

FORMER MOLSON PLANT SITE

MOLSON INC., FLEET STREET, TORONTO, ONTARIO



The former Molson Plant site, located on Fleet Street in Toronto just east of Bathurst and Front Streets, occupies approximately 7 ha of area that, along with most Toronto waterfront properties, was reclaimed by lakefilling using a variety of materials in the late nineteenth century. The site had been used for heavy industrial purposes prior to Molson's acquisition in the 1940s. Following closure of the Molson operations in the late 1990s, the property was subdivided into a number of blocks and DCS was retained by Molson to undertake a Phase II ESA study to provide environmental due diligence information on soil and groundwater quality to prospective purchasers of the property. DCS was also asked to prepare a report outlining the options and costs to remediate soil and groundwater impacts to meet both industrial and residential land use quality requirements. Of particular interest was the cost liability associated with vinyl chloride (VC) groundwater impacts at several locations on the property. Following negotiations, the blocks were sold to several entities with Molson agreeing to provide site specific risk assessment (SSRA) reports on three blocks and retaining the liability for remediation

of VC groundwater contamination on one of the blocks.

DCS was retained to provide the three SSRA reports which were completed, peer reviewed and submitted to Molson Inc. in 2002.

A remediation plan for VC groundwater remediation prepared by DCS included *in situ* oxidation treatment of the low concentration VOC sources in the soil and groundwater in the saturated zone and excavation of the source VOCs in the unsaturated zone. Bench and pilot scale tests of the oxidation option showed that *in situ* remediation was not economically feasible. The fall-back option of full-scale excavation of the source material to bedrock was successfully implemented. The remediation included obtaining all MOE and City approvals, shoring to prevent subsidence of adjacent properties, dewatering, groundwater treatment for sewer discharge, and post-remedial monitoring and reporting.

PHASE II AND III ENVIRONMENTAL SITE ASSESSMENT, RISK ASSESSMENT AND GROUNDWATER VOC REMEDIATION

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