PERITUS
ENVIRONMENTAL CONSULTANTS INC.

RISK ASSESSMENT

Residential/Commercial Building

Toronto, Ontario

"Peritus completed a streamlined Tier 3 Risk Assessment for the site."

Peritus Environmental Consultants Inc.
320 Woolwich St. S.
Breslau, ON
N0B 1M0

Tel : 519-594-0018
Fax: 519-800-5544
Web: www.peritusenv.com
Email: info@peritusenv.com

Fig. 1—Drilling to investigate soil and groundwater quality at the Site

The Problem

The client is redeveloping the property with mixed-use residential and commercial buildings, including 2 residential high-rise towers and 16 townhouse units in Toronto, Ontario (the Site). The Site was impacted by the placement of fill of unknown quality during the early 1900s and was later used as a commercial plaza that included a dry-cleaning operation. The Phase Two Environmental Site Assessment investigation indicated that the soil and groundwater were impacted with chlorinated solvents, metals, petroleum hydrocarbons and polyaromatic hydrocarbons. The chlorinated solvents were also found within the fractured bedrock.

Fig. 2—Developing a monitoring well at the Site

The Solution

Peritus conducted a streamlined risk assessment in accordance with Ontario Regulation 153/04, as amended to:

- Quantify public health and ecological risks associated with the contaminants of concern, and

- Develop property specific standards that are fully protective of public health and the environment.

As part of the risk assessment, Peritus prepare a pre-submission form, prepared the streamlined Tier 3 risk assessment report, addressed comments from the Ministry of the Environment, Conservation and Parks (MECP) and developed a risk management plan with measures to keep human health and ecological risks within acceptable risk levels.

The risk assessment was successfully approved by the MECP and a Record of Site Condition has been filed. Peritus is continuing to work with the client to implement the appropriate risk management measures, which include a passive venting system beneath the building.