



Commercial Site
Oshawa, Ontario

“The Phase Two Environmental Site Assessment was conducted to delineate the extent of contamination and minimize costs in preparation for the remediation program.”

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Fig. 1— Digging test pit

The Problem

The client wants to redevelop the Site as a hotel and conference centre and needs to obtain a Record of Site Condition (RSC) as part of the redevelopment process. Phase One Environmental Site Assessments (ESAs), conducted by others, indicated that the property was historically used for various commercial purposes, including a gasoline service station and auto garage, vulcanizing facility, lumber yard, paint store and residential properties. The Site was most recently used as a municipal parking lot. Previous Phase Two ESAs confirmed that the potentially contaminating activities identified in the Phase One ESAs resulted in soil and groundwater contamination. Peritus was retained to conduct a Phase Two ESA for the Site in accordance with Ontario Regulation 153/04, as amended, to further delineate the extent of the known subsurface contamination in preparation for a remediation program.



Fig. 2—Collecting soil samples from borehole

The Solution

A series of boreholes, monitoring wells and test pits were advanced in strategic locations across the Site to investigate the areas of concern identified in the Phase One ESAs. Visual observations and analytical data aided in preparing a remediation plan intended to minimize the quantities of soil removed from the Site at costly contaminated soil rates.