



Conestoga-Rovers & Associates Project Summary

KEY PROJECT ELEMENTS

- Site Investigation
- Risk Assessment (RA)
- Risk Management Plan (RMP)
- Record of Site Condition (RSC)
- Brownfield Redevelopment

FORMER RAIL LANDS/NORTH BAY WATERFRONT NORTH BAY, ONTARIO



CLIENT: THE CORPORATION OF THE CITY OF NORTH BAY
DURATION: 2002 TO PRESENT

CRA was retained by The City of North Bay to conduct a Risk Assessment (RA) for the Former Rail Lands/North Bay Waterfront. CRA conducted the RA to support the re-development vision of the property as an attractive community-based residential, commercial and parkland area. The RA was an important step in fulfilling this vision.

Over 100 years of railway operations resulted in soil and groundwater contamination at the site. In support of the RA, CRA conducted investigative activities throughout the site. Widespread metal impacts to soil and groundwater were identified and petroleum hydrocarbons were identified in soil and groundwater near historical fuel handling/storage areas. Petroleum hydrocarbon free product was observed and chlorinated VOCs were detected in groundwater under one portion of the property.

The RA consisted of evaluating the potential pathways by which human and ecological receptors could be exposed under redeveloped conditions. The most significant potential human exposure pathway was soil vapour migration to indoor air and incidental ingestion and dermal contact with near surface soil. The most significant potential ecological exposure pathway was direct contact to soil by invertebrates and plants, and indirect exposure to soil by invertebrate predators. Property-Specific Standards (PSSs) were developed for the identified COCs in consideration of each exposure pathway and acceptable risk levels. Widespread exceedances of the PSSs for metals in near-surface soil were identified. PSSs for VOCs in groundwater based on the protection of indoor air quality also were exceeded. In addition, the presence of petroleum hydrocarbon free product indicated the potential for aesthetic and ecological impacts.

The RMP was developed based on mitigating the identified risks and in consideration of the land uses under redeveloped conditions. The RMP includes:

- Removal of petroleum hydrocarbon free product and heavily impacted soils
- Placement of a soil cover on the Former Rail Lands
- Development and implementation of a Soil and Groundwater Management Plan
- Design of a vapour control system for a condominium development
- Treatment and disposal of groundwater from dewatering systems
- Land use restrictions for Former Rail Lands
- Development and implementation of an Operations and Monitoring Plan

Throughout the RA process, CRA carried out public consultation through holding regular meetings and presentations with stakeholders and the City Council. The RA was subsequently submitted to the MOE. The MOE accepted the RA and found it to be consistent with O. Reg. 153/04. CRA subsequently filed a Record of Site Condition (RSC) for the site.

CRA has now implemented the free product removal component of the RMP in portions of the Former Rail Lands.

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