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West Village, 70 Mississauga Road South, Mississauga

# **Construction Management Plan Phase I: Demolition & Remediation**

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FINAL, revision 1  
January 26, 2018

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## 1.0 INTRODUCTION

The purpose of this report is to outline a construction management plan that will be in place to facilitate the remediation phase of the redevelopment of the former Texaco refinery located at 70 Mississauga Road South, Mississauga (the Site). This phase includes aspects of demolition and site excavation. The purpose of the work is to remediate impacted soils and groundwater from the property, impacted by the former operations, in preparation for future redevelopment of the site. The site has a history of industrial use dating back to the late 1800s as a brick quarry and operated as an oil refinery from the 1930s to the 1980s.

The Site is located on the west side of Mississauga Road, south of Lakeshore Road and east of Pine Avenue South. The Site is abutted by residential and commercial land use to the north, residential land use to both west and east and Lake Ontario and unassumed Crown Lands to the south. The northeast corner of the site at 181 Lakeshore Road is the location of a former Esso gasoline station that has been decommissioned. Further demolition and excavation at this corner is not anticipated during this phase of the redevelopment.

The Cannington Group will be responsible for the demolition and remediation work, and will register as the Constructor for the Site with the Ministry of Labour. Stantec is the Owner's Representative on the Site, and will monitor the remediation program in accordance with the Soil and Water Management Plan, which follows all provincial regulations (e.g. Ontario Regulation 153/04 as amended).

Port Credit West Village Partners (PCWVP), the owner, will maintain a meeting space for consultants, contractors, and partners, at the former Esso Station located at the northeast corner of the property. Construction trailers will be located on the former refinery parking lot located at the main gate to the site on Mississauga Road.

Questions related to the content of this plan can be directed to the following personnel:

After-Hour Emergencies:  
David McCrossan, Project Manager  
The Cannington Group  
DMcCrossan@thecanningtongroup.com  
Mobile: (416) 708-7890

Environmental Concerns:  
Chris Cushing, P.Geo, Project Manager  
Stantec Consulting Ltd.  
Chris.Cushing@stantec.com  
Tel: (905) 381-3267

Demolition and Remediation Activities:  
William (Bill) Davis Site Superintendent  
The Cannington Group  
BDavis@thecanningtongroup.com  
Mobile: (647) 992-7154

PCWVP Development:  
Christina Giannone, Project Director  
Port Credit West Village Partners  
cgiannone@pcwestvillagepartners.ca  
Tel: (416) 771-2538



**Figure 1: Subject lands located at 70 Mississauga Road South, Mississauga**

This report outlines measures that will be taken before and during the demolition of the existing foundation/buildings and structures, targeted remedial excavation and dewatering in order to control and mitigate potential related impacts that may influence the surrounding lands and neighbors.

## **2.0 HOARDING & FENCING**

The Site is surrounded by an existing chain-link fence 1.8 meters in height (6 feet), as illustrated on Schedule A of this report. The existing fence will be utilized and maintained throughout the demolition and remediation phase of the project.

The former gasoline station at the northeast corner of the site at 181 Lakeshore road is surrounded by an existing temporary fence which will be modified as shown in Schedule A to accommodate truck routing, and is anticipated to remain in place during this phase of the project.



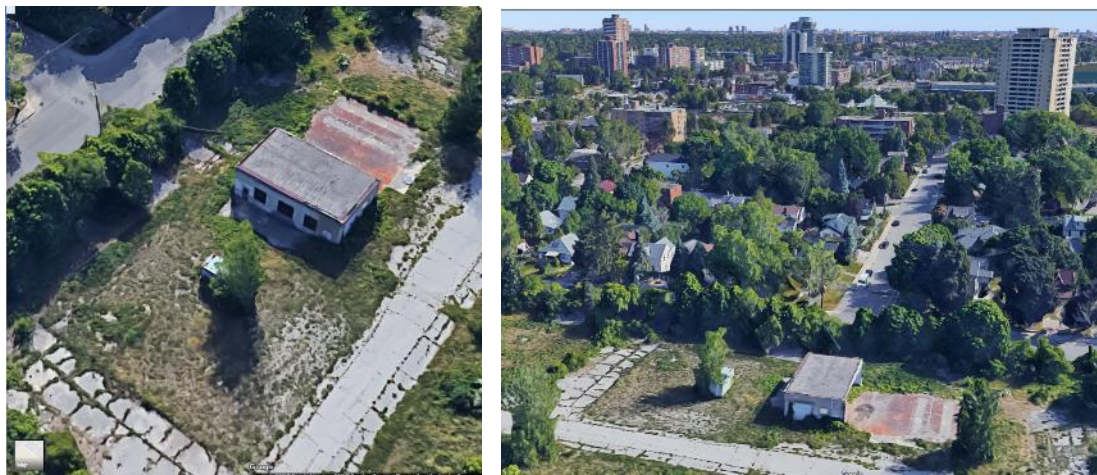
We anticipate that the Waterfront Trail will remain open during the remediation process. If there is work necessary that could impact the Trail, it may be temporarily modified/closed and fenced for safety purposes, in coordination with the City of Mississauga and other appropriate parties if required (e.g. Ministry of Natural Resources and Forestry)

### 3.0 UTILITY DISCONNECTIONS

The Cannington Group will verify historical utility disconnections to the Site prior to the commencement of the work. All utility connections to the site, with the exception of electrical connections to the Former Fire Hall, are anticipated to be disconnected. The electrical connection to the Former Fire Hall will remain in place until this building is scheduled to be demolished. Utility connections to the former gas station building at 181 Lakeshore Road will remain in place.

### 4.0 DESIGNATED SUBSTANCES

A Designated Substances Survey (DSS) will be performed for the remaining Former Fire Hall building located on the eastern portion of the site across from the intersection with Bay Street. (See Schedule A)



The DSS report will be completed in advance of the demolition of the building. This comprehensive report will be used as the basis for identifying and managing the removal of hazardous material (if any) in advance of and during the demolition works. The Cannington Group will complete the abatement and/or removal of any designated substances and hazardous materials in compliance with *O.Reg. 490/09: Designated Substances* and *O. Reg. 278/05: Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations*. A demolition permit will be obtained from the City of Mississauga by The Cannington Group in advance of demolition of the building.

### 5.0 HEALTH, SAFETY & SECURITY

A detailed Construction Health and Safety Plan has been prepared for the demolition and remediation works.

The Cannington Group's Health, Safety, and Environmental Protection program has been prepared and a copy will be maintained onsite for the duration of the project. Daily safety tailgate meetings will be held and Job Safety Analyses will be completed and reviewed by The Cannington Group's superintendent for specific tasks and phases.

To prevent unauthorized access onto the Site, the Site is fenced as described in Section 2.0. Signage will be posted and maintained indicating that only authorized personnel can access the site, and that trespassers will be prosecuted. Site fencing will be regularly inspected to ensure that it remains secure. Supplemental security measures, such as cameras or security guards, may also be necessary.

## **6.0 WORKING HOURS/NOISE**

Working hours for the Site will be per the City of Mississauga noise by-law, as amended. Demolition and remediation work on this site will typically take place Monday to Friday between the hours of 7:00 a.m. and 5:00 p.m. The City of Mississauga Noise By-law permits construction to take place Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m. and between 9:00 a.m. and 7:00 p.m. on Saturdays. No construction noise is permitted on Sundays and statutory holidays.

During winter months due to the limited daylight hours, site work will generally not proceed beyond 5:00 p.m. During the summer months with more daylight, working hours may be extended from 7:00 a.m. to 7:00 p.m., and 9:00 a.m. to 7:00 p.m. on Saturdays. Any changes to the working hours will be communicated to all affected parties prior to scheduling.

## **7.0 TRAFFIC MANAGEMENT & CONSTRUCTION PARKING**

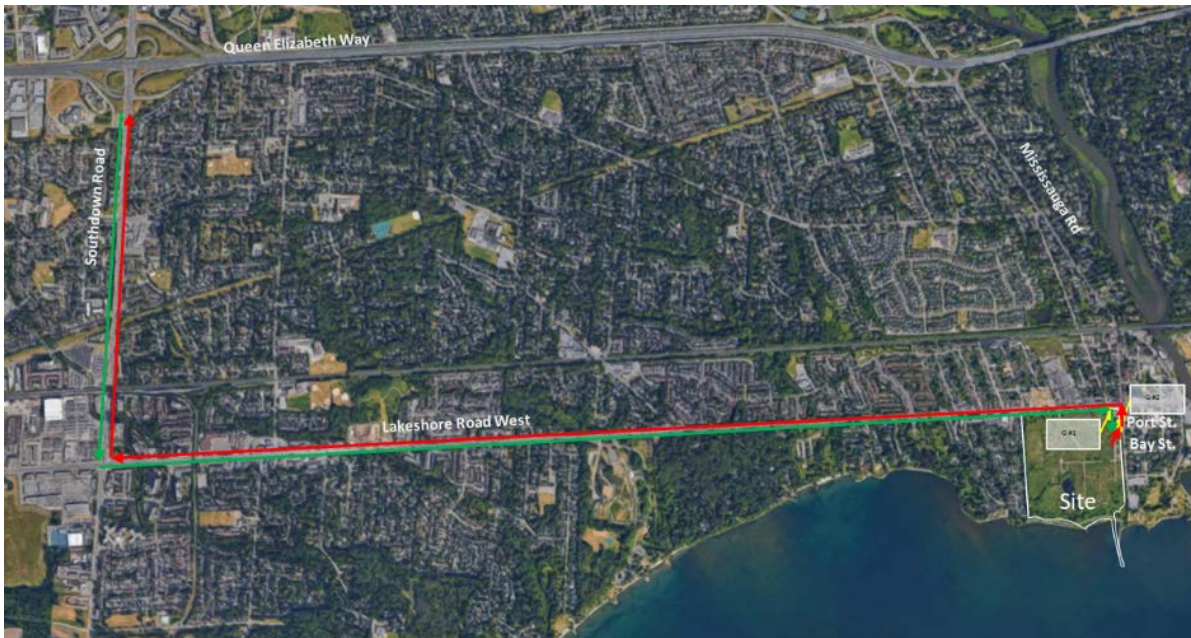
### **7.1 Traffic Management**

There will be three vehicular gates to the property. Gate #1a & #1b will be used for entry and are located at the former Esso gas station at the north-east corner of the property with access from Lakeshore Road West. Gate #2 will be used for exiting the site and will be located at the existing curb cut on Mississauga Road directly across from Port Street West. The existing gate at Gate #2 will allow the trucks to exit at an angle to reduce wear and damage to Mississauga Road.

The remediation involves the excavation and removal of impacted soils from the site. Trucks will mobilize to the Site from Queen Elizabeth Way (QEW) via the Southdown Road exit, turning left onto Lakeshore Road West. Trucks will turn right into the site through Gate #1a and Gate #1b at the former Esso gas station and depart through Gate #2 to exit the Site. Trucks leaving the site will exit through the existing weigh scale driveway / mud mat that will be widened to match the



existing curb cut. Trucks will proceed north on Mississauga Road to the lights at Lakeshore, turn left (west) along Lakeshore, at Southdown Rd turn right (north) go to QEW.



Trucks will be staged on site and will start leaving the Site at approximately 7:15 am. During remedial excavation work, trucks will depart the site approximately two to three trucks every 15 minutes for the duration of the work day. The Cannington Group will post the truck access route in the construction trailer and instruct all truck traffic to use designated routes only. When necessary, the Cannington Group will employ Traffic Control Persons at the entry and exit of the Site to manage trucks safely turning into and out of traffic. The Cannington Group will provide regular updates regarding any changes/modifications made to the project traffic control plan. As existing curb cuts will be used for entry and exit to the sites, Access Modification Permits are not anticipated to be required during this phase of the work.



The project will involve the movement of demolition and remediation equipment to, from and within the Site. Effective traffic control will be implemented to ensure that the movement of trucks and demolition equipment does not create traffic safety hazards and/or nuisance and delay to adjacent neighbors. Traffic routes have been carefully planned to minimize dust, noise and traffic congestion at the Site and surrounding area.

On-Site Traffic Management will be managed to ensure efficient movement of vehicles to minimize speed, idling, dust, noise, and greenhouse gas emissions. Site workers and drivers associated with vehicle movement will be trained to follow the truck access routes and traffic management protocols. Traffic Control Persons will be fully trained and will wear the appropriate personal protective equipment for the task.

## **7.2 Construction Trades Parking**

Construction parking will be provided on Site, on the east side of the Site (See Schedule A) Notwithstanding the provision of on-site parking, trades will be informed that illegal parking by them or their employees (on or around the Site) will be subject to ticketing or towing as outlined in City of Mississauga Bylaws.

## **8.0 DEMOLISHED BUILDING MATERIALS**

Material will be separated on site to maximize recycling. Material separation will occur on the east side of the site, as illustrated in Schedule A. Stock piling of materials from the demolished building, for example the temporary stock piling of concrete, will take place on-site as required. Demolished material that is not stockpiled for temporary storage or future use on site will be loaded in trucks and hauled offsite, in accordance with applicable provincial legislation.

## **9.0 IMPACTED SOIL**

The Cannington Group will construct and maintain a staging and containment area for exporting impacted soils. Impacted soils will be stored temporarily in containment areas while analytical testing is completed. Analytical testing will determine whether excavated soil can be re-purposed on the site, or disposed offsite at a waste disposal site approved by the Ministry of Environment and Climate Change, in accordance with the Soil and Water Management Plan.

## **10.0 WILDLIFE & NATURAL HERITAGE**

Savanta Inc., a Natural Heritage Consultant, conducted an extensive survey of animal species as well as the natural heritage of the site as summarized in their Environmental Impact Study dated August 2017. Ultimately, no species at risk were observed that trigger any requirements for permitting or compensation and no Significant Wildlife Habitat were found. These findings were presented to and reviewed by the Credit Valley Conservation Authority (CVCA) as part of their permit process for proposed remedial site works.



## 10.1 Wildlife Protection Plan

The Cannington Group will follow Savanta's recommendations for removal of wildlife (i.e. turtles, frogs, and fish). Clearing of trees and plants will be completed outside of sensitive periods for migrating birds and butterflies. All work will be in accordance with CVCA and Ministry of Natural Resources and Forestry requirements.

## 10.2 Tree Protection Plan

To facilitate the remediation works, several trees will need to be removed. An arborist report has been prepared by Bruce Tree dated August 2017 to minimize the number of trees requiring removal, to apply a staged approach to removal of trees at the site perimeter, and to ensure the protection of remaining trees.

The arborist report includes a Tree Protection Plan that will be implemented in accordance with City of Mississauga By-law 0254-2012. PCWVP has obtained a private tree removal permit from the City of Mississauga for trees that will be removed. Trees that are not to be removed will be protected with tree protection fencing in accordance with the Tree Protection Plan.

Key directives within the arborist report include the following:

- The timing of the tree removals on the site must be coordinated with the project biologists to ensure compliance with the Migratory Birds Convention Act. As identified by Savanta Inc., tree removals for Phase I, if performed between September 2017 and March 31 2018 should comply with the Act.
- If tree removals are not completed within that time frame, further consultation with Savanta will be required.

## 11.0 DUST CONTROL

During remediation and demolition activities, generated dust will be controlled on site using a variety of techniques based on varying site and weather conditions. Dust control measures will be implemented consistent with *Ontario Provincial Standard Specification (OPSS) 506 "Construction Specification for Dust Suppressants"* and may include (but are not limited to) the placement of mud mats at all truck exit points, the spraying of water or calcium chloride along access routes to maintain moisture and minimize dust generation on construction roads, and street sweeping and watering to clean paved surfaces. Effectiveness of dust control is dependent on the frequency of use/application which will increase during periods of dry weather. The Cannington Group superintendent will monitor and initiate dust suppression controls based on the real-time site conditions.

## **12.0 STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL**

Management of stormwater and/or groundwater encountered or generated during remediation activities will be managed consistent with recommendations in the Soil and Water Management Plan. Accumulated rainwater will be managed onsite within the excavations.

Erosion & Sediment Control will be implemented consistent with the City of Mississauga By-Law 512-91, and in accordance with an Erosion and Sediment Control Permit issued by the City of Mississauga.

The Erosion and Sediment Control Plan will include the following:

- Erosion and Sediment Control fencing consistent with the City of Mississauga's construction standards to prevent sediments from leaving the site
- Mud mats at the site exit gate
- Catch basin protection installed in accordance with the City of Mississauga's construction standards at catch basins along Lakeshore Road West and Mississauga Road South.

Incidental rainwater surface runoff from the site will pass through a filter cloth attached to perimeter fencing or tree protection hoarding, and an additional layer of filter cloth on existing catch basins. Natural rainfall and shallow groundwater that accumulates during the excavation phase of remediation and demolition will be managed on the Site. The Cannington Group superintendent will monitor silt and sediment controls at minimum weekly or after precipitation events to maintain effectiveness.

## **13.0 DEWATERING PLAN**

Excavation below the water table is anticipated in certain areas of the site, therefore it is anticipated that dewatering will be completed to lower the groundwater in these areas. Dewatered groundwater will be directed to a treatment system prior to discharge to Lake Ontario with an Environmental Compliance Approval from the Ministry of the Environment and Climate Change, and under an appropriate agreement with the City of Mississauga and other appropriate parties if required (e.g. Credit Valley Conservation, Ministry of Natural Resources and Forestry).

Treated dewatering discharge will be tested regularly to ensure it meets the MOECC and City's requirements for discharge. Any discharge will be managed to ensure no erosion or sediment control issues affect neighbouring properties. Investigation is underway to determine the appropriate discharge location for the treated dewatered groundwater.

## **14.0 ANTICIPATED DEMOLITION & REMEDIATION SCHEDULE**

Remedial excavation is scheduled from Q4 2017 – Q1 2019. The following chart provides a brief outline of the anticipated schedule for the demolition and remediation work at the Site. Please note that these are estimates to provide a general guideline and that the timing will be refined.

Activity	Proposed Start Date
Mobilization & Site Preparation	November – December 2017
Soil Excavation, testing, removal, replacement	January 2018 – February 2019
Dewatering	May 2018 – December 2018
Demolition	September 2018
Demobilization	February 2019

**Table 1: Anticipated Schedule**

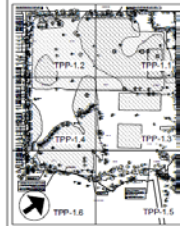
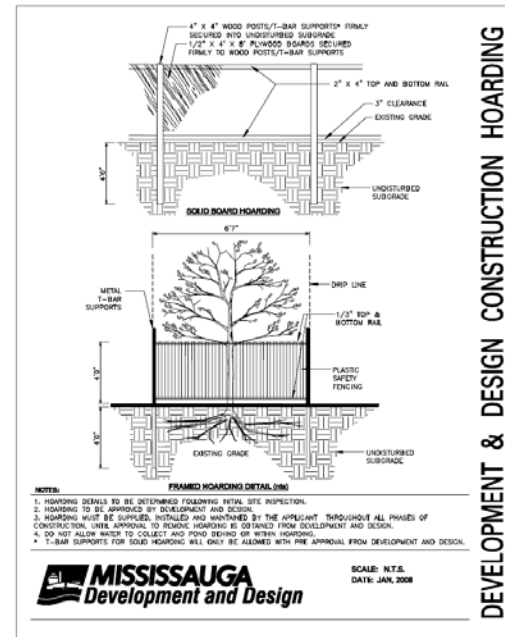
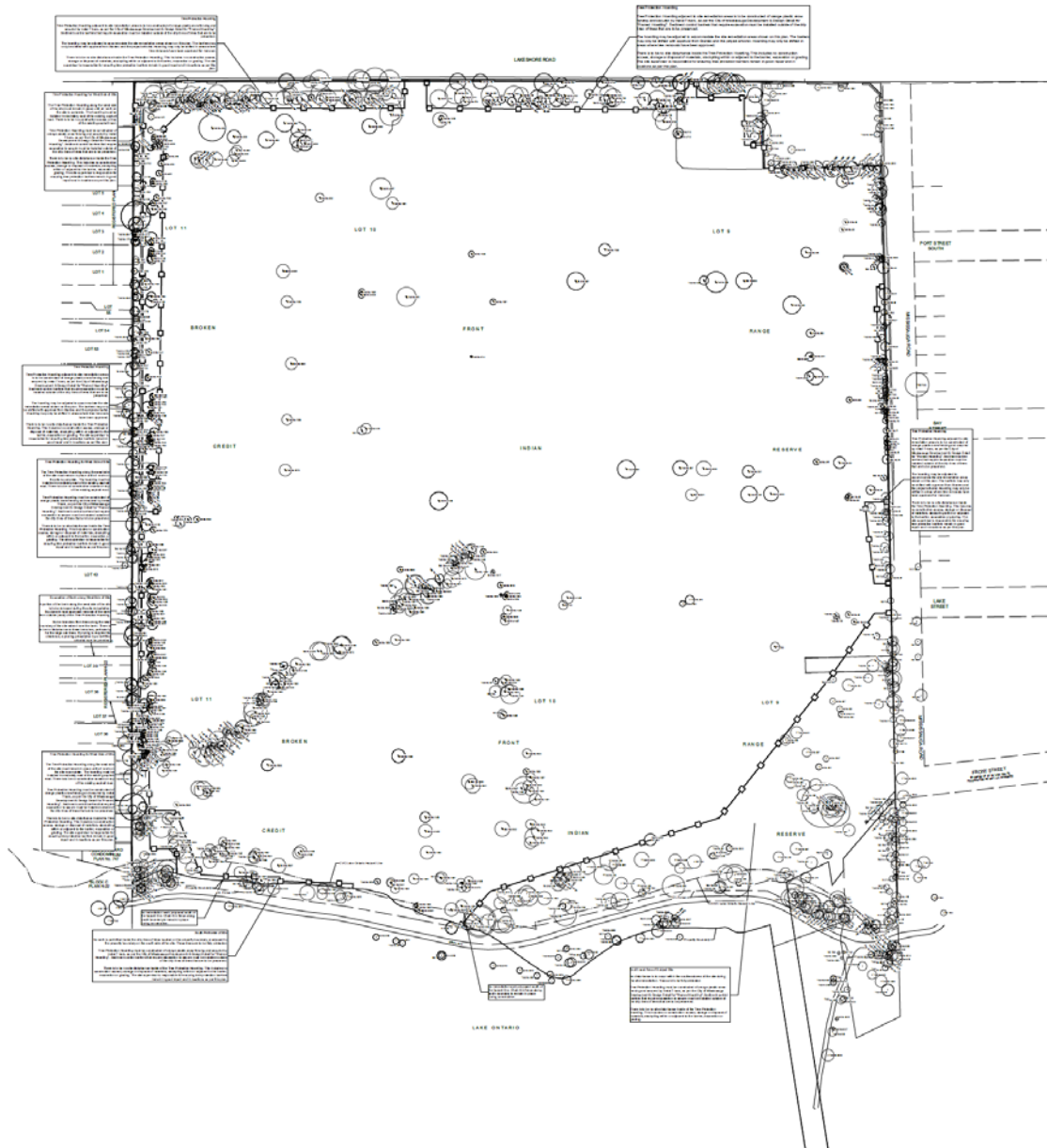
## 15.0 CONCLUSION

PCWVP, The Cannington Group, and Stantec will work closely with the City of Mississauga to implement this construction management plan in order to mitigate possible negative impacts of demolition and remediation works.

# Schedule A: Site Plan



# Schedule B: Tree Survey



## GENERAL NOTES

1. This plan must be read in conjunction with the site report prepared by Bruce Tree Expert Company Ltd. dated Aug. 8 2017.
2. Bruce Tree Expert Company Ltd. provided the tree removal icons, tree protection barriers icons for trees 191 1920 2035 2036 2070 (location approximate) and tree protection comments. Survey information was provided by JD Barnes Ltd. dated July 1 2017.

3	Aug 17 2017 - Forestry permit application
2	Aug 9 2017 - Review
1	Aug 8 2017 - Review
Rev.	Date

## LEGEND

TAG No. 101	Tree corresponding to tree inventory
NO TAG	Tree not included in inventory (not byline process)
TAG No. 102	Tree protection barrier
TAG No. 103	Tree to be preserved
TAG No. 104	Tree to be removed

Bruce Tree Expert Company Ltd.  
31780 The Queensway, Suite 1309  
Toronto, ON M3C 2B2  
p. 416.252.1870 e. 416.252.1874  
www.bruce-tree.com

## TREE PROTECTION PLAN Site Remediation

70 Mississauga Rd South  
Mississauga, Ontario  
Rev. 1/18 11021-278 SCALE 1:500

TPP-I.O