



Former Gasoline Station
Toronto, Ontario

“Following this remediation, a Record of Site Condition was obtained from the Ministry of the Environment in accordance with Ontario Regulation 153/04, as amended.”

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Fig. 1—Excavation pit where contaminated soil was removed

The Problem

A developer purchased a former gasoline service station for redevelopment as a residential property. Previous environmental assessment work conducted at the Site revealed that the soil and groundwater was contaminated with petroleum hydrocarbons, trace metals and inorganics. In order to redevelop the Site for residential use, a Record of Site Condition (RSC) was legally required.

The Solution

Remediation of the soil beneath the Site was determined to be the most effective way to deal with the contamination. All of the soil beneath the Site was removed for redevelopment purposes, lot-line to lot-line in both directions, extending to the shale bedrock at a depth of approximately 15 m (50 feet). This represents approximately 18,000 m³ (36,000 tonnes) of soil. As the depth of the soil contamination was limited to a depth of approximately 6 m (20 feet), all of the contaminated soil was removed from the Site.

Following this remediation, a RSC was obtained from the Ministry of the Environment and Climate Change in accordance with Ontario Regulation 153/04, as amended.



Fig. 2—Former gasoline station