

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. | |
| 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 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The City of Hamilton Official Plan: Schedule E-1 – Urban Land Use Designations Schedule B – Natural Heritage System Schedule B-2 – Key Natural Heritage Feature Significant Woodlands | 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 Bock 6 Plan 395 | | | | |
| 1912 - 1914 | Rose H. Bolton | | | |
| 1914 - 1917 | Alfred W. Poris | | | |
| 1917 – 1921 | John Woods | Residential dwelling present on lot with outbuilding north of dwelling | Residential Use | Based on title search information and 1914 FIP. |
| 1921 | Clifford H. A. Lees | | | |
| 1921 - 1922 | William Chadwick | | | |
| 1922 – 1927 | Alfred w. Dawson | | | |
| 1927 - 1932 | George Dawson | | | |
| 1932 - 1955 | Reta Dawson | Structure shown in northern portion of lot. | | Based on title search and 1934 aerial photo. |
| 1955 - 1961 | Mary, Stanley & Irma Dyack | Outbuilding north of dwelling no longer present | | Based on title search information, 1954 aerial photo and 1960 FIP. |
| 1961 - 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. |
| Lot 7 Block 6 Plan 395 | | | | |
| 1913 - 1915 | The Ambitious City Realty Co. Ltd. | | | |
| 1915 – 1922 | Maude E. Pratt, Charles Pratt | Residential dwelling present on lot with outbuilding north of dwelling | Residential Use | Based on title search information and 1914 FIP. |
| 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 Havelock | 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 | |
| 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 | No – Due to the distance of the property from 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) |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 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 | |
| 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 PCA #10 – Commercial Autobody Shops | Off-Site | PHCs F1 to F4, BTEX, Metals and ORPs | Groundwater |

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).

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, 19578Scale 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.

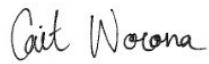
This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the Site and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

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



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

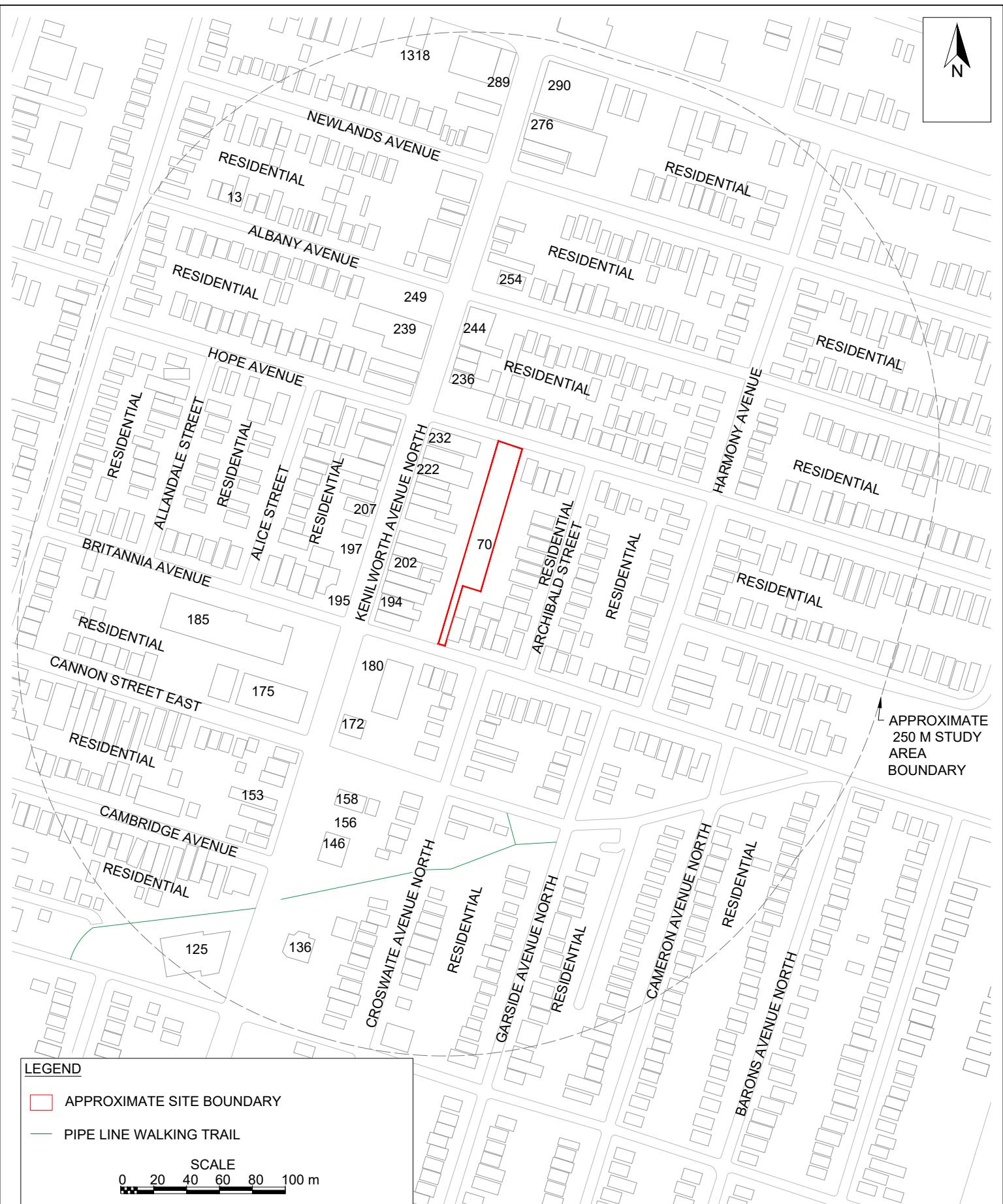
SITE LOCATION PLAN
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
1



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

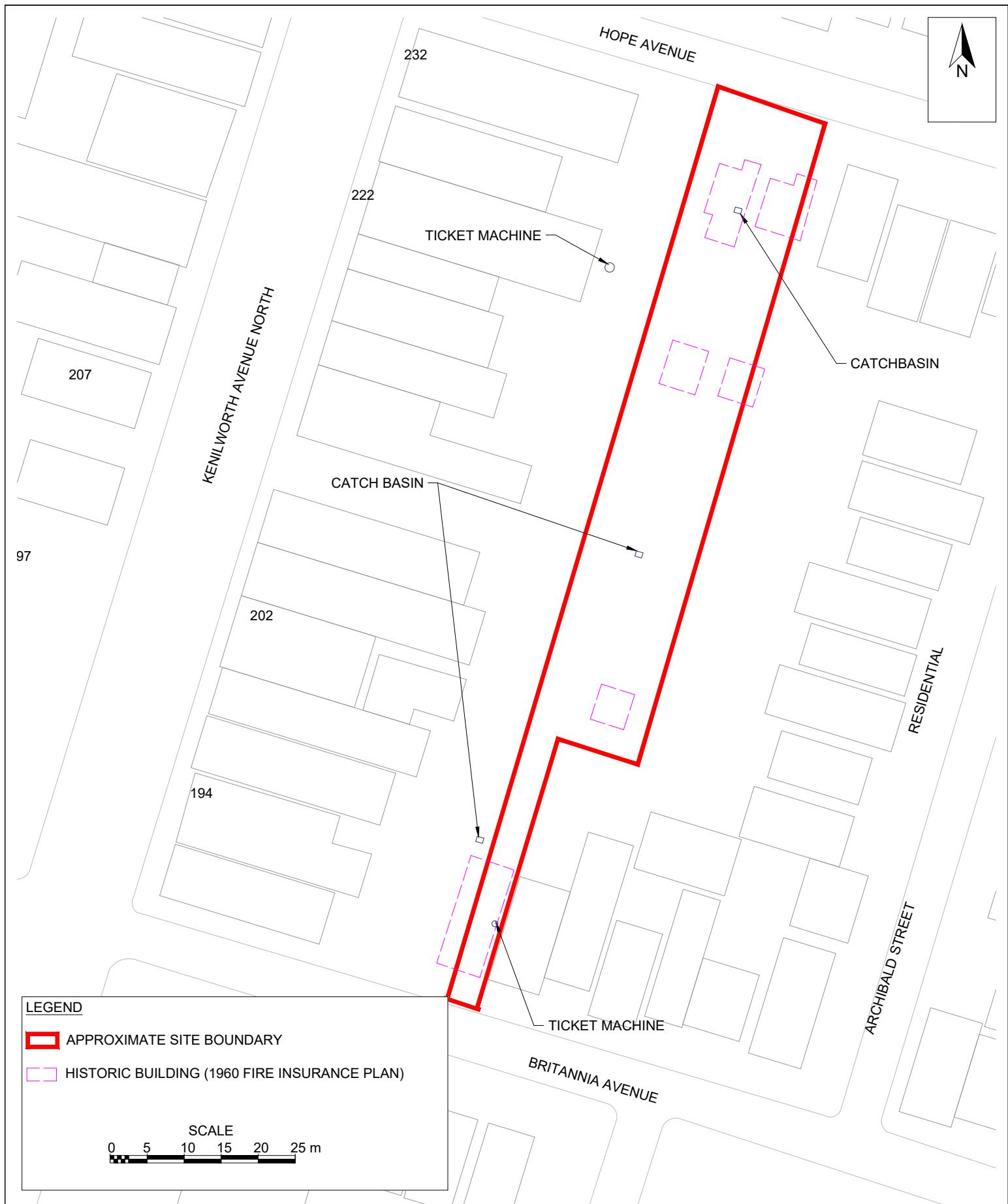
STUDY AREA
 70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
 2



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

SITE PLAN
70 HOPE AVENUE

HAMILTON

ONTARIO

G2S

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

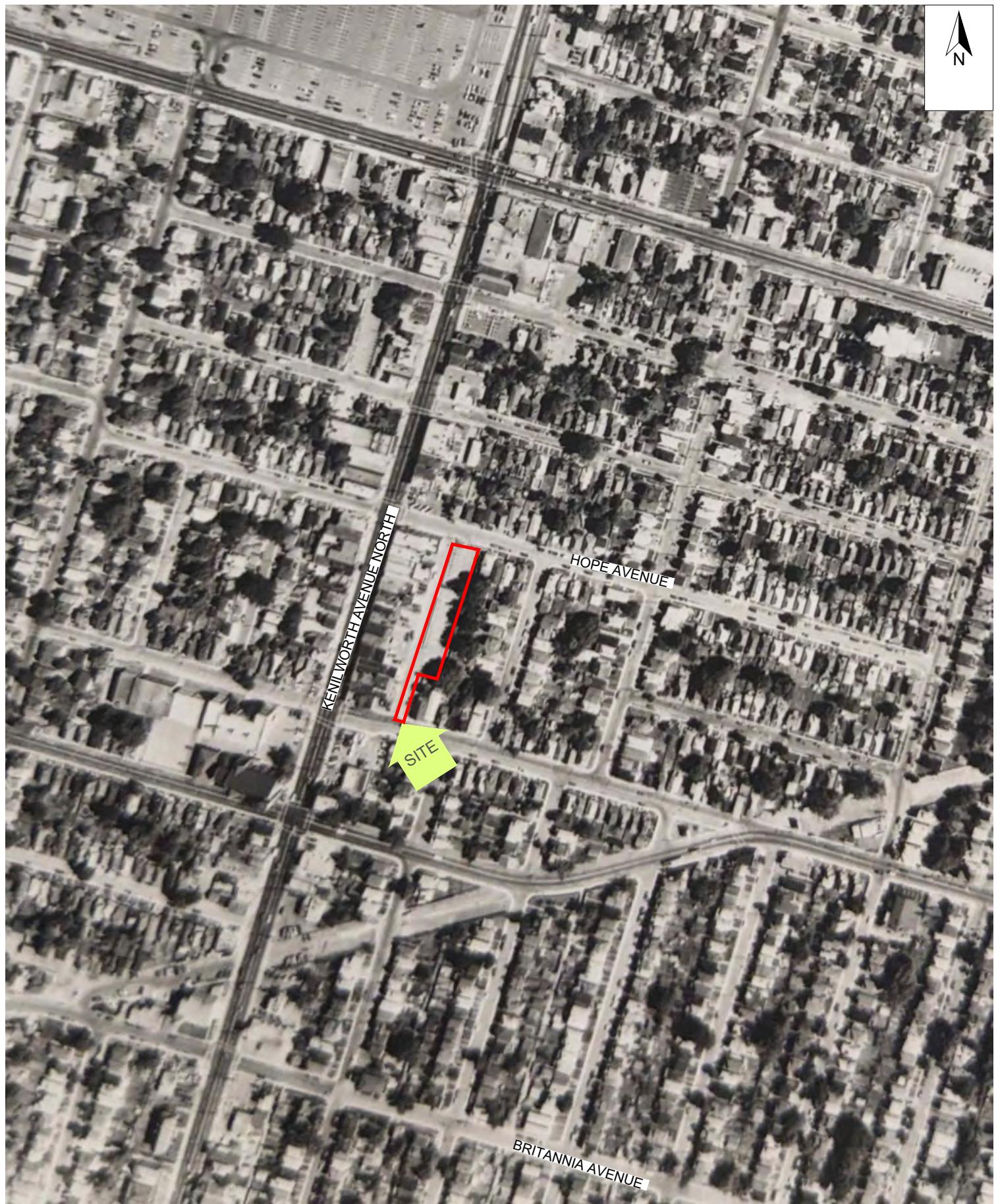


Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1964 AERIAL PHOTOGRAPH
70 HOPE AVENUE
HAMILTON
ONTARIO



Drawing No.
6

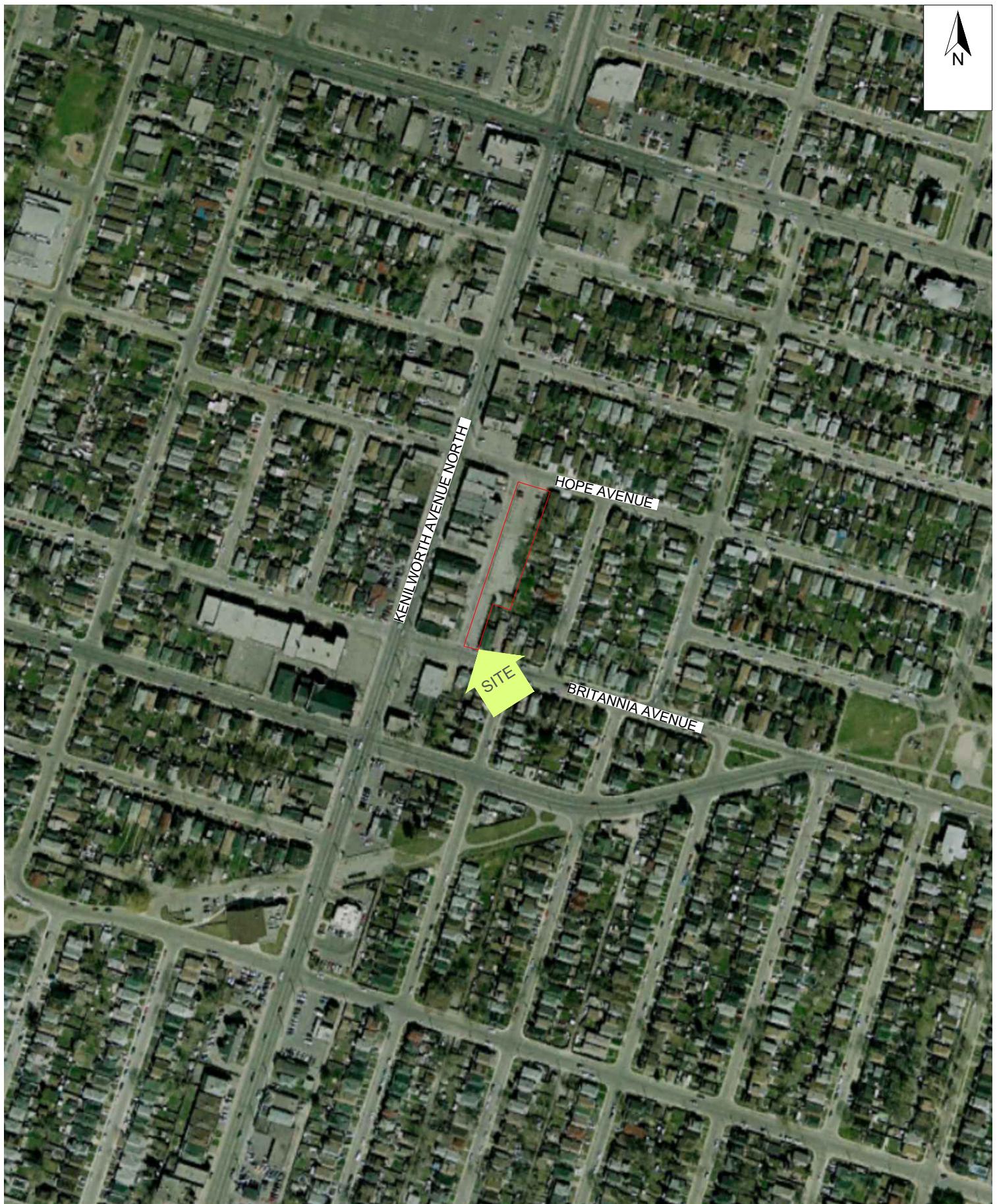


Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

1978 AERIAL PHOTOGRAPH
70 HOPE AVENUE
HAMILTON
ONTARIO



Drawing No.
7

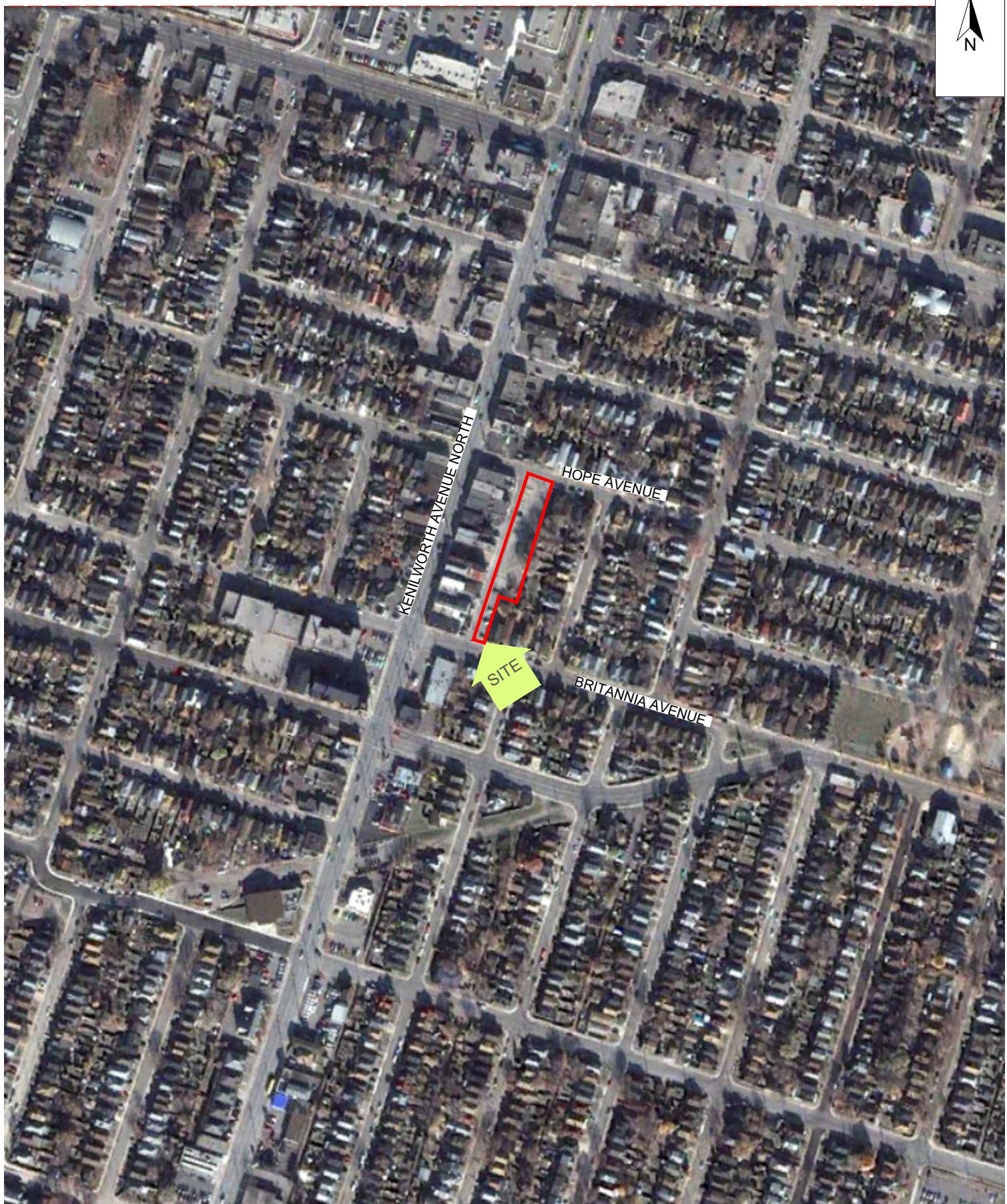


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Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

2005 AERIAL PHOTOGRAPH
70 HOPE AVENUE
HAMILTON
ONTARIO

Drawing No.
8



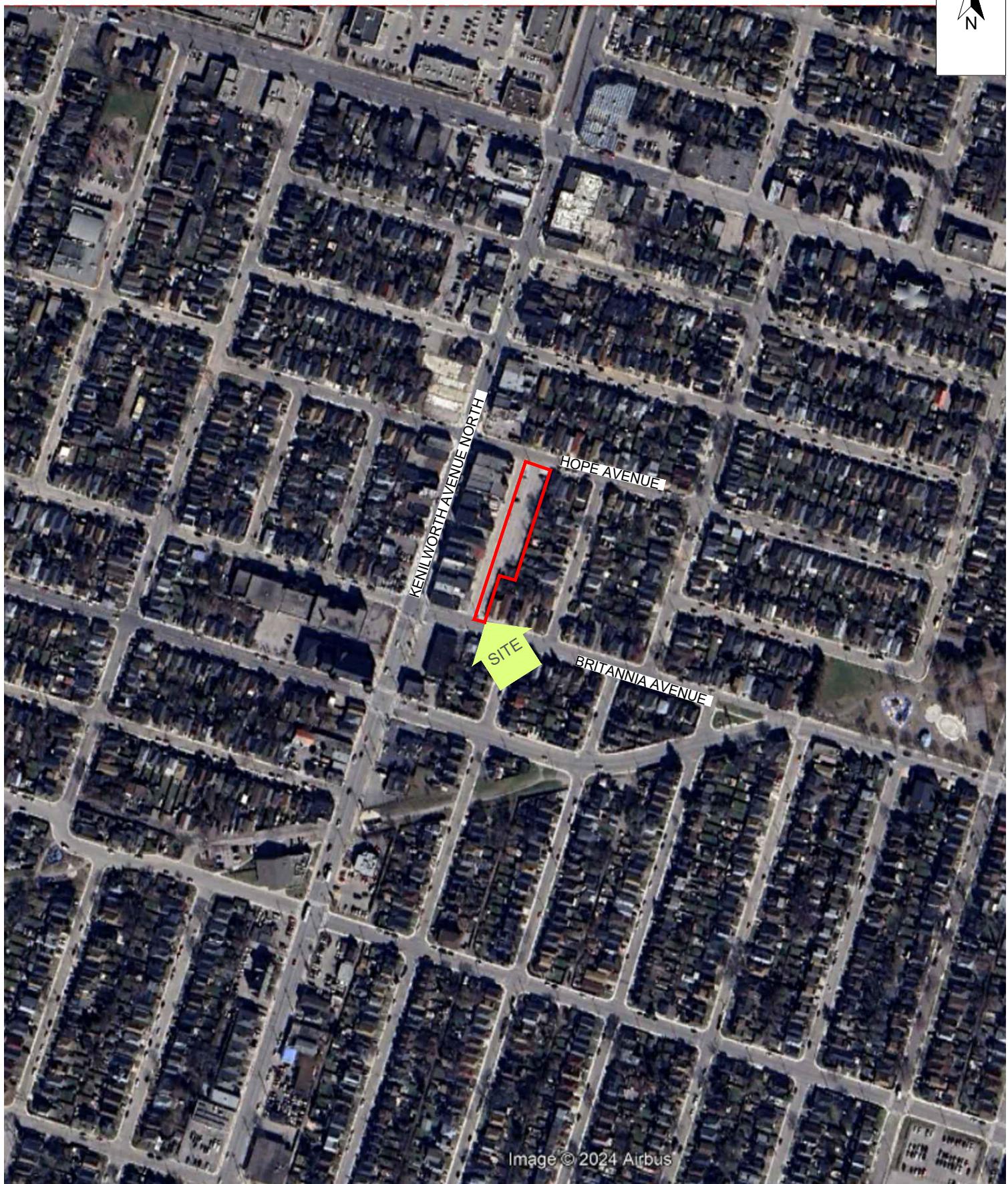


Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

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

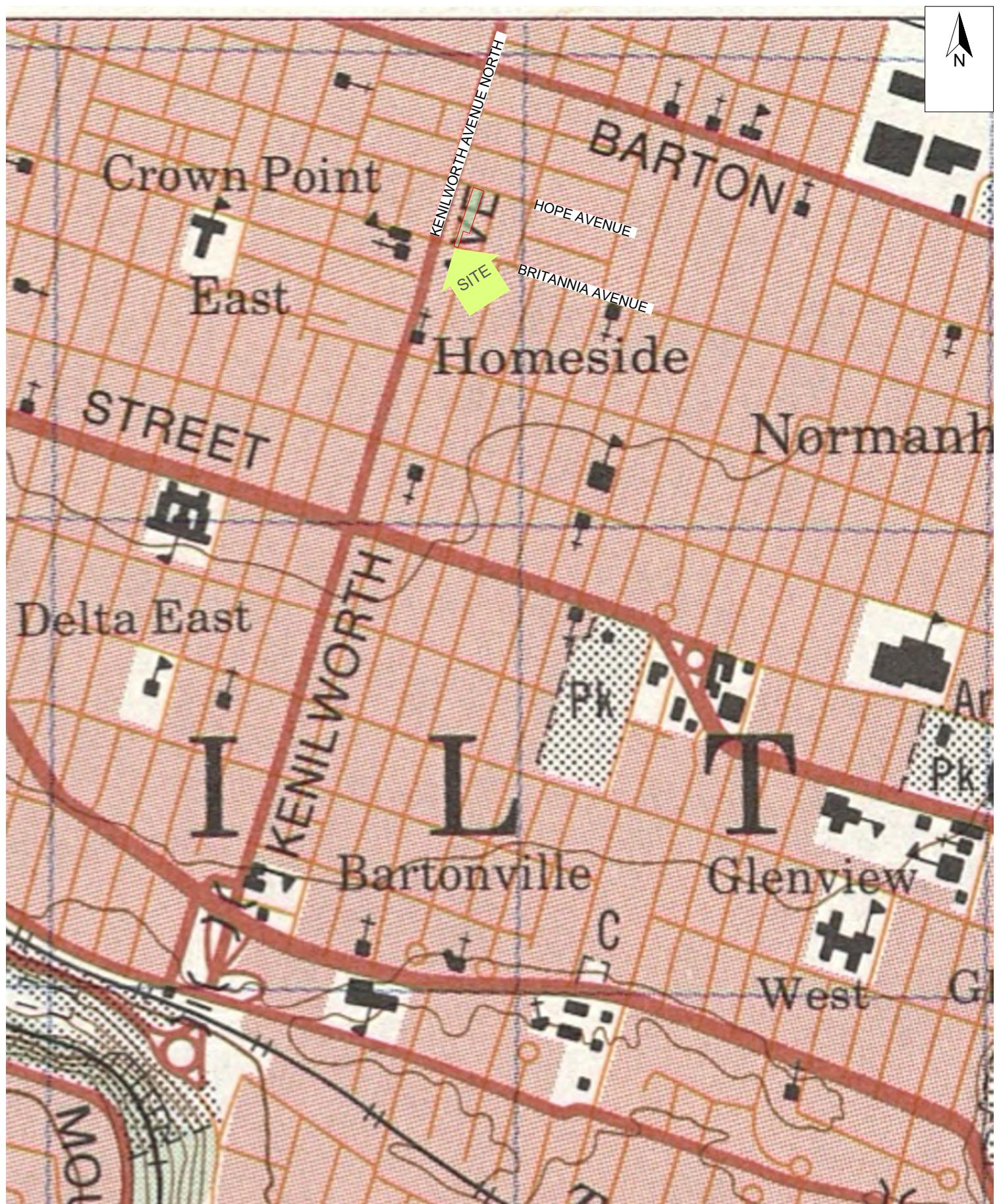


Scale: N.T.S.
Project No.: G2S24376A
Date: OCT. 2024
Drawn by: CW
File name: G2S24376A.dwg

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

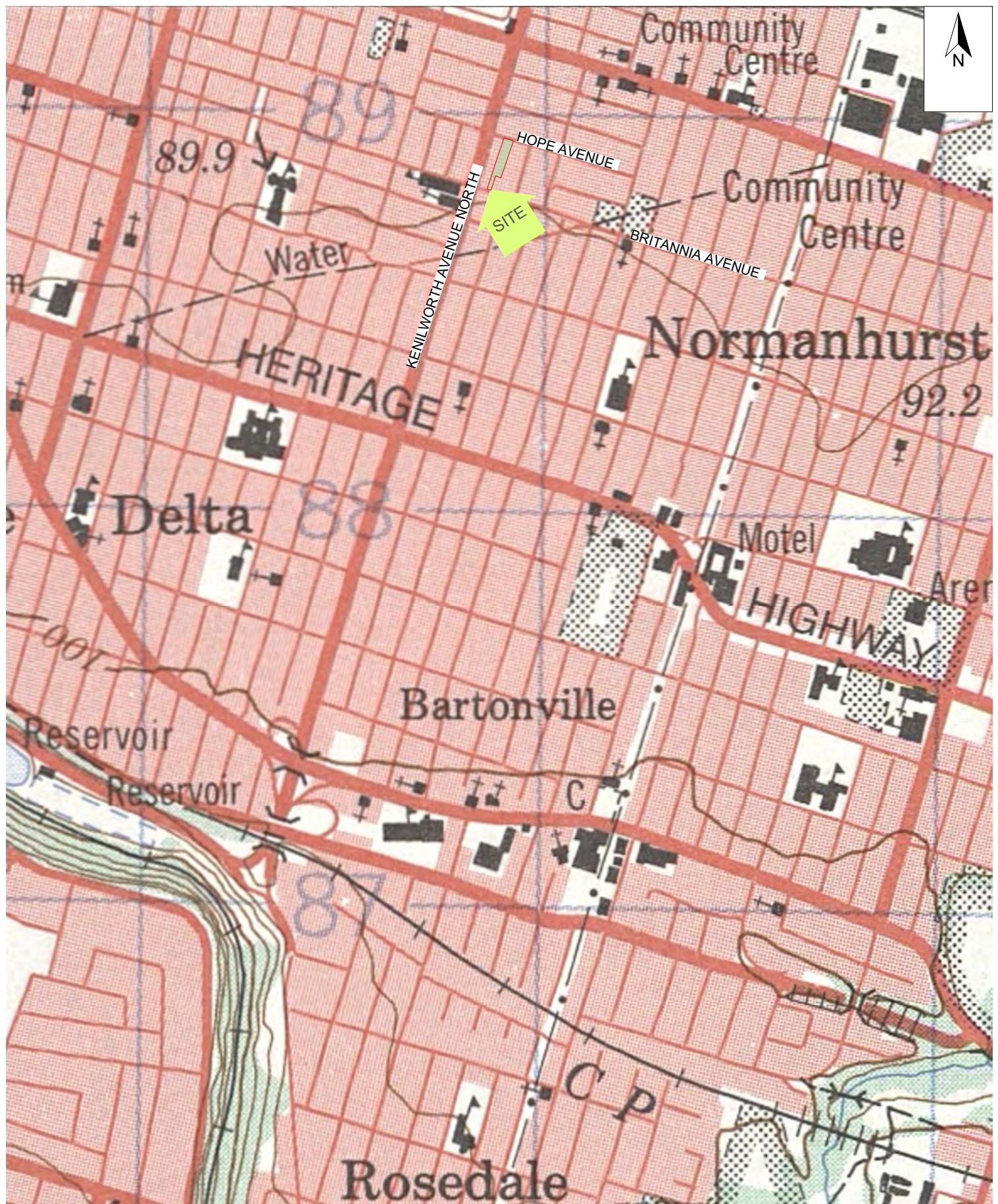
1978 TOPOGRAPHIC MAP
70 HOPE AVENUE

HAMILTON

ONTARIO



Drawing No.
11



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

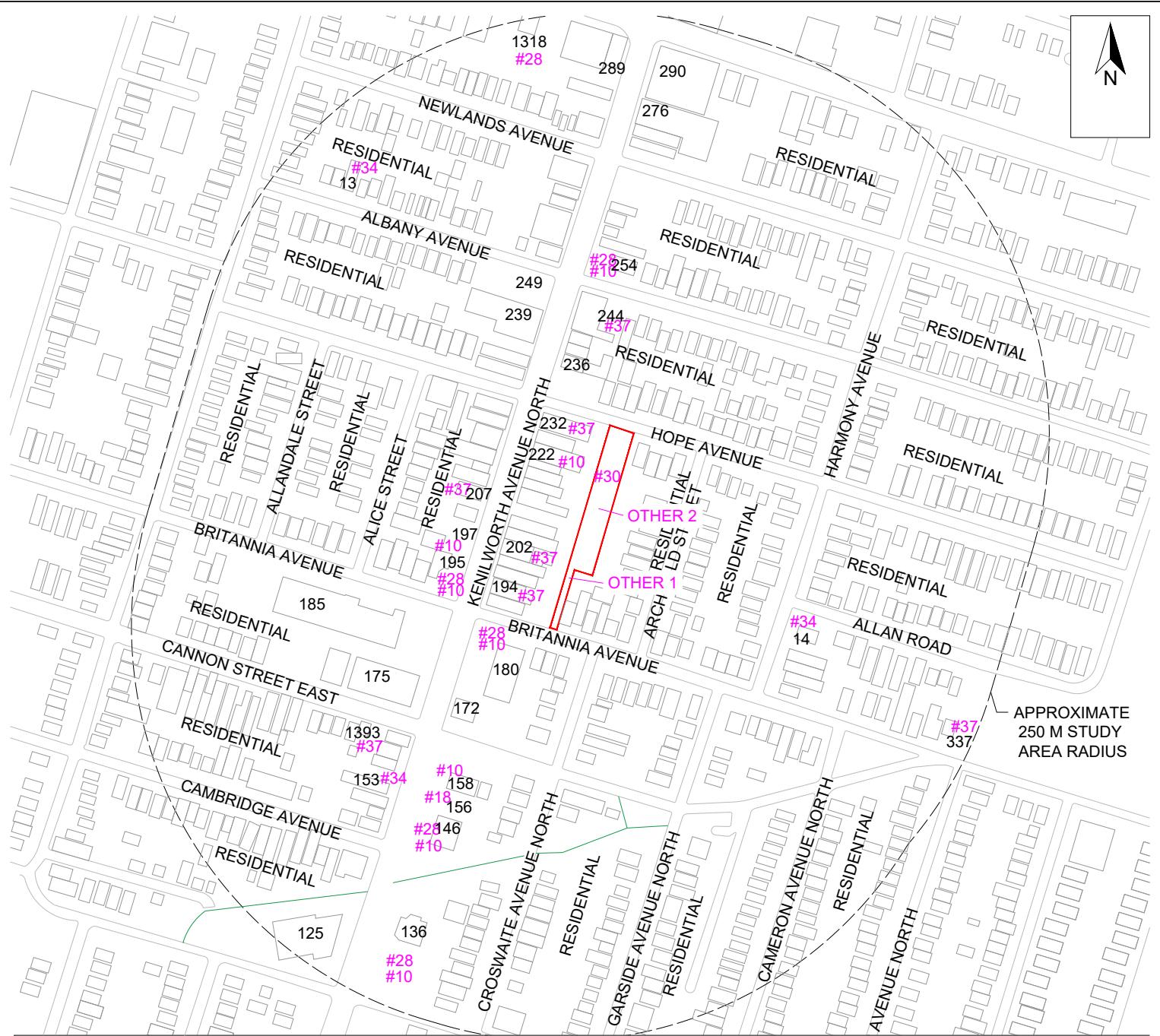
1996 TOPOGRAPHIC MAP
70 HOPE AVENUE

HAMILTON

ONTARIO

 G2S

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 | |
| ■ SITE BOUNDARY | |
| — PIPE LINE WALKING TRAIL | |

0 20 40 60 80 100 m

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

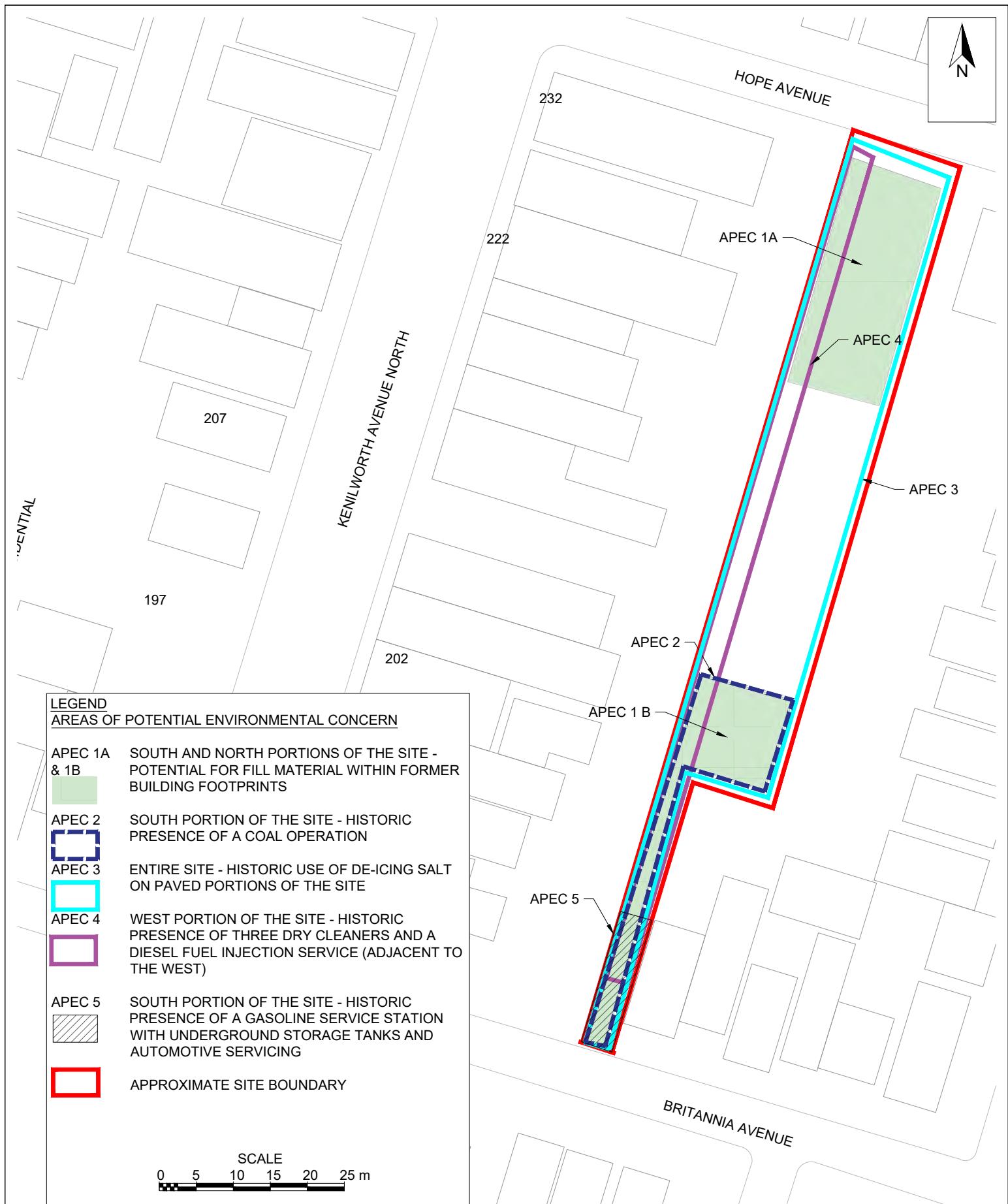
POTENTIALLY CONTAMINATING
 ACTIVITIES
 70 HOPE AVENUE

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

* 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 |
|--------------------------------------|------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------|-----------------------------------------|-----------|
| **EFFECTIVE | 2000/07/29 | THE NOTATION OF THE | "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN** | | | |
| **WAS REPLACED WITH THE | | "PIN CREATION DATE" | OF 1996/03/25** | | | |
| ** PRINTOUT | | INCLUDES ALL DOCUMENT TYPES AND | DELETED INSTRUMENTS SINCE 1996/03/22 ** | | | |
| **SUBJECT, | | ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: | | | | |
| ** | | SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * | | | | |
| ** | | AND ESCHEATS OR FORFEITURE TO THE CROWN. | | | | |
| ** | | THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF | | | | |
| ** | | IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY | | | | |
| ** | | CONVENTION. | | | | |
| ** | | ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. | | | | |
| **DATE OF CONVERSION TO LAND TITLES: | 1996/03/25 | ** | | | | |
| 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 REMARKS: AIRPORT ZONING REGULATIONS | | HER MAJESTY THE QUEEN IN RIGHT OF CANADA | | C |

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
 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

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
 LRO #62 Wentworth

| | | | | | |
|--------|---------------------------------|-------------|-------------------------------------------|---------------------------------------|---------------------------------------------------------------------|
| 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 | SMITHMAN, JOSEPH SMITHMAN, 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 | SMITHMAN, JOSEPH SMITHMAN, 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

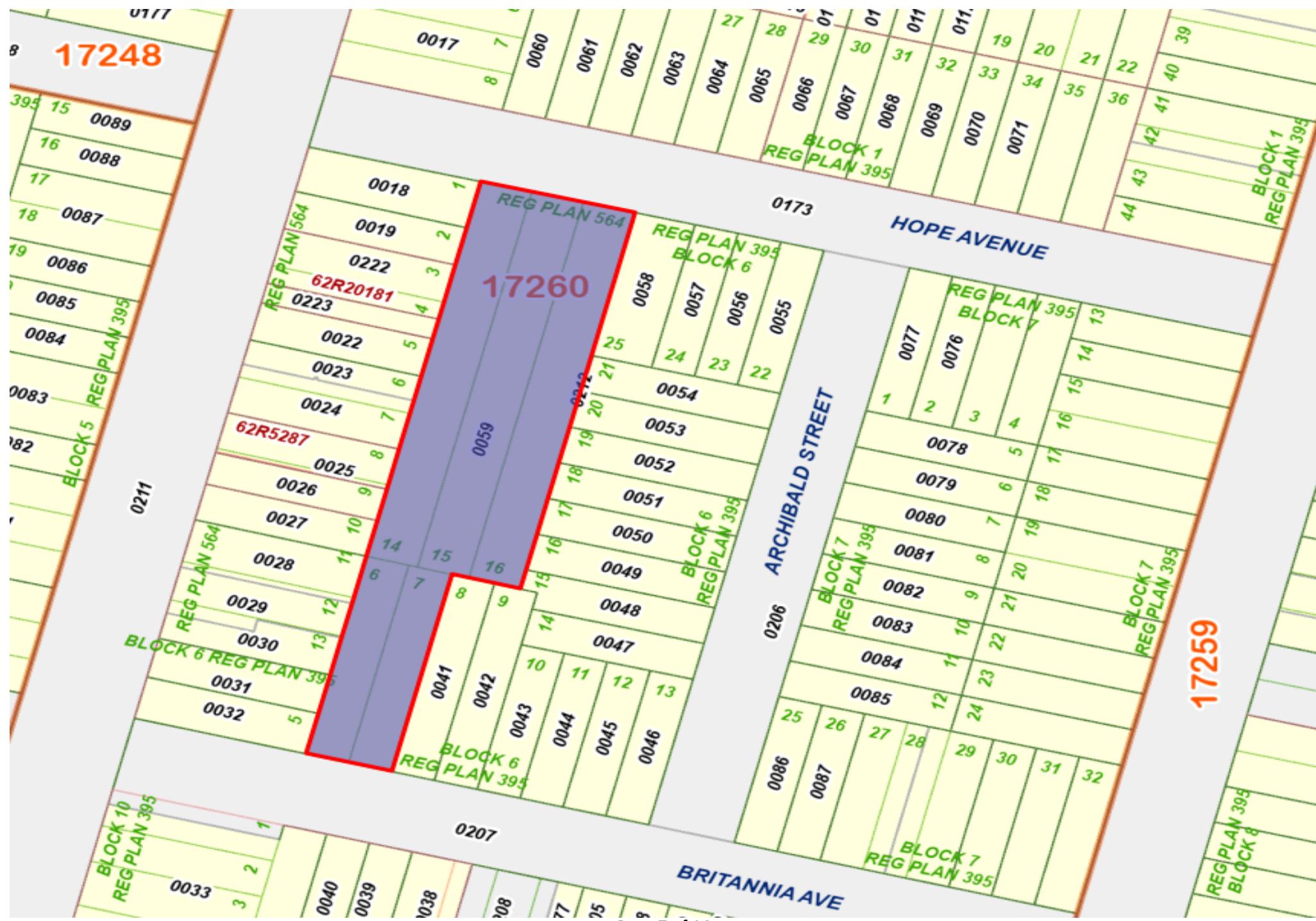
| | | | | DYACK, IRMA | Lots 6 & 7 Block 6 Plan 395 |
|----------|------------|-------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | |
| HL32144 | Grant | 23 Jul 1965 | DYACK, STANLEY DYACK, IRMA DYACK, LUCY | DYACK, BENJAMIN DYACK, IRMA | |
| 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 --



HL134729

HOPE

AVE.

KENILWORTH AVE.

ROAD ALIN. BET LOT 16 & 17

STREET LINE

YARD MUSICAL INSTRUMENTS
MUSICAL INSTRUMENTS

BRITANNIA AVE.

EXPROPRIATED BY BY LAW 1005/1907

25'-0"

100'-0"

25'-0"

60'-0"

25'-0"

60'-0"

25'-0"

60'-0"

25'-0"

60'-0"

25'-0"

60'-0"

25'-0"

60'-0"

PARCEL COLOURED RED

SURVEYED BY
FIELD BOOKS

REF. PMS 2 NO. 200 PLATE

DRAWN BY F.M. CHECKED BY

CITY OF HAMILTON

HOPE AVE.
PT. LOT 16 - KENILWORTH ADDN SUR
TO BE EXPROPRIATED

SCALE 1:400

CITY SURVEYOR

DEP. CITY ENGINEER

APPROVED

Approved
A. MacLean

CITY ENGINEER

CITY ENGINEERS DEPT. JULY 1900

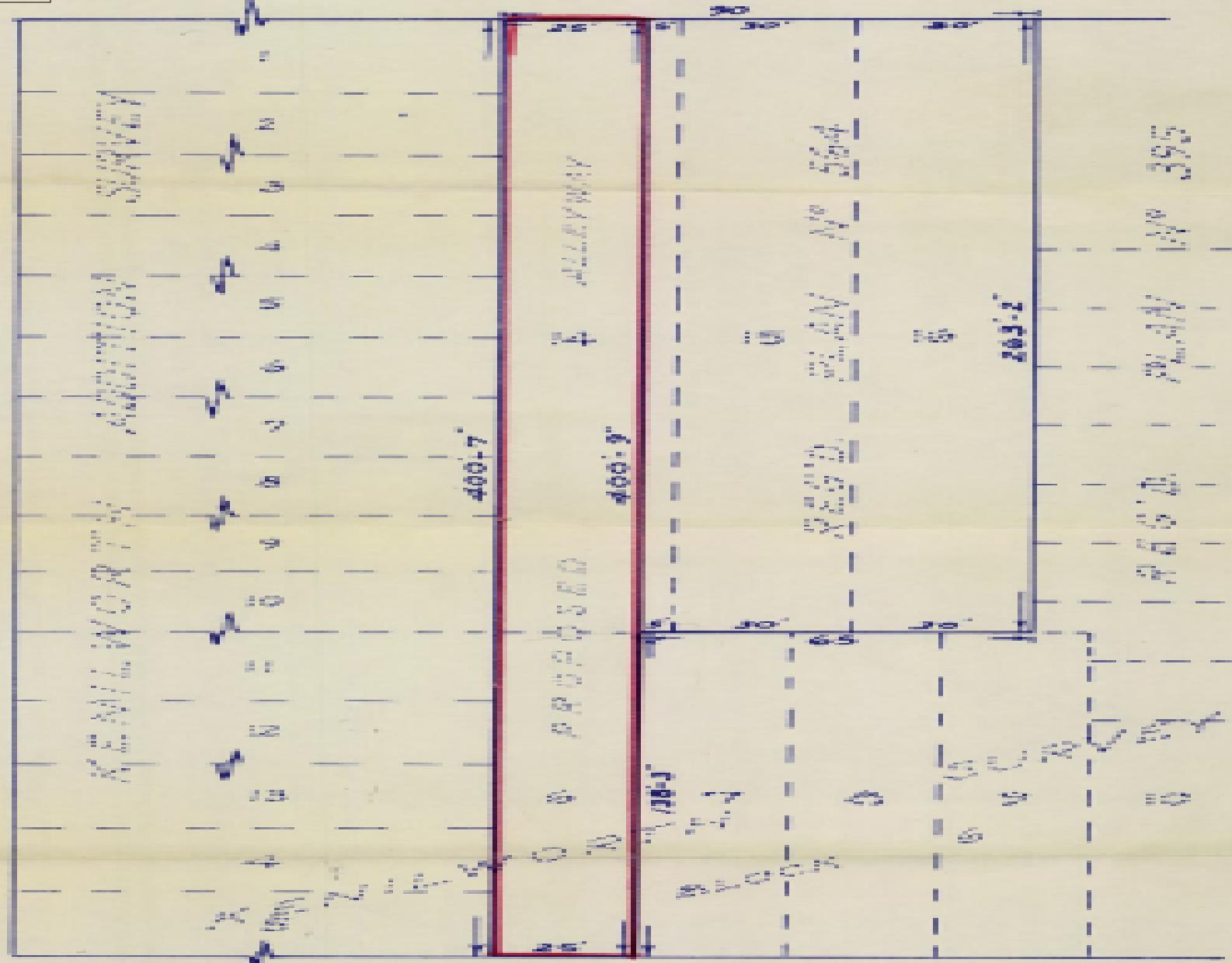
PLAN NO. NS. 645 SURVEYS

KENILWORTH AVE. N.

MAP ALLOW DEC 1973 243

HOPE

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



Approved and Certified this 18th day

of March 1913 H. C. Small

Secretary of the Ontario

Railway and Municipal

Board - - -



OF

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.

564

KENILWORTH

AVE:

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 Sutherlands, 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 Bazaar & 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 |
| 120 Croswaite Avenue North ~235 m south | Chez Bernadette | 1955 |
| | Margot Nut Shop | 1950 |
| 164 Croswaite Avenue North ~75 m southeast | 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 |
| 156 Kenilworth Avenue North (Historic 154 Kenilworth Avenue North) ~125 m south | Burger Chef Drive-In Restaurant | 1970 |
| | 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 |
| 198 Kenilworth Avenue North (Adjacent to the west) | Kenilworth Flour and Feed | 1930 |
| | Connolly Patent Medical | 1965 |
| 200 Kenilworth Avenue North (Adjacent to the west) | Drury Drugs | 1930 - 1960 |
| | 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 |
| 204 Kenilworth Avenue North (Adjacent to the west) | Carroll's Ltd, grocers | 1930 - 1950 |
| | 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 |
| 206 Kenilworth Avenue North (Adjacent to the west) | Meats | 1930 - 1940 |
| | 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 |
| | Hounsome's Gift Shop | 1955 |
| | Same Day TV Radio Service | 1955 |
| 210 Kenilworth Avenue North (Adjacent to the west) | Confectionary | 1930 - 1940 |
| | 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 |
| 212 Kenilworth Avenue North (Adjacent to the west) | Shoe Repair, Barber | 1930 |
| | 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 |
| 214 Kenilworth Avenue North (Adjacent to the west) | 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 Groceterias | 1940 - 1960 |
| | Fruits | 1940 |
| | Loblaw Groceterias | 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 |
| | Lapcevich 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 Sation | 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 |
| | Alanclyde 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 |
| -- Kenilworth Avenue North | Hawkins & Manzer, service station | 1940 |
| 197 Kenilworth Avenue North ~50 m west | Holy Family Church | 1930 - 1970 |
| | 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 |
| 201 Kenilworth Avenue North ~50 m west | Butterham's Confectionary | 1940 - 1965 |
| | Confectionary | 1930 |
| | 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 |
| | Delta Vacuum & Appliances | 1970 - 1985 |
| 207 Kenilworth Avenue North ~50 m west | Britannia Television | 1965 |
| | Kenilworth Florist | 1960 |
| | De Luxe Cleaners | 1955 |
| | Lucky Shoes Repairs | 1950 |
| | Shoemaker | 1940 |
| | Charles White, battery Service | 1930 |
| | Gym | 1985 |
| | Grampa Sam's C B's | 1980 |
| 209 Kenilworth Avenue North ~50 m west | Kanac Kit and Vanities | 1975 |
| | Foursquare Gospel Lighthouse Mission | 1960 - 1965 |
| | Lighthouse Bible Shop | 1960 |
| | Siegel's Shoe, etc | 1955 |
| | Tailor | 1930 - 1940 |
| | J & P Computers | 1999/2000 |
| | Delta Vacuum & Appliances | 1995/1996 |
| | Fred Dececcchi Real Estate Broker | 1980 |
| 211 Kenilworth Avenue North ~50 m west | Chiarelli's Fruit Market | 1940 - 1970 |
| | Britannia Refrigeration | 2004/2005 - 2010 |
| 215 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 |
| 223 Kenilworth Avenue North ~50 m west | A & P Stores | 1930 |
| | 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 |
| 225 Kenilworth Avenue North ~50 m west | Royal Bank | 1930 |
| | 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 |
| 225-227 Kenilworth Avenue North ~50 m west | Dentist | 1930 |
| | Royal Mattress Manufacturing Company | 1970 - 1995/1996 |
| | Area Social Club, Alcoholics Anonymous | 1970 |
| | Citizens Finance Co Ltd | 1960 - 1965 |
| 227 Kenilworth Avenue North ~50 m west | Sunbeam Appliance Service Co | 1965 |
| | 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 |
| | Louzano 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 |
| | Tobacanist | 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**

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



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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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: 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,

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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

**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 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. | | | |

Phase One ESA Questionnaire

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:

Phase One ESA Questionnaire

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:

Phase One ESA Questionnaire

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:

Phase One ESA Questionnaire

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 | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  A photograph showing a paved parking lot with several cars parked. To the left, there is a building and some trees. A sign on a post indicates 'Sun City Parking'. |  A photograph showing a paved parking lot with several cars parked. In the background, there are buildings, trees, and a fence. |
| Photo #1: The Site viewed from the north. | Photo #2: The Site viewed from the south. |
| END OF SECTION | |