



Commercial/Residential
Property
Toronto, Ontario

“Peritus completed a risk assessment to avoid the prohibitive cost of removing all contaminated soils across the site.”

The Problem

The client owns three adjacent properties on the north side of Queen’s Quay West in Toronto, Ontario, along the shore of Lake Ontario (the Site). The client intends to demolish one of the existing building (currently used for commercial purposes) and redevelop it with a 29-storey mixed use commercial / residential building. The two neighbouring mixed use commercial / residential buildings will remain.

The soil beneath the Site had been previously impacted by the placement of fill of unknown quality when the shoreline was in-filled in the early 1900s. Based on the results of the Phase Two Environmental Site Assessment, the Site is impacted by petroleum hydrocarbons and polycyclic aromatic hydrocarbons with concentrations exceeding the Ministry of Environment, Conservation and Parks (MECP) Table 9 standards.

In order to redevelop a portion of the property from commercial to residential use, a Record of Site Condition (RSC) is required in accordance with Ontario Regulation 153/04, as amended. The client retained Peritus to conduct a risk assessment to avoid the prohibitive cost of removing all the contaminated soils across the Site.

The Solution

As part of the risk assessment, Peritus assessed the unique hydrogeological conditions at the Site, the proposed future land use of the Site and adjacent properties. Based on the site conditions, Peritus developed property-specific standards and risk management measures (RMMs) to keep human health and ecological risks within acceptable levels. One of the key RMMs was to implement a hard cap / fill cap to protect human and ecological receptors. The risk assessment report was approved by the MECP.

The risk assessment process will allow the client to successfully apply for a RSC without the prohibitive cost of removing all contaminated soils across the Site.

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