Techniques for Obtaining Accelerated Environmental Approvals and Acceptance

The West Don Lands Story

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Outline

- Site Background
- Goal
- Challenges
- Expediting Completion
- Conclusions
Site Background

- Former Industrial Lands
- Slated for residential/parkland use in 2003

- Environmental Approvals
- Area-wide RA initiated 2005
Site Background

- November 2009 Toronto awarded 2015 Pan Am Games
- WDL central to the athlete’s village and other facilities
- Environmental approvals due Fall 2011 for construction start

Figure provided by Waterfront TO
Site Background

Hired in April 2010 to complete environmental approvals by Fall 2011

All parties had heightened interest in proceeding
Goal

Regular regulatory process applied. No exceptions.
Goal

Phase One Environmental Site Assessments (ESAs)

Phase Two ESAs

Pre-submission forms (PSFs) and Risk Assessments (RAs)

Certificates of Property Use (CPUs)

Records of Site Condition (RSCs)

Complete for fall 2011

START TIME IS APRIL 2010
Challenges

- New regulatory process
- Site parceling
- Multiple stakeholders
- Ongoing construction
Challenges

- > 600 boreholes
- > 600 groundwater monitoring wells
- > 200,000 data points
Challenges

- Compressed timeline
  - Multiple documents
    Sampling Plans, Phase Ones, Phase Twos, PSFs, RAs, Remedial Options Feasibility Studies, etc.
  - Multiple review periods for different stakeholders
    IO, City, WT, TRCA, MOE
  - Multiple parcels
    4 Phase Ones, 8 Phase Twos, 8 RAs, 13 CPUs, 13 RSCs
Concurrent activities were the only way to meet schedule.
### Challenges

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**Notes:**

- Sept 2010: Three stars indicate a high challenge level.
- Oct 2010: Four stars indicate a very high challenge level.
- Nov 2010: Three stars indicate a high challenge level.
- Dec 2010: Two stars indicate a medium challenge level.
Challenges

Only through cooperation on all fronts could this be accomplished.
Expediting Completion

- Dedicated teams assigned by each stakeholder
- Early and continual communication
- Advance planning and forecasting
- Real-time review of data and information
Dedicated teams for each stakeholder

- Specialists as required
- Dedicated team leads
- Commitment from senior management
Early and continual communication

- Regular meetings with each stakeholder
- Early strategy acceptance
- Review schedule
- Action tracking
Expediting Completion

- Advance planning and forecasting
  - Schedule built backwards from critical milestones
  - Repercussions of missing interim deadlines identified
  - Stakeholder feedback and schedule endorsement
Expediting Completion

- Real-time review

  - Major ESA and RA issues identified and resolved early
  - Report format endorsed
  - Centrally accessible information
Expediting Completion

- **Report** → **Review deadline** → **Comment form**

- **Internal comments: live editing**
- **External comments: meetings**

**Resolution Tracking**
Conclusions

- 4 Phase Ones complete
- 8 Phase Twos complete
- 8 RAs accepted
- Remediation on 6 RSC properties
- 13 CPUs finalized
- 13 RSCs acknowledged
- Lessons Learned

Maintaining compliance and quality through dedication of all involved.
Questions?