



Ontario
Realty
Corporation

Société
immobilière
de l'Ontario

Canadian Environmental Auditing Association

“Update and Integrate”

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Brownfields & West Don Lands

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President & CEO

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ORC Mandate

ORC is the owner's (Government of Ontario) agent, strategically managing the government's real property, optimizing value through portfolio rationalization, promoting high professional standards and enhancing service while ensuring real estate decisions reflect public policy objectives.

- **Manage assets – the government owns the assets and holds title**
- **Implement policy – the government sets policy and direction**
- **Act as corporate real estate entity – to support government needs**

ORC is an arm's length agency, taking direction from government, and reporting to a Board of Directors, which in turn, reports to the Minister of Public Infrastructure Renewal (PIR).

Environment and Heritage Division

Organizational Chart



Division Mandate

- 10 staff within division
- Manage environmental compliance audit program, environmental site assessments, remediation projects, heritage assessments to support ORC undertakings, ensures compliance with legislation, policy and regulations.

Environment and Heritage Division

Mandate (continued)

- Responsible for the Class EA Process
- Maintains a management system to ensure all ORC undertakings are compliant with the Class EA.
- *All ORC undertakings*, whether delivered by ORC staff or through contracted services, are subject to the Class EA.
 - Undertakings may include property acquisition, planning, design, leasing, letting, maintenance, repair, addition, construction, demolition, marketing and sale.
 - Approximately 100 major undertakings are assessed yearly, plus hundreds of minor undertakings (e.g. building maintenance and repairs).

Class EA Process

ORC's Class Environmental Assessment, renewed in April 2004, is an environmental planning tool for realty undertakings executed by ORC.

Goals:

- Match potential environmental effect of an undertaking with the appropriate level of environmental assessment.
- Support and promote the government's policies and objectives, particularly those concerning environmental protection.
- Ensure that proper consultation and documentation are completed, demonstrating that environmental concerns area addressed.

Class EA: Four EA Categories

Category A (2,667 in Fiscal 04-05)

- Minor in scale, minimal or no adverse environmental effects.

Category B (85 in Fiscal 04-05)

- Undertakings with potential for adverse environmental effects, well understood technically, minor in nature. Most effects are regulated by existing guidelines, approved policies of client ministries, and provincial legislation such as *Environmental Protection Act*, the *Planning Act*, the *Building Codes Act*, and provisions of other Class EA's.

Category C (1 in Fiscal 04-05)

- Undertakings with greater potential for significant environmental effects.

Category D

- Undertakings with the potential for significant and undetermined environmental effects or public concern.

Class EA: Outsourcing

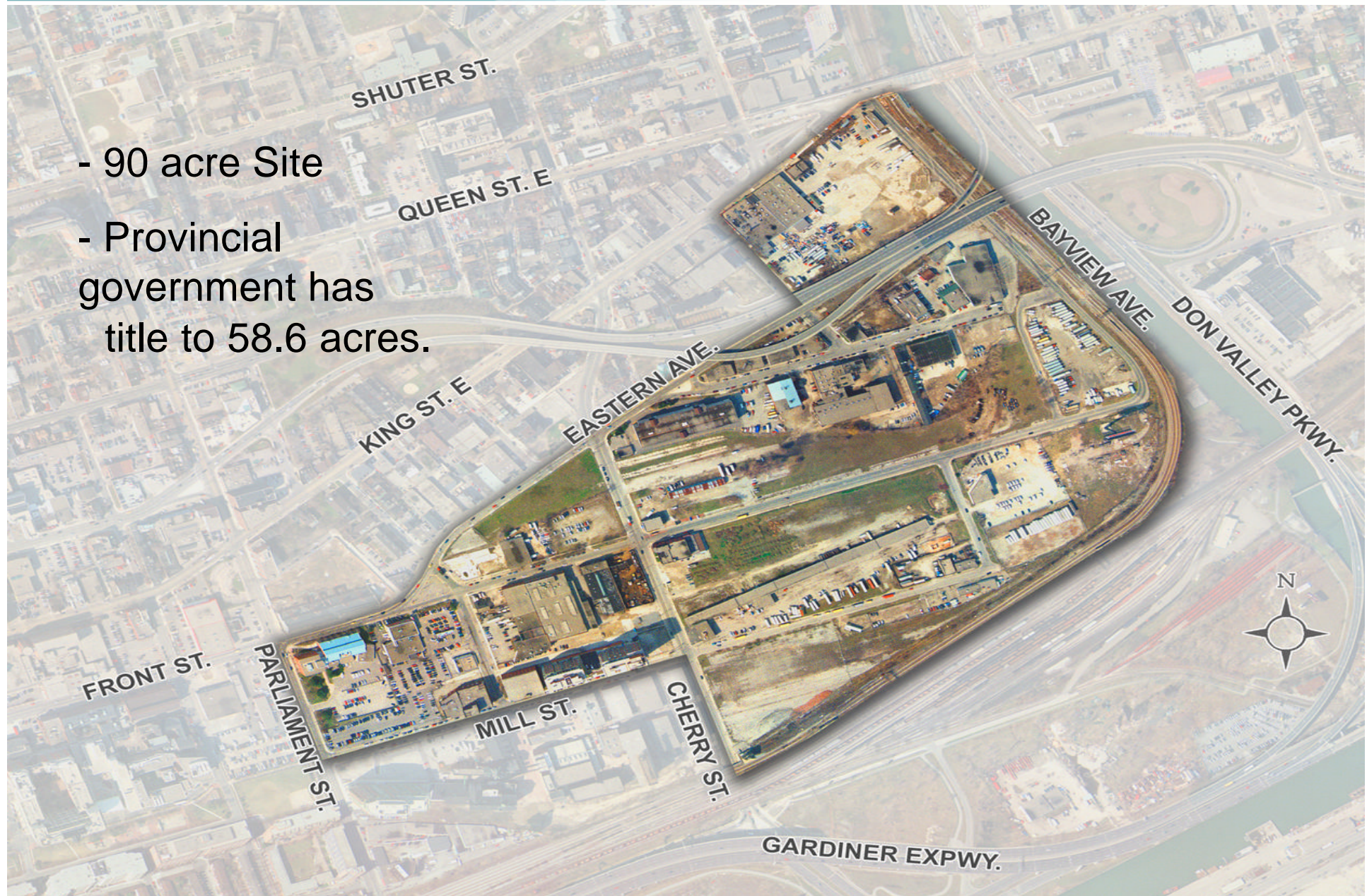
- ORC outsources most environmental reporting for Class EA requirements to external consultants
- There are 52 environmental consulting firms on ORC's Vendor of Record
- In fiscal 2004-05, ORC spent almost \$4 million in environmental consulting, (e.g. site assessments, remediation, audit, water supply treatment and testing) of which \$.5M was for West Don Lands.

TWRC: Designated Waterfront Area



West Don Lands (WDL)

- 90 acre Site
- Provincial government has title to 58.6 acres.



WDL Government Direction

- ORC's work is guided by an MOU between the Corporation, Public Infrastructure Renewal and the Toronto Waterfront Revitalization Corporation.
- The MOU outlines the roles and responsibilities of all parties to ensure effective environmental due diligence and business plan compliance.
- WDL revitalization is a priority for the Province and shall accommodate its first residential occupancy by the end of 2007.
- Province and City seeking to establish 1,200 affordable housing units with WDL to serve as a demonstration project for new affordable housing program.

ORC's Mandated Role for WDL

- Design and construction of the Flood Protection Landform
- Soil and Groundwater Management
- Demolition of non-heritage buildings within the footprint of the Flood Protection Landform and Districts 1 and 3
- Ensure effective management of environmental assessments and remediation projects
- Design and construction of realigned Bayview Avenue and River Street
- Tenant management (providing advice to TWRC and PIR on relocation matters)

Environmental Regulatory Process

Legislative and Regulatory Due Diligence undertaken for the WDL:

1. Environmental Assessment Act

- ORC Class EA: Category B (EA for demolition and sale of land, soil remediation and mitigation. Potential for adverse effects; effects and mitigation are well understood)
- Municipal Class EA: ORC is executing this component by managing the construction of the road realignment and services.
- Class EA for Remedial Flood and Erosion Project: ORC carrying out associated work for flood control construction.

Environmental Regulatory Process

Legislative and Regulatory Due Diligence undertaken for the WDL

2. Environmental Protection Act

- Regulation 153 – Records of Site Condition: ORC undertaking risk assessment for soil and groundwater. Expected completion by April 2006.
- Part V – Soil Management Facility (SMF): Addressed by TWRC; treating and recycling soil for the flood control construction.
- Section 9 Approvals – Air: Addressed by TWRC, related to the Soil Management Facility.

Creation of Flood Protection

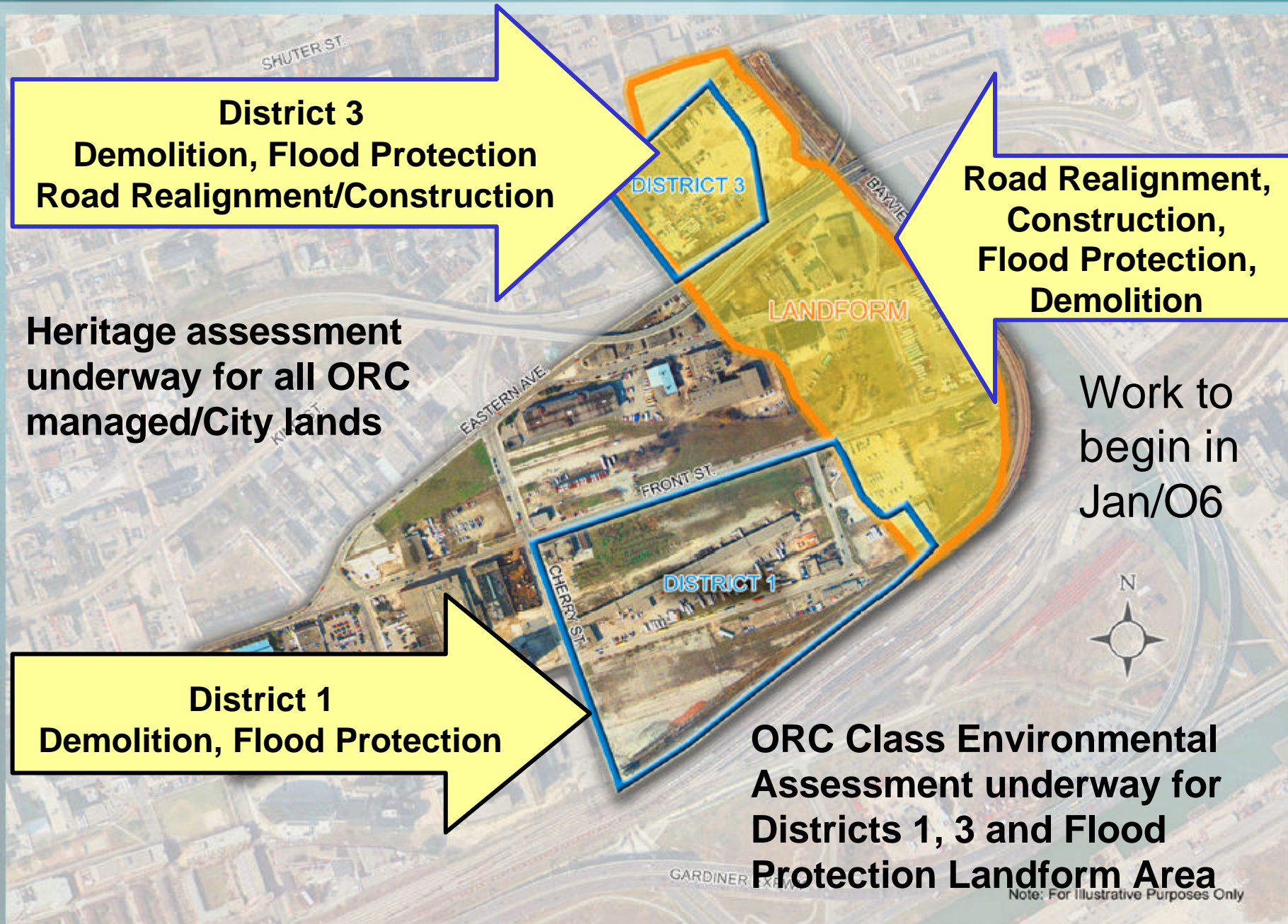
- Extensive public consultation process to develop a flood protection plan for the area.
- The flood protection landform will be the neighborhood's centerpiece park and reduce the risk of flooding for downtown Toronto.
- ORC has awarded the contract for planning the demolition within the Flood Protection landform area and Districts 1 and 3.
 - ✓ Tendering and design will be complete by January
 - ✓ Demolition will begin thereafter
- ORC recently awarded the contract for detailed design of the Flood Protection landform and realigned Bayview Avenue and River Street
 - ✓ Design and tendering will take place over the next 6 months
 - ✓ Construction will begin in late spring 2006

Soil & Groundwater Management

- ORC is leading environmental management work for the West Don Lands (WDL) with input from TWRC, City, TRCA and MOE.
- ORC awarded consulting contract for environmental site assessment work (to be complete by April 2006)
- ORC Class EA for the demolition of non-heritage buildings and land disposition will be posted in October, 2005 (for completion June 2006)

Soil & Groundwater Management

- In August, ORC completed an area wide groundwater study Results from this study will be incorporated into the site assessment work.
- Demolition and Flood Protection Landform projects will include an Environmental Management Plan (for completion December 2005)
- TWRC is developing the plan for a soil treatment program (to be in place by May 2006).



Summary

- ORC is mandated on behalf of the provincial government to ensure all undertakings are compliant with the Class EA process
- ORC engages environmental consultants to deliver on its mandate and provide environmental reporting
- The Class EA process, Category B, has been applied to the West Don Lands environmental due diligence, specifically relating to ORC's work on flood protection, soil and groundwater management
- Through formal environmental process and in cooperation with other government agencies, ORC is making a significant contribution to the environmental remediation and regrowth of the West Don Lands
- Opportunities for environmental auditing to play a role in verifying environmental compliance and target achievement for WDL