



Soil Recycling Pilot Facility Backgrounder

Waterfront Toronto is committed to making the city's waterfront a model of sustainable development. What we do on the waterfront can and will set new standards for best practices not only in Canada, but around the world. Waterfront Toronto is conducting a soil recycling pilot in the Port Lands as part of our Soils Management Strategy to determine the viability of treating and reusing impacted soils as an alternative to the traditional "dig-and-dump" approach.

The purpose of the soil recycling facility is to treat soils near their source, divert soils from landfill, and provide a source of treated soil that can be used in waterfront revitalization projects.

Much of Toronto's waterfront was constructed by filling in parts of Lake Ontario with materials that are considered contaminated by current standards. The current common treatment of contaminated soil is to "dig and dump", a practice that simply transfers the contaminants and problem to a secure landfill setting.

By employing global best practices and made-in-Toronto solutions, the city's new waterfront communities will protect and enhance our natural environment, and will ultimately be recognized as global models for sustainability. Waterfront Toronto's Lower Don Lands Plan, for instance, is one of the 18 founding projects of the Clinton Climate Initiative and was recently awarded the 2010 Transportation Achievement Award by the Institute of Transportation Engineers for excellence in the advancement of transportation to meet human needs. The Lower Don Lands is the first Canadian project to be honoured.

Waterfront Toronto's sustainable development approach is guided by a comprehensive Sustainability Framework, which serves as a roadmap to make certain that consistent principles are woven into every facet of operations and decision making.

Treatment of soils within the Designated Waterfront is needed to allow for revitalization efforts, including the development of new parks and public spaces.

DESCRIPTION

Waterfront Toronto is conducting a soil recycling pilot in the Port Lands as part of our Soils Management Strategy. Prior to committing to a full scale soil recycling facility, Waterfront Toronto is constructing a smaller-scale pilot recycling facility.

Remediation efforts within the waterfront include the excavation and removal of contaminated soil, which is expected to generate in excess of two-million cubic metres of impacted soil. Soil treatment, remediation, and reuse will prevent the excavated soil from being transported to landfill. Recycling soil would remediate it to an environmental condition that allows it to be reused.

The pilot is a first step in the larger plan to treat contaminated soil to an environmental condition that allows it to be reused in future residential, parkland and commercial areas. Conducting the pilot will enable us to better assess the effectiveness and economic performance of the technologies and optimize operational features before developing a full-scale facility.

The goals of the pilot are to identify the range of treatment options and costs of remediating soil; to confirm that impacted soil can be treated to environmental standards set by the Ministry of the Environment; and to showcase treatment technologies.

ENVIRONMENTAL SUSTAINABILITY

Recycling soil is a sustainable alternative to “digging and dumping”. Digging and dumping simply transfers the contaminants to a secure landfill.

Revitalization of much of the 800 hectares of the waterfront area depends on the ability to deal with soil that has been impacted by decades of industrial uses and by infilling long ago when standards were not as stringent as today. As part of our sustainability objectives, Waterfront Toronto wants to use the latest and best technologies to wherever possible treat and reuse soil rather than transporting contaminated soil to landfill sites in other communities.

Recycling soil would remediate it to an environmental condition that allows it to be reused, which will not only reduce Green House Gas (GHG) emissions, but also reduce revitalization costs. Using remediated soil in revitalization projects will reduce the need to import soil, which in turn will reduce truck traffic which is a large producer of GHG emissions. Revitalization costs will also be reduced because the recycled soil will be used to construct waterfront parks, public realm and open spaces, reducing the need to purchase and import clean soil.

Before receipt at the pilot facility, all incoming soil will undergo pre-testing to determine soil quality and the levels and types of contamination. Soils containing hazardous waste will not be accepted for treatment. Soils deemed to be hazardous will be transferred to a Ministry of the Environment (MOE) licensed hazardous waste landfill facility. Dust control, air monitoring and runoff control measures will be in place as part of the operational procedures.

The soil management facility will operate to ensure that soils within the Designated Waterfront Area are managed in a way that is protective of human health and the natural environment. The soils will be managed in a sustainable manner - as a resource to be reused and recycled to the extent possible within the Designated Waterfront Area.

Waterfront Toronto is advancing the project to ensure that sufficient soils of appropriate quality are available when required to support revitalization activities, while reducing the need to import soils from sources outside of Toronto or to transport soil to landfill.

LOCATION

294–348 Unwin Avenue

The proposed 8.2 hectare (20.26 acres) site located at 294–348 Unwin Avenue, which is owned by Toronto Port Lands Company (formerly TEDCO), is currently zoned industrial and was most recently used for salt storage and aggregate processing.

PUBLIC CONSULTATION

- Presentation to Community: Port Lands Pilot Soil Recycling Facility Plan (06/16/10)
- Public Open House: Port Lands Pilot Soil Recycling Facility (03/11/2010)
- Public Open House: Port Lands Soils Management Stockpiling Facility (10/06/2009)

To learn more about Waterfront Toronto's Soil Management Approach visit www.waterfronttoronto.ca

BUDGET AND TIMING

- Timing: The Pilot will start in summer 2010 and run for approximately six to twelve months.
- Budget: Proponents were chosen through a competitive procurement process. To protect the commercially sensitive and proprietary information of the Pilot proponents, costs will be disclosed at the conclusion of the Pilot.