

## **Charles Street Terminal Lands: Environmental and Technical Findings Snapshot**

**last version update: 2024**

### **Technical Considerations**

MTE Consultants Inc. were engaged to complete both Environmental and Geotechnical analysis of the site in the summer of 2022. The work program commenced on site in September 2022, with final on site sampling and analysis completed in November 2022. Draft reports issued have identified environmental concerns in both soil and groundwater at the site. These results are not considered dissimilar to other urban infill sites with former industrial uses either on, or in proximity, but do verify the complexity of the redevelopment program, and the need for a Remediation Action Plan. A Modified Generic Risk Assessment (MGR) was submitted to the Ministry of the Environment, Conservation and Parks (MECP) in spring 2024. The MECP will review the MGR submission and provide feedback regarding analysis of the on-site environmental conditions and future mitigation measures to be incorporated in the redevelopment of the site.

### **Environmental & Geotechnical Findings to date include:**

- Shallow soil contamination related to lead and hydrocarbons, generally at depths of less than 1.5m below surface.
- Deeper soil contamination at one location attributed to waste from past demolition of buildings.
- Road salt impacts also present in soil throughout site.
- Excess soil management during future construction will need to involve disposal of contaminated soil to landfill.
- Groundwater contamination related to chlorinated solvents (no on-site source identified) as well as localized metals and acid/base/neutral compounds.

### **Geotechnical Considerations**

The MTE report provided recommendations related to site preparation, excavations, dewatering, foundation design, site servicing, and pavement structure. These recommendations will inform future design analysis. The final report will be provided through the formal RFP process, to inform submissions.

### **Technical Study Work Plan**

Technical design and landscape studies, along with financial modelling, disposition strategy, and market analysis will commence in the spring to help guide the path toward re-development. This work will occur concurrent to the ongoing multi-stakeholder and community engagement work over the course of the spring and summer. Regional staff will bring back recommendations to Council at key milestones including the approach to environmental remediation, and disposition to the market.