

Project information

GMF number: 15154

Name of funding recipient: Claridge Homes (287 Lisgar) LP

Project title: 287 Lisgar Street Redevelopment Risk Management Plan

Date of Project Progress Report: August 16, 2018

Project status

1. Please summarize the activities completed so far and indicate the activities currently in progress, as per Schedule A. **Note:** If you have previously submitted a Project Progress Report (for projects with multiple contributions), your summary should build on the information you included in your previous report.

Claridge Homes is in the process of completing a Risk Management Plan to support the addition of a vapour mitigation (venting) system as part of their development project at 287 Lisgar Street. To complete a Risk Management Plan, Claridge has completed a Human Health and Ecological Risk Assessment (HHERA), which has been submitted to the Ontario Ministry of Environment, Conservation and Parks (MECP) [formerly Ministry of Environment and Climate Change (MOECC)] as per O. Reg. 153/04. The Ontario MECP provided comments on the risk assessment and risk management plan on January 23, 2018. Comments were addressed and a response to comments was provided by Golder Associates Ltd. (on behalf of Claridge Homes) to the MECP on May 4, 2018. The results of the HHERA indicate that a vapour mitigation system is necessary as a precautionary measure at this Site. Inspection and testing of the venting system during construction has been completed. Final certification of the system installation will occur after the building is completed but prior to occupancy.

2. Have there been any significant changes, or do you anticipate any significant changes, to the scope or costs of the Project as described in the Agreement or in a previously submitted Project Progress Report (if applicable)? If so, please indicate how the scope will change and, in general terms, how the changes will affect the **environmental benefits** you aim to achieve and the **budget** (e.g. increase or decrease; no precise figures required).

Currently, Claridge Homes does not anticipate any changes to the scope or costs of the project, as described in Schedule A. Comments on the most recent risk assessment submission are due from the MECP on August 24, 2018.

3. When do you expect to complete the Project (month/year)? Is this the same date as the Project Completion Date indicated in Article 2 of the Agreement?

If there are no further comments provided by the MECP that need to be addressed, it is anticipated that the project (including acceptance of the planned Record of Site Condition) will be completed by the end of 2018.

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Lessons learned to date

1. Have you begun to implement any new technology or new approach (e.g. full-cost accounting)? Are there any benefits or drawbacks in using this new technology or approach that you have identified to date?

The primary benefit is that the sub-slab venting system is the proposed risk mitigation measure (RMM) to allow the completion of a Reg 153/04 Risk Assessment and subsequent Record of Site Condition (RSC) on a brownfield with potential residual groundwater contamination while still protecting the human health and future occupants.

2. What barriers have you encountered so far and what solutions have you implemented to address them?

While no significant barrier was encountered, the technology applied did marginally increase construction costs and will result in the requirement for on-going monitoring of the system.

3. If you were planning this type of Project again, what would you do differently, knowing what you know now?

At this time, no changes would be made for future projects.

4. Do you have a Project champion who has been instrumental to the Project to date? If so, please include his or her name, title and contact information, and describe his or her role in the Project.

Paul Hurst, Environmental Engineer, phurst@golder.com completed the venting system design and coordinated the design with the mechanical, electrical and structural disciplines.

5. What advice would you give to someone in another community undertaking a similar project?

Engaging the qualified person / designer of the venting system early to allow the integration into the building's mechanical, electrical and structural drawings should be completed. Although Claridge Homes did this, the amount of coordination of various disciplines can take some time as not everyone is familiar yet with sub-slab venting systems.

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Photos and Materials:

Selected photos are provided below showing the solid piping (headers) of the sub-slab venting (depressurization) system during construction.



Photo 1: Layout of solid header pipes (tourquise colour) for sub-slab gas venting system



Photo 2: Air extraction piping at dedicated sump for the sub-slab gas venting system