



# **Proposed Waterfront Toronto Port Lands Soil Management Facility**

## **Public Open House**

**October 6, 2009**

**6:00 – 8:00 p.m.**



# Project Team

## Waterfront Toronto

David DuBois  
Executive Director, Geo-Environmental Services

Raffi Bedrosyan  
Director of Port Lands

Kevin Bechard  
Director of Environmental Approvals

Jane McGrath  
Designated Waterfront Area Environmental Soils Project Manager

Sheri DeCarlo  
Communications Manager – Environmental

## ENVIRON Soil and Groundwater Management Team

Steve Desrocher  
Senior Environmental Geoscientist/Project Manager

Kim Suedkamp Wells  
Human Health and Ecological Specialist

Paul Geisberger  
Air and Noise Specialist

Kevin Warner  
Noise Specialist

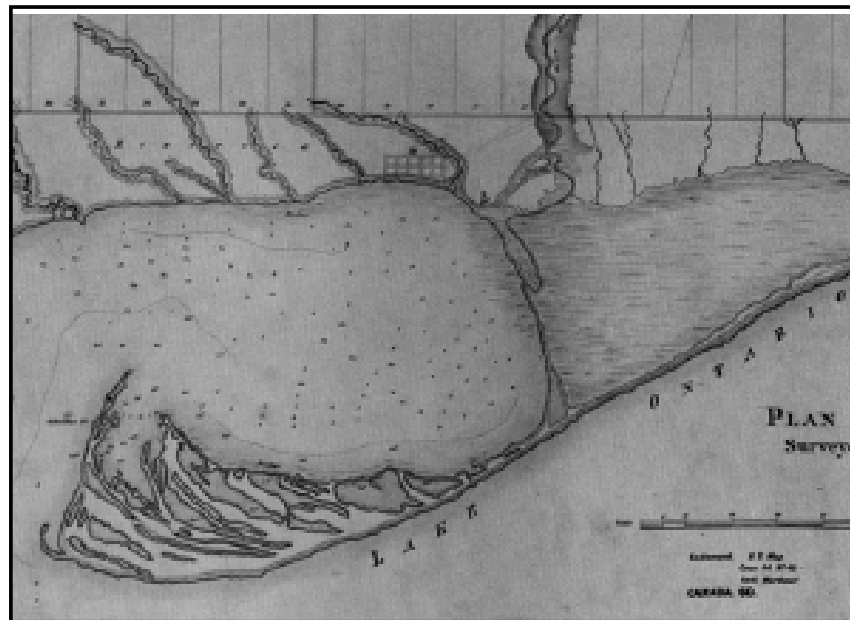
Scott Hayter  
Remediation Specialist

## Stakeholder Liaison

City of Toronto  
Toronto Economic Development Corporation (TEDCO)  
Toronto and Region Conservation  
Ontario Ministry of the Environment

# Historical Land Use

Toronto's waterfront lands have an industrial history of over 180 years that date back to the 1820s. By the late 1790s, waterfront lands in Toronto were providing important access for commercial navigation that extended two to three miles upstream in the Lower Don River.



The Lower Don River as an important navigation route and shipping channel in 1783. Source: Cultural Heritage Landscape Inventory Report

Between 1819 and 1827, waterfront lands in Toronto were sold to private entities in an effort to raise funds for a new hospital in the Town of York. The transfer of waterfront property to private interests was accompanied by increased industrialization.



Commercial shipping and navigation along Toronto's waterfront lands in 1893. Source: Cultural Heritage Landscape Inventory Report



Toronto waterfront lands at the peak of industrial manufacturing in 1964. Source: Cultural Heritage Landscape Inventory Report

In the early 1900s, much of the waterfront lands were acquired by railroad companies that converted the land from housing to supporting services such as foundries, tanneries, fuel storage and rolling stock manufacturers. Manufacturing along waterfront lands in Toronto peaked in the 1960s and was subsequently followed by a progressive loss of jobs in the industry over the next three decades into the 1980s.

# Revitalization and Look to the Future

The decline in industrial activity since the 1960s left in its place a patchwork of underutilized lands that are being revitalized through Waterfront Toronto's mandate. The long history of industrialization poses unique challenges because environmental issues remain and must be identified and remediated prior to redevelopment of the land to protect human health and the natural environment. This revitalization is the focus of ongoing efforts by Waterfront Toronto depicted in the schematic below.

Waterfront Toronto is committed to making the city's waterfront both a Canadian and global model for sustainability. What we do on the waterfront can and will set new standards for best practices not only in Canada but throughout the world.

Remediation efforts within the waterfront will include excavation and removal of contaminated soils and are expected to generate an excess of 2,000,000 cubic metres of impacted soils that will need to be managed.

These soils are a resource that Waterfront Toronto intends to reuse and recycle for beneficial purposes such as new parkland development.

## Waterfront Revitalization Plan



# Soil Management Approach



The Soil Management Facility will operate to ensure that:

- Soils within the Designated Waterfront Area (DWA) are managed in a way that is protective of human health and the natural environment;
- Soils are managed in a sustainable manner, with soils being managed as a resource to be reused and recycled to the extent possible within the DWA;
- Soils are characterized, processed and tracked with a degree of rigor suitable to document the movement, treatment and placement of soils to the approval of the Ministry of the Environment and satisfaction of other stakeholders and suitable to support the filing of Records of Site Condition (RSC) for residential and parkland use;
- Sufficient soils of appropriate quality are available when required to support Waterfront Toronto's revitalization activities, while reducing the need for trucking of soils from sources outside of Toronto, and
- Waterfront Toronto will be identifying and retaining qualified operating contractors having experience in the operation of similar soil management facilities. Soil management will be monitored by Waterfront Toronto's Soil Management Consultant, using an electronic information management system (IMS).

# The Proposed Soil Management Facility

Waterfront Toronto to establish a Soil Management Facility within the Port Lands. A first phase of the Soil Management Facility is being proposed that will receive and store contaminated soils until a later phase when a soil treatment facility is established within the SMF.



Soil washing  
Photo source: Biogenesis

- Soil Management Facility Stockpile Operation will include areas for receiving, sorting, and storing contaminated soils that are suitable for on-site treatment and subsequent reuse after the treatment phase of the Soil Management Facility is operational.
- Strict criteria will be implemented to ensure that incoming soils are acceptable for on-site treatment and do not pose unnecessary risks to human health or the natural environment or as hazardous soils.
- Soil processing and treatment operations will be added to the Soil Management Facility once sufficient soils have been stored to commence treatment.
- Soils will be treated to a standard that allows their reuse within the waterfront, reducing the need for trucking and importation of soils from outside the City of Toronto.
- The objective of this facility is to create a local facility for the **recycling** and **reuse** of soils that originate within the City of Toronto.

# Site Location and Conditions



- The revitalization of the Waterfront Area depends on the ability to treat soils to an environmental condition that allows them to be reused in future residential, parkland and commercial areas.
- The proposed facility is intended to treat soils to meet a condition suitable for reuse.
- All lands to be occupied by the facility are currently owned by the Toronto Economic Development Corporation (TEDCO), and will be used by Waterfront Toronto for a duration sufficient to remediate impacted soils and waterfront redevelopment, which may be a period of 20 years.
- The current zoning for the site is industrial, and the proposed site of the Soil Management Facility is currently being used for aggregate and road salt storage. The proposed use of the site as a soil management facility is consistent with this current zoning.

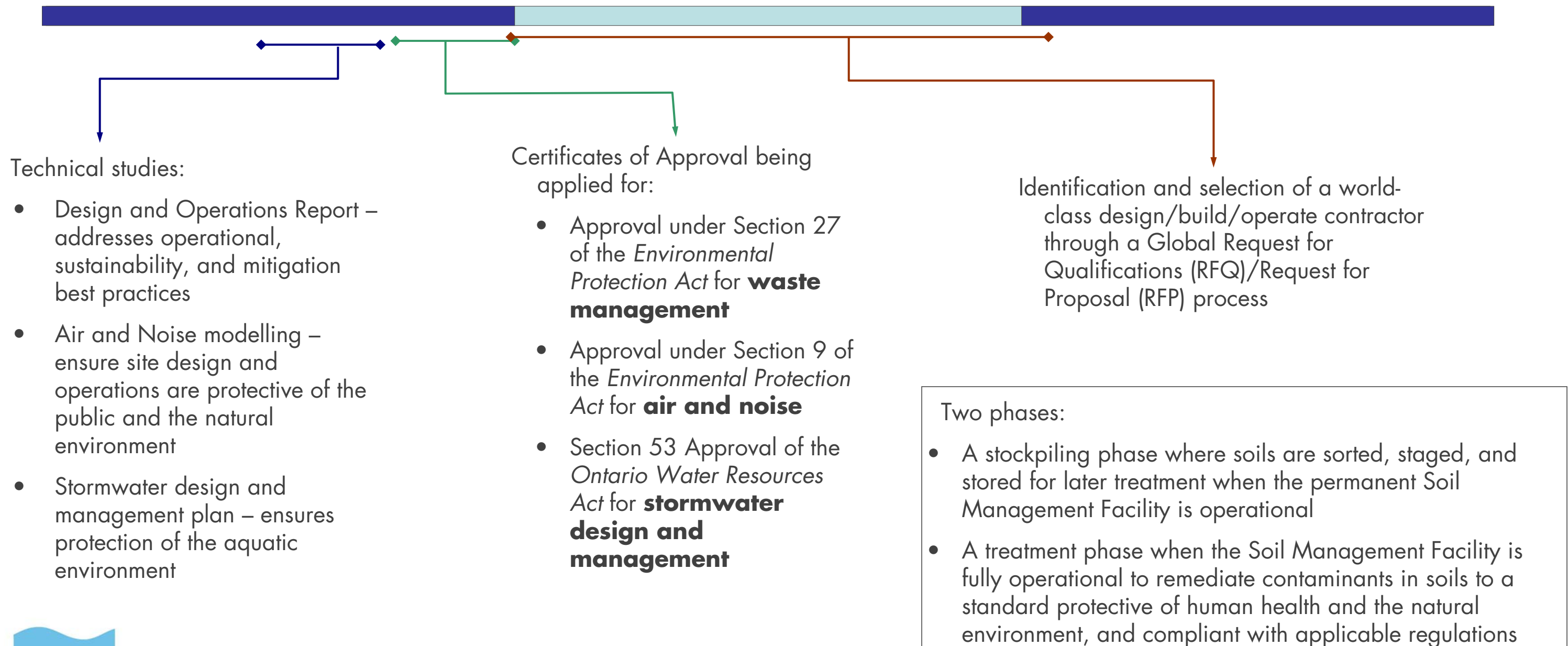
The Soil Management Facility is proposed for an approximately 8.2 hectare site at 294, 320, and 348 Unwin Avenue.

# Process and Proposed Timeline

2009

2010

2011







# Mitigation Measures Applied under Certificates of Approval

**Best Management Practices will be established and applied under Certificates of Approval (C of A).  
These include:**

- Limitations on stockpile height – less than existing
- Dust and runoff control – required under Certificates of Approval
- Air Monitoring – required under Certificates of Approval
- Truck Wash – reduce potential for track-out of soils from the site
- Truck Traffic Management Plan – truck scheduling and routing to reduce impacts to other stakeholders



Biodegradable polymer application  
photo source: SoilTac



Continuous particulate sampler  
photo source: Rotek Environmental



Self-contained truck wash  
photo source: Hydroblast