

WEST
VILLAGE
PARTNERS

West Village, 70 Mississauga Road South, Mississauga

Construction Management Plan Phase I: Demolition & Remediation

FINAL, revision 2
October 17, 2018

Table of Contents

- 1.0 INTRODUCTION 2**
- 2.0 HOARDING & FENCING 3**
- 3.0 UTILITY DISCONNECTIONS 4**
- 4.0 DESIGNATED SUBSTANCES 4**
- 5.0 HEALTH, SAFETY & SECURITY 5**
- 6.0 WORKING HOURS/NOISE 5**
- 7.0 TRAFFIC MANAGEMENT & CONSTRUCTION PARKING 5**
- 7.1 TRAFFIC MANAGEMENT 5**
- 7.2 CONSTRUCTION TRADES PARKING 7**
- 8.0 DEMOLISHED BUILDING MATERIALS 7**
- 9.0 IMPACTED SOIL 8**
- 10.0 WILDLIFE & NATURAL HERITAGE 8**
- 10.1 WILDLIFE PROTECTION PLAN 8**
- 10.2 TREE PROTECTION PLAN 8**
- 11.0 DUST CONTROL 9**
- 12.0 AIR QUALITY AND ODOUR 9**
- 13.0 STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL 9**
- 14.0 DEWATERING PLAN 10**
- 15.0 ANTICIPATED DEMOLITION & REMEDIATION SCHEDULE 10**
- 16.0 CONCLUSION 11**

- Schedule A: Site Plan
- Schedule B: Tree Survey
- Schedule C: Air Quality Factsheet

1.0 INTRODUCTION

The purpose of this report is to outline a construction management plan that will be in place to facilitate the remediation phase of the redevelopment of the former Texaco refinery located at 70 Mississauga Road South, Mississauga (the Site). This phase includes aspects of demolition and site excavation. The purpose of the work is to remediate impacted soils and groundwater from the property, impacted by the former operations, in preparation for future redevelopment of the site. The site has a history of industrial use dating back to the late 1800s as a brick quarry and operated as an oil refinery from the 1930s to the 1980s.

The Site is located on the west side of Mississauga Road, south of Lakeshore Road and east of Pine Avenue South. The Site is abutted by residential and commercial land use to the north, residential land use to both west and east and Lake Ontario and unassumed Crown Lands to the south. The northeast corner of the site at 181 Lakeshore Road is the location of a former Esso gasoline station that has been decommissioned. Further demolition and excavation at this corner is not anticipated during this phase of the redevelopment.

The Cannington Group will be responsible for the demolition and remediation work, and will register as the Constructor for the Site with the Ministry of Labour. Stantec is the Owner's Representative on the Site, and will monitor the remediation program in accordance with the Soil and Water Management Plan, which follows all provincial regulations (e.g. Ontario Regulation 153/04 as amended).

Port Credit West Village Partners (PCWVP), the owner, will maintain a meeting space for consultants, contractors, and partners, at the former Esso Station located at the northeast corner of the property. Construction trailers will be located on the former refinery parking lot located at the main gate to the site on Mississauga Road.

Questions related to the content of this plan can be directed to the following personnel:

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Figure 1: Subject lands located at 70 Mississauga Road South, Mississauga

This report outlines measures that will be taken before and during the demolition of the existing foundation/buildings and structures, targeted remedial excavation and dewatering in order to control and mitigate potential related impacts that may influence the surrounding lands and neighbors.

2.0 HOARDING & FENCING

The Site is surrounded by an existing chain-link fence 1.8 meters in height (6 feet), as illustrated on Schedule A of this report. The existing fence will be utilized and maintained throughout the demolition and remediation phase of the project.

The former gasoline station at the northeast corner of the site at 181 Lakeshore road is surrounded by an existing temporary fence which will be modified as shown in Schedule A to accommodate truck routing, and is anticipated to remain in place during this phase of the project.



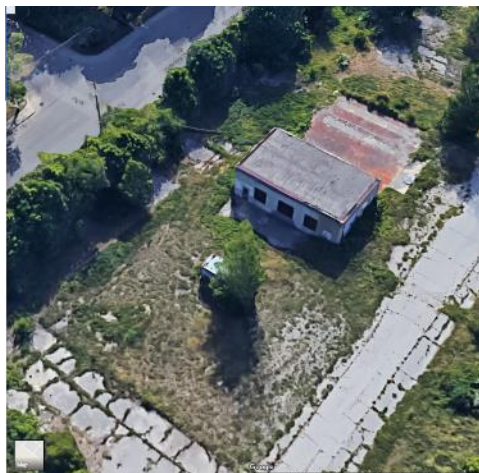
We anticipate that the Waterfront Trail will remain open during the remediation process. If there is work necessary that could impact the Trail, it may be temporarily modified/closed and fenced for safety purposes, in coordination with the City of Mississauga and other appropriate parties if required (e.g. Ministry of Natural Resources and Forestry)

3.0 UTILITY DISCONNECTIONS

The Cannington Group will verify historical utility disconnections to the Site prior to the commencement of the work. All utility connections to the site, with the exception of electrical connections to the Former Fire Hall, are anticipated to be disconnected. The electrical connection to the Former Fire Hall will remain in place until this building is scheduled to be demolished. Utility connections to the former gas station building at 181 Lakeshore Road will remain in place.

4.0 DESIGNATED SUBSTANCES

A Designated Substances Survey (DSS) will be performed for the remaining Former Fire Hall building located on the eastern portion of the site across from the intersection with Bay Street. (See Schedule A)



The DSS report will be completed in advance of the demolition of the building. This comprehensive report will be used as the basis for identifying and managing the removal of hazardous material (if any) in advance of and during the demolition works. The Cannington Group will complete the abatement and/or removal of any designated substances and hazardous materials in compliance with *O.Reg. 490/09: Designated Substances* and *O. Reg. 278/05: Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations*. A demolition permit will be obtained from the City of Mississauga by The Cannington Group in advance of demolition of the building.

5.0 HEALTH, SAFETY & SECURITY

A detailed Construction Health and Safety Plan has been prepared for the demolition and remediation works.

The Cannington Group's Health, Safety, and Environmental Protection program has been prepared and a copy will be maintained onsite for the duration of the project. Daily safety tailgate meetings will be held and Job Safety Analyses will be completed and reviewed by The Cannington Group's superintendent for specific tasks and phases.

To prevent unauthorized access onto the Site, the Site is fenced as described in Section 2.0. Signage will be posted and maintained indicating that only authorized personnel can access the site, and that trespassers will be prosecuted. Site fencing will be regularly inspected to ensure that it remains secure. Supplemental security measures, such as cameras or security guards, may also be necessary.

6.0 WORKING HOURS/NOISE

Working hours for the Site will be per the City of Mississauga noise by-law, as amended. Demolition and remediation work on this site will typically take place Monday to Friday between the hours of 7:00 a.m. and 5:00 p.m. The City of Mississauga Noise By-law permits construction to take place Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m. and between 9:00 a.m. and 7:00 p.m. on Saturdays. No construction noise is permitted on Sundays and statutory holidays.

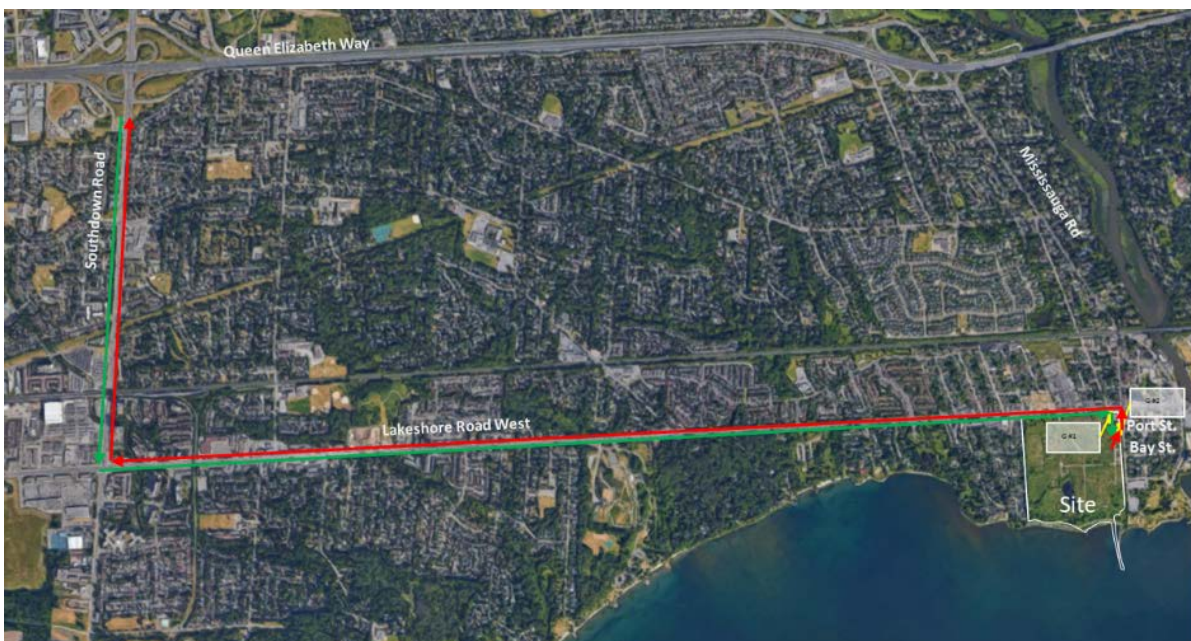
During winter months due to the limited daylight hours, site work will generally not proceed beyond 5:00 p.m. During the summer months with more daylight, working hours may be extended from 7:00 a.m. to 7:00 p.m., and 9:00 a.m. to 7:00 p.m. on Saturdays. Any changes to the working hours will be communicated to all affected parties prior to scheduling.

7.0 TRAFFIC MANAGEMENT & CONSTRUCTION PARKING

7.1 Traffic Management

There will be three vehicular gates to the property. Gate #1a & #1b will be used for entry and are located at the former Esso gas station at the north-east corner of the property with access from Lakeshore Road West. Gate #2 will be used for exiting the site and will be located at the existing curb cut on Mississauga Road directly across from Port Street West. The existing gate at Gate #2 will allow the trucks to exit at an angle to reduce wear and damage to Mississauga Road.

The remediation involves the excavation and removal of impacted soils from the site. Trucks will mobilize to the Site from Queen Elizabeth Way (QEW) via the Southdown Road exit, turning left onto Lakeshore Road West. Trucks will turn right into the site through Gate #1a and Gate #1b at the former Esso gas station and depart through Gate #2 to exit the Site. Trucks leaving the site will exit through the existing weigh scale driveway / mud mat that will be widened to match the existing curb cut. Trucks will proceed north on Mississauga Road to the lights at Lakeshore, turn left (west) along Lakeshore, at Southdown Rd turn right (north) go to QEW.



Trucks will be staged on site and will start leaving the Site at approximately 7:15 am. During remedial excavation work, trucks will depart the site approximately two to three trucks every 15 minutes for the duration of the work day. The Cannington Group will post the truck access route in the construction trailer and instruct all truck traffic to use designated routes only. When necessary, the Cannington Group will employ Traffic Control Persons at the entry and exit of the Site to manage trucks safely turning into and out of traffic. The Cannington Group will provide regular updates regarding any changes/modifications made to the project traffic control plan. As existing curb cuts will be used for entry and exit to the sites, Access Modification Permits are not anticipated to be required during this phase of the work.



The project will involve the movement of demolition and remediation equipment to, from and within the Site. Effective traffic control will be implemented to ensure that the movement of trucks and demolition equipment does not create traffic safety hazards and/or nuisance and delay to adjacent neighbors. Traffic routes have been carefully planned to minimize dust, noise and traffic congestion at the Site and surrounding area.

On-Site Traffic Management will be managed to ensure efficient movement of vehicles to minimize speed, idling, dust, noise, and greenhouse gas emissions. Site workers and drivers associated with vehicle movement will be trained to follow the truck access routes and traffic management protocols. Traffic Control Persons will be fully trained and will wear the appropriate personal protective equipment for the task.

7.2 Construction Trades Parking

Construction parking will be provided on Site, on the east side of the Site (See Schedule A) Notwithstanding the provision of on-site parking, trades will be informed that illegal parking by them or their employees (on or around the Site) will be subject to ticketing or towing as outlined in City of Mississauga Bylaws.

8.0 DEMOLISHED BUILDING MATERIALS

Material will be separated on site to maximize recycling. Material separation will occur on the east side of the site, as illustrated in Schedule A. Stock piling of materials from the demolished building, for example the temporary stock piling of concrete, will take place on-site as required. Demolished material that is not stockpiled for temporary storage or future use on site will be loaded in trucks and hauled offsite, in accordance with applicable provincial legislation.

9.0 IMPACTED SOIL

The Cannington Group will construct and maintain a staging and containment area for exporting impacted soils. Impacted soils will be stored temporarily in containment areas while analytical testing is completed. Analytical testing will determine whether excavated soil can be re-purposed on the site, or disposed offsite at a waste disposal site approved by the Ministry of Environment and Climate Change, in accordance with the Soil and Water Management Plan.

10.0 WILDLIFE & NATURAL HERITAGE

Savanta Inc., a Natural Heritage Consultant, conducted an extensive survey of animal species as well as the natural heritage of the site as summarized in their Environmental Impact Study dated August 2017. Ultimately, no species at risk were observed that trigger any requirements for permitting or compensation and no Significant Wildlife Habitat were found. These findings were presented to and reviewed by the Credit Valley Conservation Authority (CVCA) as part of their permit process for proposed remedial site works.

10.1 Wildlife Protection Plan

The Cannington Group will follow Savanta's recommendations for removal of wildlife (i.e. turtles, frogs, and fish). Clearing of trees and plants will be completed outside of sensitive periods for migrating birds and butterflies. All work will be in accordance with CVCA and Ministry of Natural Resources and Forestry requirements.

10.2 Tree Protection Plan

To facilitate the remediation works, several trees will need to be removed. An arborist report has been prepared by Bruce Tree dated August 2017 to minimize the number of trees requiring removal, to apply a staged approach to removal of trees at the site perimeter, and to ensure the protection of remaining trees.

The arborist report includes a Tree Protection Plan that will be implemented in accordance with City of Mississauga By-law 0254-2012. PCWVP has obtained a private tree removal permit from the City of Mississauga for trees that will be removed. Trees that are not to be removed will be protected with tree protection fencing in accordance with the Tree Protection Plan.

Key directives within the arborist report include the following:

- The timing of the tree removals on the site must be coordinated with the project biologists to ensure compliance with the Migratory Birds Convention Act. As identified by Savanta Inc., tree removals for Phase I, if performed between September 2017 and March 31 2018 should comply with the Act.
- If tree removals are not completed within that time frame, further consultation with Savanta will be required.

11.0 DUST CONTROL

During remediation and demolition activities, generated dust will be controlled on site using a variety of techniques based on varying site and weather conditions. Dust control measures will be implemented consistent with *Ontario Provincial Standard Specification (OPSS) 506 "Construction Specification for Dust Suppressants"* and may include (but are not limited to) the placement of mud mats at all truck exit points, the spraying of water or calcium chloride along access routes to maintain moisture and minimize dust generation on construction roads, and street sweeping and watering to clean paved surfaces. Effectiveness of dust control is dependent on the frequency of use/application which will increase during periods of dry weather. The Cannington Group superintendent will monitor and initiate dust suppression controls based on the real-time site conditions.

12.0 AIR QUALITY AND ODOUR

Soil at the site is impacted with various compounds that have the potential to disperse into the air, including petroleum hydrocarbons and related compounds. Site boundary air quality monitoring is taking place to ensure that concentrations of these compounds do not reach levels that would pose a health risk resulting from short term low level exposure.

We recognize that there may be some odours emanating from the work on the site, and we are implementing measures to manage these odours to a level that does not cause significant discomfort to residents. Some low-level odour can be expected throughout the remediation program.

It should be noted that the presence of odours does not indicate the presence of a health risk, and as referenced above, air quality monitoring is ongoing. It should also be noted that odours unrelated to the impacts in soil may also be experienced from the organic material in the soils being disrupted. The Contractor will implement supplemental odour controls on an as-needed basis.

Details regarding the air quality monitoring are included in Schedule C: Air Quality Factsheet

13.0 STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL

Management of stormwater and/or groundwater encountered or generated during remediation activities will be managed consistent with recommendations in the Soil and Water Management Plan. Accumulated rainwater will be managed onsite within the excavations.

Erosion & Sediment Control will be implemented consistent with the City of Mississauga By-Law 512-91, and in accordance with an Erosion and Sediment Control Permit issued by the City of Mississauga.

The Erosion and Sediment Control Plan will include the following:

- Erosion and Sediment Control fencing consistent with the City of Mississauga’s construction standards to prevent sediments from leaving the site
- Mud mats at the site exit gate
- Catch basin protection installed in accordance with the City of Mississauga’s construction standards at catch basins along Lakeshore Road West and Mississauga Road South.

Incidental rainwater surface runoff from the site will pass through a filter cloth attached to perimeter fencing or tree protection hoarding, and an additional layer of filter cloth on existing catch basins. Natural rainfall and shallow groundwater that accumulates during the excavation phase of remediation and demolition will be managed on the Site. The Cannington Group superintendent will monitor silt and sediment controls at minimum weekly or after precipitation events to maintain effectiveness.

14.0 DEWATERING PLAN

Excavation below the water table is anticipated in certain areas of the site, therefore it is anticipated that dewatering will be completed to lower the groundwater in these areas. Dewatered groundwater will be directed to a treatment system prior to discharge to Lake Ontario with an Environmental Compliance Approval from the Ministry of the Environment and Climate Change, and under an appropriate agreement with the City of Mississauga and other appropriate parties if required (e.g. Credit Valley Conservation, Ministry of Natural Resources and Forestry).

Treated dewatering discharge will be tested regularly to ensure it meets the MOECC and City’s requirements for discharge. Any discharge will be managed to ensure no erosion or sediment control issues affect neighbouring properties. Investigation is underway to determine the appropriate discharge location for the treated dewatered groundwater.

15.0 ANTICIPATED DEMOLITION & REMEDIATION SCHEDULE

Remedial excavation is scheduled from Q4 2017 – Spring 2019. The following chart provides a brief outline of the anticipated schedule for the demolition and remediation work at the Site. Please note that these are estimates to provide a general guideline and that the timing will be refined.

Activity	Proposed Start Date
Mobilization & Site Preparation	November – December 2017
Soil Excavation, testing, removal, replacement	January 2018 – April 2019
Dewatering	May 2018 – December 2018
Demolition	March 2018
Demobilization	April 2019

Table 1: Anticipated Schedule

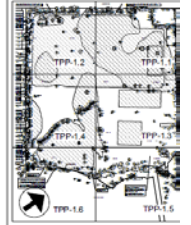
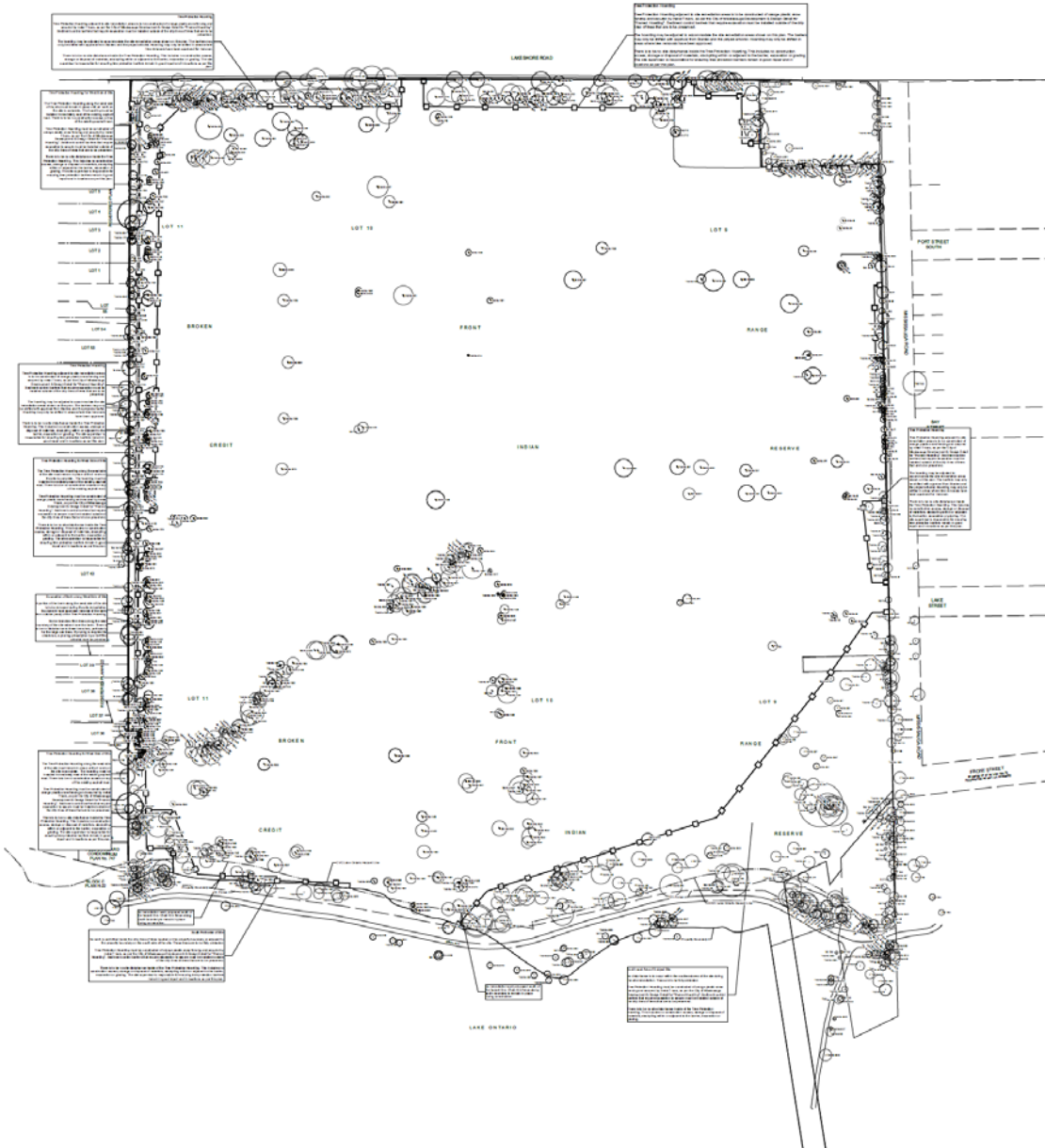
16.0 CONCLUSION

PCWVP, The Cannington Group, and Stantec will work closely with the City of Mississauga to implement this construction management plan in order to mitigate possible negative impacts of demolition and remediation works.

Schedule A: Site Plan

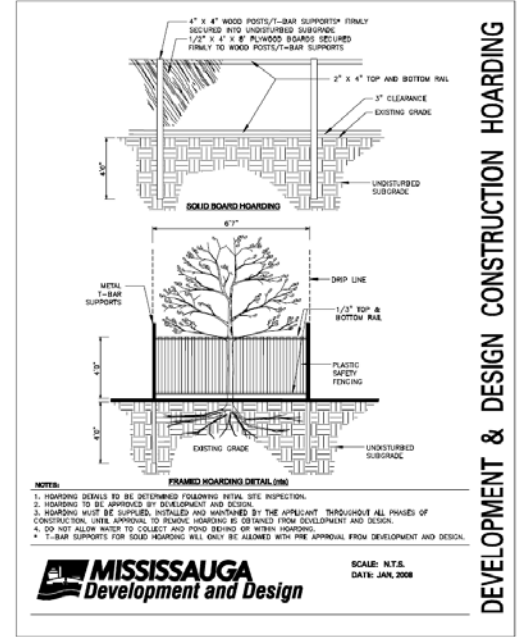


Schedule B: Tree Survey



GENERAL NOTES

1. This plan must be read in conjunction with the arborist report prepared by Bruce Tree Expert Company Ltd. dated Aug. 8 2017.
2. Bruce Tree Expert Company Ltd. provided the tree removal icons, tree protection barriers icons for trees 191 1920 2035 2036 2070 (location approximate) and tree protection comments. Survey information was provided by JD Barnes Ltd. dated July 1 2017.



DEVELOPMENT & DESIGN CONSTRUCTION HOARDING

3	
2	Aug 17 2017 - Forestry permit application
1	Aug 9 2017 - Review
Rev.	Issue

LEGEND

TAG No. 101	Tree corresponding to tree inventory
NO TAG	Tree not included in inventory (not byline proceeds)
TAG No. 100	Tree protection barrier
TAG No. 102	Tree to be preserved
TAG No. 103	Tree to be removed

Bruce Tree Expert Company Ltd.
 31780 The Queensway, Suite 1329
 Toronto, ON M3C 2K2
 P: 416.252.1700 F: 416.252.4574
 e: bruce@bruce-tree.com
 www.bruce-tree.com

TITLE
TREE PROTECTION PLAN
 Site Remediation

DATE
 70 Mississauga Rd South
 Mississauga, Ontario
 Rev: 1/14 11021-278 Scale: 1:500

TPP-I.0

Schedule C: Air Quality Factsheet

- Port Credit West Village Partners is undertaking a comprehensive remediation program, which started in January 2018 on the former Texaco refinery site located at 70 Mississauga Road South, Mississauga (Property). A remediation program involves bringing contaminated areas to safe levels, removing and disposing of contaminated soils, and conducting a groundwater monitoring program. The program is expected to be completed by mid-2019.
- The site of the former Texaco refinery was used for industrial purposes dating back to the late 1800s as a brick quarry, and as an oil refinery from the 1930s until the 1980s. The Property was decommissioned in the late 1980s and has been vacant for almost 30 years.
- Historical land use left contaminated soils and groundwater. The contaminants found on the site are typical of former oil refinery or gas station properties, and include petroleum hydrocarbons and related compounds (including benzene).
- A remediation program was established to bring the Property soil and groundwater to a standard that complies with stringent provincial (Ministry of Environment, Conservation and Parks, "MECP") regulations and best practices for residential use.
- Air monitoring has been set up to measure specific compounds and their concentrations (including petroleum hydrocarbons and benzene) and compare those concentrations to exposure limits proposed by PCWVP that were agreed to with the Ministry of the Environment, Conservation and Parks. An ambient (outdoor) air monitoring protocol is being conducted by an independent environmental consultant and includes the following: a) real-time monitoring of benzene throughout the workday, b) longer term air sampling for a comprehensive list of potential air pollutants at the Property boundaries and c) periodic screening within the residential neighborhood (results of which are available at the following link: <https://portcreditwestvillage.stanport.com/>).
- Results of air monitoring to date shows levels that are not harmful to residents' health.
- The continuous air monitoring allows remediation work to be adjusted to ensure that there should be no concentrations impacting health. If concentrations approach the project specific exposure limits, corrective measures to mitigate the situation are planned and the Ministry of the Environment, Conservation and Parks will be informed by the independent consultant or PCWVP. The MECP reviews the results of the air monitoring program.
- The movement of soils can cause certain contaminants to partition into the air. Some may be odorous, others may not be odorous but may be harmful to health at certain concentrations and exposure periods. Odours do not necessarily suggest health impacts. The following measures were put in place to manage odours: a) Construction of clean topsoil berms where possible near Property boundaries to prevent wind from dispersing odours towards residential areas, b) Use of a [non-hazardous odour-suppressing foam](#) on soils with significant odour, resulting in a thin film on the soils preventing odours from escaping, c) Management of soils towards the interior of the site to allow odours to disperse before reaching residents, and d) Monitoring of weather patterns and wind directions in scheduling site activities that may cause odours.

Questions, Concerns?

If you have additional questions or concerns regarding the remediation program, please contact Monisha Nandi, Environmental Director, Kilmer Brownfield Management (on behalf of Port Credit West Village Partners) mnandi@kilmergroup.com, (416) 815-4978.

The following organizations and individuals can also be contacted:

Chris Cushing, Project Manager, P.Ge. and Qualified Person, Stantec (independent environmental consultant) Chris.Cushing@stantec.com, (905) 381-3267

Duty Officer, Ministry of Environment, Conservation and Park, Halton-Peel District, 905-319-8292

Franca Ursitti, Region of Peel – Public Health, 905-799-7800 ext. 2712