

## Grand Trunk Railway - Remediation Options by Parcel

Parcel	Land Use Sensitivity	Land Use	Recommended Remediation Approach	Timeline	Consultant Costs	Ballpark Remediation Costs
1A	N/A	Open	Completed, RSC – Risk Management	N/A	N/A	Cost Absorbed Into Developed Building
1B	More Sensitive	RIPC	RSC – Risk Management	24 – 36 mo	\$200,000 - \$400,000	Cost Absorbed Into Developed Building
1B	More Sensitive	RIPC	Risk Assessment / Soil Removal Not a Feasible Option	N/A	N/A	N/A
1B	No Increase	CIC	N/A except if more sensitive <sup>1</sup>	N/A	N/A	N/A
1C	No Increase	CIC	N/A except if more sensitive <sup>1</sup>	N/A	N/A	N/A
2A	More Sensitive	RIPC	RSC – Risk Management	24 – 36 mo	\$200,000 - \$400,000	~\$500,000 to \$2,000,000
2A	More Sensitive	RIPC	Risk Assessment / Impacted Soil Removal	18 - 24 mo	\$200,000 - \$400,000	\$2,000,000+
2A	No Increase	CIC	N/A except if more sensitive <sup>1</sup>	N/A	N/A	N/A
2B	More Sensitive	RIPC	RSC – Risk Management	24 – 36 mo	\$200,000 - \$400,000	~\$500,000 to \$2,000,000
2B	More Sensitive	RIPC	Risk Assessment / Impacted Soil Removal	18 - 24 mo	\$200,000 - \$400,000	\$2,000,000+
2B	No Increase	CIC	N/A except if more sensitive <sup>1</sup>	N/A	N/A	N/A
2C	More Sensitive	RIPC	RSC – Risk Management	24 – 36 mo	\$200,000 - \$400,000	~\$1,000,000 to \$2,000,000
2C	More Sensitive	RIPC	Risk Assessment / Impacted Soil Removal	18 - 24 mo	\$200,000 - \$400,000	\$2,000,000+
2C	No Increase	CIC	N/A except if more sensitive <sup>1</sup>	N/A	N/A	N/A
2D	More Sensitive	RIPC	RSC – Risk Management	24 – 36 mo	\$200,000 - \$400,000	~\$2,000,000
2D	More Sensitive	RIPC	Risk Assessment / Impacted Soil Removal	18 - 24 mo	\$200,000 - \$400,000	\$2,000,000+
2D	No Increase	CIC	N/A except if more sensitive <sup>1</sup>	N/A	N/A	N/A

Note 1: As an example, if an existing commercial use site (e.g. automotive garage) is being redeveloped as a more sensitive use commercial use site (e.g. retail store), a Record of Site Condition may still be required.

**RIPC** - Residential / Institutional / Parks / Community – Example Permitted Uses: Residential (e.g. Apartment), Park, Playground, Arena, Sports Field, Library, School, Office Space, Commercial, Industrial etc.

**CIC** – Commercial / Industrial / Community – Example Permitted Uses: Shopping Mall, Restaurant, Retail, Office, Hotel, Theatre, Farmers Market etc.

**Notes:**

- Remediation Approaches for Parcels 2A, 2B, 2C, 2D, could be dealt with simultaneously or individually.
- The information presented in this document is intended solely for informational and discussion purposes. It may contain inaccuracies, and its accuracy may vary. All information and estimates are subject to change.

