

Phase One Environmental Site Assessment



70 Hope Avenue, Hamilton, Ontario

G2S24376A

Municipal Land Development Office
Planning & Economic Development
City of Hamilton
71 Main Street East
Hamilton, Ontario
L8P 4Y5

Executive Summary

G2S Consulting Inc. (G2S) was retained by the City of Hamilton (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 70 Hope Avenue in Hamilton, Ontario (hereinafter referred to as the 'Site'). Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided under PO CR01044, dated August 2, 2024.

The irregular shaped Site is located on the south side of Hope Avenue, approximately 30 m east of the intersection with Kenilworth Avenue North and covers an approximate plan area of 0.19 hectares (0.47 acres). The Site is currently developed as an asphalt paved parking lot. The Study Area consists of primarily residential and commercial land use as part of the City of Hamilton Homeside neighbourhood urban development. An inlet of Lake Ontario is the nearest water body, located approximately 2.2 kilometres (km) north of the Site.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to potential redevelopment of the Site for residential purposes. The Site was most recently used for commercial purposes as a parking lot and is proposed to be used for residential use. Since there is a change in property use to a more sensitive use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended. This Phase One ESA was completed in accordance with Schedule D of O. Reg. 153/04.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

The Site was first developed for residential property use pre-1914. The residential property use continued, with some instances of commercial use in the southern portion of the Site until the early 1960s, when residential buildings were demolished for development into the existing municipal parking lot.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified three on-Site Potentially Contaminating Activities (PCAs) and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, the following Areas of Potential Environmental Concern (APECs) have been identified:

- APEC 1A: North portion of the Site - Potential for imported fill material within former building footprint.
- APEC 1B: South portion of the Site – Potential for imported fill material within former building footprint.

- APEC 2: South portion of the Site - Historic presence of a coal operation on the south portion of the Site.
- APEC 3: Entire Site – Historical use of de-icing salt located on paved portions of the Site.
- APEC 4: West portion of the Site – Historic presence of three dry cleaners and a diesel fuel injection service west of the Site.
- APEC 5: Historic presence of a gasoline service station with USTs as well as automotive servicing (~25 m southwest).

Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

Based on the findings of this Phase One ESA, a Phase Two ESA is recommended to investigate the potential for contamination related to the above-noted remaining APECs.

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1. Introduction

G2S Consulting Inc. (G2S) was retained by the City of Hamilton (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 70 Hope Avenue in Hamilton, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided under PO CR01044, dated August 2, 2024.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to the potential redevelopment of the Site for residential purposes. The Site was most recently used for commercial purposes (as a parking lot) and is proposed to be used for residential purposes. Since there is a change in property use to a more sensitive use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended.

1.1 Terms of Reference

The nature of a Phase One ESA by definition is a nonintrusive site examination of "readily accessible features"; therefore, the Phase One ESA does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the Phase One ESA must be viewed as a mechanism that may assist in reducing, rather than eliminating, the uncertainty of encountering environmental contaminants during future use of the Site.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

1.2 Phase One ESA Property Information

Table 1: General Site Details

Municipal Address:	70 Hope Avenue, Hamilton, Ontario
General Site Location:	South side of Hope Avenue, approximately 40 m east of Kenilworth Avenue North.
Approximate Plan Area:	Approximate plan area of 0.19 hectares (0.46 acres) with frontage of approximately 20 m on Hope Avenue, frontage of approximately 8 m on Britannia Avenue and a depth of approximately 125 m.
Property Identification Number (PIN):	17260-0059 (LT)
Legal Description:	LT 6, BLK 6, PL 395, LT 7, BLK 6, PL 395; LTS 14, 15 & 16, PL 564, S/T HL156481 & AB362102; HAMILTON
Current Site Owner and Contact Information:	The Corporation of the City of Hamilton
Current Site Occupant:	Vacant (parking lot)

The Phase One Study Area includes the Site and lands within approximately 250 m of the Site, as shown on Drawing 2 in Appendix A (hereinafter referred to as the 'Study Area'). For Site details, refer to Drawing 3 (Site Plan), also included in Appendix A.

2. Scope of Investigation

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks:

1. Records review.
2. Interviews with pertinent Site contacts.
3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination. A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.
4. An evaluation of the information gathered from the records review, interviews, and Site reconnaissance.
5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.

3. Records Review

G2S reviewed reasonably accessible information and records to determine the land use history of the Site and Study Area.

3.1 General

3.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 in Appendix A.

3.1.2 First Developed Use Determination

In accordance with the O. Reg. 153/04, as amended, the following definition applies:

“First developed use” means *the earlier of*,

- i. The first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and
- ii. The first potentially contaminating use or activity on the phase one property.

Based on information from the records review, the first developed use of the Site was pre-1914 as residential properties with dwellings in the south portion of the Site and outbuildings to the north.

3.1.3 Chain of Title

A land title search for the Site was conducted online at the Teranet Express website for the Hamilton Wentworth Land Registry Office. As well, historical data including land registry information was obtained by P.L.P Titles Ltd. and Site ownership information was provided dating back to 1830.

The Land Registry documents indicate that the historic lots, which comprise the Site were transferred from private individuals to the current owner, the Corporation of the City of Hamilton, between 1961 and 1975. Ownership prior to 1961 generally included numerous private individuals, with the exception of presumed development firms in the early 1900s.

For ease of reference, the Land Registry documents, and chain of title information is included in Appendix B and summarized in Section 6.1 of this report.

3.1.4 Fire Insurance Plans

Available Fire Insurance Plans (FIPs) for the year 1914 for the Site and surrounding properties to the north south and west were reviewed online at the McMaster University Library website. In addition, a FIP for the year 1960 was reviewed at the McMaster University Library. The FIP from 1914 indicated the Site was developed with a residential dwelling on the southern portion of the Site and two outbuildings, one near the dwelling and one near the north Site boundary. The 1960 FIP showed the dwelling in the southern portion of the Site as well as two additional dwellings

with associated outbuildings in the north portion of the Site. A third outbuilding was also shown. The outbuildings from the 1914 FIP were not present.

The following Potentially Contaminating Activities (PCAs) were identified:

Table 2: Fire Insurance Plans, Potentially Contaminating Activities

Address	Direction and Distance from Site	Potentially Contaminating Activity	Description	Years
70 Hope Avenue	North and south portions of Site	PCA #30 - Importation of Fill Material of Unknown Quality	Three residential dwellings and several outbuildings were shown.	1914, 1960
180 Kenilworth Avenue North	~25 m southwest	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Property occupied by a service station with three USTs.	1960
		PCA #10 – Commercial Autobody Shops	Building indicated greasing operation.	
195 Kenilworth Avenue North	~50 m west	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Property occupied by a gasoline service station with two USTs.	1960
		PCA #10 – Commercial Autobody Shops	Building indicated oiling operation.	1960
254 Kenilworth Avenue North	~90 m north	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A gasoline service station with three USTs was located on the property	1960
158 Kenilworth Avenue North	~100 m south	PCA #10 – Commercial Autobody Shops	Transmission service operation located on the property.	1960
156 Kenilworth Avenue North	~125 m south	PCA #18 - Electricity Generation, Transformation and Power Stations	A transformer substation was located on the property.	1960
146 Kenilworth Avenue North	~135 m south	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A gasoline service station with two USTs was located on the property.	1960
		PCA #10 – Commercial Autobody Shops	Building indicated oiling operation.	
136 Kenilworth Avenue North	~200 m south	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A gasoline service station with three USTs was located on the property.	1960
		PCA #10 – Commercial Autobody Shops	Building indicated oiling operation.	
1318 Barton Street East	~235 m northwest	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A taxi office with two USTs was located on the property.	1960

Note: UST - Underground Storage Tank

The listed occupants were deemed to represent PCAs and are summarized in Section 6.2 of this report.

3.1.5 Street Directories

A street directories search was conducted in approximately ten year increments from 1920 – 1950 and in five-year increments from 1950-2010, when publication ceased. It should be noted that the Site and Study Area were not listed prior to 1920. The table below summarizes the directory information for the Site, which included several addresses.

Table 3: Street Directories, Site Occupant

Address	Occupant/Site Use	Years Occupied
70 Hope Avenue 76 Hope Avenue	Not listed	1990 -2010
	Municipal Car Park Lot	1965- 1995/1996
	J Williamson	1960
	Jasper Williamson	1940 - 1955
	John Narwocky	1955
	William Mason	1936
78 Hope Avenue	J S Tullock	1960
	John Tulloch	1950 - 1955
	Mrs. J Snow	1940
	Mrs S Mahy	1930
	Harry Fuller	1930
80 Hope Avenue	Louis Baldwin	1955 - 1960
	Lewis Baldwin	1930 - 1950
	N E Pearson	1930
259 Britannia Avenue	Ossie's Barber Shop	1960
	Ossie's Clip Joint	1955
	Ossie Hinells	1955
	O E Hinnells, barber	1940 - 1950
	W J Hinnells (rear)	1940 - 1950
	W H Sutherlans, barber	1930
	Edward Green	1920
261 Britannia Avenue	Lee's Confectionary	1960
	Kenilworth Coal, etc	1940 - 1955
	W George Barker (rear)	1950 - 1955
	Frank Kaye	1930
	G F Robinson	1920

The Site occupant "Kenilworth Coal, etc" listed on the Site from 1940 – 1955 was deemed to represent a PCA. Land uses for the surrounding properties as described in the reviewed directories, as well as the distance and direction of the surrounding properties to the Site, are included in Appendix C. PCAs identified within the Study Area based on the reviewed directories and are summarized in Section 6.2 of the report.

3.1.6 Waste Management Records

The Site and properties within the Study Area were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases from 1986 – 1993 and every other year from 2002 – 2021. Properties within the Study Area were also searched for records currently registered with Resource Productivity & Recovery Authority (RPRA) (formerly HWIN), included in Appendix D. The following records were found:

Table 4: HWIN Records

Address Direction and Distance from Site	Generator Name	Registered Wastes
190 Britannia Avenue ~65 m west	Hamilton-Wentworth Catholic District School Board ON3756092 2003	No wastes manifested.
1393 Cannon Street East ~80 m southwest	Husky General Contracting ON9266308 2021	No wastes manifested.
254 Kenilworth Avenue North ~85 m north	JMC Automotive ON1221595 2005	145 – Wastes from the use of paints, pigments and coatings 252 – Waste crankcase oils and lubricants
125 Kenilworth Avenue North ~125 m southwest	City of Hamilton Emergency Services – Fire EMS #9 ON8821594 2007 - Present	312 – Pathologic wastes

The occupant at 254 Kenilworth Avenue North was deemed to represent a PCA and is summarized in Section 6.2 of the report.

3.1.7 Environmental Reports

G2S was not provided with previous reports completed for the Site.

3.2 Environmental Source Information

Table 5: Environmental Source Information

Document	Source	Pertinent Information
<p>The City of Hamilton Official Plan: Schedule E-1 – Urban Land Use Designations</p> <p>Schedule B – Natural Heritage System</p> <p>Schedule B-2 – Key Natural Heritage Feature Significant Woodlands</p>	City of Hamilton website	Site and corridor along Kenilworth Avenue North were designated Commercial and Mixed Use – Medium Density. Study Area was generally designated as Neighbourhood Use.
Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database	MNR online	No woodlands or Areas of Natural Scientific Interest were located on the Site or within the Study Area.
National Pollutant Release Inventory (NPRI) database	NPRI online	Search for records in the vicinity of the Site was conducted in two-year increments for the years 1993-2022. No records were found for the Site or Study Area.
Ontario Inventory of Polychlorinated Biphenyl (PCB) Storage Sites (1991 & 1995)	MECP	No records for Site or Study Area.
Environmental Bill of Rights Registry (EBR)	MECP	No records for the Site or Study Area.
Inventory of Coal Gasification Plant Waste Sites in Ontario	MECP	No records for the Site or Study Area.
Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario	MECP	No records for the Site or Study Area.
Freedom of Information (FOI) Request	MECP	Requests generally take several weeks to months to generate a response. Should a response from the government agency change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received.
Waste Disposal Site Inventory, June 1991	MECP	No records for the Site or Study Area.

Table 5: Environmental Source Information

Document	Source	Pertinent Information
Brownfields Environmental Site Registry	MECP online	A Record of Site Condition (RSC) was filed for the property located at 289 and 293 Kenilworth Avenue North approximately 215 m north of the Site. The RSC was filed in March 2020 based on the results of a Phase One ESA, no subsurface investigation was required. No PCAs were listed within the Study Area.
Technical Standards and Safety Authority (TSSA)	TSSA via email	The Site and immediate properties were searched for TSSA records. No records were located.

The environmental source information is included in Appendix D.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

For ease of reference, aerial photographs are included as Drawings 4 through 10 in Appendix A. The following table summarizes the information.

Table 6: Aerial Photographs

Year	Site Description	Study Area Description
1934	Residential dwellings in the north and south portions of the Site were shown. Additional apparent structures were visible in the central portion of the Site.	The Study Area shown as full urban development, comprising predominantly residential properties with commercial uses along Kenilworth Avenue North. Cannon Street, south of the Site not yet constructed. Waterworks pipeline corridor oriented southwest to northeast located approximately 120 m southeast of the Site.
1954	The Site was developed similar to 1934, with the exception of central structures, no longer present.	Similar conditions to 1934. Gasoline service station at 180 Kenilworth Avenue North was shown (~25 m southwest of the Site).
1964	The majority of the Site shown as a parking lot. Residential dwelling remained on the south portion of the Site at the Britannia Avenue frontage.	Similar to 1954.
1978	Site developed as a parking lot similar to current conditions.	Similar to 1964, except Cannon Street extended east of Kenilworth Avenue North
2005		Similar to 1978, except the service station no longer appeared at 180 Kenilworth Avenue North, which has been redeveloped with the present-day commercial building.
2012		
2024		

3.3.2 Ontario Base Maps/Topographic and Other Maps

For ease of reference, selected maps are included as Drawings 11 through 13 in Appendix A. The following table summarizes the information.

Table 7: Topographic and Other Maps

Item	Year	Site Description	Study Area Description
Topographic Maps	1952	The Site was shaded similar to the surrounding area indicating residential, community and/or commercial urban core development. The ground elevation was approximately 89 m above sea level (ASL) and elevations were decreasing to the north towards Lake Ontario.	The Study Area appeared nearly fully developed, shaded to indicate residential, community and/or commercial urban core development. Cannon Street east of Kenilworth Avenue North not shown until 1996.
	1978		
	1996		
Soil Associations of Southern Ontario	1960	The Site and Study Area is dominantly sandy loam formed on sand and gravel from the Grey-Brown Podzolic group.	
Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines	1972	The Site and Study Area is underlain by red shale of the Upper Ordovician Queenston Formation.	
Bedrock Topography of Grimsby Area, Map P.2401, Ontario Geological Survey	1981	Bedrock surface contours indicated bedrock depth of approximately 5 m at the Site.	

3.3.3 Hydrology and Hydrogeology

Surface water is expected to runoff the paved surfaces north towards catch basins located throughout the Site or on Britannia Avenue and Hope Avenue.

Hamilton Harbour is located approximately 2.2 km north of the Site. Surface elevations in the area decrease to the north. Based on our observations and review, the expected direction of groundwater flow underlying the Site is north towards Lake Ontario.

3.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information

No waterbodies, woodlands or areas of natural and scientific interest (ANSIs) are located on-Site or within the Study Area. No wellhead protection areas or intake protection zones were identified on-Site or within the Study Area.

No drinking water well records were located in the Study Area. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

3.3.5 Well Records

According to the MECP records, only one well, a water supply well for an air conditioning system (included in Appendix E) was located in the Study Area. The well record located approximately 190 m north of the Site indicated that red clay loam was encountered to approximately 2.4 m below ground surface (bgs) overlying “broken” shale and clay to approximately 7.0 m bgs, overlying red shale to maximum depth of 24 m bgs. A static water level of 4 m was noted.

3.4 Site Operating Records

Site operating records were requested via a Phase One ESA questionnaire provided by G2S at the time of this Phase One ESA report. The following chart summarizes the records:

Table 8: Site Operating Records

Site Operating Records	
Regulatory Permits and Records	No records available
Material Safety Data Sheets	No records available
Underground Utility Drawings	No records available
Chemical Inventory and Storage	No records available
Storage Tanks	No records available
Environmental Monitoring Data	No records available
Waste Management Records	No records available
Process, Production and Maintenance Documents	No records available
Spills and Discharges	No records available
Emergency Response and Contingency Plans	No records available
Environmental Audit Reports	No records available
Facility Site Plans	No records available

4. Interviews

4.1 Site Personnel

A Phase One Questionnaire was completed by Jennifer Roth, a representative of the City of Hamilton (owner of the Site), on August 20, 2024. The completed questionnaire is included in Appendix F.

4.2 Third Party Individuals

Third party individuals were not available for interview at the time of this Phase One ESA.

4.3 Government Officials

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information and Protection of Privacy Office; and
2. Technical Standards and Safety Authority (TSSA).

5. Site Reconnaissance

Observations of the Site, adjacent, and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix G.

5.1 General Requirements

Table 9: Site Reconnaissance

Date:	August 19, 2024
Time:	3:00 p.m.
Weather:	Sunny, 25 °C
Person who conducted the Site visit:	Samuel Howard, B.Sc.
Site Contact/Personnel accompanying G2S during Site visit	N/A
Qualified Person supervising the Site visit:	Melissa King, P.Geo.
Facility Operating: (Yes/No)	Yes

5.2 Specific Observations at the Phase One Property

Table 9: Site Reconnaissance

General Observations:	
The Site was developed as an irregular shaped asphalt paved parking lot. The east and west boundaries include steel guide rails. An electronic ticket machine and pole mounted lighting were present on the Site.	
On-Site Potentially Contaminating Activities	
- PCA Other 1 – Use of De-Icing Salt (Application of de-icing salt for traffic and pedestrian safety.)	
Interior Observations	
Item	Observations
Building Observations	No building located on-Site.
Existing and Former Heating and Cooling Systems	Not applicable.
Description of Below-Ground Structures	Not applicable.
Exit and Entry Points	Not applicable.
Drains, Pits and Sumps	Not applicable.
Mechanical Equipment	Not applicable.
Stained Materials	Not applicable.
Noise, Odours, Vibrations	Not applicable.
Storage Tanks and Bulk Containers	Not applicable.
Unidentified Substances	Not applicable.
Hazardous Materials and Special Attention Items:	Not applicable; no buildings were on-Site at the time of this investigation.
Site Limitations	None observed.

Table 9: Site Reconnaissance

Exterior Observations	
Item	Observations
Structure Exteriors	No structures on-Site.
Hazardous Materials	None observed.
Storage Tanks and Containers	None observed.
Unidentified Substances	None observed.
Wells	None observed.
Potable Water Supply	Not applicable.
Underground Utility and Service Corridors	Underground utilities such as electrical lines are inferred to be present on the Site for the lighting and ticket machine. Catch basins throughout the Site are connected to the municipal storm sewer system.
Sewage Disposal	Not applicable.
Pits and Lagoons	None observed.
Stained Materials	None observed.
Stressed Vegetation	None observed.
Ground Surface	Asphalt.
Fill Materials	Obvious signs of fill material such as berms, stockpiles and/or significant grade changes were not observed.
Watercourses, Ditches and/or Standing Water	None observed on Site.
Roads, Parking Facilities and Rights of Way	Access to the Site is via Hope Avenue to the north and Britannia Avenue to the south.
Noises, Odours, Vibrations	None observed.
Waste Disposal	None observed.
Storage	None observed.
Adjacent Land Uses	
North	Hope Avenue, followed by residential dwellings.
South	Britannia Avenue, followed by Food Box (180 Kenilworth Avenue North) and residential buildings
East	Residential buildings.
West	Mixed use commercial and residential buildings (Ndulgence Salon and Spa, Great Wall Restaurant, Hamilton Hobby Specialists, Minnick & Co Appraisers, Hot Spot Restaurant and Lounge, Prime Time Sports Bar and Grill, Bob's Scuba Shop, Hope's Convenience and several vacant storefronts).
Current or Former Railway Lines or Spurs	None observed on Site or in the Study Area.

5.2.1 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the Site is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04, as amended of the Environmental Protection Act (EPA). Clause 32 (1) (b) identifies properties that are being used in whole or in part for:

- i. For industrial use
- ii. As a garage
- iii. As a bulk liquid dispensing facility including gasoline service station
- iv. For the operation of dry-cleaning equipment.

The Site is currently used as a commercial parking lot and has not historically consisted of any of the above uses; therefore, an enhanced investigation is not required.

5.3 Written Description of Investigation

The investigation carried out by G2S included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs and review of reasonably accessible information. The data compiled was reviewed and evaluated for APECs, as presented in this report.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based on the information gathered from the Site visit, records review and interviews, the following is a summary of the current and past uses of the Site:

Table 10: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
Prior to 1830	Crown	Undeveloped	Agricultural or Other Use	Based on title search information
1830 - 1852	Ashel Davis			
1852 - 1865	Kezia Cline			
1865 - 1869	James Cline			
1869 - 1891	Harvey Crosthwaite			
1891 - 1900	William A. Crosthwaite			
Part Lot 2 Con 2				
1900 - 1905	John McInnes	Undeveloped	Agricultural or Other Use	Based on title search information
1905 - 1906	The Barton Land Co. Ltd.			
1906 - 1912	The Frontier Realty Co. Ltd.			
Part Lot 2 Con 2 – 1 ac.				
1904 - 1913	William Hiscox	Undeveloped	Agricultural or Other Use	Based on title search information
1913	J. Harold Stratton			

Table 10: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
Lot 6 Block 6 Plan 395				
1912 - 1914	Rose H. Bolton	Residential dwelling present on lot with outbuilding north of dwelling	Residential Use	Based on title search information and 1914 FIP.
1914 - 1917	Alfred W. Poris			
1917 – 1921	John Woods			
1921	Clifford H. A. Lees			
1921 - 1922	William Chadwick			
1922 – 1927	Alfred w. Dawson			
1927 - 1932	George Dawson	Structure shown in northern portion of lot.	Residential Use	Based on title search and 1934 aerial photo.
1932 - 1955	Reta Dawson			Based on title search information, 1954 aerial photo and 1960 FIP.
1955 - 1961	Mary, Stanley & Irma Dyack			Based on title search information, 1964, 1978, 2005, 2012 and 2024 aerial photos.
1961 - Present	The Corporation of the City of Hamilton	Lot comprised paved alleyway, similar to current use	Commercial Use	
Lot 7 Block 6 Plan 395				
1913 - 1915	The Ambitious City Realty Co. Ltd.	Residential dwelling present on lot with outbuilding north of dwelling	Residential Use	Based on title search information and 1914 FIP.
1915 – 1922	Maude E. Pratt, Charles Pratt			
1922 – 1923	W. Victor M. shaver			
1923 - 1937	Frank Kayo	Structure shown in northern portion of lot.		Based on title search and 1934 aerial photo.
1937 - 1955	Reta Dawson	Kenilworth Coal listed at the lot address	Commercial Use	Based on title search and 1940 – 1955 Street Directories.
1955 - 1975	Mary, Stanley, Irma, Lucy & Benjamin Dyack	Outbuilding north of dwelling no longer present	Residential Use	Based on title search information, 1954 and 1964 aerial photo and 1960 FIP.
1975 – Present	The Corporation of the City of Hamilton	Lot comprised municipal parking lot	Commercial Use	Based on title search information, 1978, 2005, 2012 and 2024 aerial photos.

Table 10: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
Lots 14, 15 & 16 Plan 564				
1913 - 1920	The Wentworth Land Co. Ltd.	Residential building at 508 Kenilworth Ave. N. may encroach on Lot 14, associated outbuilding located on Lot 15.	Residential Use	Based on title search information and 1914 FIP.
S PT Lot 14 Plan 564				
1920 – 1941	Frank Kayo	Vacant	Residential Use	Based on title search information, 1934 and 1954 aerial photo and 1960 FIP.
1941 – 1947	Frank J. Cadieux, Ada Cadieux			
1947 – 1958	William J. Johnston			
1958 - 1959	Dominion Clothing Stores, Hamilton, Limited			
1959 - 1962	Chil Minc, Elen Minc			
1962 - Present	The Corporation of the City of Hamilton	Lot comprised paved alleyway, similar to current use	Commercial Use	Based on title search information, 1964, 1978, 2005, 2012 and 2024 aerial photos.
Lots 14, 15 & 16 Plan 564 – Except the rear 25 ft of Lot 14 in 23586				
1920 - 1922	John Sandilands	Outbuilding associated with 508 Kenilworth Ave. N. located on Lot 15	Residential Use	Based on title search information and 1914 FIP.
Part Lots 14 & 15 Plan 564				
1920 - 1923	Joseph Smitheman, Abigail Smithiman	Residential dwellings located on Lots 14 and 15 with associated outbuilding for lot 15 residence, south of structure.	Residential Use	Based on title search information, 1934 and 1954 aerial photo and 1960 FIP.
1923 - 1946	Isabella Tulloch, Clarence R. Tulloch			
1946 - 1961	John Tulloch			
1961 - Present	The Corporation of the City of Hamilton	Lot 14 comprised paved alleyway and Lot 15 was paved municipal parking lot.	Commercial Use	Based on title search information, 1964, 1978, 2005, 2012 and 2024 aerial photos.

Table 10: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
N E Part Lot 16 Plan 564				
1920 - 1961	Lewis Baldwin, Euphemia Baldwin	Residential dwelling on north part of lot.	Residential Use	Based on title search information, 1934 and 1954 aerial photo and 1960 FIP.
1961 - Present	The Corporation of the City of Hamilton	Lot comprised paved parking lot, similar to current use	Commercial Use	Based on title search information, 1964, 1978, 2005, 2012 and 2024 aerial photos.
Part Lots 15 & 16 Plan 564				
1921 – 1923	Elizabeth Haverlock	Residential dwellings located on Lots 15 and 16 with associated outbuildings south of structures.	Residential Use	Based on title search information, 1934 and 1954 aerial photo.
1923 - 1946	Isabella Tulloch, Clarence R. Tulloch			
1946 - 1961	John Tulloch			Based on title search and 1960 FIP.
1961 - Present	The Corporation of the City of Hamilton	Lot comprised paved parking lot, similar to current use	Commercial Use	Based on title search information, 1964, 1978, 2005, 2012 and 2024 aerial photos.
Part Lots 14, 15 & 16 Plan 564				
1922 – 1946	Isabella Tulloch	Residential dwellings located on Lots 14, 15 and 16 with associated outbuildings south of structures at lots 15 and 16.	Residential Use	Based on title search information, and 1934 aerial photo.
1946 - 1961	John D. Tulloch	Additional building on southern portion of Lot 16		Based on title search and 1960 FIP.
1961 - Present	The Corporation of the City of Hamilton	Lot comprised paved parking lot, similar to current use	Commercial Use	Based on title search information, 1964, 1978, 2005, 2012 and 2024 aerial photos.

Notes: FIP = Fire Insurance Plan

The current 70 Hope Avenue address includes a portion of Lot 14 and possibly a portion of Lot 6. The remainder of Lots 6 and 14 comprise the existing alleyway.

6.2 Potentially Contaminating Activities

The following Potentially Contaminating Activities (PCAs) were identified for the Site and/or Study Area. Refer to Drawing 14 in Appendix A.

Table 11: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
70 Hope Avenue (Site)	PCA #30 – Importation of Fill Material of Unknown Quality	Potential for imported fill material when Site buildings were demolished.	1914 - 1975	Yes – APEC 1A and 1B
	PCA Other 1 – Coal Storage	“Kenilworth Coal, etc” listed as occupant at former 261 Britannia Avenue Property.	1940 - 1955	Yes – APEC 2
	PCA Other 2 – Use of De- Icing Salt	Historical use of de-icing salt on paved portions of the Site.	1965 - Present	Yes – APEC 3 Not Applicable – Per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.
194 Kenilworth Avenue North (Adjacent to the west)	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	The Street directories identified a dry cleaner at the property in 1970.	1970	Yes – APEC 4
202 Kenilworth Avenue North (Adjacent to the west)	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	The Street directories identified a dry cleaner at the property in 1965.	1965	
232 Kenilworth Avenue North (Adjacent to the west)	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	The Street directories identified a dry cleaner at the property in 1955-1960.	1955 - 1960	
222 Kenilworth Avenue North (Adjacent to the west)	PCA #10 – Commercial Autobody Shops	Hamilton Diesel Fuel Injection Services was listed in the street directories from 1985 - 1990	1985 - 1990	

Table 11: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
180 Kenilworth Avenue North ~25 m southwest	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Property occupied by a service station with three USTs.	1955 - 1970	Yes – APEC 5
	PCA #10 – Commercial Autobody Shops	Building indicated greasing operation.	1960	
195 Kenilworth Avenue North ~50 m west	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Property occupied by a gasoline service station with two USTs.	1940 - 1960	No – Due to the distance from Site and the trans gradient location with respect to groundwater flow direction relative to the Site.
	PCA #10 – Commercial Autobody Shops	Building indicated oiling operation.	1960 - 2010	
207 Kenilworth Avenue North ~50 m west	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	A drycleaning operation was listed at the property in 1960.	1960	
254 Kenilworth Avenue North ~90 m north	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A gasoline service station with three USTs was located on the property	1940 -1960	No – Due to the distance from Site and the down gradient location with respect to groundwater flow direction relative to the Site.
	PCA #10 – Commercial Autobody Shops	Various automotive servicing operations were listed in the street directories from 1955 - 2010.	1955 - 2010	
158 Kenilworth Avenue North ~95 m south	PCA #10 – Commercial Autobody Shops	Transmission service operation located on the property.	1950 - 1960	No – Due to the distance of the property from the Site.
156 Kenilworth Avenue North ~125 m south	PCA # 18 - Electricity Generation, Transformation and Power Stations	A transformer substation was located on the property on the 1960 FIP and street directories.	1950-2010	

Table 11: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
153 Kenilworth Avenue North ~125 m southwest	PCA # 34 – Metal Fabrication	A tinsmith and welding operation was identified in the street directories from 1955 – 1960.	1955 -1960	No – Due to the distance from Site and the trans gradient location with respect to groundwater flow direction relative to the Site.
146 Kenilworth Avenue North ~135 m south	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A gasoline service station with two USTs was located on the property.	1955-1965	No – Due to the distance of the property from the Site.
	PCA #10 – Commercial Autobody Shops	Building indicated oiling operation.		
14 Allan Avenue ~155 m east	PCA # 34 – Metal Fabrication	A welding service was listed in the 1975 street directory at this property.	1975	No – Due to the distance from Site and the trans gradient location with respect to groundwater flow direction relative to the Site.
136 Kenilworth Avenue North ~200 m south	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A gasoline service station with three USTs was located on the property.	1940-1960	No – Due to the distance of the property from the Site.
	PCA #10 – Commercial Autobody Shops	Building indicated oiling operation.	1960 -1985	
1318 Barton Street East ~235 m northwest	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	A taxi office with two USTs was located on the property.	1960	No – Due to the distance from Site and the trans gradient location with respect to groundwater flow direction relative to the Site.

Table 11: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
13 Albany Avenue ~200 m northwest	PCA #34 – Metal Fabrication	East End Aluminum Ltd was listed in the street directories in 1975.	1975	No – Due to the distance from Site and the down gradient location with respect to groundwater flow direction relative to the Site.
244 Kenilworth Avenue North ~70 m north	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	A dry cleaning operation was listed in the street directories at this property in 1940.	1940	
1393 Cannon Street East ~70 m southwest	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	A dry cleaning operation was listed in the street directories at this property in 1950.	1950	No – Due to the distance from Site and the trans gradient location with respect to groundwater flow direction relative to the Site.
337 Britannia Avenue ~235 m east	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	A dry cleaning operation was listed in the street directories at this property from 1940 – 1960.	1940 - 1960	

Notes: UST – Underground Storage Tank FIP – Fire Insurance Plan

6.3 Areas of Potential Environmental Concern

Based on review and evaluation of the PCAs, the following APECs were identified at the Site. Refer to Drawing 15 in Appendix A.

Table 12: Areas of Potential Environmental Concern

APEC No.	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
1A and 1B	Potential for fill material within the former building footprints.	North and south portions	PCA#30 – Importation of Fill Material of Unknown Quality	On-Site	Metals and ORPs, PHCs F1 to F4, BTEX, VOCs, PAHs	Soil
2	Historic presence of a coal operation on the south portion of the Site.	South portion of Site	PCA Other 1 – Coal Storage		Metals, PHCs F1 to F4, PAHs	Soil & Groundwater
3	Historical use of de-icing salt located on paved portions of the Site.	Entire Site	PCA Other 2 - Use of De-icing Salt on paved portions of the Site. Not Applicable – Per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.		EC, SAR Na, Cl	Soil & Groundwater
4	Historic presence of three dry cleaners adjacent the Site to the west.	West portion of Site	PCA #37 - Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	VOCs	Groundwater and Soil
	Historic presence of a diesel fuel injection service adjacent the Site to the west.		PCA #10 – Commercial Autobody Shops		PHCs F1 to F4, BTEX, VOCs	

Table 12: Areas of Potential Environmental Concern

APEC No.	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
5	Historic presence of a gasoline service station with USTs as well as automotive servicing (~25m southwest).	South portion of the Site	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs F1 to F4, BTEX, Metals and ORPs	Groundwater
			PCA #10 – Commercial Autobody Shops			

Notes: PHCs F1-F4 – Petroleum Hydrocarbon
VOCs – Volatile Organic Compounds
SAR – Sodium Adsorption Ratio
ORP – Other Regulated Parameters (boron-hot water soluble (HWS), free cyanide (CN), chromium hexavalent (CrVI), mercury (Hg), pH, EC, SAR).
PAHs – Polycyclic Aromatic Hydrocarbons
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
CI – Chloride
EC – Electrical Conductivity
NA – Sodium

Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

7. Phase One Conceptual Site Model

Site Description

The irregular shaped Site is located on the south side of Hope Avenue, approximately 30 m east of the intersection with Kenilworth Avenue North and covers an approximate plan area of 0.19 hectares (0.47 acres). The Site is currently developed as an asphalt paved parking lot. Based on information collected from the Site visit and records review, the Site was first developed for residential property use pre-1914. The residential property use continued, with some instances of commercial use in the southern portion of the Site until the early 1960s, when residential buildings were demolished for development into the existing municipal parking lot.

The Study Area consists of primarily residential and commercial land use as part of the City of Hamilton Homeside neighbourhood urban development. Commercial development, which often includes upper-level residential use, is concentrated along arterial routes, particularly Kenilworth Avenue North. An alleyway, spanning from Hope Avenue to Britannia Avenue is located adjacent to the Site on the west. An inlet of Lake Ontario is the nearest water body, located approximately 2.2 kilometres (km) north of the Site. The Site location is illustrated on Drawing 1 in Appendix A and photographs of Site are included in Appendix G.

Water Bodies/Areas of Natural Significance

No waterbodies, woodlands, Areas of Natural and Scientific Interest (ANSIs) or parks are located within the Study Area. The Pipeline Trail, an historic watermain corridor crosses the Study Area south of the Site in a southwest to northeast orientation. No wellhead protection areas or intake protection zones were identified within the Study Area.

Surface water is expected to runoff the paved surfaces towards catch basins on Site, which are assumed to be connected to the municipal stormwater sewer system.

Drinking Water Wells

No drinking water well records were located in the Study Area. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

Geological and Hydrogeological Setting

The Site is generally flat and located at an elevation of approximately 89 m above sea level. Study Area topography generally slopes down to the north toward Lake Ontario, which is located approximately 2.2 km north of the Site. Based on our observations and review, the expected direction of groundwater flow underlying the Site is north towards Lake Ontario.

Based on a review of soil and geological mapping for the area, the near surface soils at and in the vicinity of the Site are comprised of sandy loam. The bedrock comprises red shale of the Upper Ordovician Queenston Formation, expected about 5 m bgs.

Underground Utilities

Electrical lines related to lighting and parking machines as well as storm sewer lines are inferred to be located on Site. Based on the shallow depth of most utility lines and the expected depth of groundwater in the area, utilities are unlikely to affect contaminant distribution and transport.

Surrounding Properties

The Phase One ESA Study Area is developed primarily for residential and commercial land use (as shown on Drawing 2 in Appendix A). Commercial development, which often includes upper-level residential use, is concentrated along arterial routes, particularly Kenilworth Avenue North. The Site is bounded by Hope and Britannia Avenues to the north and south, respectively. Residential properties are located adjacent the Site to east. Mixed use commercial/residential properties, separated by an alleyway are located adjacent to the Site to the west.

Potentially Contaminating Activities (PCAs)

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified three on-Site and several off-Site PCAs, as defined in the amended O. Reg. 153/04. PCAs identified during the Phase One ESA are summarized in Section 6.2.

Areas of Potential Environmental Concern (APECs)

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, five APECs were identified on-Site and are summarized in Section 6.3.

8. Conclusions and Recommendations

This Phase One ESA was conducted to:

- i) develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii) determine the need for a Phase Two ESA; and
- iii) provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O.Reg. 153/04, as amended, which came into force on July 1, 2011 and meets the requirements of Schedule D of the Regulation.

The Site was first developed for residential property use pre-1914. The residential property use continued, with some instances of commercial use in the southern portion of the Site until the early 1960s, when residential buildings were demolished for development into the existing municipal parking lot.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified three on-Site PCAs and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, the following APECs have been identified:

- APEC 1A: North portion of the Site - Potential for imported fill material within former building footprint.
- APEC 1B: South portion of the Site – Potential for imported fill material within former building footprint.
- APEC 2: South portion of the Site - Historic presence of a coal operation on the south portion of the Site.
- APEC 3: Entire Site – Historical use of de-icing salt located on paved portions of the Site.
- APEC 4: West portion of the Site – Historic presence of three dry cleaners and a diesel fuel injection service west of the Site.
- APEC 5: Historic presence of a gasoline service station with USTs as well as automotive servicing (~25 m southwest).

Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

Based on the findings of this Phase One ESA, a Phase Two ESA is recommended to investigate the potential for contamination related to the above-noted APECs.

8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

It is the opinion of G2S that a Phase Two ESA is required before an RSC can be submitted for the Site.

8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone

It is the opinion of G2S that an RSC cannot be submitted for the Site based on a Phase One ESA alone.

9. Qualifications of the Assessor

This Phase One ESA was conducted by Cait Worona, B.Sc. Ms. Worona is responsible for the successful completion of field work and reporting. Ms. Worona has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA Update was reviewed by Mr. David Smith, B.Sc. Mr. Smith has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg. 153/04, as amended. Mr. Smith is a Senior Project Manager with over 24 years of professional experience specializing in environmental investigations and project management. Mr. Smith has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA was prepared under the supervision of, and the report was reviewed by Melissa King, a Professional Geoscientist registered with the Professional Geoscientists of Ontario. Ms. King is a Senior Geoscientist and Head of Environmental Services in G2S's Burlington branch office and is a Qualified Person (QP). She has over 25 years of interdisciplinary professional experience specializing in environmental and hydrogeologic investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, site cleanup / remediation planning and supervision, site remediation, Risk Assessment, Records of Site Condition and hydrogeologic investigations. She has completed hundreds of projects for commercial, industrial, and residential clients for a wide variety of project types (industrial complexes, commercial developments, entertainment and institutional buildings, and residential development).

10. References and Supporting Documentation

- a) Ontario Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) MECP Water Well Records Interactive Mapping, website.
- f) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. June 1991.
- g) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. April 1995.
- h) Ontario Base Map (OBM), Scale: 1:10,000, 2004, Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada, website.
- i) Environmental Registry of Ontario, website.
- j) Hazardous Waste Information Network (HWIN), 1986 – 2005, website.
- k) MECP Brownfields Environmental Site Registry, website.
- l) National Pollutant Release Inventory, Government of Canada, website.
- m) Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO) Map, Ontario Ministry of Natural Resources (MNR) website.
- n) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- o) "Soil Associations of Southern Ontario" Scale 1 inch to 10 miles. Published by the Soil Research Institute, Research Branch, Canada Department of Agriculture. Ottawa, 1960.
- p) "The City of Hamilton Official Plan," Schedule 1, Urban System. December 2023.
- q) "The City of Hamilton Official Plan," Schedule 3, Urban Land Use designations. December 2023.
- r) "Grimsby (West) Ontario Topographic Map" Natural Resources Canada. Map Sheet Map Sheet 030M04, ed. 3, 1952. Scale 1:50,000.
- s) "Hamilton Grimsby Ontario Topographic Map" Natural Resources Canada. Map Sheet Map Sheet 030M04, ed. 5, 1957 Scale 1:50,000.

- t) "Stoney Creek Ontario Topographic Map" Natural Resources Canada. Map Sheet Map Sheet 030M04, ed. 7, 1996. Scale 1:50,000.
- u) Aerial Photograph: "Greater Hamilton Area, from Caledonia to Vineland", 1934-07-30]: Flightline A4808-Photo 52. Scale 1:20,000.
- v) Aerial Photograph: "Regional Municipality of Hamilton-Wentworth and surrounding area, 1954": Flightline 4311-Photo 163. Scale 1:17,000.
- w) Aerial Photograph: "City of Hamilton, 1964: Flightline J2620-Photo 23. Scale 1:10,500.
- x) Aerial Photograph "Regional Municipality of Hamilton-Wentworth and Surrounding Area". 1978 : Flightline 4318-74-Photo 82". Scale 1:10,000.

11. Limitations

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of the Client (The City of Hamilton) and is intended to provide a Phase One ESA for the Site, 70 Hope Avenue in Hamilton, Ontario. The Phase One ESA may not be relied upon by any other person or entity without the expressed written consent of the Client and G2S Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for any loss, damage, expenses, or penalties suffered by any third parties that may arise or result from the use of any information or recommendations contained in this report.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (October 2024) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA should not be construed as legal advice.

If Site conditions, regulations, codes, guidelines and applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA may be necessary.

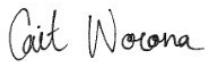
This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the Site and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

12. Signatures and Closing Remarks

We trust this Phase One ESA is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

G2S Consulting Inc.



Cait Worona, B.Sc.
Environmental Scientist



Melissa King, P.Geo., QP_{ESA}
Head of Environmental Services
Senior Geoscientist



David Smith, B.Sc.
Senior Project Manager

13. Appendices

The following are Appendices A to G which must be read in conjunction with this report.

Appendix A: Drawings



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

SITE LOCATION PLAN
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.

1



Scale: AS SHOWN
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 Date: OCT. 2024
 Drawn by: CW
 File name: G2S24376.dwg

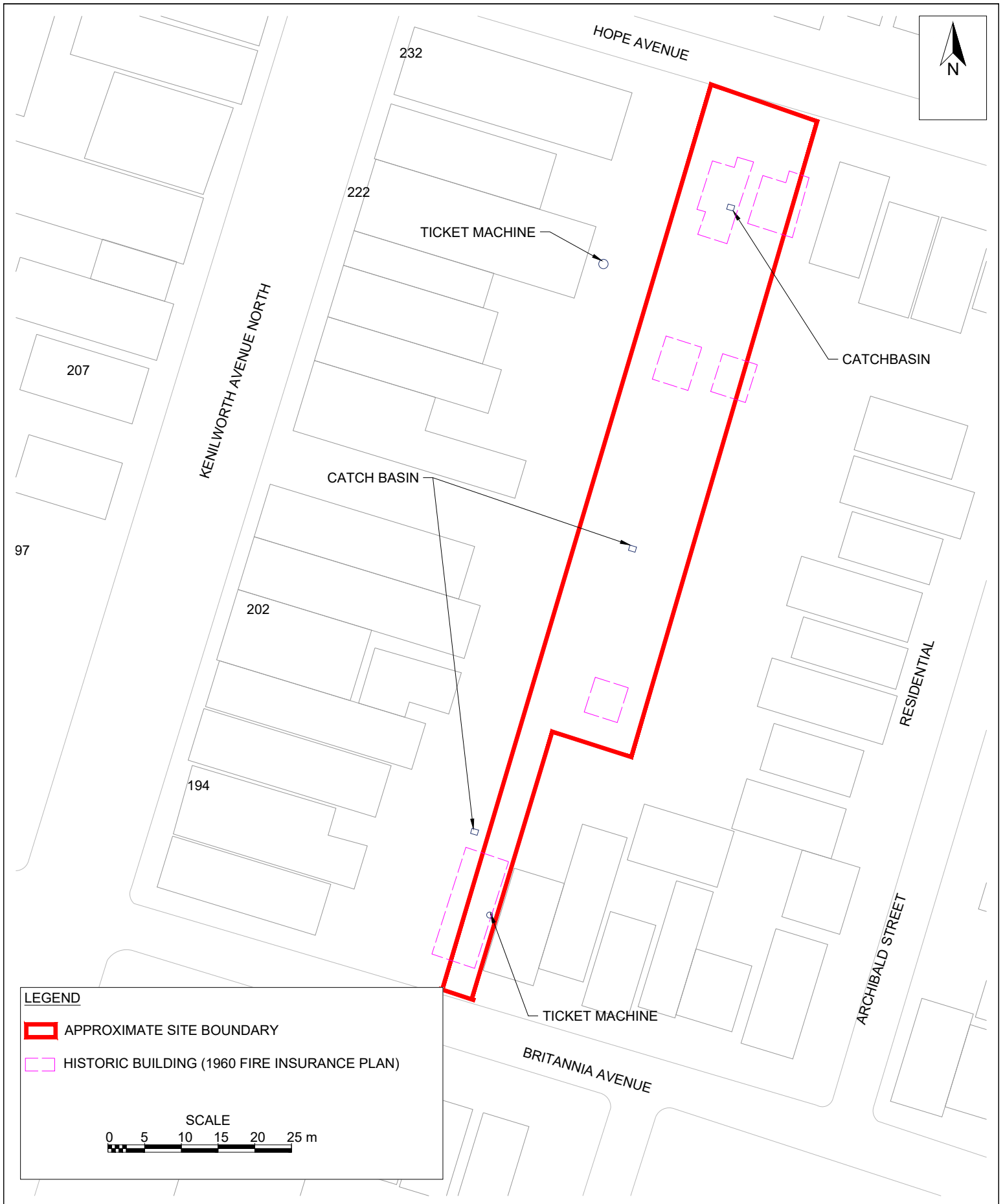
STUDY AREA 70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
2



Scale: AS SHOWN
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Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

SITE PLAN
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
3



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1934 AERIAL PHOTOGRAPH
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.

4



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1954 AERIAL PHOTOGRAPH
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.

5



Scale: N.T.S.
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Date: OCT. 2024
Drawn by: CW
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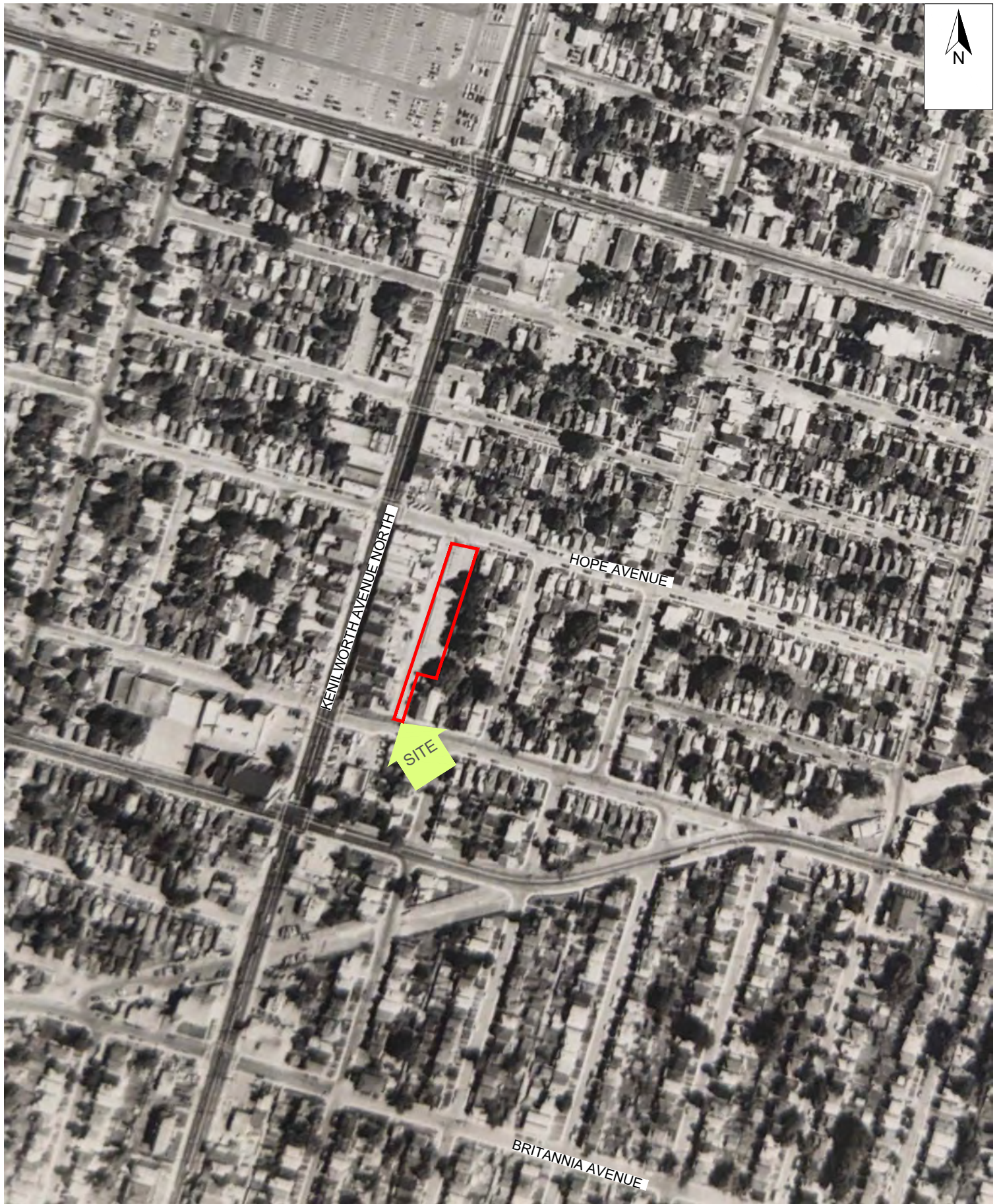
1964 AERIAL PHOTOGRAPH
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
6



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1978 AERIAL PHOTOGRAPH
70 HOPE AVENUE

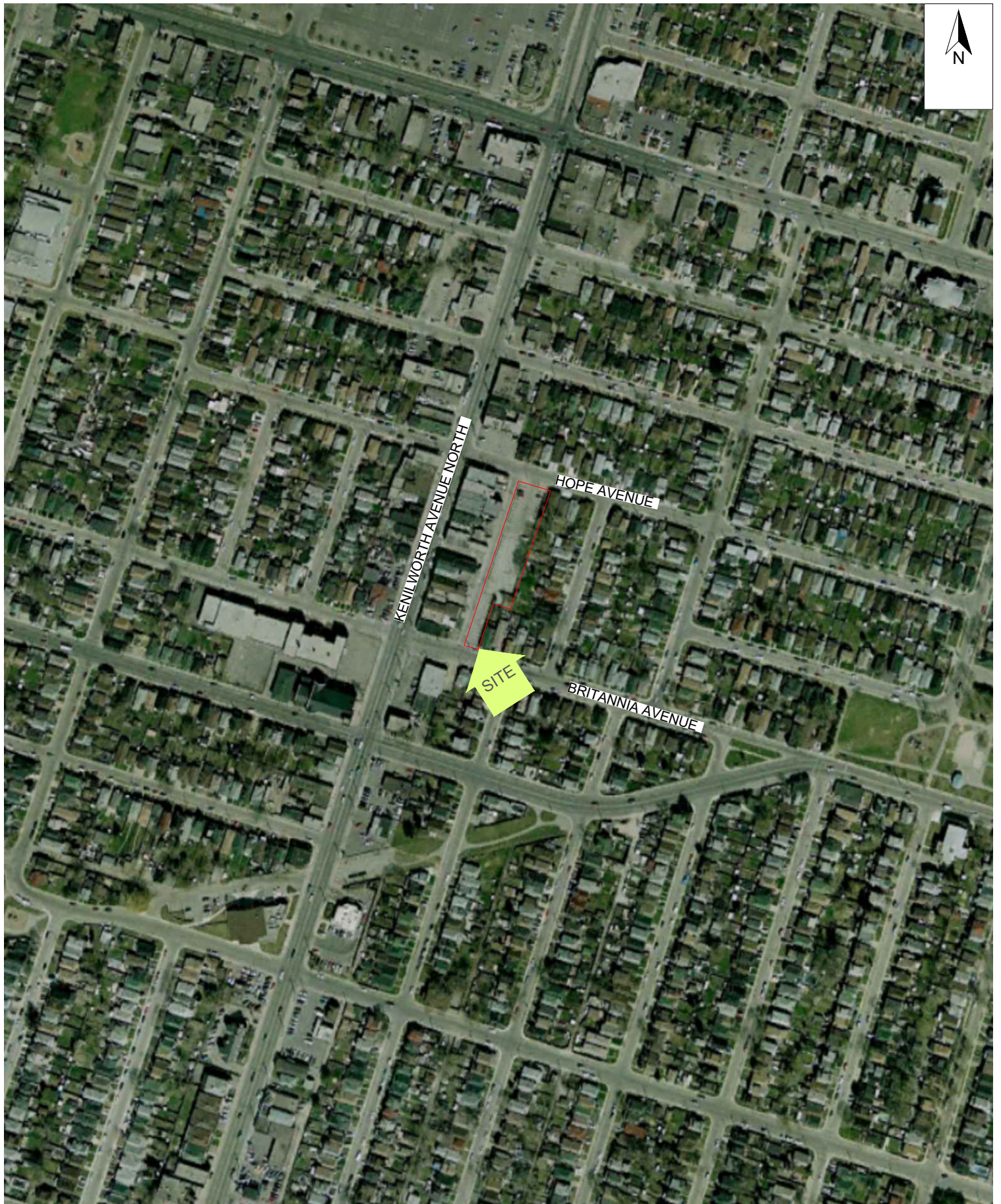
HAMILTON

ONTARIO



Drawing No.

7



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

2005 AERIAL PHOTOGRAPH
70 HOPE AVENUE

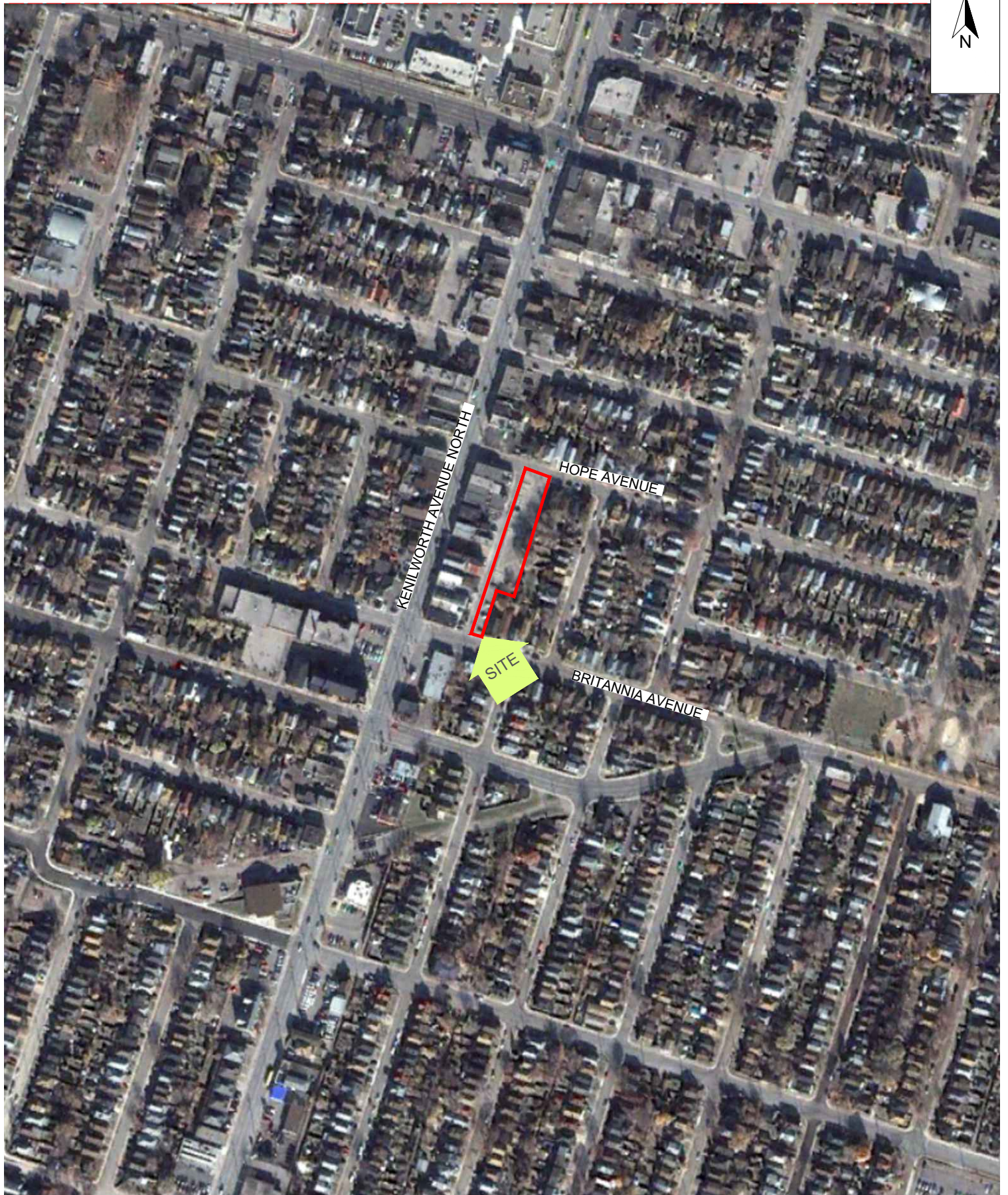
HAMILTON

ONTARIO



Drawing No.

8



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

2012 AERIAL PHOTOGRAPH
70 HOPE AVENUE

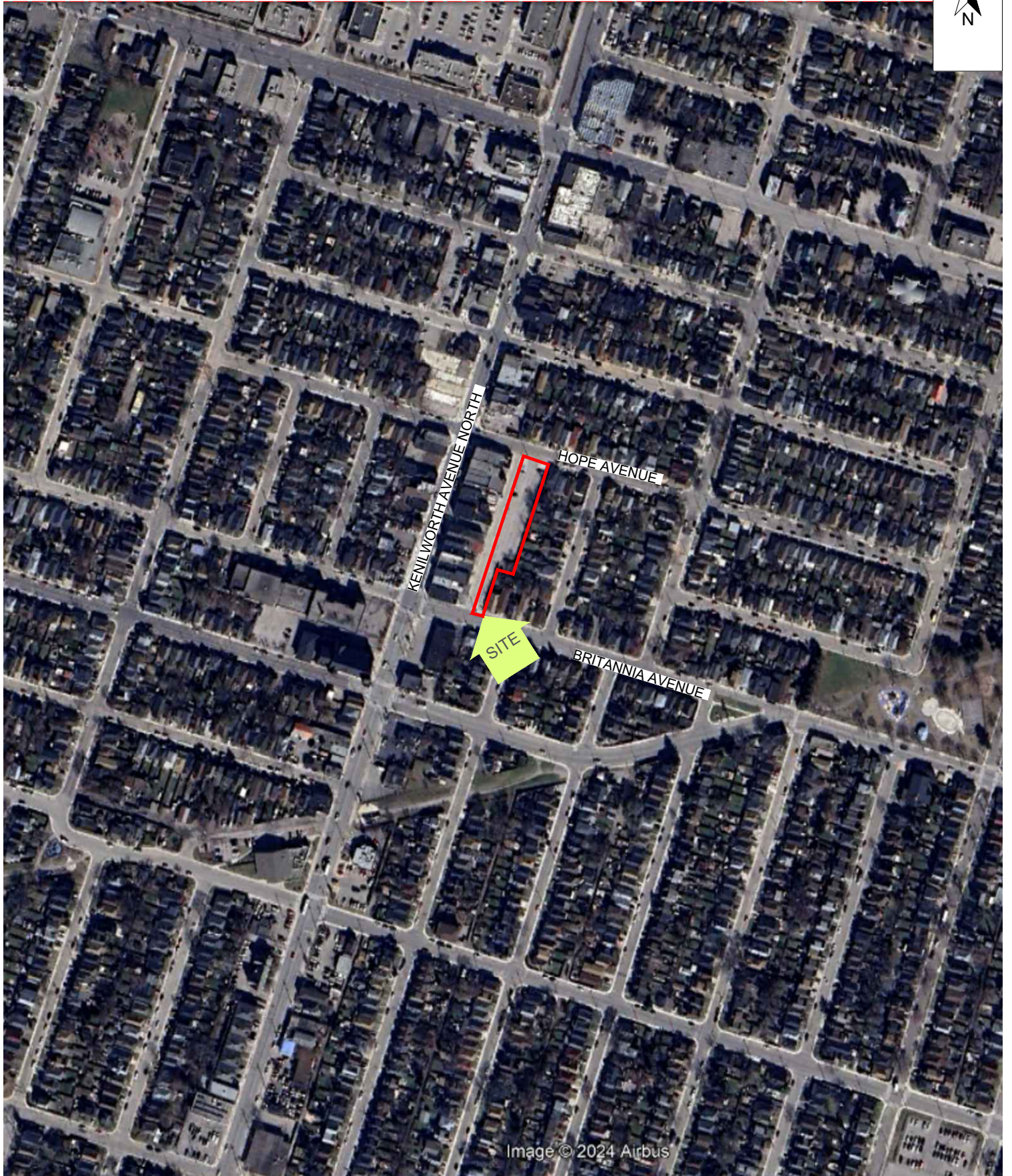
HAMILTON

ONTARIO



Drawing No.

9



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

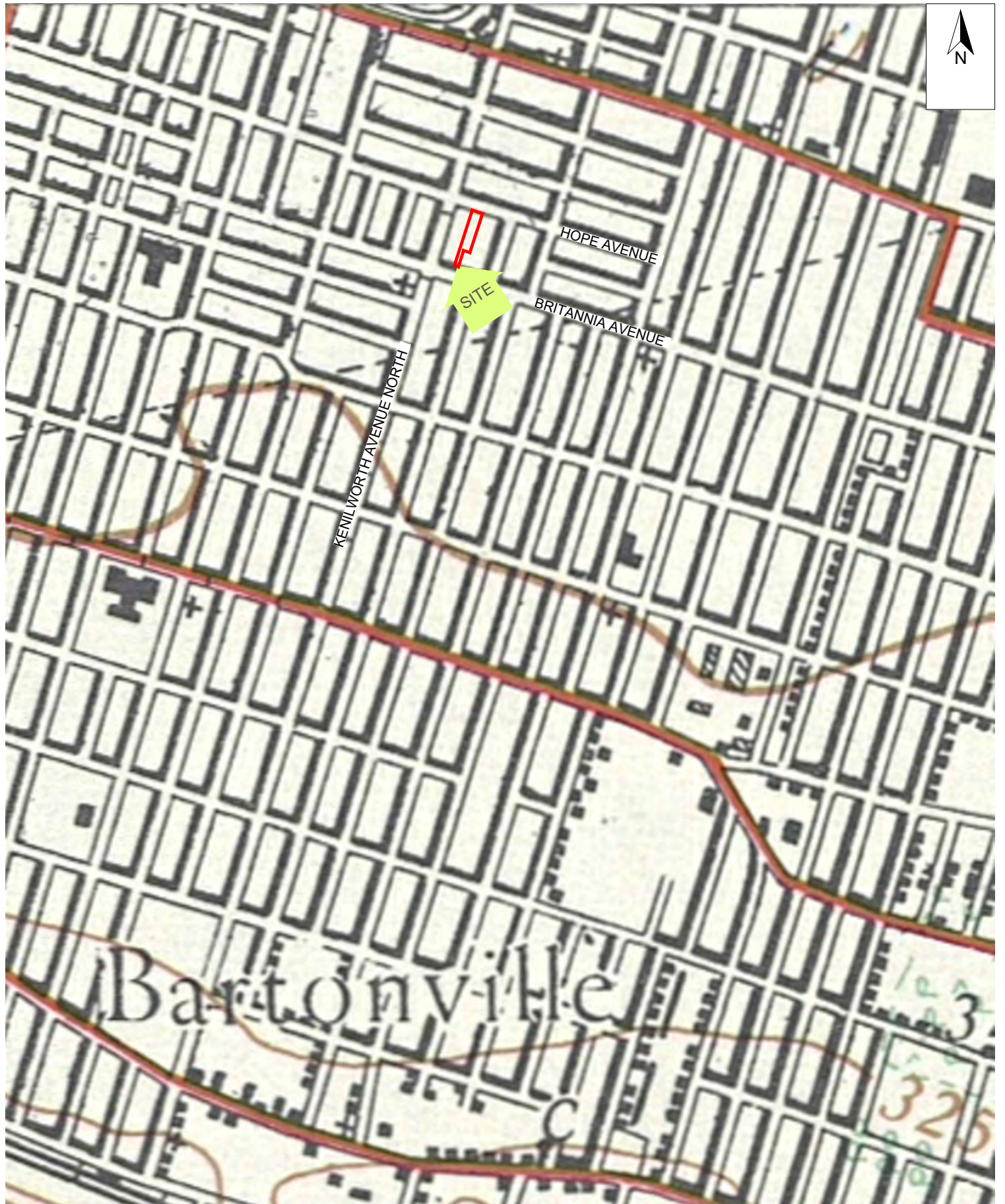
2024 AERIAL PHOTOGRAPH
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
10



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1952 TOPOGRAPHIC MAP
70 HOPE AVENUE

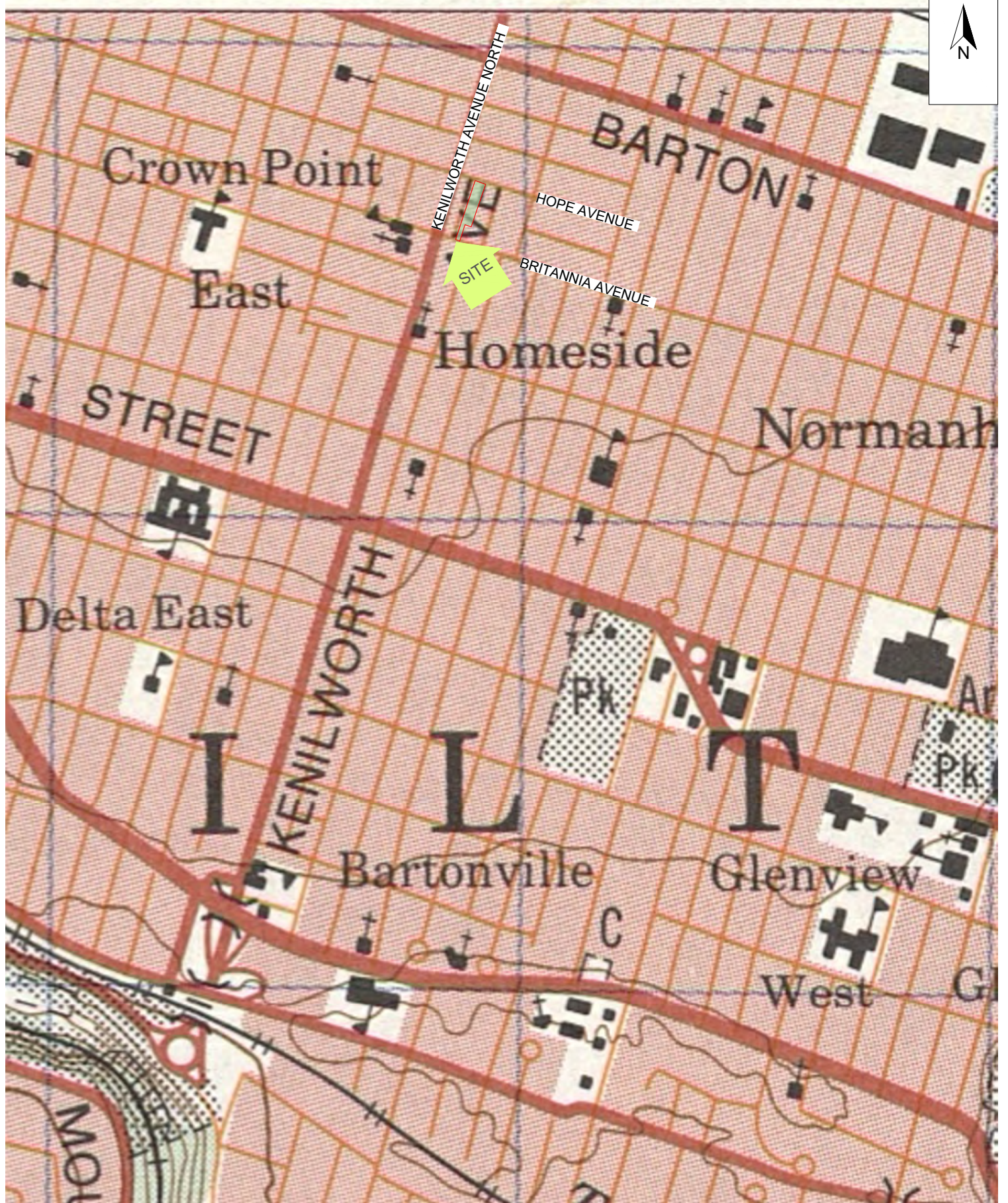
HAMILTON

ONTARIO



Drawing No.

11



Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1978 TOPOGRAPHIC MAP
70 HOPE AVENUE

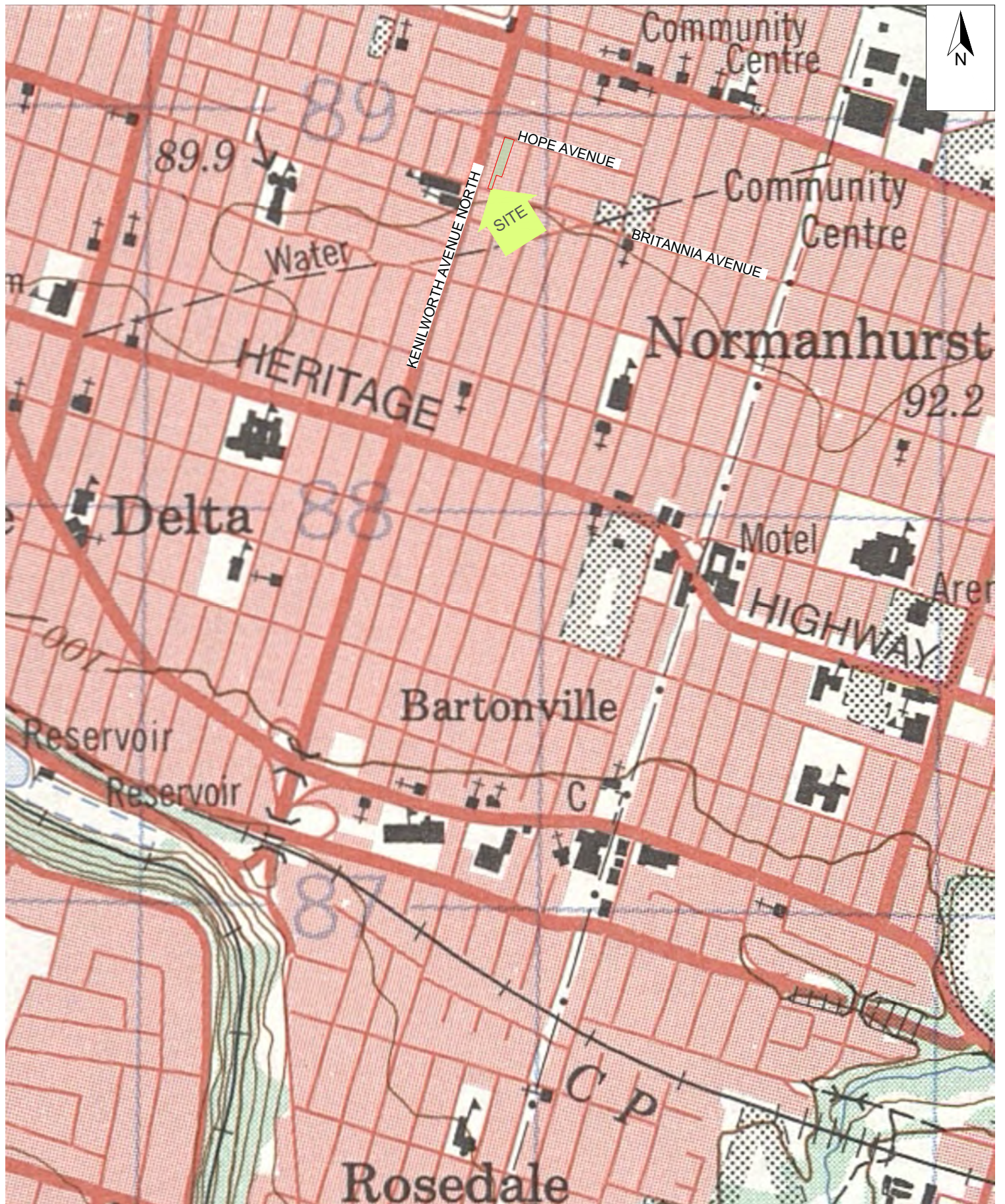
HAMILTON

ONTARIO



Drawing No.

11



Scale: N.T.S.
 Project No.: G2S24376A
 Date: OCT. 2024
 Drawn by: CW
 File name: G2S24376A.dwg

1996 TOPOGRAPHIC MAP
 70 HOPE AVENUE

HAMILTON

ONTARIO

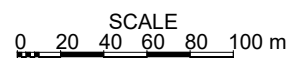


Drawing No.
 13



LEGEND

- | | | | |
|---------------|--|--------------|-------------------------------|
| #10 | COMMERCIAL AUTOBODY SHOPS | OTHER1 | COAL STORAGE |
| #18 | ELECTRICITY GENERATION, TRANSFORMERS AND SUBSTATIONS | OTHER2 | HISTORIC USE OF DE-ICING SALT |
| #37 | OPERATION OF DRY CLEANING EQUIPMENT (WHERE CHEMICALS ARE USED) | | |
| #28 | GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS | | |
| #30 | IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY | | |
| #34 | METAL FABRICATION | | |
| [Red Outline] | SITE BOUNDARY | [Green Line] | PIPE LINE WALKING TRAIL |



Scale: AS SHOWN
 Project No.: G2S24376A
 Date: OCT. 2024
 Drawn by: CW
 File name: G2S24376.dwg

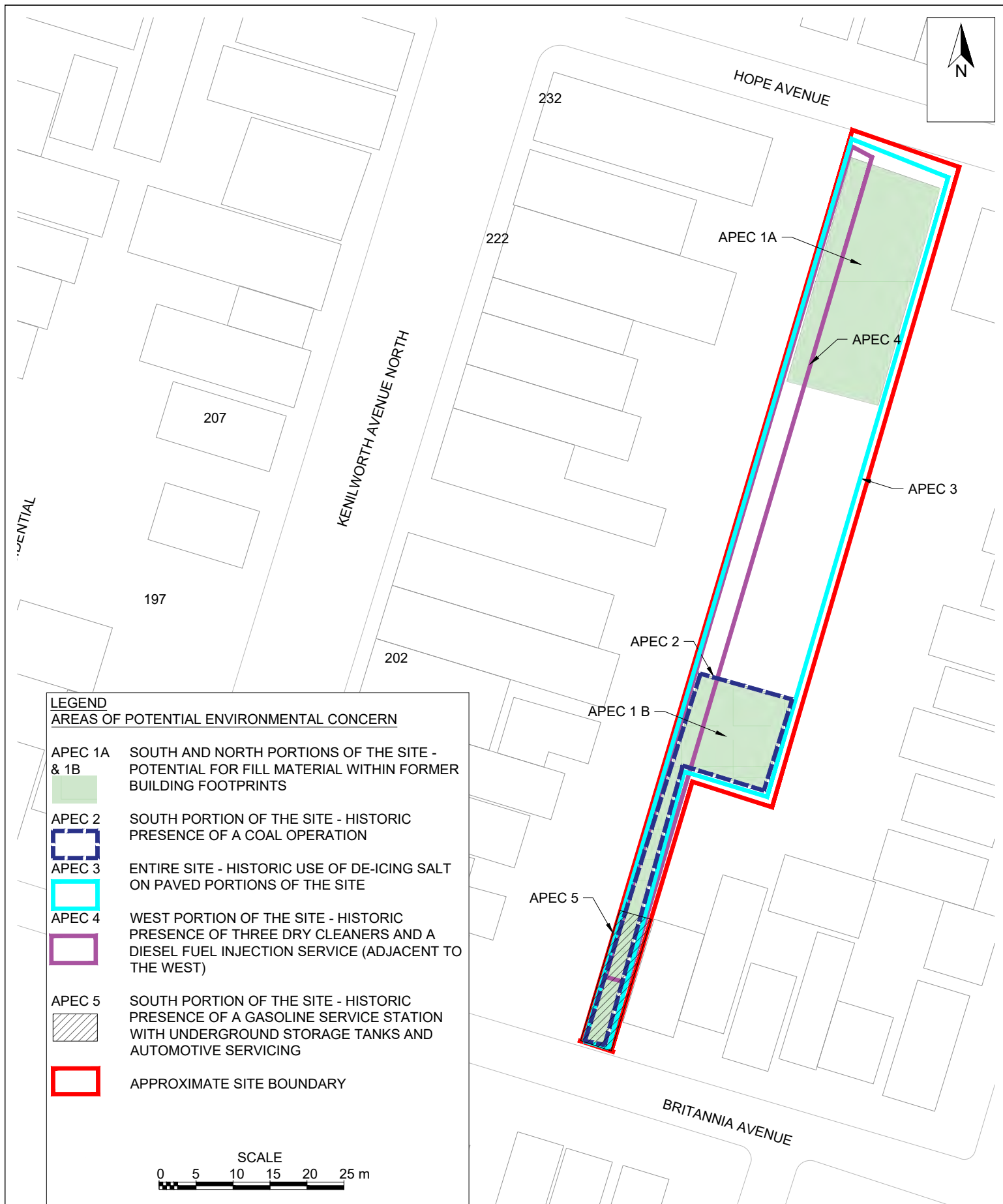
POTENTIALLY CONTAMINATING ACTIVITIES 70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
 14



Scale: AS SHOWN
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

**AREAS OF POTENTIAL
ENVIRONMENTAL CONCERN
70 HOPE AVENUE**

HAMILTON

ONTARIO



Drawing No.
15

Appendix B: Site Ownership

LAND
REGISTRY
OFFICE #62

17260-0059 (LT)

PAGE 1 OF 2
PREPARED FOR G2S CONSULTING INC
ON 2024/08/14 AT 11:13:40

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 6, BLK 6, PL 395 , LT 7, BLK 6, PL 395 ; LTS 14, 15 & 16, PL 564 , S/T HL156481 & AB362102 ; HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1996/03/25

OWNERS' NAMES

THE CORPORATION OF THE CITY OF HAMILTON

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div><div><div><div><div>**EFFECTIVE</div><div>2000/07/29</div></div><div><div>THE NOTATION OF THE</div><div>"BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN**</div></div></div><div><div><div>**WAS REPLACED WITH THE</div><div>"PIN CREATION DATE" OF 1996/03/25**</div></div><div><div>** PRINTOUT</div><div>INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/03/22 **</div></div><div><div>**SUBJECT,</div><div>ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div></div><div><div>**</div><div>SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES</div><div>*</div></div><div><div>**</div><div>AND ESCHEATS OR FORFEITURE TO THE CROWN.</div></div><div><div>**</div><div>THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div></div><div><div>**</div><div>IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div></div><div><div>**</div><div>CONVENTION.</div></div><div><div>**</div><div>ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div></div><div><div>**DATE OF CONVERSION TO</div><div>LAND TITLES: 1996/03/25 **</div></div></div></div></div></div>						
HL114009	1959/12/30	BYLAW				C
HL134729	1960/07/27	BYLAW				C
HL156481	1961/03/14	TRANSFER	\$1		THE CORPORATION OF THE CITY OF HAMILTON	C
HL173376	1961/08/25	TRANSFER	\$1		THE CORPORATION OF THE CITY OF HAMILTON	C
		REMARKS: PLAN ATTACHED				
HL200256	1962/06/01	TRANSFER	\$1		THE CORPORATION OF THE CITY OF HAMILTON	C
HL203117	1962/06/28	BYLAW				C
AB362102	1975/01/16	TRANSFER	\$2		THE CORPORATION OF THE CITY OF HAMILTON	C
CD466828	1988/07/22	CHARGE	\$87,000		THE TORONTO-DOMINION BANK	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1301847	2018/08/10	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
REMARKS: AIRPORT ZONING REGULATIONS						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

**Chain OF TITLE - 70 Hope Ave., Hamilton
 Lots 6 & 7 Blk 6 Plan 395 & Lots 14, 15 & 16 Plan 564
 Originally Part Lot 2 Con 2 Township of Barton
 LRO #62 Wentworth**

Instr. No.	Type	Registration Date	From	To	Value / Land / Remarks
	Patent	6 Mar 1930	THE CROWN	DAVIS, ASHEL	All Lot 2 Con 2 – 100 Acres
49	B & S	12 May 1852	DAVIS, ASHEL	CLINE, KEZIA	All Lot 2 Con 2 – 100 Acres
704	B & S	3 Nov 1865	CLINE, KEZIAH	CLINE, JAMES	Part Lot 2 Con 2 – 30 Acres
482	B & S	6 Jan 1869	CLINE, JAMES G.	CROSTHWAITE, HARVEY	Part Lot 2 Con 2 – 22 Acres
7359	B & S	11 Jun 1891	ESTATE OF HARVEY CROSTHWAITE	CROSTHWAITE, WILLIAM A.	Part West Part Lot 2 Con 2 – 30 Acres
9247	Grant	30 Jun 1900	CROSTHWAITE, WILLIAM A.	McINNES, JOHN	Part Lot 2 Con 2
10334	Grant	12 Aug 1904	CROSTHWAITE, WILLIAM A.	HISCOX, WILLIAM	Part Lot 2 Con 2 – 1 Acre
10953	Grant	30 Dec 1905	McINNES, JOHN	THE BARTON LAND CO. LTD.	Part Lot 2 Con 2
11028	Grant	10 Mar 1906	CROSTHWAITE, WILLIAM A.	THE BARTON LAND CO. LTD.	Part Lot 2 Con 2
11067	Grant	3 Apr 1906	HILLS, FRANK	THE BARTON LAND CO. LTD.	Part Lot 2 Con 2
11222	Grant	19 Jun 1906	THE BARTON LAND CO. LTD.	THE FRONTIER REALTY CO. LTD.	Parts Lot 2 Con 2 – as in 11028, 11067, 10953
395	Plan of Subdivision	4 Jul 1906	Plan of Kenilworth Survey		Lots 6 & 7 Block 6 Plan 395
16248	Grant	14 Nov 1912	THE FRONTIER REALTY CO. LTD.	BOLTON, ROSE H.	Lot 6 Block 6 Plan 395

Chain OF TITLE - 70 Hope Ave., Hamilton
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BOLTON, ROSE H.					
16560	Grant	26 Feb 1913	HISCOX, WILLIAM	STRATTON, J. HAROLD	Part Lot 2 Con 2 – 1 Acre
16593	Grant	7 Mar 1913	THE FRONTIER REALTY CO. LTD.	THE AMBITIOUS CITY REALTY CO. LTD.	Lot 7 Block 6 Plan 395
564	Plan of Subdivision	22 Mar 1913	Plan of Kenilworth Addition	J. H. STRATTON et al	Lots 14, 15, 16
16796	Grant	23 Apr 1913	STRATTON, J. HAROLD THE WENTWORTH LAND CO. LTD.	THE WENTWORTH LAND CO. LTD.	Lots 14, 15 & 16 Plan 564
18182	Grant	14 Jul 1914	BOLTON, ROSE H.	PORIS, ALFRED W.	Lot 6 Block 6 Plan 395
18876	Grant	30 Mar 1915	STRATTON, J. HAROLD THE WENTWORTH LAND CO. LTD.	WENTWORTH LAND CO. LTD.	Lots 14, 15 & 16 Plan 564
18999	Grant	29 Apr 1915	THE AMBITIOUS CITY REALTY CO. LTD.	PRATT, MAUDE E.	Lot 7 Block 6 Plan 395
20904	Grant	21 Jul 1917	PORIS, ALFRED W.	WOODS, JOHN	Lot 6 Block 6 Plan 395
20984	Mortgage	21 Aug 1917	PRATT, MAUD PRATT, CHARLES	HICKS, WILLIAM	Lot 7 Block 6 Plan 395
23586	Grant	23 Jan 1920	THE WENTWORTH LAND CO. LTD.	KAYO, FRANK	S pt lot 14 Plan 564

Chain OF TITLE - 70 Hope Ave., Hamilton
Lots 6 & 7 Blk 6 Plan 395 & Lots 14, 15 & 16 Plan 564
Originally Part Lot 2 Con 2 Township of Barton
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212979	Grant	19 Jul 1920	THE WENTWORTH LAND CO. LTD.	SANDILANDS, JOHN	Lots 14, 15 & 16 Plan 564– Except the rear 25 ft of Lot 14 in 23586
215261	Grant	17 Sep 1920	SANDILANDS, JOHN	BALDWIN, LEWIS	N E Part Lot 16 Plan 564
218730	Grant	18 Dec 1920	SANDILANDS, JOHN	SMITHEMAN, JOSEPH SMITHEMAN, ABIGAIL	Part Lots 14 & 15 Plan 564
220317	Grant	21 Feb 1921	WOODS, JOHN	LEES, CLIFFORD H. A.	Lot 6 Block 6 Plan 395
220518	Grant	1 Mar 1921	CHADWICK, WILLIAM LEES, CLIFFORD H. A.	CHADWICK, WILLIAM	Lot 6 Block 6 Plan 395
224216	Grant	21 May 1921	SANDILANDS, JOHN	HAVERLOCK, ELIZABETH	Part Lots 15 & 16 Plan 564
232486	Grant	10 Jan 1922	SANDILANDS, JOHN	TULLOCK, ISABELLA	Part Lots 14, 15 & 16 Plan 564
239748	Grant	21 Jul 1922	PRATT, MAUD E.	SHAVER, W. VICTOR M.	Lot 7 Block 6 Plan 395
241157	Assignment of Mortgage 20984	5 Sep 1922	HICKS, WILLIAM	GOLDBERG, LENA	Lot 7 Block 6 Plan 395
243629	Grant	9 Nov 1922	CHADWICK, WILLIAM	DAWSON, ALFRED W.	Lot 6 Block 6 Plan 395
245209	Conveyance/ Power of Sale	21 Dec 1922	GOLDBERG, LENA	THOMPSON, ROBERT J.	Lot 7 Block 6 Plan 395
245210	Grant	21 Dec 1922	THOMPSON, ROBERT J.	SHAVER, W. VICTOR M.	Lot 7 Block 6 Plan 395
253360	Grant	28 Jul 1923	SHAVER, W. VICTOR M.	KAYO, FRANK	Lot 7 Block 6 Plan 395

Chain OF TITLE - 70 Hope Ave., Hamilton
 Lots 6 & 7 Blk 6 Plan 395 & Lots 14, 15 & 16 Plan 564
 Originally Part Lot 2 Con 2 Township of Barton
 LRO #62 Wentworth

KAYO, ADA					
257568	Grant	13 Nov 1923	SMITHEMAN, JOSEPH SMITHEMAN, ABIGAIL	TULLOCH, ISABELLA TULLOCH, CLARENCE R.	Part Lots 14 & 15 Plan 564 – as in 218730
258301	Grant	3 Dec 1923	HAVERLOCK, ELIZABETH	TULLOCH, ISABELLA TULLOCH, CLARENCE R.	Part Lots 15 & 16 Plan 564 – as in 220416
295530	Grant	27 Apr 1927	DAWSON, ALFRED	DAWSON, GEORGE	Lot 6 Block 6 Plan 395
NS9569	Grant	15 Mar 1932	KAYO, FRANK	KAYO, FRANK KAYO, ADA	S pt Lot 14 Plan 564
NS11224	Grant	27 Jun 1932	DAWSON, GEORGE	DAWSON, RETA	Lot 6 Block 6 Plan 395
NS31907	Grant	8 Jan 1937	KAYO, FRANK KAYO, ADA	DAWSON, RETA	Lot 7 Block 6 Plan 395
NS54859	Grant	22 Feb 1941	KAYO, FRANK KAYO, ADA	CADIEUX, FRANK J. CADIEUX, ADA	S pt Lot 14 Plan 564 – as in 9569NS
NS111141	Grant	12 Jul 1946	TULLOCH, ISABELLA	TULLOCH, JOHN S.	Lots 14, 15 & 16 Plan 564 – except parts
NS118958	Grant	21 Feb 1947	CADIEUX, IDA	JOHNSTON, WILLIAM J.	Part Lot 14 Plan 564
NS127362	Grant	25 Sep 1947	BALDWIN, LEWIS	BALDWIN, LEWIS BALDWIN, EUPHEMIA	N E Part Lot 16 Plan 564
NS268069	Grant	8 Jul 1955	DAWSON, RETA	DYACK, MARY	Undivided ½ interest Lots 6 & 7 Block 6 Plan 395
NS26807	Grant	8 Jul 1955	DAWSON, RETA	DYACK, STANLEY	Undivided ½ interest

Chain OF TITLE - 70 Hope Ave., Hamilton
Lots 6 & 7 Blk 6 Plan 395 & Lots 14, 15 & 16 Plan 564
Originally Part Lot 2 Con 2 Township of Barton
LRO #62 Wentworth

				DYACK, IRMA	Lots 6 & 7 Block 6 Plan 395
HL11802	Quit Claim	5 Jun 1957	ESTATE OF ALFRED DAWSON RETAL E. DAWSO, personally	DYACK, STANLEY DYACK, IRMA DYACK, MARY	Easement over Rear 40 ft Lot 6 Block 6 Plan 395
HL88676	Grant	21 May 1959	DOMINION CLOTHING STORES, HAMILTON, LIMITED	MINC, CHIL	Part Lot 14 Plan 564
HL38207	Grant	11 Feb 1958	JOHNSTON, WILLIAM J.	DOMINION CLOTHING STORES, HAMILTON, LIMITED	Part Lot 14 Plan 564
HL114009	By-Law	30 Dec 1959	THE CORPORATION OF THE CITY OF HAMILTON	TO EXPROPRIATE LANDS IN BLOCK BETWEEN KENILWORTH AVE N. HOPE, ARCHIBALD & BRITANNIA AVE. – Plan attached	
HL134729	By-Law	27 Jul 1960	THE CORPORATION OF THE CITY OF HAMILTON	TO EXPROPRIATE LANDS IN LOT 16 PLAN 564 – Plan Attached	
HL154848	Grant	24 Feb 1961	BALDWIN, EUPHEMIA	THE CORPORATION OF THE CITY OF HAMILTON	Part Lot 16 Plan 564
HL156481	Transfer	1961/08/25	DYACK, MARY DYACK, STANLEY DYACK, IRMA	THE CORPORATION OF THE CITY OF HAMILTON	Lot 6 Block 6 Plan 395 – Subject to Right of Way of Lots 7, 8 & 9 over West 9 ft Lot 6 & North 10 ft Lot 6 & Subject to right to use the North 40 ft of Lot 6 for turning vehicles
HL173376	Transfer	1961/08/25	TULLOCH, JOHN S.	THE CORPORATION OF THE CITY OF HAMILTON	Part Lots 14, 15 & 16 Plan 564 – Plan Attached
HL200256	Transfer	1962/06/01	MINC, CHIL MINC, ELEN	THE CORPORATION OF THE CITY OF HAMILTON	South 25 ft Lot 14 Plan 564- Plan attached

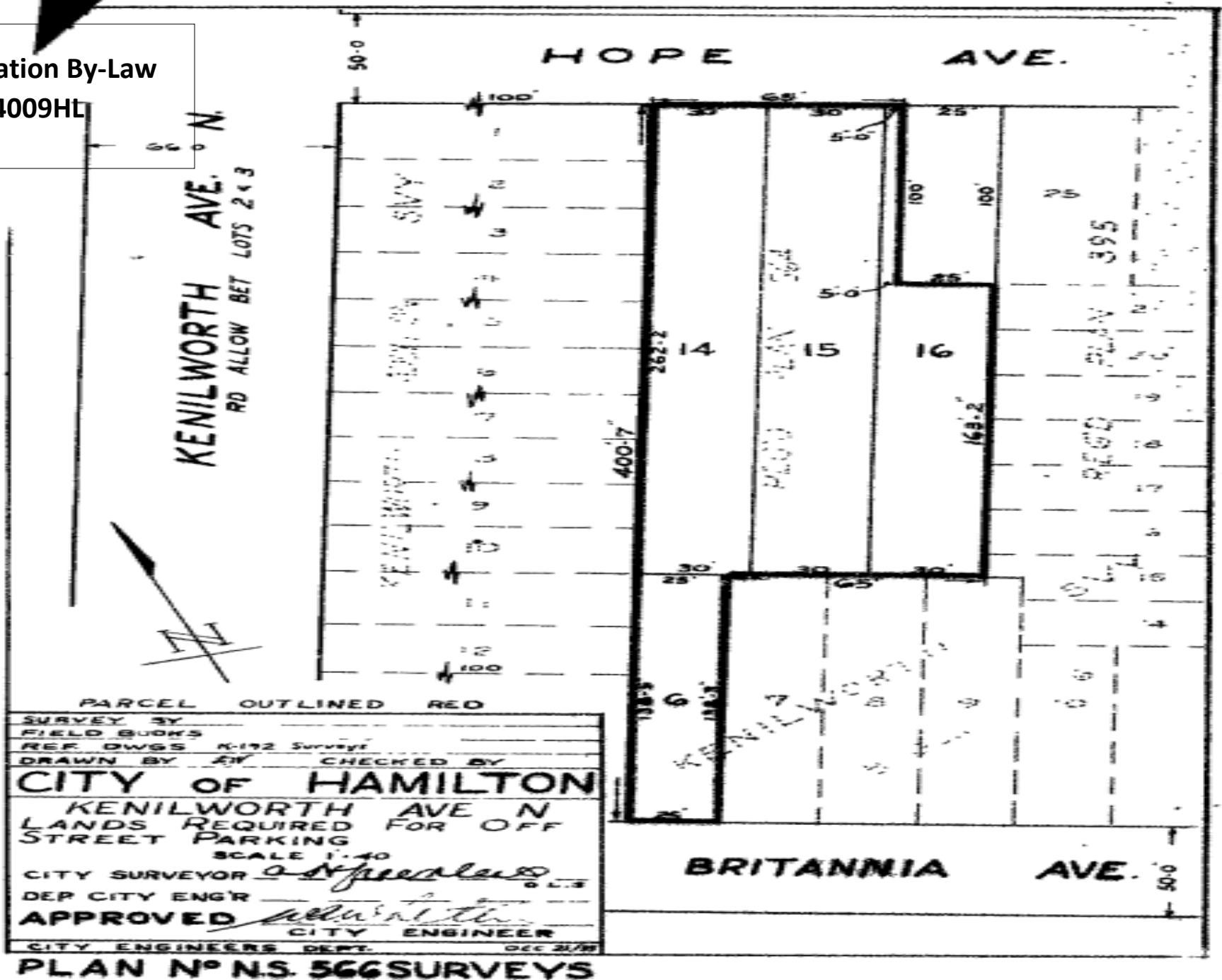
Chain OF TITLE - 70 Hope Ave., Hamilton
Lots 6 & 7 Blk 6 Plan 395 & Lots 14, 15 & 16 Plan 564
Originally Part Lot 2 Con 2 Township of Barton
LRO #62 Wentworth

HL203117	By-Law 9746	28 Jun 1962	THE COUNCIL OF THE CORPORATION OF THE CITY OF HAMILTON		To establish and lay out an alley in block Hope, Archibald, Britannia & Kenilworth Ave Plan was attached
HL280532	Grant	20 Jul 1964	DYACK, MARY	DYACK, LUCY Undivided one-half interest	Lot 7 Block 6 Plan 395
HL32144	Grant	23 Jul 1965	DYACK, STANLEY DYACK, IRMA DYACK, LUCY	DYACK, BENJAMIN DYACK, IRMA	Lot 7 Block 6 Plan 395
AB362102	Transfer	1975/01/16	DYACK, BENJAMIN DYACK, LUCY	THE CORPORATION OF THE CITY OF HAMILTON	Lot 7 Block 6 Plan 395 Subject to Right of Way over North 8"

Parcel Register 17260-0059 – Created 1996/03 25 – Lots 6 & 7 Block 6 Plan 395 & Lots 14, 15 & 16 Plan 564
First Conversion from the Book

E. & O. E. – Completed by P.L.P. Titles Ltd. on the 8th Sep 2024 - Information has been obtained from the Title Abstracts – Please Note that the Title Abstract pages have been microfilmed – are difficult to read – dates, names & registration numbers may not be interpreted correctly – documents have Not been printed or reviewed to determine the accuracy of the lands to the subject property – This Search is done by following the names back in the title – For 100% Accuracy the deeds should be acquired and plotted --

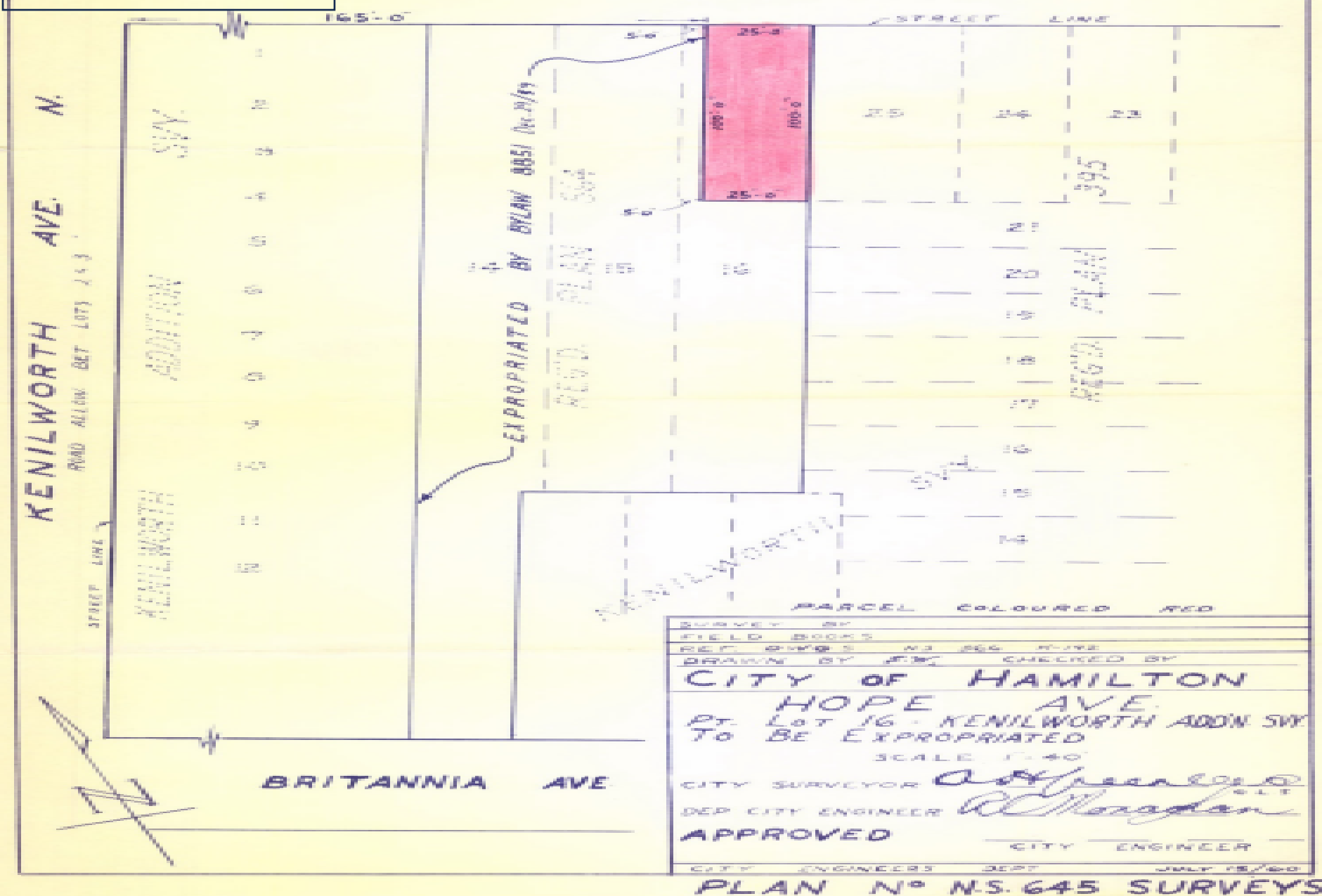
Expropriation By-Law
114009HL

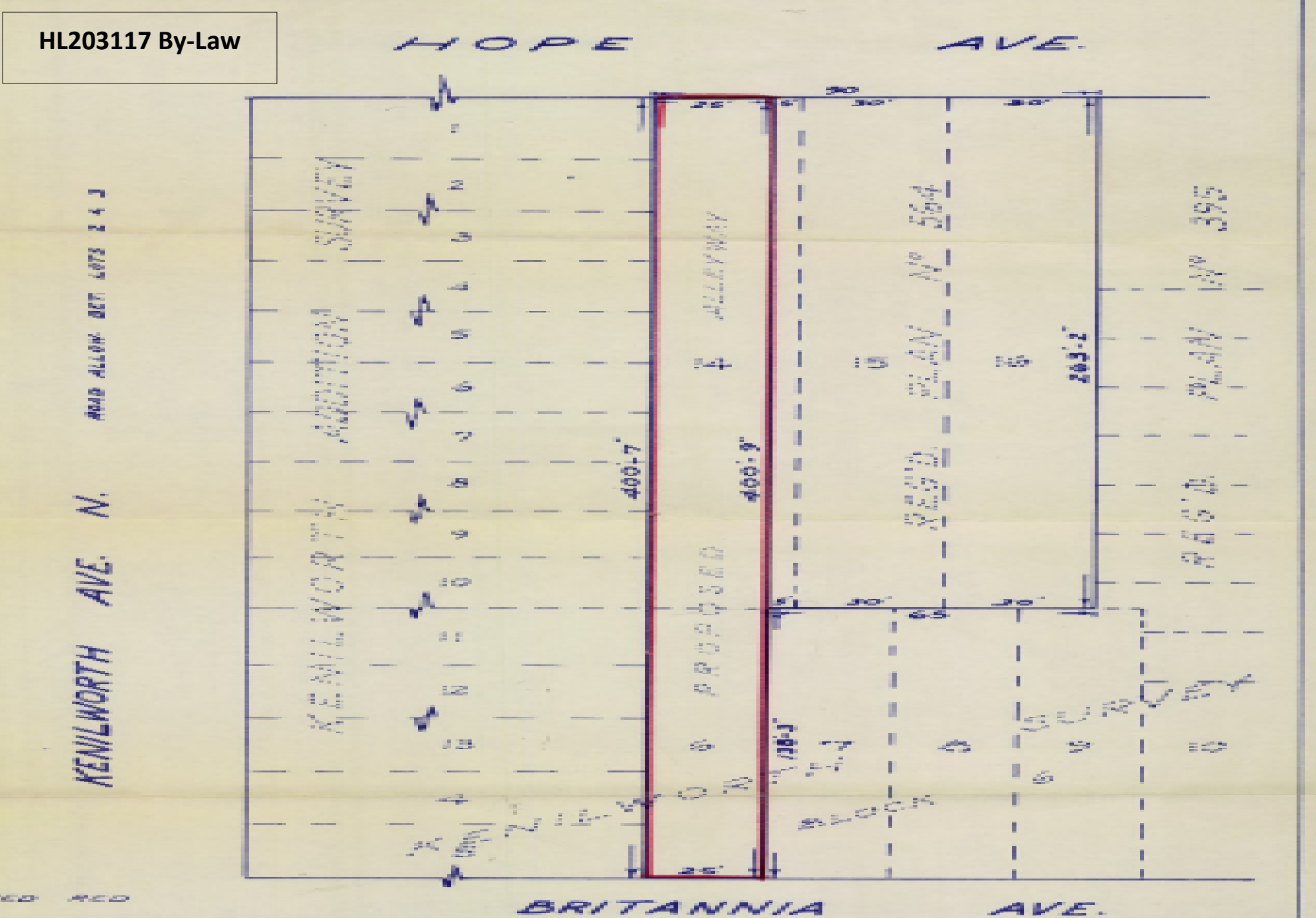


HL134729

H O P E

AVE.





395

PLAN OF
KENILWORTH
BEING A SUBDIVISION
OF
PART OF LOTS NOS. 2, 3 AND 4
SECOND CONCESSION TOWNSHIP OF BARTON
COUNTY OF WENTWORTH
ADJACENT TO THE
CITY OF HAMILTON
Scale: 1 inch = 100 feet



Road Allowance between lots 2 and 3.

N. 19° 07' E.

WATERWORKS

~~W A. CROSTHWAITE~~

270

P-DE

The Municipal Corporation of the Township of Barton does hereby sanction the laying out of the several streets of the widths of feet as shown on this Plan

Page 12 of 14

AVENUE

ARCHIBALD ST.

ALEXANDER

LINE

Approved and Certified this 18th day
of March 1913

H. C. Small
Secretary of the Ontario
Railway and Municipal
Board —

PLAN
OF

564

KENILWORTH ADD'N.

Being the Re-Subdivision of lots 1, 2, 3, 26 & 27, Block 6, of Kenilworth Survey and a one acre parcel

shown on said plan as owned by Mrs. Hitchcox

IN
TOWNSHIP OF BARTON

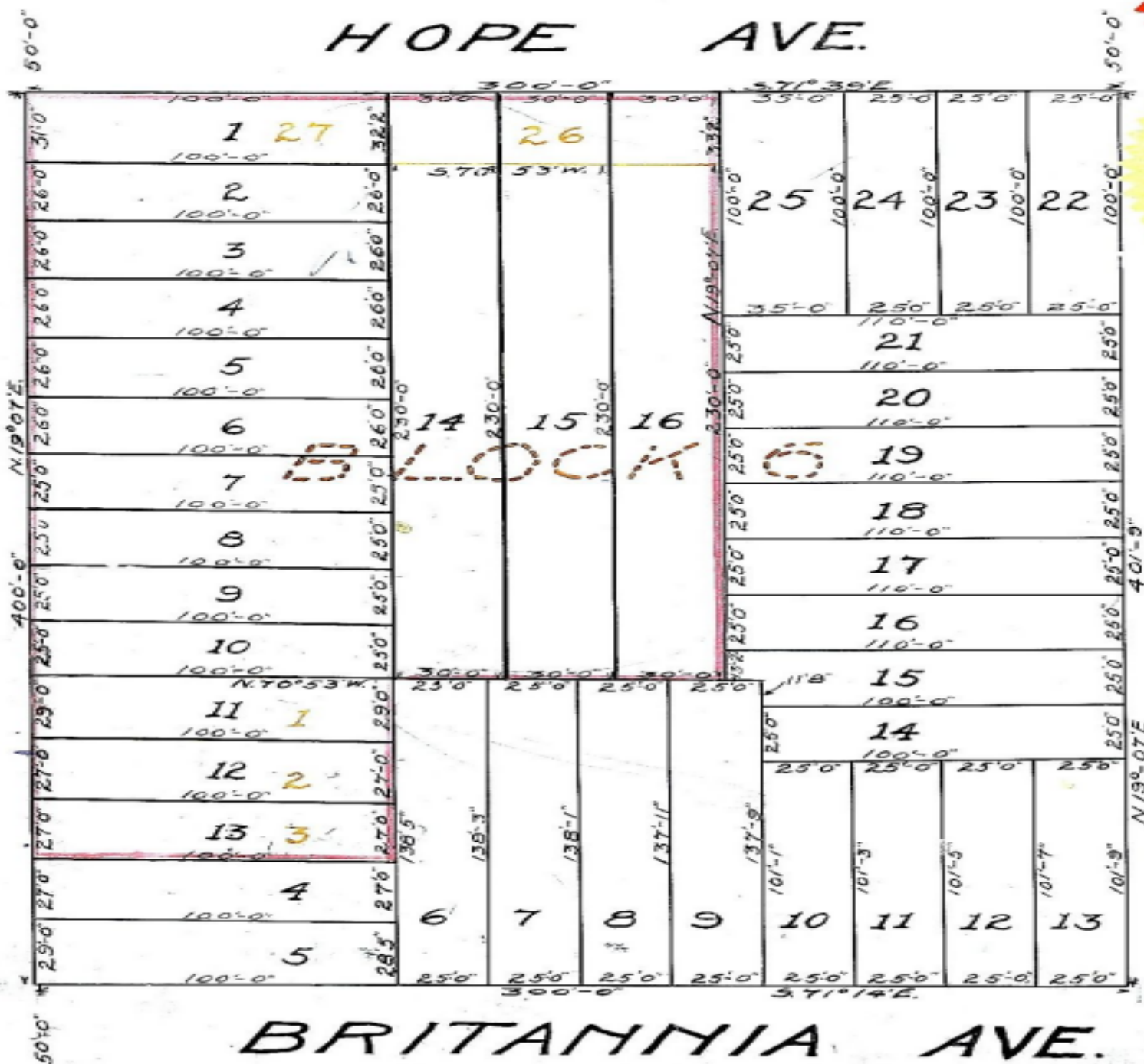
As laid out for Messrs Stratton & Lyon.

KENILWORTH AVE.

HOPE AVE.

ARCHIBALD ST.

BRITANNIA AVE.



Appendix C: Street Directories

Street Directories
Industrial, Commercial and/or Institutional Property Use

Site		
Address	Property Use	Years Occupied
70 Hope Avenue	Not listed	1990 - 2010
-- Hope Avenue	Municipal Car Park Lot	1965 - 1995/1996
76 Hope Avenue	J Williamson	1960
	Jasper Williamson	1940 - 1955
	John Narwocky	1955
	William Mason	19360
78 Hope Avenue	J S Tullock	1960
	John Tulloch	1950 - 1955
	Mrs. J Snow	1940
	Mrs S Mahy	1930
	Harry Fuller	1930
80 Hope Avenue	Louis Baldwin	1955 - 1960
	Lewis Baldwin	1930 - 1950
	N E Pearson	1930
259 Britannia Avenue (Historic 207 Britannia Avenue)	Ossie's Barber Shop	1960
	Ossie's Clip Joint	1955
	Ossie Hinells	1955
	O E Hinnells, barber	1940 - 1950
	W J Hinnells (rear)	1940 - 1950
	W H Sutherlans, barber	1930
	Edward Green	1920
261 Britannia Avenue (Historic 209 Britannia Avenue)	Lee's Confectionary	1960
	Kenilworth Coal, etc	1940 - 1955
	W George Barker (rear)	1950 - 1955
	Frank Kaye	1930
	G F Robinson	1920

North		
Address	Property Use	Years Occupied
75 Newlands Avenue ~165 m north	Ken-Bar Bazzar & Snack Bar	1970 - 1975
77 Newlands Avenue ~165 m north	R G Hargin & Associates Handbag Div	2010
75 – 83 Newlands Avenue ~175 m north	Pollock's Grocery	1955
83 Newlands Avenue ~175 m north	Pollock's Grocery Parking Lot	1960 - 1990

Northeast		
Address	Property Use	Years Occupied
87 Albany Avenue ~ 90 m northeast	Atlantic Paving	2004/2005 - 2010
88 Albany Avenue ~55 m northeast	J Bigrigg & Son, plasterers	1955
58 Harmony Avenue ~140 m northeast 60 Harmony Avenue ~145 m northeast	Painter	1930
	Confectioner	1930
75 Harmony Avenue ~160 m northeast	Shoe Repair	1930
80 Harmony Avenue ~195 m northeast	Grocer	1930

East		
Address	Property Use	Years Occupied
14 Allan Avenue ~155 m east	W. Kelly, Welding Service	1975
	V M Thornborrow, oil burners	1950
283 Britannia Avenue ~60 m east	Colonial Restorations	1999/2000
297 Britannia Avenue ~110 m east	West & Crook, contractors	1950
333 Britannia Avenue ~215 m east	Florence Marie Beauty Salon	1970 -1985
	Britannia Shoe Repair	1950
335 Britannia Avenue ~225 m east	Serbian League of Canada	1970 - 2010
	The Canadian Srobran, publisher	1965 - 1995/1996
	Al's Catering Service	1960
	Beswick's, dry goods	1950
	Grocer	1930 - 1940
337 Britannia Avenue ~235 m east	Britannia Cleaners	1940 -1960
	Barber	1930
6 Harmony Avenue ~140 m east	Interior Renovation Specialist	2010
17 Harmony Avenue ~80 m east	Howard & Avery, contractors	1950

East		
Address	Property Use	Years Occupied
21 Harmony Avenue ~80 m east	Contractor	1930
24 Harmony Avenue ~125 m east	Grocer	1920
88 Hope Avenue ~20 m east	Penncraft Co, watchmakers	1955
90 Hope Avenue ~25 m east	Furniture Repair	1930
98 Hope Avenue ~45 m east	Grocer	1930
120 Hope Avenue ~90 m east	Grocer	1920

Southeast		
Address	Property Use	Years Occupied
186 Britannia Avenue (Historic 1365 Cannon Street East) ~235 m southwest	Grocer	1920
1393 Cannon Street East ~70 m southwest	Holy Family Church	2004/2005, 2010
	Holy Family Rectory	1960 - 1999/2000
	Holy Family Presbyterian	1965 - 1970
	St Vincent De Paul Store	1965 - 1980
	D E McIntosh, Real Estate	1960
	Ace Cleaners	1950
	Salon Stefano	1990
	Vacant	1985 - 1995/1996
	Jeanette's Hair Design	1980
	Molly's Hair Styles	1970 - 1975
	Industrial Controls Co	1965
	Klip N Curl Beauty	1960
	Chez Bernadette	1955
	Margot Nut Shop	1950
120 Croswaite Avenue North ~235 m south	Lucky Day Nursery	1960 - 2010
	Fire Station No 9	1940
164 Croswaite Avenue North ~75 m southeast	Mcvean Enterprises	2004/2005

South		
Address	Property Use	Years Occupied
265 Britannia Avenue (south adjacent)	Picture framer	1930
180 Kenilworth Avenue North (Historic 258 Britannia Avenue) ~15 m south	East End R & G Club	1940
263 Britannia Avenue (South adjacent)	Mountain View Monument Co	1965
264 Britannia Avenue ~10 m south	Martins Drapery Service, manufacturers	1960 - 1965
136 Kenilworth Avenue North ~200 m south	Scleroderma Society of Ontario	2010
	Tim Hortons Doughnuts	1999/2000 - 2010
	Cosmo's Truck & Car Sales	1995/1996
	P-A-T Paint & Wallpaper	1985 - 1990
	B J Signs	1990
	Ken Boyter Auto Sales	1985
	Kenilworth Auto Sales and Service	1980
	Walker Motor Sales	1975
	William Cairns, service station	1965 - 1970
	Al Tomblin, Texaco Station	1960
	J Elves, Service station	1955
	G Prince, service station	1950
	Good Rich Oil Co	1940
146 Kenilworth Avenue North ~135 m south	Payless Convenience	1995/1996 - 2010
	Payless Variety	1990
	The Millionaire	1975 - 1980
	Hubert's Esso Service Station	1960 - 1965
	Busch's Service Centre	1955
	Teloip Inc.	2010
	Sherry's	1985
	Burger Chef Drive-In Restaurant	1970
156 Kenilworth Avenue North (Historic 154 Kenilworth Avenue North) ~125 m south	Hydro Power Station	1955 - 1995/1996

South		
Address	Property Use	Years Occupied
158 Kenilworth Avenue North (Historic 156 Kenilworth Avenue North) ~120 m south	Discovery Auto Centre	2004/2005 - 2010
	2 for 1 Pizza and Wings	1999/2000 - 2010
	Baker's Dozen Donuts	1990 - 1995/1996
	Tuff-Kote Automotive Rustproofing	1970 - 1985,
	Danny's Transmission Service (Hamilton) Ltd.	1960
	Fuller Food Sales	1955
	Hamilton Custom Body Works	1950
160 Kenilworth Avenue North ~100 m south	Mitchell's Motor Sales	1960
	Graham Motor Sales	1955
	Central Motor Sales	1950
172 Kenilworth Avenue North ~65 m south	Desrochers Michel A Real Estate Limited	1990 - 2010
	Optimal Financial Credit Solutions	2004/2005 - 2010
	Physician	1930
180 Kenilworth Avenue North (Historic 176 Kenilworth Avenue North) ~25 m south	Big Bee	2004/2005 - 2010
	Homestead Fish and Chips	1995/1996 - 2010
	Net Connect Services Inc	2004/2005 - 2010
	Anytime Food Mart	1999/2000
	Approved Credit Ltd.	1999/2000
	A & M Video Sound	1990 - 1995/1996
	Tigertown Leasing Ltd.	1975 - 1980, 1985
	Bradshaw Sunoco Service Station	1965 - 1970
	Kenilworth Sunoco Service Station	1960
	Don's Service Station	1955

Southeast		
Address	Property Use	Years Occupied
127 Garside Avenue North ~225 m southeast	Steel City Window Cleaning	2010
155 Garside Avenue North ~155 m southeast	Sunrays Unlimited	1995/1996
167 Garside Avenue North ~140 m southeast	Scrubs Carpet Cleaning	2010
175 Barons Avenue North ~235 m southeast	The Serbian League of Canada	1965
	The Canadian Srbobran	1960
278 Britannia Avenue ~45 m southeast	Rose's Beauty Shop	1960
302 Britannia Avenue ~1254 m southeast	Odie Brothers Carpet Contractors	1965

Southwest		
Address	Property Use	Years Occupied
59 Cambridge Avenue ~230 m southwest	Plumber	1930
85 Cambridge Avenue ~165 m southwest	Paolo's Janitorial Service	1990

West		
Address	Property Use	Years Occupied
8 Alice Street ~80 m west	Edward's Driving School	1965
11 Alice Street ~115 m west	Discount Tent Rentals	2004/2005 - 2010
186 Britannia Avenue ~125 m west	Al's Radio Clinic	1950
187 Britannia Avenue ~125 m west	Standard Sales Co.	1975
190 Britannia Avenue ~145 m west	Holy Family Catholic School	2010
	Hamilton Wentworth Catholic District School Board	2004/2005
	Holy Family Separate School	1950 - 1999/2000
190 Kenilworth Avenue North (Historic 188 Kenilworth Avenue North) (Adjacent to the west)	Grocer	1930
190 Kenilworth Avenue North (Adjacent to the west)	Great Wall	1990 - 2010
	A & M Video Town	1985
	Michael Desrochers Real Estate Ltd.	1985
	Western Karate	1975
	Mac's Milk	1970
	Shipton's Fruits	1955 - 1965
194 Kenilworth Avenue North (Adjacent to the west)	Chrissandra Philatelic & Numismatic Supply	2004/2005 - 2010
	Filter Queen	1990
	Midway Grocery and Delicatessen	1980
	Louie's Meat Market	1970 - 1975
	Kent Cleaner's	1970
	Vic Weil Bakeries	1940 - 1965
	Peter's Meat Market	1965
	Naylor's Meat Market	1930 - 1960

West		
Address	Property Use	Years Occupied
196 Kenilworth Avenue North (Adjacent to the west)	Olympus Submarine	1990 - 2010
	George's Car Clean Up	1980 - 1990
	Josephine's Hairstyling & Barber Shop	1980 - 1985
	Ann's Variety	1975
	Homestead Apartments	1975
	The Lagoon	1970
	Civic Furniture and Rug Sales	1960
	Dave Brown Appliance	1955
	Cheshire Appliances	1950
	Kenilworth Coal, etc	1940
	Kenilworth Flour and Feed	1930
198 Kenilworth Avenue North (Adjacent to the west)	Connolly Patent Medical	1965
	Drury Drugs	1930 - 1960
200 Kenilworth Avenue North (Adjacent to the west)	Croatian National Sports Club of Hamilton Incorporated	1980 - 2010
	Glen Haven Restaurant	1965 - 1970
	Golden Pheasant Restaurant	1950 - 1960
	Athenia Restaurant	1955
	Shoemaker	1940
	Raphaeil Fruit Market	1930
202 Kenilworth Avenue North (Adjacent to the west)	Aladdins Flowers and Gifts	1990
	Whiz-A-Top, commercial laundry	1980 1985
	R & G Enterprises	1975
	RI Megan Real Estate and Insurance Ltd.	1970
	Kent's Cleaners	1965
	Charlie's Sportswear	1960
	Gilbert Tailors	1955
	Carroll's Ltd, grocers	1930 - 1950
204 Kenilworth Avenue North (Adjacent to the west)	Le Salon Hair and Esthetics	2010
	Thistle Delicatessen	1965
	Frank's Delicatessen	1960
	Farmer's Pride Cut Up Chicken and BBQ	1955
	Jess Meat Market	1950
	Meats	1930 - 1940
206 Kenilworth Avenue North (Adjacent to the west)	Hamilton Fibre Glass and Plastic & Plastic Supply Ltd.	1980 - 2004/2005
	Hamilton Textile Bargain Store	1960 - 1970
	Bill Johnston Men's and Boy's Wear	1950 - 1955
	Dom Clothing Stores	1940
	Kenilworth Fish and Chips Restaurant	1930

West		
Address	Property Use	Years Occupied
208 Kenilworth Avenue North (Adjacent to the west)	Taste of the Caribbean	2010
	Ideal Grill	1960, 1965, 1970, 1995/1996
	Ideal Tavern and Restaurant	1975, 1980, 1985
	Hamilton Textile Bargain Store	1975
	Hounsomes's Gift Shop	1955
	Same Day TV Radio Service	1955
	Confectionary	1930 - 1940
210 Kenilworth Avenue North (Adjacent to the west)	Tim's Quality Meats	1985
	Kenny's Used Furniture & Upholstery	1980 - 1985
	Frith Meat Market	1940 - 1980
	Coin Wash	1965 - 1970
	Weil Bakers	1940 - 1950
	Shoe Repair, Barber	1930
212 Kenilworth Avenue North (Adjacent to the west)	Ridgecrest Southern Baptist Church	1990 - 1995/1996
	Bazaar & Novelty	1985
	Re's School of Ceramics	1980
	Junior League Thrift Shop	1975
	Scott House Furnishing	1970
	Reward Shoe Stores	1940 - 1965
	White's Bakery	1955
	Dry goods	1940
	Gentlemans's Furnishings	1930
214 Kenilworth Avenue North (Adjacent to the west)	Brugess Appraisal Service	2004/2005 - 2010
214 Kenilworth Avenue North (Adjacent to the west)	Dave Minnick and Associates Ltd, Realtor	1985 - 2010
	War Surplus	1970
	Kenilworth Furniture Sales	1965
	Interior Window Shades	1960
	Kay Evan's Ladies and Children's Wear	1955
	Grocer	1930
	Painter	1930
216 Kenilworth Avenue North (Adjacent to the west)	Prime Time Sports Bar & Grill	2010
	Hub Caps	1985 - 1990
	Musketeer's Restaurant	1980
	Acme Office Equipment and Sales	1960 - 1975
	Canada P O Sub Station	1975
	Allan-Leng Business Machines and Supplies Ltd.	1965 - 1970
	Adam Business Forms and Equipment	1960
	Eastern Wallpaper Inc	1955
	Tulloch's Paint etc	1950
	Vacant Grage	1930

West		
Address	Property Use	Years Occupied
218 Kenilworth Avenue North (Adjacent to the west)	Kenilworth Shoe Rebuilders	1950 - 1990
	Jas A Colbourne, tinsmith	1930 - 1940
220 Kenilworth Avenue North (Adjacent to the west)	Second Hand Rose	1995/1996
	Athens Printing Art	1980 - 1990
	Nor-Am Advertising	1975
	Mystique Salon and Boutique	1970
	Charlie's Tailor and Fur Repairs	1965 - 1970
	Kenilworth Florist	1955
	Diamond Drug Store	1950 - 1955
	J A Colbourne, tinsmith	1950
	Clothes	1940
	Jones Department Store	1940
222 Kenilworth Avenue North (Adjacent to the west)	Bob's Scuba Shop & Dive Centre	1999/2000 - 2010
	Bob's Sport and Dive Centre	1975 - 1995/1996
	Lorraine Sport Supply Company	1965 - 1995/1996
	Hamilton Diesel Fuel Injection Services	1985 - 1990
	Bob's Skates and Camp Rentals	1965 - 1975
222 Kenilworth Avenue North (Adjacent to the west)	Beyond the Edge	1999/2000 - 2004/2005
	Loblaw Groceries	1940 - 1960
	Fruits	1940
	Loblaw Groceries	1930
226 Kenilworth Avenue North (Adjacent to the west)	Diva's One on One	2010
226 Kenilworth Avenue North (Adjacent to the west)	Salon D'Or	2010
	Artistic Upholstry/Trend Upholstry	1999/2000,
	Prime Hamilton Inc.	1995/1996
	Top Hat Chimney Sweeper	1995/1996
	Vople Meat Ltd.	1985
	Venetian Market	1965 - 1980
	Rose's Soda Bar	1950
228 – 232 Kenilworth Avenue North (Adjacent to the west)	Hope's Convenience	1990 - 2010
230 Kenilworth Avenue (Adjacent to the west)	Area Social Club	1985
	Helen's Soda Bar	1955 - 1960
	Rose's Dry Goods	1950
	Shoe Shine	1930
232 Kenilworth Avenue North (Adjacent to the west)	Morris Enterprises	1975
	Kent's Cleaners	1955 - 1960
230- 232 Kenilworth Avenue North (Adjacent to the west)	Kenilworth Billiards	1950 - 1970
	Hawthorne Billiards	1930 - 1940

West		
Address	Property Use	Years Occupied
234 Kenilworth Avenue North ~20 m northwest	Mike's Automotive Production	1975
	Ken's Auto Sales	1980
	M & H Motors, used cars	1970
236 Kenilworth Avenue North ~35 m northwest	Hamilton Hobby Specialties	1999/2000 - 2010
	Robinson Brian Construction Ltd.	1985 -1990
	Robinson J Ready To-Wear Ltd.	1950 -1990
	Robinson Towers Ltd.	1975 -1980
238 Kenilworth Avenue North ~40 m northwest	L A Nails Studio	2004/2005 - 2010
	Parisienne Fashions	1995/1996
	Vito's Lasagna House	1985
	Bolton Brothers Used Furniture	1980
	Windsor Jewellers	1950 - 1975
240 Kenilworth Avenue North ~45 m northwest	Local Fone Service	2004/2005 - 2010
	Len's T V Sales & Service Ltd.	1990 - 1995/1996
	Hamilton TV	1985
	Len's TV	1985
	Ken and Rene's Continental Bakery and Grocery	1980
	Harold's Barber Shop	1975
	Provincial Laminating Service	1970
	Lawrence's Fish Market	1955
	Straw's Dry Goods	1940, - 1950
	Variety Store	1930
242 Kenilworth Avenue North	Kenilworth Variety	1995/1996 - 2004/2005
	Delphi D Glamour Beauty & Hair Salon	1990
	Ann's European Hair Styling	1965 - 1985
	Peg's Fish and Chips	1960
	Joe's Fish and Chips	1955
	Noughton's Fish and Chips	1950
	Restaurant	1930 - 1940
244 Kenilworth Avenue North ~55 m northwest	Canadian Export and Import	1999/2000
	A & A Specialty Advertising	1990
	Best Seconds Shop	1985
	Heed's Ladies Wear	1950 - 1980
	Reliable Cleaners	1940
	Beauty Parlour	1930

West		
Address	Property Use	Years Occupied
246 Kenilworth Avenue North ~65 m northwest	Pro Signs	1985
	Sherway Graphics	1980
	Connie's Florist	1975
	Mike's Variety	1965
	P O Sub Station No 3105	1960 - 1965
	Venetian Market	1960
	Kenilworth Toys Etc.	1950 - 1960
	Kenilworth Book Store	1940
	Cleaner	1930
248 Kenilworth Avenue North ~70 m north	Daystar Tanning	2004/2005
	Hamilton Industrial Communications	1999/2000
	Bishop's Lock Shop	1990
	Hume's Homestyle Bakery	1980
	Basil's Bakery	1975
	Summerfield's Bakery and Delicatessen	1940 - 1970
248 – 250 Kenilworth Avenue North ~70 m north	Verwaal's Bakery	1985
250 Kenilworth Avenue North ~70 m north	Hi-Speed Computer	1995/1996
	Alba Hair Design	1990
	Butcher	1930
254 Kenilworth Avenue North ~90 m north	Kenilworth Tire & Automotive	2010
	Travale Tire Service	2010
	Snell Automotive	2004/2005
	J M C Automotive	1985 -1999/2000
	Steel City Auto Parts	1980
	Dot Radiator Service	1955 - 1975
	Roy's Service Station	1950
	A E Dickenson, service station	1940
256 Kenilworth Avenue North ~110 m north	Ontario Vacuum	2010
	Property Investments Services	1999/2000
	Vacant	1990
	Scotia Place Building	1975 - 1985
	Irish Canadian Social & Athletic Club	1985
	Dundas Ancaster Recorder Newspaper	1980
	Tremblay Investigation and & Security Services	1980
	Maple Leaf Travel	1975 - 1985
	MP Constituency Office	1975
	Lapceovich Enterprises Ltd	1975 - 1980
	Atherton Paint Centre	1955 - 1965
	Lawrence's Fish etc	1950
	Brewer's Supplies	1930

West		
Address	Property Use	Years Occupied
258 – 260 Kenilworth Avenue North	Denture Therapy	1985
	Kenilworth Meat Market	1950 - 1980
260 Kenilworth Avenue North ~115 m north	Tender Loving Care Packages	1990
	The Green Machine	1980
	Connie's Florist	1950 - 1970
	Butcher	1930
262 Kenilworth Avenue North ~120 m north	Laundromat	1975 - 1990
	East End Second Hand	1970
	Dean's Shoe Store	1930 - 1965
264 Kenilworth Avenue North ~135 m north	Lloyd's Variety	1980 - 2010
	Miller's Confectionary and Tobacco Store	1955 - 1975
	Harold's Barber Shop	1950 - 1970
	Sun TV and Electronics	1970
	Confectionary	1930 - 1940
	Fish Dealer	1930
266 Kenilworth Avenue North ~140 m north	Pampered Poodle Shop	1965
	Sugar's Shoe Rebuilding	1960
	Scearce's Shoe Repair	1940 - 1955
	Grocer	1930
268 Kenilworth Avenue North ~145 m north	Self Serv ½ Hour Laundromat	1960 - 1970
	Loyal Order of Moose	1955
	Golden Ladies Wear	1950
	Clothes	1940
	Milliner	1930
272 Kenilworth Avenue North ~170 m north	Hamilton Industrial Communications	1970 - 1995/1996
	Bank of Montreal	1955 - 1990
	Saunders & Saunders	1955 - 1970
	Dictograph Co of Canada	1965
274 Kenilworth Avenue North ~175 m north	Garden of Eden Floral & Gift Shoppe	1990
	Best's Pharmacy Limited	1930 - 1985
276 Kenilworth Avenue North ~190 m	Pollock's Cheque Cashing	1995/1996 - 2010
	Pollock's Smoke Shop	1990
	Miller's Coffee Shop	1965 - 1970
	Kenilworth Scotch Bakery	1970
	Gourlay Bakery	1965
	Park Lane Bowling Alley	1965
276 – 278 Kenilworth Avenue North ~190 m north	Emporium Discount Family Fashions	1985
	Best's Pharmacy Ltd	1975
	Pollock's Groceries Ltd	1940 - 1975

West		
Address	Property Use	Years Occupied
278 Kenilworth Avenue North ~200 m north	Giant Value Centre	2010
	Field of Dreams	2004/2005
	Kipps Stores Ltd	1930 - 1950
	The Dominion Bank, Homeside Branch	1930
280 Kenilworth Avenue North ~185 m north	Regency Amateur Boxing	2004/2005 - 2010
	Area Social Club	1990 - 1995/1996
	Guy's Pet Shop	1965 - 1970
282 Kenilworth Avenue North	J & L Vitamins and Cosmetics	1965 - 1970
	Shaver Shops	1965 - 1970
	Alex's Shoe Shine	1955
	Norfolk Credit Jewellers	1950
284 Kenilworth Avenue North ~205 m north	James Barber Shop	1955
286 Kenilworth Avenue North	J D Kenzie Real Estate	1950 - 1955
288 Kenilworth Avenue North	Ken-Bar Banquet Centre	1970 - 1985
	Park Lane Billiards	1965
290 Kenilworth Avenue North ~220 m north	Willis Health Services Inc.	2004/2005
	Toronto Dominion Bank	1950 - 1999/2000
125 Kenilworth Avenue North ~215 m southwest	Fire Station #9, Kenilworth Avenue Firemen's Association	1975 - 2004/2005
	Fire Station	1955 - 1970
	Hamilton-Wentworth Regional Police Station	1975 - 1985
	Police Station	1955 - 1970
	Health Centre	1955 - 1960
135 Kenilworth Avenue North ~175 m southwest	MN Artistic Upholstery	2010
	Halton Peel Business Machines	1975 - 1985
	Kenilworth Fish and Chips	1960 - 1970
	New Lands Fish and Chips	1955
	Alan Clyde Restaurant	1950
	Restaurant	1930 - 1940
137 Kenilworth Avenue North ~175 m southwest	Twice Measured Children's Apparel	2010
	Nu-Fast Tools	1985
	Wilkie Graphic Equipment Co	1980
	Trans Copy Hamilton	1975
	Molly's Hairstyles	1960 - 1965
	Chatelaine Beauty Centre	1955
	Hilda's Beauty Salon	1950
	Confectionary	1930 - 1940

West		
Address	Property Use	Years Occupied
139 Kenilworth Avenue North ~135 m southwest	Ontario Vacuum	1995/1996 - 2004/2005
	Jaroda Ltd.	1999/2000
	Vacuum Sales and Service	1985
	Dona's Beauty Salon	1970
	Wilmor Home Improvement Products	1960
	Sraw's Dry Goods and & Children's Wear	1955
	Ledger's Wood Productions	1950
	Butcher	1930
	Hairdresser	1930
141 Kenilworth Avenue North ~155 m southwest	Shipton's Heating and Cooling Ltd.	1995/1996 - 2010
	Doug's Cycle Centre	1980
	Kenilworth Cycle and Sports	1950 - 1975
143 Kenilworth Avenue North ~135 m southwest	Ye Olde Fiddle Shop	1955 - 1970
	Maryan Gifts	1950
145 Kenilworth Avenue North ~145 m southwest	Reid Floors	1950
147 Kenilworth Avenue North ~145 m southwest	Steve's Place	1985 - 2010
	Dorey's Barber Shop	1970 - 1975
	Sanitary Barber Shop	1940 - 1965
149 Kenilworth Avenue North ~145 m southwest	O K Shoe Rebuilders	1950 - 1995/1996
	J D Stewart, watch repair	1950 - 1955
	Bicycles	1940
153 Kenilworth Avenue North ~130 m southwest	Clean Air Solutions	2010
153 Kenilworth Avenue North ~125 m southwest	Shipton's Heating and Cooling Ltd.	1965 - 2010
	J E Shipton, tinsmith and heating	1955 - 1960
	White Light Auto Service	1950
	Charles White, batteries	1940
	Furniture	1930
155 Kenilworth Avenue North ~125 m southwest	Alexander's Barber Shop	1960 1970
	Doris Beauty Parlour	1965
	Smith's Radio	1950
	Lighthouse Mission	1940
161 Kenilworth Avenue North ~120 m southwest	Silhouette Dance Co.	1995/1996
	Harris Insurance	1965 - 1980
	Harris Furniture	1950
	Harris Second Hand Goods	1940

West		
Address	Property Use	Years Occupied
163 Kenilworth Avenue North ~105 m southwest	O C Engineering Inc.	2010
	Fox Engineering	1995/1996 - 2004/2005
	Holowaty Corner Confectionary	1970 - 1985
	Corner Store	1965
	Corner Confectionary	1960
	Kenilworth Smoke Shop	1955
	Fallis Smoke Shop	1950
	Confectionary	1940
	Second Hand Goods	1930
195 Kenilworth Avenue North ~50 m west	Kenilworth Autocentral	2010
	Kenilworth Motors	2004/2005
	R & D Auto Repair	2010
	Marv & Reg's Used Car Sales	1975 - 1999/2000
	Village Motors	1970
	R J Brown Business Machines	1970
	Bert and Bob's Supertest	1965
	Johnny's Friendly Supertest	1960
	Swarbrick Brothers Service Station	1950 - 1955
	Hawkins & Manzer, service station	1940
-- Kenilworth Avenue North	Holy Family Church	1930 - 1970
197 Kenilworth Avenue North ~50 m west	Canadian Links	2010
	International Auto Sales	2004/2005
	Kontakt Auto Sales Ltd.	1999/2000 - 2004/2005
	Kontaki Auto Sales Ltd.	1995/1996
	Johnson Motors	1985
	The Cleaning House	1980
	Hamel Services General Contractor	1980
	Spectrum Paint and Wallpaper	1975
	Butterham's Confectionary	1940 - 1965
	Confectionary	1930
201 Kenilworth Avenue North ~50 m west	Hamilton Fibre Glass & Plastic Supply Co	1975
	Simmons Auto Parts and Sporting Goods	1970
	McLean's Auto Parts and Sporting Goods	1965
	McLean's Auto Parts	1950 - 1960
	McLean's Grocery	1940 - 1950
	Grocer	1930

West		
Address	Property Use	Years Occupied
203 Kenilworth Avenue North ~50 m west	Ed's Barber Shop	1970
	Hamilton Fibre Glass & Plastic Supply Co	1970
	Frank's Barber Shop	1960 - 1965
	Eva's Beauty Clinic	1960
	Rose's Beauty Clinic	1955
	Ron's Tie Shop	1955
	Kenilworth Fish Market	1940 - 1950
	Barber	1930 - 1940
205 Kenilworth Avenue North ~50 m west	Canadian Dental Laboratory	1985
	Novelty Signs	1970
	A R James Real Estate	1960 - 1965
	Glen Francis Advertising	1965
	Ideal Cleaners	1950
	Restaurant	1940
	Dry Goods	1930
207 Kenilworth Avenue North ~50 m west	Delta Vacuum & Appliances	1970 - 1985
	Britannia Television	1965
	Kenilworth Florist	1960
	De Luxe Cleaners	1955
	Lucky Shoes Repairs	1950
	Shoemaker	1940
	Charles White, battery Service	1930
209 Kenilworth Avenue North ~50 m west	Gym	1985
	Grampa Sam's C B's	1980
	Kanac Kit and Vanities	1975
	Foursquare Gospel Lighthouse Mission	1960 - 1965
	Lighthouse Bible Shop	1960
	Siegel's Shoe, etc	1955
	Tailor	1930 - 1940
211 Kenilworth Avenue North ~50 m west	J & P Computers	1999/2000
	Delta Vacuum & Appliances	1995/1996
	Fred Dececchi Real Estate Broker	1980
	Chiarelli's Fruit Market	1940 - 1970
215 Kenilworth Avenue North ~50 m west	Britannia Refrigeration	2004/2005 - 2010
217 Kenilworth Avenue North ~50 m west	Britannia Refrigeration	1995/1996 - 1999/2000
	Britannia Television	1970 - 1980
	Hamilton Fibre Glass Supply Co	1965
	Freeman Custom Tailors	1960
	Horseshoe Lunch	1950
	Bakery	1940

West		
Address	Property Use	Years Occupied
219 Kenilworth Avenue North ~50 m west	Open Door Apostolic Church	2004/2005 - 2010
	Hamilton Buffalo Home Inc.	1995/1996 - 1999/2000
	Ed's Furniture and Appliances	1980 - 1985
	Trend Upholstry	1975 - 1980
	Price's Hardware	1930 - 1970
221 Kenilworth Avenue North ~50 m west	Ed's Appliances	1995/1996 - 2010
	Kawasaki's Rendokan Judo Academy	1975
	Altronics	1975
	Aladdin Cleaners Ltd.	1960
	M Timco Co Ltd	1955
	Haswell Home Furnishings	1950
	Maher Shoe Store	1940
	A & P Stores	1930
223 Kenilworth Avenue North ~50 m west 223 Kenilworth Avenue North	Eagle Home Investments	2010
	Richway Printing	2010
	Delta Vacuum	1999/2000 - 2004/2005
	J N Custom Designed Upholstery	1985
	Everest Replacement Climatic Windows Limited	1985
	Kenilworth Carpets	1975
	Trend Upholstry	1965 - 1970
	Mather Shoe Stores	1950 - 1955
	Ideal Ladies Wear	1940
	Royal Bank	1930
225 Kenilworth Avenue North ~50 m west	New Image Rental Purchases Inc.	2004/2005 - 2010
	Royal Bedding Company	1999/2000
	Ontario Conservatory of Music	1960 - 1970
	Grimsby Wines Ltd	1960 - 1965
	Timco Retail Stores	1955
	Blay Green Home & Auto	1955
	Tressa's Ideal Ladies Wear	1950
	Dentist	1930
225-227 Kenilworth Avenue North ~50 m west	Royal Mattress Manufacturing Company	1970 - 1995/1996
	Area Social Club, Alcoholics Anonymous	1970
	Citizens Finance Co Ltd	1960 - 1965
	Sunbeam Appliance Service Co	1965
227 Kenilworth Avenue North ~50 m west	Sparkle Cleaners	1960
	Lane's Variety Store	1950 - 1955
	Dominion Stores Ltd	1930

West		
Address	Property Use	Years Occupied
229 Kenilworth Avenue North ~55 m west	Bofa Trading Inc.	2010
	Boomers 96	1999/2000
	Hotline Tavern Inc.	1985
	Homeside Tavern	1980
	Homeside House	1950 - 1975
	Chappell's Cigar Store	1950 - 1955
	Homeside Hotel	1940
	Unfinished Building	1930
237 Kenilworth Avenue North ~65 m northwest	Albert's Shoe Repair	1960
	Tobacconist	1930 - 1940
239 Kenilworth Avenue North ~70 m northwest	Ukrainian Youth Association	1995/1996 - 2010
	Buduchnist Credit Union Ltd.	1999/2000
	Hi Speed Computer	1999/2000
	Wira Hamilton Credit Union Ltd.	1985 - 1995/1996
	Lise Beauty Salon	1960
	Wood's Confectionary	1940 - 1955
241 Kenilworth Avenue North ~70 m northwest	Canadian Ukrainian Banquet Centre	1980 - 2010
	Ukrainian Cultural Centre	1975 -1985
	Kenilworth Banquet and Party Centre	1965 - 1980
	Ukrainian Youth Centre	1970
	Kenilworth Theatre	1930 - 1955
	United Amusement Co Ltd	1955
243 Kenilworth Avenue North ~70 m northwest	United Amusement's Co	1940
	Florist	1930
245 Kenilworth Avenue North ~70 m northwest	P O Sub Station No 3105	1955
	Hurt's Furniture, etc	1940 -1955
	Hurst's Music Store	1930
245-249 Kenilworth Avenue North ~70 m northwest	Wally's Gift and Novelty	1970
249 Kenilworth Avenue North ~80 m northwest	Buddhist Credit Union	2010
	V J Variety	1980 - 1985
	Pak Variety	1975
	Kenilworth & Albany Fruit Market	1930 - 1955
251 Kenilworth Avenue North ~90 m northwest	Filter Queen	1985
	Regal Trophies	1975
	Campo's Italian-Canadian Dry Goods	1970
	Nelson Suto Parts and Tire Co	1970
	John Dick's Restaurant	1960
	Kaduch's Sport and Variety	1950 - 1955
	Kel Mar Hair Dressing	1950 - 1955
	Dry Goods	1930

West		
Address	Property Use	Years Occupied
253 Kenilworth Avenue North ~115 m northwest	Liquid Lounge	2010
	Alvena's Place	2010
	Joe's Underground Inc.	2010
	Club Majik	2004/2005
	Sun T V Electronics	1970
	Kenilworth Coin Centre	1965
	Olshanski Men's Wear	1950 - 1960
	Men's Furnishings	1930
255 – 259 Kenilworth Avenue North ~115 m northwest	Kenilworth Tavern	1980 - 1985
	Kenilworth House Ltd.	1950 - 1975
	Kenilworth Hotel	1940
255 Kenilworth Avenue North ~115 m northwest	Barber	1930
257 Kenilworth Avenue North ~115 m northwest	Texas Rodeo Restaurant	1999/2000
	Clothing	1930
259 Kenilworth Avenue North ~115 m northwest	Children's Wear	1930
261 Kenilworth Avenue North ~130 m northwest	50 Less Liquidation	2004/2005 - 2010
	Yapp's Hair Design	1999/2000
	Rolling Stone Collectibles	1980
	Pet Boutique Unique	1980
	Danny's Barber Shop	1975
	Ciprietti's Fashion Shoes	1970
	Shugan's Children's Wear	1950 - 1965
	Barber	1930 - 1940
263 Kenilworth Avenue North ~135 m northwest	Nails Passion	2010
	Loui's Hairstyling & Barber Shop	1965 - 2004/2005
	Super Combos 2 for 1 Pizza	1999/2000 - 2004/2005
	Lougano Pizza	1995/1996
	Glover's Cleaners & Launderers	1975
	Frank Pongrac Delicatessen	1965
	A Maida & Son Grocers	1960
	Grocer	1940
265 Kenilworth Avenue North ~145 m northwest	Men's Furnishings	1930
267 Kenilworth Avenue North ~145 m northwest	Acctax Canada	2010
	Sun TV & Electronics	1975 - 2004/2005
	Kenilworth Discount Textiles	1970
	Andrew's Jewelers	1950 - 1965
	Jewler	1930 - 1940

West		
Address	Property Use	Years Occupied
269 Kenilworth Avenue North ~145 m northwest	Janet's Hair Design	1995/1996 - 2004/2005
	Creative Hair Design	1985
	Gertrude's Beauty Salon	1950 - 1980
	Furnishings	1940
	Warren's Hardware	1930
271 Kenilworth Avenue North ~170 m northwest	Field of Dreams	2004/2005 - 2010
	The Cleaning Supply Depot	1999/2000
	Dumont Aluminum Ltd	1970
	C D and Sons Hardware	1960 - 1965
	Dingwall's Hardware	1940 - 1955
	Dry Goods	1930
273 Kenilworth Avenue North ~170 m northwest	ABL Employment	2010
	Converter Vision	1995/1996
	ETS Mechanical Ltd	1975
	Avco Financial Services	1970
	Crescent Finance Corporation Ltd	1960 - 1965
	Bruno's Coffee Shop	1955
	Variety Sweets	1950
	Birds	1940
	Tobaconist	1930
279 Kenilworth Avenue North ~190 m northwest	Alex's Place	1995/1996 - 2010
	Bar-Ken Banquet Centre	1995/1996 - 1999/2000
	Shoe King	1965 - 1980
	Bernard Osbaldeston Ltd	1960
	Cody's Stores Ltd.	1950 - 1955
289 Kenilworth Avenue North ~215 m northwest	Photo Lab	1980
	Triangle Service Stores	1950 - 1970
	Cash and Carry Cleaners	1940
291 Kenilworth Avenue North ~215 m northwest	Creative Hair Design	1980
	Jay-Dee Ladies Wear	1975
	Serve All Uniform Supplies	1960
	K & B Letter Shop	1955
	Kitchenette Delicatessen	1950
	Confectioner	1940

West		
Address	Property Use	Years Occupied
293 Kenilworth Avenue North ~217 m northwest	Bennett Mechanical Installations Ltd.	1985
	B N W Valve Manufacturing	1985
	Gordon K & Associates	1985
	T S Mechanical Ltd	1980
	Environmental Technical Services	1975 - 1980
	South American Dance Studios	1970
	Canadian Acceptance Corporation	1965
	CAC Realty	1965
	Vacant office	1950
	Physician, Dentist	1930 - 1940

Northwest		
Address	Property Use	Years Occupied
13 Albany Avenue ~200 m northwest	East End Aluminum Ltd.	1975
159 Cameron Avenue North ~175 m northwest	Arnold and Sons, fruit dealers	1950 - 1955
19 Albany Avenue ~175 m northwest	Cherry Picker Lift Inc	2004/2005
20 Albany Avenue ~155 m northwest	In Ex Fx Painting & Decorating	1995/1996
48 Albany Avenue ~70 m northwest	Grocer	1920

Appendix D:
Environmental Source Information



September 18, 2024

Ms. Caitlin Worona
G2S Consulting Inc.
4361 Harvester Road, Unit 12
Burlington, Ontario L7L 5M4
caitw@g2sconsulting.com

Dear Caitlin Worona:

RE: **MECP FOI A-2024-05871 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

70 Hope Avenue (Known historic 76, 78, and 80 Hope Avenue AND 259 and 261
Britannia Avenue), Hamilton
Timeframe: January 1st, 1900 to September 4th, 2024

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned. This file is now closed.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Roxanne Chambers at 807-456-3035 or roxanne.chambers@ontario.ca.

Yours truly,

Roxanne Chambers

for

Josephine DeSouza
Manager, Access and Privacy Office

RE: TSSA Records Search

Public Information Services <publicinformationservices@tssa.org>

Tue 9/10/2024 8:50 AM

To: Cait Worona <caitw@g2sconsulting.com>

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are **NO fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,



Melanie Fowler | Public Information Releases Agent

Legal

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3593 | Fax: +1 416-231-4903 | E-Mail: mfowler@tssa.org

www.tssa.org



Winner of 2023 5-Star Safety Cultures Award

From: Cait Worona
<caitw@g2sconsulting.com>
Sent: Monday, September 9, 2024 3:58 PM
To: Public Information Services
<publicinformationservices@tssa.org>
Subject: TSSA Records Search

Hello,

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

May I have the following properties located in Hamilton searched for TSSA records?

190, 194, 196, 198, 202, 204, 206, 208, 210, 214 Kenilworth Avenue North.

Thank you,

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735

Fax: 905-642-5999

Cell: 905-802-3724

caitw@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

RE: TSSA Records Search

Public Information Services <publicinformationservices@tssa.org>

Tue 9/10/2024 9:10 AM

To: Cait Worona <caitw@g2sconsulting.com>

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are **NO fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

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If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,



Melanie Fowler | Public Information Releases Agent

Legal

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3593 | Fax: +1 416-231-4903 | E-Mail: mfowler@tssa.org

www.tssa.org



Winner of 2023 5-Star Safety Cultures Award

From: Cait Worona

<caitw@g2sconsulting.com>

Sent: Tuesday, September 10, 2024 8:00 AM

To: Public Information Services

<publicinformationservices@tssa.org>

Subject: TSSA Records Search

Hello,

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

May I have the following properties located in Hamilton searched for TSSA records?

216, 218, 220, 222, 226, 230 Kenilworth Avenue North

70, 82 Hope Avenue,

263 and 265 Britannia Avenue

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735

Fax: 905-642-5999

Cell: 905-802-3724

caitw@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

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RE: TSSA Records Search

Public Information Services <publicinformationservices@tssa.org>

Wed 9/11/2024 10:15 AM

To: Cait Worona <caitw@g2sconsulting.com>

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are **NO fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,



Melanie Fowler | Public Information Releases Agent

Legal

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3593 | Fax: +1 416-231-4903 | E-Mail: mfowler@tssa.org

www.tssa.org



Winner of 2023 5-Star Safety Cultures Award

From: Cait Worona

<caitw@g2sconsulting.com>

Sent: Wednesday, September 11, 2024 8:00 AM

To: Public Information Services

<publicinformationservices@tssa.org>

Subject: TSSA Records Search

Hello,

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

May I have the following properties located in Hamilton searched for TSSA records?

11, 15, 17, 19, 23, 25, 27, 29 Archibald Street

Thank you,

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735

Fax: 905-642-5999

Cell: 905-802-3724

caitw@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

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Appendix E: Well Records

Basin 24



The Water-well Drillers Act, 1954
Department of Mines

68 № 4308

RECEIVED
SEP 11 1966
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water-Well Record

County or Territorial District.....Wentworth.....Township, Village, Town or City.....HAMILTON.....

Village, Town or City) Kanilworth & Barton St
Address 20 EVRTN. PL. Hamilton

(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter (s)	8"	Static level	20' 12"
Length (s)	25'	Pumping rate	43.9 m
Type of screen	-	Pumping level	26'
Length of screen	-	Duration of test	1 hr. 30 minutes

Well Log

Water Record

[illegible]

For what purpose(s) is the water to be used?

Air Conditioning

Is water clear or cloudy?.....*clear*.....

Is well on upland, in valley, or on hillside?.....

.....upland

Drilling firm George J. Wallis

Address RR#5 Hamilton.....

Name of Driller *Same*

Address

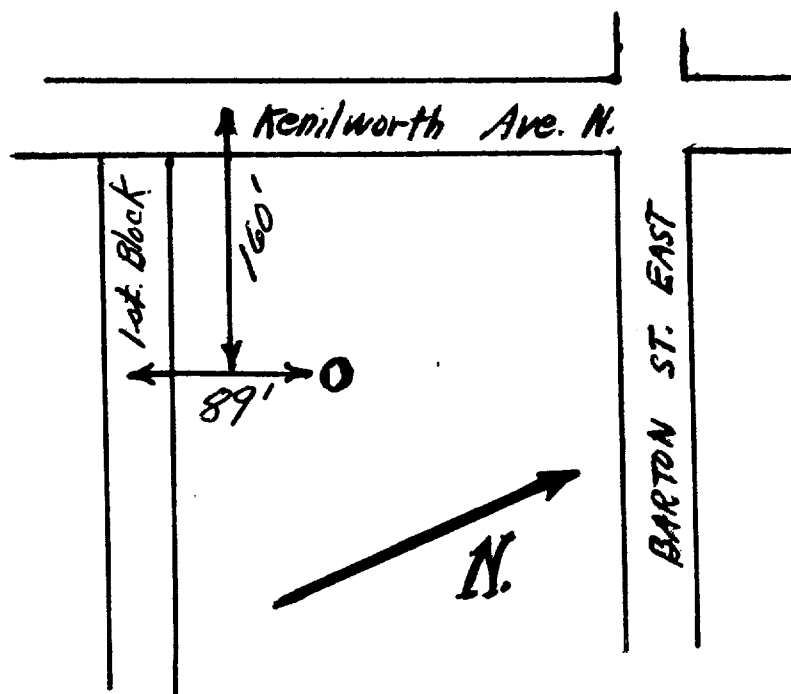
Licence Number.....1098.....

I certify that the foregoing
statements of fact are true.

Date July 27/56 George J. Walki
Signature of Licensee

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



Appendix F:
Phase One Questionnaire

PHASE ONE ESA QUESTIONNAIRE

Site Address:	
Project #:	
Owner:	Occupant:
Interviewee:	Relation to Site:
Property and Building Description and Size:	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: Adjacent properties to the south and the west are currently used for commercial purposes

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: Unknown about adjacent properties.

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: Unknown about adjacent properties.

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

Possible fill when the parking lot was constructed to fill in the basements of the residential units that were previously on site and to grade the property.

Fill was likely brought onto the property during the removal of the residential properties and during the grading of the parking lot

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

AREA OF CONCERN	YES	NO	COMMENT
Chemicals			
Electrical Equipment			
Metal Smelting and/or Processing			
Mining			
Milling			
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)			
Transportation			
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling			
Wood, Pulp and Paper Products			
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage			
Ash Deposit from boilers and/or other Thermal Facilities			
Asphalt Tar Manufacturing			
Coal Gasification			
Medical/Chemical/Radiological and/or Biological Labs			
Rifle and/or Pistol Firing Ranges			
Road Salt Storage Facilities			
Dry Cleaning Facilities			
Commercial Printing Facilities and/or Photo Developing Laboratory			
Site which have been or are likely to have been contaminated by substances migrating from other properties.			

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: not applicable because it can be served by public water system.

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: not applicable because it can be served by public water system.

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: Into storm sewer. Currently through overland flow following grading into gutter.

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records			
Material Safety Data Sheets			
Underground Utility Drawings			
Chemical Inventory and Storage			
Storage Tanks			
Environmental Monitoring Data			
Waste Management Records			
Process, Production and Maintenance Documents			
Spills and Discharges			
Emergency Response and Contingency Plans			
Environmental Audit Reports			
Facility Site Plans			

Phase One ESA Questionnaire

Date: -----



Signature of Assessor:-----

Name of Assessor:-----

Signature of Interviewee:-----

Name of Interviewee:-----

Appendix G: Site Photographs

Picture and Description	
	
Photo #1: The Site viewed from the north.	Photo #2: The Site viewed from the south.
END OF SECTION	