

CityPlace Redevelopment, Toronto



Client:
Canada Lands Company Ltd.

Since 1999, XCG Consultants has been assisting Canada Lands Company Limited (CLC) with developing an Environmental Master Plan and overseeing, on behalf of CLC, the remediation and development of the former Canadian National Railway lands in downtown Toronto.

CityPlace lands occupy an area of nearly 40 acres in downtown Toronto located directly west of the SkyDome. These lands were originally part of Lake Ontario that underwent placement of lakefill and were developed in the 1800s as a railway yard. The site received placement of more than 720,000 m³ of excavated soil from the subsequent construction of the SkyDome stadium. These lands are known to have soil and groundwater impacts as a result of more than 100 years of rail use. In excess of 260,000 m³ of impacted soil is present on-site containing heavy metals, petroleum hydrocarbons, and polycyclic aromatic hydrocarbons.

CityPlace was sold by CLC to Concord Adex Development Corp. (Concord Adex), who are redeveloping this Brownfield site into a \$1 billion condominium construction project. Within the sale agreement, a cost sharing agreement exists between CLC and the purchaser for environmental remediation costs related to the subject property. CLC required the services of an environmental consultant to provide technical advice and oversight during the environmental cleanup. An on-site soil management program was determined to be the most cost-effective remediation approach, including Site Specific Risk Assessment of the soil and groundwater impacts to minimize off-site disposal costs.

Construction at the site is currently underway with three high-rise condo buildings nearing completion and two additional blocks undergoing site preparation and soil cleanup. XCG has provided planning and on-site inspection throughout the environmental cleanup and has provided practical advice to ensure that the remediation is carried out in a sound, cost-effective manner. XCG has provided strategic advice on tendering, field control, screening, shoring, inspection/testing, budgeting, and soil management in establishing on-site handling of the contaminated soils. XCG assisted in review and development of the Environmental Master Plan, Block Plans, Soil and Groundwater Management Plans for the site, regulatory liaison, review of contractor tenders, and cost review. Work by XCG to date has generated in excess of \$3 million in savings for CLC.

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