



Ad-Hoc Grand Trunk Renewal

Committee

Working Group:	Infrastructure & Environmental
Report Date:	October 15, 2024

Requested Committee Direction:

The report is for information only.

Discussion Points:

The committee has been formed with the following members:

- Working Group Chair: Stephen Cooper
- Members of the Ad-Hoc Committee: Nic Flanagan, Barb Cottle
- Construction Manager: Iain Reynolds of Feltz Design Build
- Engineering Project Manager: Brent Powers of Artas Engineering
- Architect: Jeffery Atchison of SRM Architects

Overview of Previous Month

The working group met on September 11, 2024. The purpose of the meeting was primarily to discuss the various roles of the Working Groups and Ad Hoc committee for the Grand Trunk project. Additionally, meetings with Carol Mitchell (Environmental Engineer), Mike Ennis (YMCA), and City Staff were summarized and next steps discussed.

YMCA Meeting

Stephen Cooper met with Mike Ennis (CEO of YMCA of Three Rivers) to discuss the status of environmental studies at the Grand Trunk site and reviewed the Record of Site Condition (RSC) filed with the MOECP. The RSC is a public document available on the MOECP web site. The RSC contains a number of Risk Mitigation Measures (RMMs). The RMMs include provisions for indoor air monitoring, hard capping the site, soil gas vapour barriers, inspection and maintenance, soil and groundwater management plans, and restrictions on use for community gardens.

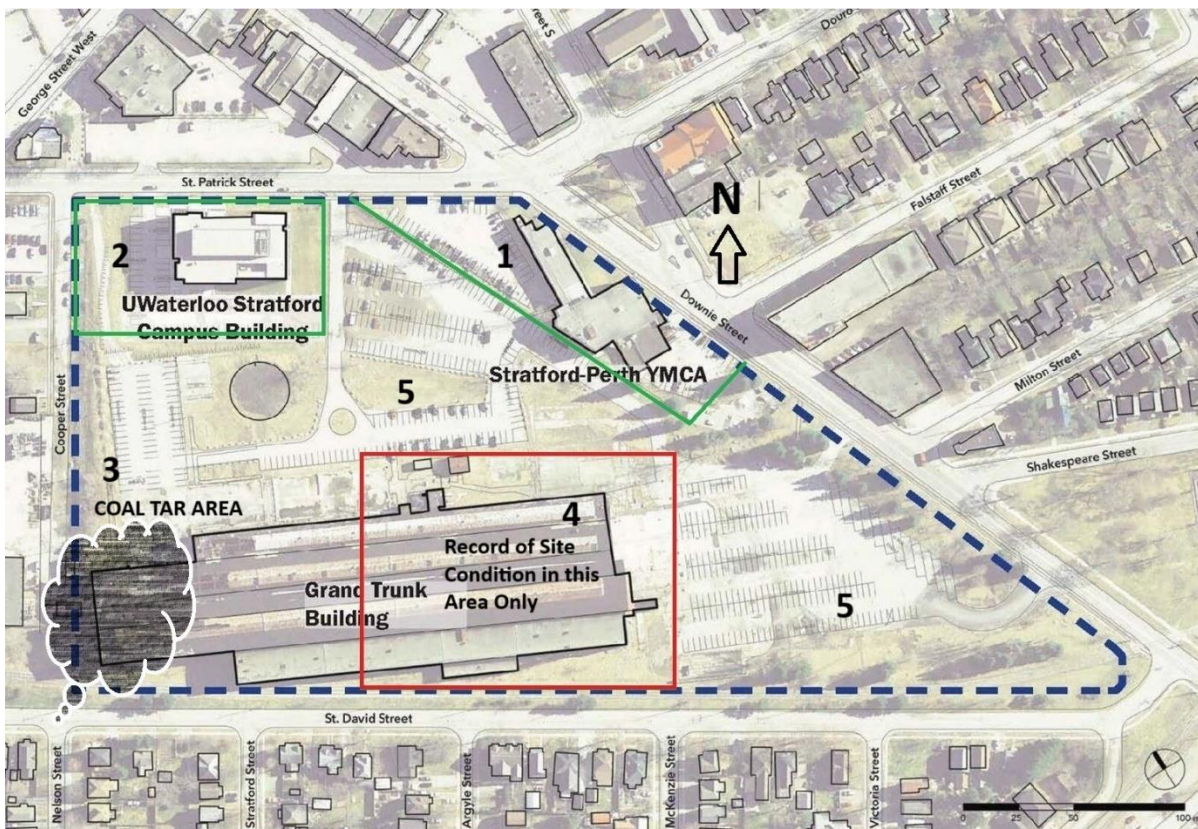
GTR Site – Environmental Overview

Provided below is a general layout of the Grand Trunk site. This is a previous industrial site referred to as a “Brownfield” site for environmental legislation. The City of Stratford has performed various studies, testing, and environmental site assessments (ESAs) over the past 30 years.

Typical of older industrial (Brownfield) sites, there are a number of environmental contaminants on this site that needs to be addressed. This can be done through remediation or risk assessments in accordance with Environmental Protection Act.

Key Areas of Grand Trunk Site

- 1) YMCA of Three Rivers – This property is owned by the YMCA. It is currently an “Institutional” use as defined by environmental legislation and there are no known environmental issues.
- 2) University of Waterloo – It is our understanding this portion of the site has been remediated to residential standards. This work was done as a condition of sale to the University of Waterloo.
- 3) West End GTR Building – This area of the site has significant contamination due to coal tar and a previous gasification plant. Excess soil removal in this area will be expensive. Therefore, remediation will be extremely expensive if any change of use is proposed. It is unlikely that this portion of the site is suitable for any use other than parking.
- 4) East End GTR Building – A Record of Site Condition (RSC) has been obtained by the City of Stratford for this portion of the site. A risk assessment was performed instead of remediation for this portion of the site. The RSC has a number of onerous Risk Mitigation Measures (RMM) included in the Certificate of Property Use.
- 5) Remainder of Site - This includes the existing east & north parking areas and the bus depot area. Environmental contaminants have been identified throughout the remainder of the site. The developer will require an RSC if these areas are converted to residential, parkland, or institutional uses as defined by environmental legislation. An RSC can take several years to complete and additional studies or risk assessments may be required.



City staff have prepared drawings (70% complete) for the construction of a new roadway through the site. The roadway design is based on the master plan developed in 2018. In addition, City staff have completed additional environmental testing at the east end of the site to better characterize the site for future development in this area.

At this stage, city staff are waiting on the Ad Hoc committee to provide further direction. Additional studies, design and approvals should not be carried out until a master plan is fully approved.

Recommendations:

To assist the Ad Hoc Committee and Working Groups with providing further direction to City staff, we recommend the following:

- 1) City staff may not be fully aligned with the work being completed by the Grand Truck Ad Hoc committee and the working groups. It might be beneficial for City staff to present their upcoming work plans for the site to the Ad Hoc committee. This will assist in coordination and reducing a duplication of efforts.
- 2) As requested at the September Ad Hoc meeting, a more detailed summary of the environmental work completed would be beneficial for the Ad Hoc Committee and Working Group. We would recommend that City staff in combination with the QP (qualified professional) that prepared the record of site condition by Golder (now WSP) present their findings and respond to questions.
- 3) The working group is of the opinion that a record of site condition (RSC) should be prepared by the City of Stratford in advance of any future change of use to residential, parkland, and institutional. City staff should present their recommendations for future environmental work including risk assessments and remediation. A cost benefit analysis and timeline for this work would assist the Ad Hoc Committee in making any decisions.
- 4) As noted above, drawings have been prepared (70% complete) for a new road through the site. We would recommend that City staff provide their design assumptions for servicing and future development to the Ad Hoc Committee and working groups.

Overview of Upcoming Month:

Summary of work anticipated for the upcoming month.

Item #	Item/Action	By Whom	By When
1	Meet with working group in October to review next steps.	S.Cooper	TBD
2			
3			
4			