

TORONTO PORTLANDS

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION



DCS has acted as principal environmental engineering consultant to the City of Toronto Economic Development Corporation (TEDCO) since it acquired 73 industrial, bulk terminal, transport, commercial, manufacturing and recycling properties on 175 ha of Toronto's Portlands from the Toronto Harbour Commissioners, starting in 1991. Our initial work involved preparing a detailed environmental site assessment to establish the attendant environmental liabilities prior to acquisition. All of the sites were situated on reclaimed land and had been leased for long-term industrial usage.

The first stage involved consolidating existing data on subsurface and facility conditions. Individual sites were ranked in terms of contaminant severity and type, a conceptual areal distribution model was developed and a preliminary estimate of remedial costs was assigned. The model was then confirmed by subsurface investigation and the estimates were refined. A regional risk-based environmental management plan was then prepared to demonstrate that TEDCO could lease and manage the properties successfully without

extensive cleanup, with MOE approval. Our findings were instrumental in securing City of Toronto Executive in Council support of the acquisition of the properties for regional industrial development purposes.

DCS later acted in the acquisition/lease surrender of an additional 50 ha of oil terminal land which netted \$29M for TEDCO plus land. The studies were updated, with a regional risk management model to provide full scale and risk management cost options for Olympic, residential and commercial/industrial redevelopment in support of Toronto's 2008 Olympic bid. Current environmental management costs range from \$600M for full scale residential cleanup down to \$45M for risk based industrial/commercial use.

We have continued to provide lease commencement/termination ESAs, emergency response, remediation, SSRA and risk management, regulatory and strategic advisory services to TEDCO and manage a regional groundwater monitoring program covering the entire Portlands for our client, the City and the MOE.

SITE CHARACTERIZATION, RISK ASSESSMENT AND REMEDIATION: BROWNFIELDS SITES

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