

CITYPLACE HOUSING DEVELOPMENT CONCORD ADEX DEVELOPMENTS CORP.



Concord Adex Developments Corp acquired the former CN Toronto railway yard from Canada Lands Company (CLC) Limited in 1997 for residential redevelopment purposes, following an extensive legal, environmental and market due diligence process. The site covered a total of 22 ha of vacant land near the SkyDome and is currently being redeveloped under a \$2B program involving 16 highrise residential condominiums, up to 56 storeys in height, accompanying low rise apartment buildings, underground parking structures and amenities buildings along with public infrastructure including roads, parkland, servicing and a bus parking lot for SkyDome events.

DCS' services were retained to evaluate existing site assessments prepared for CN and CLC, assist Concord Adex in preparing their offer based on an assessment of the aggregate environmental liabilities determined from those reports and then conduct comprehensive site characterization programs to prepare detailed soil and groundwater contaminant distribution plans and develop an overall site preparation strategy that accommodated a large grade increase to meet City

objectives between Spadina Avenue and Bathurst Street. The most cost effective remedial plan involved relocating soil exceeding MOE criteria from within future residential blocks into roads and parks with City approval, subject to the Level 2 risk management provisions of a site specific risk assessment to minimize impacts on offsite disposal and borrow resources, in conjunction with construction related excavation work. The soil management program for the project involved the movement of in excess of 800,000 m³ of soil, less than 20% of which requires disposal off site.

DCS prepared the site characterizations, SSRAs, hydrogeological and geotechnical studies, Soil and Groundwater Management Plans for the City, storm water management strategy, tenders, verification testing, project remediation and construction reports, environmental administration and cost control, Records of Site Condition and provided full time construction and remedial inspection services.

SITE CHARACTERIZATION, RISK ASSESSMENT AND REMEDIATION: BROWNFIELDS SITES

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