeg MB R3M 3Y1	NW/73.0	227.00	10
2	FUEL	TAYLOR ESSO	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	NW/73.0	227.00	10
2	FUEL	TAYLOR ESSO	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	NW/73.0	227.00	11
2	FUEL	TAYLOR ESSO	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	NW/73.0	227.00	11
2	GEN	TAYLOR ESSO AUTO WASH EXPRESS LUBE	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	NW/73.0	227.00	11
2	GEN	EXPRESS LUBE	TAYLOR AVE., 1330 WINNIPEG MB	NW/73.0	227.00	11
3	GEN	STANTEC CONSULTING LTD	100-1355 TAYLOR AV Winnipeg MB	NW/185.6	227.00	11

Executive Summary: Summary By Data Source

FST - Fuel Storage Tanks

A search of the FST database, dated 1905-Feb 2003* has found that there are 1 FST site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance m	Map Key
Taylor Esso	1330 Taylor Ave. Winnipeg MB R3M 3Y1	73.0	2

FUEL - Bulk Fuel Distributors

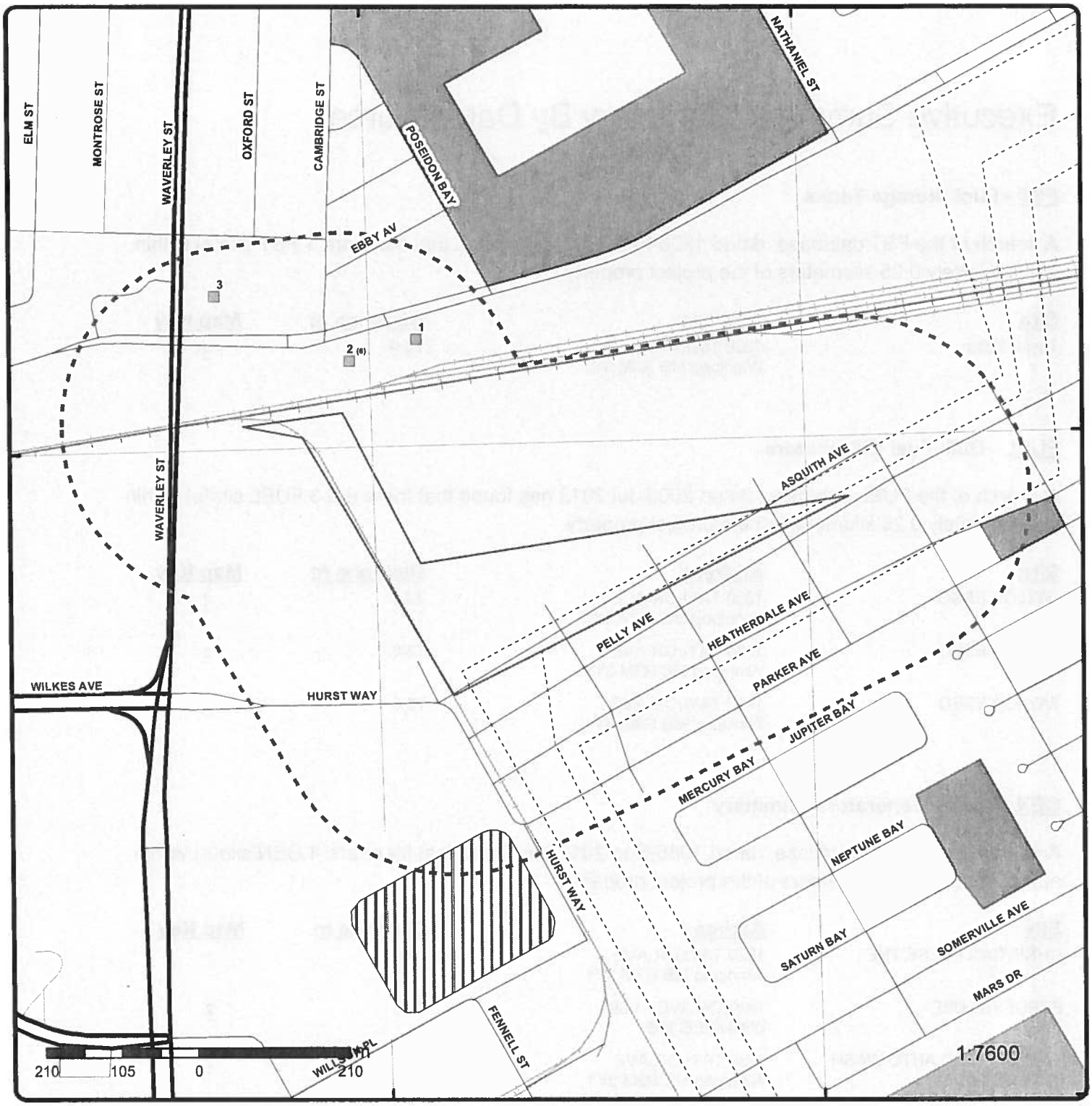
A search of the FUEL database, dated 2006-Jul 2013 has found that there are 3 FUEL site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance m	Map Key
TAYLOR ESSO	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	73.0	2
TAYLOR ESSO	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	73.0	2
TAYLOR ESSO	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	73.0	2

GEN - Waste Generators Summary

A search of the GEN database, dated 1985-Sep 2012 has found that there are 4 GEN site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance m	Map Key
CHRISTIAN PRESS THE	1320 TAYLOR AVE Winnipeg MB R3M 3Y1	145.3	1
EXPRESS LUBE	TAYLOR AVE., 1330 WINNIPEG MB	73.0	2
TAYLOR ESSO AUTO WASH EXPRESS LUBE	1330 TAYLOR AVE Winnipeg MB R3M 3Y1	73.0	2
STANTEC CONSULTING LTD	100-1355 TAYLOR AV Winnipeg MB	185.6	3



Map

Order No: 20150217128

Address: Waverley St & Hurst Way Winnipeg Mb, Winnipeg, MB

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Expressway
- Principal Highway
- Secondary Highway
- Major Road
- Local road
- Trail
- Proposed Road
- Ferry Route/Ice Road
- Industrial and Resource - Regions
- Main Line
- Sidetrack
- Transit Line
- Abandoned Line
- National Park
- Provincial or Territorial Park
- Other Park
- Golf Course or Driving Range
- Park or Sports Field
- Other Recreation Area

Source: © 2014 DMTI Spatial Inc.



Aerial

Order No: 20150217128

Address: Waverley St & Hurst Way Winnipeg Mb, Winnipeg, MB

Source: ESRI World Imagery, Updated October 2014

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 1	NNW/145.3	227.0	CHRISTIAN PRESS THE 1320 TAYLOR AVE Winnipeg MB R3M 3Y1	GEN

Registration #: MBG11335

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
2	1 of 6	NW/73.0	227.0	Taylor Esso 1330 Taylor Ave. Winnipeg MB R3M 3Y1	FST

Site ID:	12838	*Site Status:*	Active
Outlet Type:	Retail	*Inventory:*	Daily
Owner Category:	Oil Company	*Owner:*	Imperial Oil
Operator:	Cordy, Glenn	*Mailing Address:*	1330 Taylor Ave.
Mailing City:	Winnipeg MB		

--- Details ---

Status Date:	05-Nov-90	*# of Tanks:*	2
Capacity(L):	35000.00	*Position:*	Underground
Status:	Installed	*Spill Protect.:*	Fiberglass
+			
Status Date:	05-Nov-90	*# of Tanks:*	1
Capacity(L):	25000.00	*Position:*	Underground
Status:	Installed	*Spill Protect.:*	Fiberglass
+			
Status Date:	05-Nov-90	*# of Tanks:*	1
Capacity(L):	5000.00	*Position:*	Underground
Status:	Installed	*Spill Protect.:*	Fiberglass
+			
Status Date:	26-Sep-94	*# of Tanks:*	2
Capacity(L):	35000.00	*Position:*	Underground
Status:	Tested	*Spill Protect.:*	Fiberglass
+			
Status Date:	26-Sep-94	*# of Tanks:*	1
Capacity(L):	25000.00	*Position:*	Underground
Status:	Tested	*Spill Protect.:*	Fiberglass

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
2	2 of 6	NW/73.0	227.0	TAYLOR ESSO 1330 TAYLOR AVE Winnipeg MB R3M 3Y1	FUEL

Permit No: 32146
Facility Type: U/G
Expiry Date:
Lat/Long:

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Comment:		Not Storing Used Oil			
2	3 of 6	NW/73.0	227.0	TAYLOR ESSO 1330 TAYLOR AVE Winnipeg MB R3M 3Y1	FUEL
Permit No:		22887			
Facility Type:		U/G			
Expiry Date:					
Lat/Long:					
Comment:		Storing used oil			
2	4 of 6	NW/73.0	227.0	TAYLOR ESSO 1330 TAYLOR AVE Winnipeg MB R3M 3Y1	FUEL
Permit No:		22886			
Facility Type:		U/G			
Expiry Date:					
Lat/Long:					
Comment:		Not storing used oil			
2	5 of 6	NW/73.0	227.0	TAYLOR ESSO AUTO WASH EXPRESS LUBE 1330 TAYLOR AVE Winnipeg MB R3M 3Y1	GEN
Registration #:		MBG01422			
2	6 of 6	NW/73.0	227.0	EXPRESS LUBE TAYLOR AVE., 1330 WINNIPEG MB	GEN
Registration #:		MBG001422			
3	1 of 1	NW/185.6	227.0	STANTEC CONSULTING LTD 100-1355 TAYLOR AV Winnipeg MB	GEN
Registration #:		MBG12625			

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
FUEL	TAYLOR ESSO - PSF		Winnipeg MB	
FUEL	TAYLOR ESSO - PSF		Winnipeg MB	
FUEL	TAYLOR ESSO		Winnipeg MB	

Unplottable Report

Site: ***TAYLOR ESSO - PSF***
Winnipeg MB

Database:
FUEL

Permit No: 32146
Facility Type: U/G
Expiry Date:
Lat/Long:
Comment:

Site: ***TAYLOR ESSO - PSF***
Winnipeg MB

Database:
FUEL

Permit No: 22887
Facility Type: U/G
Expiry Date:
Lat/Long:
Comment:

Site: ***TAYLOR ESSO***
Winnipeg MB

Database:
FUEL

Permit No: 32146
Facility Type: U/G
Expiry Date: 31-Dec-15
Lat/Long:
Comment:

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd can search the following databases. The extent of Historical information varies with each database and current information is determined by what is publicly available to Ecolog ERIS at the time of update. ***Note:*** *Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Automobile Wrecking & Supplies: Private AUWR

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 2001-Jul 2014

Certificates of Approval: Provincial CA

This database contains all approvals issued since July 1988 within the following categories: Approvals for Air or Effluent and Orders, Permits and/or Regulated Sites designations for Air, Effluent, Refuse or Storage. The information available within this database pertains to client information, general location, class type, operation type, license # and the issue date of the CA. Please note that no specific site address information is available.

Government Publication Date: 1988-Jun 2013

Chemical Register: Private CHEM

The Manitoba Industry, Trade and Tourism department maintains a chemical register of all known 'active' manufacturers of chemicals, fertilizers and pesticides within the province. Inactive chemical manufacturers are not required to remain in the database. Information available within this register pertains to company name, location and the 'product line'. Information from a private source regarding the locations of chemical manufacturers and distributors is also included in this database.

Government Publication Date: 1997-Jul 2014

Enforcement Actions: Provincial CONV

This database summarizes enforcement activities (Convictions, Warnings, Director's Order's, EO Order's, MOH Order's, Offence Notice's, and Permit Suspensions) where companies/individual have been found guilty of environmental offenses under Manitoba's Environmental Protection Legislation. Please note that enforcement actions resulting from activities regulated under the Livestock Manure & Mortalities Mgmt Regulation MR 42/98 are also included.

Government Publication Date: Apr 1994-Mar 2008

Contaminated/Impacted Sites: Provincial CS

Manitoba's Contaminated Sites Remediation Act (CSRA) defines a site as contaminated if, "having regard to any current, permitted or foreseeable use of a site, that the site is contaminated at a level which poses or may pose a threat to human health or safety or to the environment". Manitoba's Conservation department collects information on sites that have been investigated by the ministry due to environmental concerns.

Government Publication Date: 1980-Aug 2013

Drill Holes: Provincial DRL

The "Open File Drill Holes" database contains information on more than 10,000 drill holes in the province of Manitoba. The database provides information in regard to drill hole location (place, latitude and longitude), depth and overburden of hole, exploration company and assessment report year.

Government Publication Date: 1900-Jan 2015

Environmental Effects Monitoring: Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System: Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Federal Convictions: Federal FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: June 2000-Jan 2015

Fuel Storage Tanks: Provincial FST

The Petroleum Storage Tank database, which is maintained by Manitoba's Petroleum Storage Program, contains information in regard to company name, location, status, outlet type (retail, used oil, bulk/used'), number of tanks, tank capacity and tank status. This database will not be updated as this information is no longer collected in this format. For current information regarding bulk fuel distributors, please see the FUEL database.

Government Publication Date: 1905-Feb 2003*

Bulk Fuel Distributors: Provincial FUEL

The Manitoba Petroleum Storage Program maintains an inventory of Bulk Fuel Distributors. This inventory contains valid operating permit numbers within the Province of Manitoba. Fields such as name, location, expiry date, type of facility and permit # are included.

Government Publication Date: 2006-Jul 2013

Waste Generators Summary: Provincial GEN

Within Manitoba, a waste generator is defined as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled or stored at the site. This database contains the licensing/registration number (MB1 #), company name and address of registered generators. At present, access to the type of hazardous waste generated and the form of treatment used in the handling of the waste is only available by directly calling Manitoba's Hazardous Waste Program.

Government Publication Date: 1985-Sep 2012

Indian & Northern Affairs Fuel Tanks: Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Manure Storage Facilities: Provincial MAST

Under the Livestock Manure and Mortalities Management Regulation (MR 42/98), permits are issued for the construction, modification or expansion of manure storage facilities. Once issued, the Environmental Livestock Program is responsible for the enforcement of regulations on the management of manure and mortalities. Please note that the MAST database only provides information on permit number, operation name, RM and permit issue date. All other information must be obtained from MB Conservation.

Government Publication Date: Jul 1994-May 2012

Canadian Mine Locations: Private MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

For over 25 years, Manitoba has been compiling Mineral Inventory Cards on mineral deposits in the province. This database was obtained from Manitoba Industry, Trade and Mines, and contains information on over 650 mineral occurrences in the province. Data is provided on the Mineral Inventory File No., Mineral Deposit Name, Product, Associated Minerals or Products of Value, NTS area, Name of Property Owner or Operator and Address, location, and geographical coordinates.

Government Publication Date: 1961-Jul 2013

Manitoba Oil and Gas Wells: Provincial MOGW

The Manitoba Oil and Gas Wells database was collected through the assistance of The Land Systems Company. Information is provided regarding licence number and location for over 4,800 wells. Please note that this database will not be updated, information on wells drilled after May 2002 can be found in the Oil and Gas Wells (OGW) database under the `Private Source Database' section.

Government Publication Date: 1951-May 2002*

National Analysis of Trends in Emergencies System (NATES): Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

*Government Publication Date: 1974-1994**

National Defence & Canadian Forces Fuel Tanks: Federal NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

*Government Publication Date: Up to May 2001**

National Defence & Canadian Forces Spills: Federal NDSP

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

*Government Publication Date: 2001-Apr 2007**

National Environmental Emergencies System (NEES): Federal NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

*Government Publication Date: 1974-2003**

National PCB Inventory: Federal NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

*Government Publication Date: 1988-2008**

National Pollutant Release Inventory: Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-2013

Oil and Gas Wells: Private OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-2014

Canadian Pulp and Paper: Private PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Inventory of PCB Storage Sites: Provincial PCB

Manitoba's Hazardous Waste Program maintains a listing of all "active" PCB storage facilities. Inactive PCB storage equipment and/or disposal sites are not required to remain as part of the PCB inventory database for the province. Please note that some of the sites have no wastes in storage at present, but are retained should they be required for future acceptance of PCB equipment as it comes out of service. The records within this database only provide information on facility name and location. Information pertaining to the inventory of stored wastes and waste quantities at a designated site is only available by directly contacting the Hazardous Waste Program. Please note that this database will not be updated, information after 1999 can be found in the National PCB Inventory (NPCB) database.

Government Publication Date: 1998-1999*

Parks Canada Fuel Storage Tanks: Federal PCFT

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Manitoba Pits and Quarries: Provincial PITS

The Manitoba Pits and Quarries database is comprised of 3 different types of permits. 1.Quarry Lease and Exploration Permits, which have a ten year term with exclusive rights for crown minerals. Quarry Exploration permits have a three year term with exclusive rights. 2. Private Pits and Quarry Permits require annual registration of private aggregate operations in the province and 3. Casual Permits which are for annual permits of Crown materials.

Government Publication Date: 1994-July 2012

Waste Receivers Summary: Provincial REC

Disposal of regulated waste is maintained through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by company name and address.

Government Publication Date: 1998-Jul 2012

Retail Fuel Storage Tanks: Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory: Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011

Manitoba Spills: Provincial SPL

The Manitoba Conservation Environmental Management System (EMS) records spills from across the province. Information from this database includes incident type, substance type, reason, location of spill, contaminate info and responsible party.

Government Publication Date: Apr 2009-2012

Transport Canada Fuel Storage Tanks: Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Mar 2007

Waste Disposal Site Inventory: Provincial WDS

Manitoba Conservation retains a separate inventory of all known active and inactive regulated waste disposal grounds and waste transfer facilities for each of the five regions in the province. Registered companies may hold a permit or certificate for release of the following waste types: Effluent, Refuse, Air and Special Waste Storage.

Government Publication Date: 1998*

Water Well Inventory: Provincial WWIS

The GWDrill database compiled by the Manitoba Water Stewardship and Groundwater Management Section provides information on water wells across the province. Information such as location, owner, driller, well name, well use, water use and date completed are reported on. Most wells within the inventory are georeferenced by DLS coordinates.

Government Publication Date: 1880-Jul 2012

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.

APPENDIX IV
Qualifications of Assessor

PINCHIN

Tracey Wright, B.E.S. is an Environmental Scientist currently conducting Phase I Environmental Site Assessments. Ms. Wright has performed extensive environmental sampling work including water and vegetation. Ms. Wright received a Bachelor of Environmental Studies Degree from the University of Manitoba.

APPENDIX V
Photographs

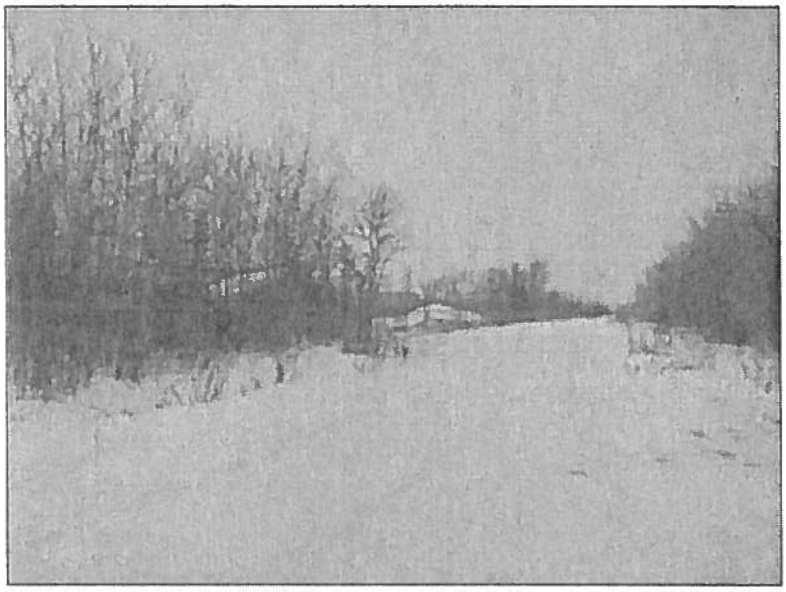


Photo 1 – Access road along the west portion of the Site.



Photo 2 – Typical forested area with trails within the Site.

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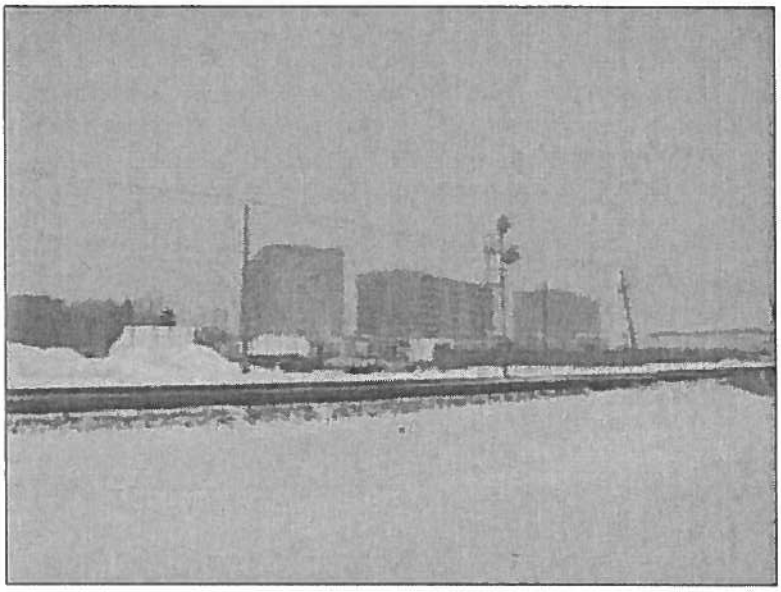


Photo 3 – Railway lines followed by commercial properties to the north of the Site.



Photo 4 – Area to the east of the Site.

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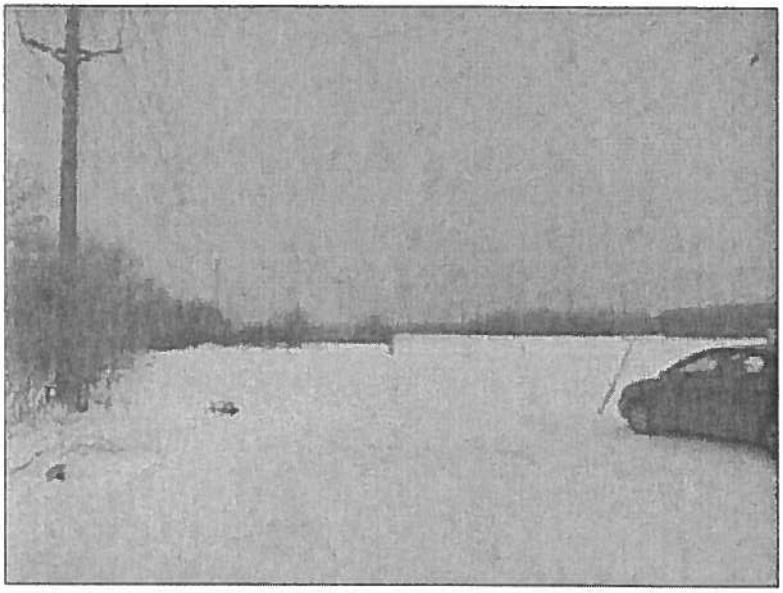


Photo 5 – Area to the south of the Site.

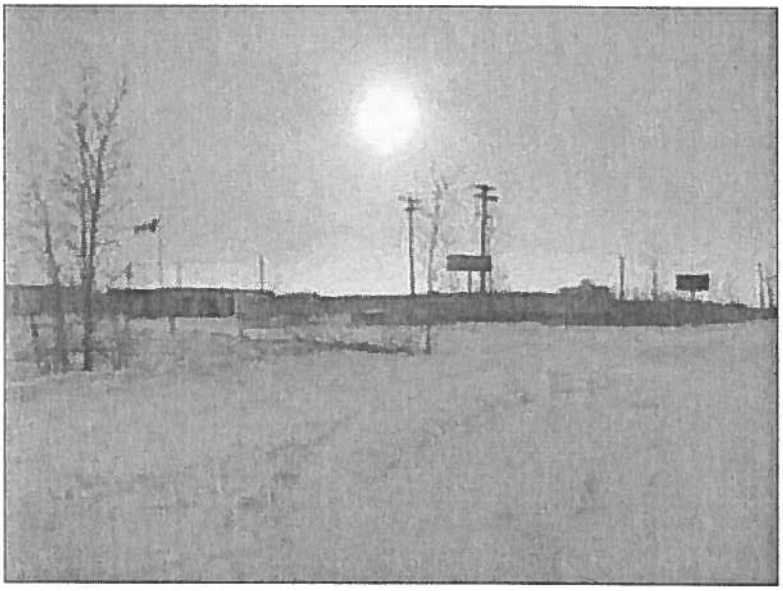


Photo 6 – Area to the west of the Site.

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