

Update on Progress on Town Homes and Condominiums Planned for the East Property



Artist's Impression of East Property Development

The sales office and townhome vignette is now open to the public (Grand Opening is the weekend of November 9th and 10th) at Ellis Ave and The Queensway. Information on the individual suites to be built on the East Property (between Ellis and Windermere) can be obtained from the sales staff on site. The tower model suite is scheduled for completion by November 16th. A tour of the sales office and model will be arranged for those in the community who are interested. For those interested in more details, the website will be fully operational after the Grand Opening at www.windermerebythelake.com.

Update on Remediation Activities

Remediation of the West Property is scheduled for completion in December 2002, almost one year ahead of the original schedule. All of the soils contaminated with different types of oils will have been cleaned up. As planned, pumping of groundwater started in October to lower the groundwater level in the north-central part of the site to enable the cleanup of the deep contaminated fill materials in the area. The schedule for testing the groundwater monitoring wells on the north side of The Queensway was increased from monthly to weekly, starting at the beginning of September. No changes in groundwater levels have been observed to date.



Canada Goose Family Tours the East Property

Once this area has been cleaned up, the excavations will be filled to above the normal groundwater level. Planting of grass on the West Property will occur as early as possible next spring to control wind-blown dusts until the construction of the Town Homes and Condominium is started.

Additional people can be added to the mailing list by contacting:

Don Richardson, REON
Communication Program
Facilitator
519-836-6050 x 262 or email:
d Richardson@esg.net

REON is committed to transparent and responsive communication with those who are neighbours to our development projects. REON and its partners will do their utmost to plan and execute the work in a safe and conscientious manner, always mindful of community interests and concerns.

In previous Project Updates, we have told you about our various environmental monitoring efforts. Recently, the Ontario Ministry of the Environment and Toronto Public Health have requested that REON provide a comprehensive update for Swansea residents of the status of odour, dust and air quality monitoring programs that have been in place during the site remediation period, and of measures that have been put in place to minimize nuisance issues related to the remediation activities.

Project Overview

Toronto City Council has approved the rezoning and the amendment to the Official Plan required to build a residential development on the site of the former Swansea Stelco Works. Neighbours to the site participated in making decisions on the details of the site development plan and enhancement of various surrounding amenities. The development will feature townhouses, creating a boulevard effect on The Queensway frontage, extensive landscape features, and three slender condominium towers. When completed, the project will provide a full range of amenities for the residents and will be an open development, integrated with the existing Swansea Village. Public access, green space, day-care and off-site amenities such as upgrades in the Gardiner underpasses to the Lake, contributions to local TTC improvements, and playground equipment contributions will benefit the entire Swansea community. A contribution to renovate the "Joy" Station and the lower level of the Swansea Townhall are also part of REON's community commitment, as is a program of public art in and around the site.

Communication Program

Note: The telephone number for communication with the community has changed. Community members can call the REON Windermere By The Lake Communication Line at 416-960-6111 to obtain updates and details on the project.

REON Project Updates, and other project related information are sent to a mailing list of site-neighbours in Swansea Village, archived at the Swansea Town Hall, Councillor David Miller's office, and the World 19 website www.world19.com.

A joint City of Toronto and REON Community Liaison Committee has been established as a forum to enable detailed and ongoing public input and comment. Committee minutes are available on the World19 website www.world19.com.

PURCHASERS:

Call 416-977-5300 to book an appointment to preview a model suite, or visit www.windermerebythelake.com

ENVIRONMENTAL MONITORING

Windemere By The Lake Development Site

ODOUR AND DUST FROM WINDERMERE BY THE LAKE SITE

Airborne dusts and odours arising from the cleanup activities of the Windemere By The Lake property have resulted in complaints to REON, Toronto Public Health and the Ministry of the Environment (MOE) from a few people in the Swansea community living close to the property. Both the MOE and Toronto Public Health requested that REON improve its procedures for limiting dust and odours arising from the remediation activities, and that a review be conducted of the possible health issues associated with these emissions. In addition, REON's investigations identified odours from other sources in the neighbourhood, such as the Etobicoke Sewage Treatment Plant, and road paving and tarring on Windemere Ave., coinciding with some of the odour complaints. The information that follows summarizes REON's response to these requests.

Dust Management

A dust management plan, as filed with Toronto Public Health, has been followed since the initiation of remediation activities on the property. These include:

- Calcium chloride in a water solution has been sprayed on the site as a dust suppressant.
- Concrete, on-site construction "roads", and City streets adjacent to the entrances to the property have been cleaned regularly with water under high pressure, using a street cleaner truck.
- During particularly dry days, a "water cannon" on the street cleaner truck was used to dampen surface soils on the majority of the property to reduce dust.
- Water was sprayed into the concrete crusher to minimize dust while crushing the concrete on the property.

- A facility for washing truck tires (water tank and sprayer system) has been situated at the exit from the property (west end) onto The Queensway. If, in the judgment of the Site Manager, there is evidence of dirt or mud build-up on the tires of trucks leaving the site, such materials are washed from the trucks before they exit the property.
- Dust blowing from the East Site has now been prevented by sowing grass on the property.
- Grass will be sown on the West Property by "hydroseeding" once remediation has been completed and weather conditions are suitable for the grass to grow.

Odour Management

Volatile substances from the aged petroleum products in the soils on the property plus the exhaust from

equipment used during the remediation have been responsible for odours on the site. The procedures put in place to minimize odours include:

- Minimization of the time that soil trenches containing odorous materials remain open;
- Minimization of the time that odorous materials are stockpiled by ensuring their removal from the site as quickly as possible
- Installation of on-site equipment to continuously record wind speed and direction;
- Efforts to schedule work on areas known to contain odorous materials when a north wind is blowing;
- Misting small quantities of a deodorant up-wind from odorous areas to eliminate odours.

AIR QUALITY ASSESSMENT

The Ministry of the Environment and Toronto Public Health requested that REON conduct air quality assessments of emissions on the property, and that an evaluation be conducted on the possible health concerns related to air emissions.

RWDI, an Environmental Engineering firm (www.rwdi.com), was commissioned to conduct the air sampling. Air sampling began on September 19, 2001 before remediation started, and again on May 24, July 5, July 11 and August 15, 2002, when the highest odours were noted by the workers conducting the remediation. The air samples were analyzed for different chemicals that are commonly associated with petroleum products and internal

combustion engine exhaust.

Cantox Environmental Inc. (www.cantoxenvironmental.com) was commissioned to provide a professional evaluation of any possible health concerns related to the various chemicals that were identified in the air samples.

The air quality evaluation included:

- Examination of the types and sources of contamination emitted from the soils on the property;
- Evaluation of the procedures being followed for the remediation of the property;
- Investigation of the possible on-site and off-site sources of the chemicals identified through the air sampling;

- Investigation of medical information available on the possible effects to people from exposure to airborne dusts and identified volatile chemicals;
- Comparison of the air concentrations of chemicals and dusts measured on the property to those considered acceptable by regulatory agencies, and to those normally present in urban areas;
- Interpretation of the information obtained relative to potential health implications to people living in the adjacent community who may be exposed to the dusts and chemicals identified.

CONCLUSIONS

The dust and odour management programs have been improved to reduce the amounts of dust and airborne emissions from the site. The number of complaints greatly diminished during September and October, compared to July and August, partly due to improved management programs, reductions in conditions producing dusts and odours and partly due to completion of remediation in some areas that generated odours.

The air quality evaluation by Cantox Environmental concluded that no adverse health impacts could be expected from the levels and types of dust, or from the air concentrations of emissions measured by RWDI in July and August.

The results of the dust and odour management programs and the air quality evaluations were reviewed by and discussed with the Ministry of the Environment and Toronto Public Health. They were also presented and discussed at Windemere By The Lake Community Liaison

Committee meetings in July and September 2002.

Any dusts and odours from the property are considered undesirable nuisance issues, though not health concerns. REON will continue to make every reasonable effort to minimize these nuisances to the community. Remediation will be completed by early December. At that time soils on the property will meet residential standards. Hydroseeding will take place at an appropriate time to eliminate dust blowing from the property until the final buildings are completed.

Note:

Copies of the detailed Air Quality Monitoring and Health Assessment reports are available to the public from REON Development Corporation. Please call Don Richardson at 519-836-6050, or email drichardson@esg.net to request a copy. The reports are also available for reference at the Swansea Town Hall.