

Par courriel

Montréal, le 19 février 2021

**Objet : Demande d'accès concernant l'adresse suivante : 5105, rue Fisher, lot : 1
703 837, Cadastre du Québec, arr. Saint-Laurent, Montréal (Québec)**

Madame,
Monsieur,

Nous donnons suite à votre demande, reçue le 24 novembre 2020, concernant l'adresse précitée.

Vous trouverez en annexe les documents demandés. Il s'agit de :

1. Fiche GTC numéro 3167, 2 pages ;
2. Extrait du rapport « Summary Report Environmental Remediation » du 4 juillet 1996, 10 pages ;
3. Lettre du 18 février 1998, 2 pages.

Vous noterez que, dans certains documents, des renseignements ont été masqués en vertu des articles 23,24, 53 et 54 de la Loi sur l'accès aux documents des organismes publics et sur la protection des renseignements personnels (RLRQ, chapitre A-2.1).

Conformément à l'article 51 de la Loi sur l'accès aux documents des organismes publics et sur la protection des renseignements personnels (RLRQ, chapitre A-2.1), vous pouvez demander la révision de cette décision auprès de la Commission d'accès à l'information. Vous trouverez, en pièce jointe, une note explicative concernant l'exercice de ce recours ainsi qu'une copie des articles précités de la Loi.

Pour obtenir des renseignements supplémentaires, vous pouvez communiquer avec nous par courriel à l'adresse suivante : dr06accés@environnement.gouv.qc.ca.

Veillez agréer, Madame, Monsieur, l'expression de nos sentiments les meilleurs.

SYSTÈME DE GESTION DES TERRAINS CONTAMINÉS
FICHE TECHNIQUE

NO FICHE GTC : 3167

NO LIEU : 90518283

ANCIEN NO GTC : 06610

DOSSIER

NOM LÉGAL DU LIEU D'INTERVENTION : LA CORPORATION ENTREPOTS FRIGORIFIQUES

NOM DE LA FICHE GTC : La Corporation entrepôts frigorifiques

TYPES DE PROPRIÉTAIRE

Privé

SECTEURS D'ACTIVITÉ ÉCONOMIQUE

493120 Entreposage frigorifique

Milieu(x) receteur(s) affecté(s) : Sol

LOCALISATION

ADRESSE CIVIQUE DU LIEU D'INTERVENTION

ADRESSE

5105, rue Fisher
Saint-Laurent (Québec)

MUNICIPALITÉ

Montréal

MRC

Ville de Montréal

CODE POSTAL

H4T 1J8

LOCALISATION CADASTRALE

LOT

RANG, CONCESSION ...

CADASTRE

CADASTRE DU QUÉBEC

1703837

COORDONNÉES

NO MATRICULE :

DEG.DEC.NAD83

LATITUDE : 45,4711101966

LONGITUDE : -73,7021097219

AUTRES ADRESSES AFFECTÉES PAR LA CONTAMINATION

ADRESSE

MUNICIPALITÉ

CODE POSTAL

CARACTÉRISTIQUES

ÉLÉMENT DÉCLENCHEUR : Remplacement de réservoir souterrains (VS Règlement...produits pétroliers)

VOLUMES DES SOLS EN M³

	PLAGE B-C	>C	>B (TOTAL)
CONTAMINÉS INITIAUX			
TRAITÉS / EXCAVÉS			
RÉSIDUELS (*)			

SUPERFICIE TOTALE DU TERRAIN EN M² :

SUPERFICIE AFFECTÉE EN M² :

QUALITÉ DES SOLS AVANT RÉHABILITATION :

QUALITÉ DES SOLS RÉSIDUELS APRÈS RÉHABILITATION : > C

TYPES DE SOLS :

REMBLAI HÉTÉROGÈNE :

ÉPAISSEUR EN M :

NATURE DES CONTAMINANTS

SOLS

Hydrocarbures pétroliers C10 à C50

TYPE DE CONTAMINATION POUR LES SOLS : ORGANIQUE

EAU SOUTERRAINE

EAU SOUTERRAINE

PHASE LIBRE Aucune Présente Éliminée

PROGRAMME DE SUIVI Aucun En cours Terminé

EAU SOUT. RÉHABILITÉE

DÉPASSEMENT DES CRITÈRES D'USAGE POUR L'EAU DE SURFACE ET D'ÉGOUT :

DÉPASSEMENT DES CRITÈRES D'USAGE POUR L'EAU DE CONSOMMATION :

DÉPASSEMENT DU SEUIL D'ALERTE SEULEMENT :

MONTRÉAL

SYSTÈME DE GESTION DES TERRAINS CONTAMINÉS

FICHE TECHNIQUE

NO FICHE GTC : 3167

NO LIEU : 90518283

ANCIEN NO GTC : 06610

TRAITEMENT DU DOSSIER

ACCEPTÉ AU PROGRAMME CLIMATSOL

SOUS ENQUÊTE

ANNÉE D'OUVERTURE : 1996

ACCEPTÉ AU PROGRAMME REVI-SOLS

RECOURS ADMINISTRATIF OU CIVIL

ANNÉE DE FERMETURE :

GÉRÉ PAR ÉVALUATION DE RISQUE

NO GTE : GTE-

ÉTAPES D'AVANCEMENT

	NON-NÉCESSAIRE	ÉTAPE INITIÉE	ÉTAPE TERMINÉE / ANNÉE	
CARACTÉRISATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1996
RÉALISATION DES TRAVAUX DE RÉHABILITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1996
CONTRÔLE DES OUVRAGES ET SUIVI POST-RÉHABILITATION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

TECHNIQUES DE RÉHABILITATION

IN SITU

RESPONSABLES DU DOSSIER

Pépin, Guylaine

DÉTAILS DU TRAITEMENT IN SITU

CATÉGORIE DE CONTAMINANTS TRAITÉS IN SITU

QUALITÉ DES SOLS DE CHAQUE CATÉGORIE DE CONTAMINANT

AVANT TRAITEMENT

APRÈS TRAITEMENT

CONTEXTE PARTICULIER D'UTILISATION

DURÉE DES TRAVAUX SUR LE TERRAIN

ÉCHEC AU TRAITEMENT:

DÉBUT RÉEL :

FIN RÉELLE :

DURÉE : Jour(s)

SUPERFICIE TRAITÉE IN SITU EN M² :

TRAVAUX RÉALISÉS PAR :

VOLUME TRAITÉ IN SITU EN M³ :

ANNOTATION DE LA FICHE

DATE DE CRÉATION : 1990-01-01

DERNIÈRE DATE DE SAISIE : 2001-12-20

DATE D'IMPRESSION DE LA FICHE : 2017-08-11

**SUMMARY REPORT
ENVIRONMENTAL REMEDIATION**

**ASSOCIATED FREEZERS
5105 FISHER STREET
ST. LAURENT, QUEBEC**

PRIVILEGED AND CONFIDENTIAL

Submitted to:

Coopers & Lybrand Limited
145 King Street West
Box 126, Postal Station A
Toronto, Ontario
M5W 1A2

Project No: E7075

July 4, 1996

1.0 INTRODUCTION

Pinchin Environmental Consultants Ltd. (Pinchin) was retained by Coopers & Lybrand Limited (C & L), to conduct a Phase I Environmental Site Assessment (ESA) of the Associated Freezers facility located at 5105 Fisher Street, St. Laurent (Montreal), Quebec. The findings of the Phase I ESA indicated that an underground storage tank (UST) may have been present on the east side of the facility, and a recommendation was presented in the Phase I ESA report that further Phase II activities be undertaken to determine if a UST is present on the site, and to conduct site remediation if required, in accordance with applicable Quebec Ministry of Environment and Wildlife guidelines and regulations.

This report summarizes the technical findings and all relevant information related to the removal of the UST and related remediation activities at the subject site.

2.0 BACKGROUND

The subject site is located in the City of St. Laurent (Montreal), on the north side of Fisher Street, just east of Autoroute No. 13. The property is bounded by a variety of commercial and industrial facilities. The area suspected of containing the UST was the east side of the building. Please refer to the site plan in Appendix A.

3.0 REMEDIATION METHODOLOGY

3.1 Contractor and Equipment

In the province of Quebec, all work related to the installation and removal of USTs must be conducted by a "Master Installer". The removal of the UST, and of contaminated soil and water was carried out between March and May, 1996 by W. Colin Ltee, (Contractor). A variety of equipment was used by the contractor during the project including; excavators, loaders, a backhoe/breaker, and tri-axle dump trucks.

3.2 Sequence and Supervision of Site Remediation

Following approval of the Project by C & L, excavations were conducted in the UST suspect area. The remediation was conducted in a manner that minimized, as much as possible, interference with commercial activities and operations of Associated Freezers.

This resulted in some delays in deference to the needs of Associated Freezers and its clients.

The portion of the site that was determined to be impacted was also immediately adjacent to an area used by Associated Freezers client vehicles, which presented additional logistical challenges to minimize the impact of the cleanup on ongoing activities. In addition, much of the subsurface impact and remediation activities involved a wastewater sewer trench, and required hand excavation in order to prevent damage to the effluent pipe.

An abandoned UST was excavated, and localized areas of petroleum hydrocarbon impacted soils were observed. The hydrocarbon was observed to be quite weathered, with only a minimal "oily" odor. Due to the obvious lack of volatile (benzene, toluene, ethylbenzene, xylene) components, on site screening of samples for volatiles was not conducted, and cleanup activities were conducted on a visual basis. Excavation, removal and disposal of the UST was conducted by the Contractor. Following removal of the UST, the UST anchor slab, composed of reinforced concrete, was broken up using a hydraulic impact breaker. The slab was removed and disposed of by the Contractor in accordance with Quebec Ministry of Environment and Wildlife guidelines.

During the removal of the anchor slab, a ceramic clay drainpipe was observed running parallel to the building (see Appendix A). This drainpipe is a storm sewer connected to individual floor drain pipes located within the building. During the removal of the anchor slab, this pipe, which was immediately adjacent to the anchor slab, was damaged, resulting in the release of washwater from the Associated Freezer facility into the UST excavation area.

The release of Associated Freezers washwater into the UST excavation and combination with petroleum hydrocarbon impacted soil, resulted in the generation of significant quantities of petroleum impacted wastewater. The wastewater was removed and disposed of by a licensed contractor in accordance with Quebec Ministry of Environment and Wildlife guidelines for the disposal of petroleum contaminated wastewater (see Waste Manifests in Appendix B).

Following removal and disposal of the contaminated wastewater, excavation of the UST area was completed, and samples of soil were submitted for analysis to determine the condition of the UST excavation. The analytical results indicated that the base of the UST excavation as well as areas to the south, east, west were within the criteria set by the Quebec Ministry of Environment and Wildlife. The area to the north of the UST in

the washwater service trench was still contaminated by petroleum hydrocarbons in excess of guideline criteria. Excavation of contaminated gravel in the washwater pipe service trench continued to the north of the UST, until all petroleum hydrocarbon impacted material was removed and disposed of.

The excavation and removal of impacted material continued north of the UST area, up to the area of a manhole (see Appendix A) a distance of approximately 48 metres north of the tank. This manhole appeared to act as bulkhead preventing further movement of petroleum hydrocarbon residues. Analysis of samples from this area confirmed that contamination was not present north of the manhole and all impacted material has been removed.

During the remediation, the analytical results for samples collected in relatively close proximity to the Associated Freezers building indicated that some areas of subsurface soils under the building may contain petroleum hydrocarbons in excess of Quebec Ministry of Environment and Wildlife guidelines. It was also observed during the remediation that periodically, wash water tended to accumulate in some areas of the excavation. This wash water appeared to be generated from an area under the building, and may be due to a blocked or broken drain from the facility. To facilitate future removal of this waste water, a standpipe was installed at two (2) locations approximately 20 meters from the UST excavation, at the approximate location of the first building floor drain. One standpipe was located immediately adjacent to the building, and the other was located in the area where the floor drainpipe is connected to the main drainpipe. Both standpipes are completed with flush mounts caps and protective casings.

Periodic pumping out and disposal of accumulated wash water will assist in the reduction of residual hydrocarbons under the building structure.

3.3 Analytical Results

A total of sixteen (16) soil samples were submitted to the subcontract laboratory for the analysis of the parameters in accordance with Quebec Ministry of Environment and Wildlife guidelines. The results of the analyses are listed in table 1, and the locations of the samples are shown in the site plan located in Appendix A.

Copies of the laboratory Certificates of Analysis may be found in Appendix C.

As can be seen from the data in Table 1, with the exception of samples located immediately adjacent to the building structure, all other soil samples obtained for confirmation of conditions upon completion of the work were below the Level C criteria.

4.0 SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

Extensive remediation of the northern portion of the Associated Freezers site located at 5105 Fisher Street, St. Laurent, Quebec, has been completed. Hydrocarbon residues that had originated at the site of the removed UST, and had migrated along the length of the drainpipe trench, have been removed, and replaced with clean materials under the supervision of a Master Installer for the Province of Quebec as required by provincial regulations.

Based on available information from the investigation, the following conclusions are submitted:

1. Analytical results from the confirmatory samples indicate that the area subjected to the remediation activities does not exceed the Level C criteria in accordance with Quebec Ministry of Environment and Wildlife criteria.
2. Some localized areas under the building structure may contain residual amounts of hydrocarbon. A detailed determination of the extent of this residual hydrocarbon was not conducted, nor is likely required due to the proximity of the residual material to building support structures. Based on our on site observations, this residual material is most likely located in the building drainpipe service trenches.

Based on the results of the project, and our experience in similar remediation activities in the Province of Quebec, it is recommended that pumping of accumulated water from the location of the 2 standpipes be periodically conducted. This will reduce the amount of residual hydrocarbon located in the service trenches under the building structure, and will contribute to the remediation of these inaccessible areas.

5.0 STANDARD LIMITATIONS

This Phase III Environmental Site Remediation was performed in order to reduce the on site levels of specific environmental contaminants.

Conclusions derived are specific to the immediate area of study and cannot be extrapolated extensively away from sample locations. Samples have been analyzed for


a limited number of contaminants that are expected to be present at the site, and the absence of information relating to a specific contaminant does not indicate that it is not present.

No environmental remediation can wholly eliminate all uncertainty regarding the potential for recognized environmental conditions on the property. Performance of this remediation to the standards established by Pinchin Environmental Consultants Ltd. is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions on the property, and recognizes reasonable limits on time and cost.

Pinchin Environmental Consultants warrants that conclusions in this report are drawn given the knowledge of the site and based on the material provided by the client. This report is intended for the use of the Trustee of the bankrupt estate of Associated Freezers of Canada Inc. (the "Trustee") and for distribution to i) potential purchasers of, lenders to and other investors in the site, government authorities, and other interested third parties and ii) the legal and professional advisors of the Trustee and each of the foregoing parties, in accordance with the correspondence of November 9, 1995. Any use of this report by a third party, or any reliance on, or decisions made based on the findings described in this report, are the sole responsibility of such third parties, and Pinchin Environmental accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted based on this report. No other warranties are implied or expressed.



Gary Sirota, M.Sc., C.Chem
Vice-President



Robert Thomas, P.Eng.
Senior Project Engineer

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TABLE 1 Associated Freezers, Fisher Street

Pinchin Project Number E7075

BTEX, TPH ANALYSIS (QUEBEC)

Parameter	Units	Criteria	MDL	S1	S2	S3	S4	S5	S6	S7
Benzene	ppm	5	0.1	<0.1	<0.1	<0.1	<0.1	0.12	<0.1	<0.1
Toluene	ppm	30	0.1	<0.1	1.66	<0.1	1.94	2.26	<0.1	0.53
Ethylbenzene	ppm	50	0.1	<0.1	1.92	0.19	2.41	3.2	<0.1	0.69
Xylene	ppm	50	0.1	0.28	17.7	0.71	13	15.5	<0.1	7.05
Styrene	ppm	50	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,3-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,4-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TPH (C10 to C50)	ppm	3500	40	449	7587	614	5190	7087	<100	1336

Notes:

ppm = parts per million.

Criteria = Quebec Ministry of Environment and Wildlife

N.E. = not established.

N.A. = not applicable.

N.T. = not tested.

MDL = laboratory method detection limit.

Confirmation Sample

Bolding denotes exceedance.

TPH (hot extractable) is same method as oil and grease results.

TABLE 1 Associated Freezers, Fisher Street

Pinchin Project Number E7075

BTEX, TPH ANALYSIS (QUEBEC)

Parameter	Units	Criteria	MDL	S8	S9	S10	S11	S12	S13	S14	S15
Benzene	ppm	5	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	ppm	30	0.1	<0.1	0.33	<0.1	<0.1	0.64	1.4	1.37	<0.1
Ethylbenzene	ppm	50	0.1	<0.1	0.5	0.1	<0.1	0.91	1.62	1.91	<0.1
Xylene	ppm	50	0.1	<0.1	6.27	2.13	<0.1	8.21	9.16	12	<0.1
Styrene	ppm	50	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,3-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,4-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TPH (C10 to C50)	ppm	3500	40	199	3940	4443	<100	8344	5204	6137	<100

Notes:

ppm = parts per million.

Criteria = Quebec Ministry of Environment and Wildlife

N.E. = not established.

N.A. = not applicable.

N.T. = not tested.

MDL = laboratory method detection limit.

Confirmation Sample

Bolding denotes exceedance.

TPH (hot extractable) is same method as oil and grease results.

TABLE 1 Associated Freezers, Fisher Street

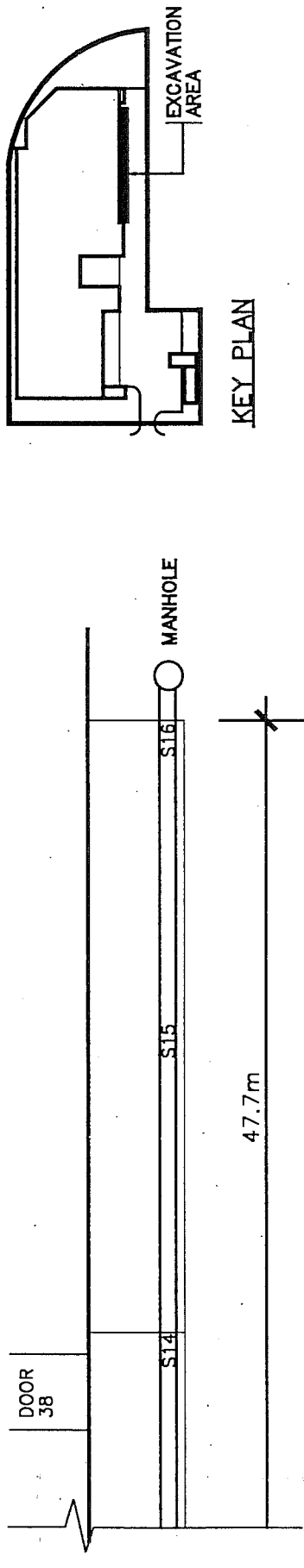
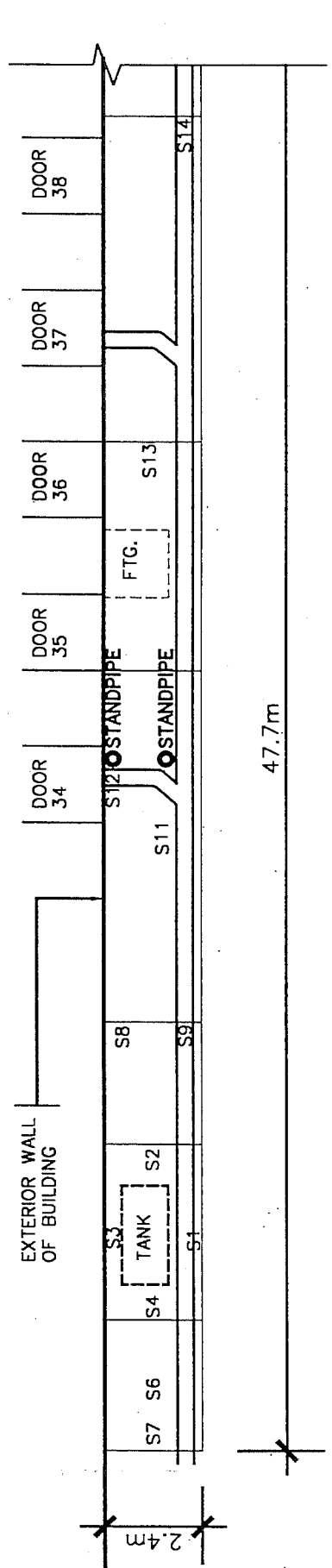
Pinchin Project Number E7075

BTEX, TPH ANALYSIS (QUEBEC)

Parameter	Units	Criteria	MDL	S16	BFI
Benzene	ppm	5	0.1	<0.1	<0.1
Toluene	ppm	30	0.1	<0.1	<0.1
Ethylbenzene	ppm	50	0.1	<0.1	<0.1
Xylene	ppm	50	0.1	<0.1	0.21
Styrene	ppm	50	0.1	<0.1	<0.1
Chlorobenzene	ppm	10	0.1	<0.1	<0.1
1,2-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1
1,3-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1
1,4-Dichlorobenzene	ppm	10	0.1	<0.1	<0.1
TPH (C10 to C50)	ppm	3500	40	<100	<100

Notes:

- ppm = parts per million.
- Criteria = Quebec Ministry of Environment and Wildlife
- N.E. = not established.
- N.A. = not applicable.
- N.T. = not tested.
- MDL = laboratory method detection limit.
- Confirmation Sample
- Bolding** denotes exceedance.
- TPH (hot extractable) is same method as oil and grease results.



REMEDICATION PLAN

KEY PLAN

NOTES:



GRAPHIC SCALE

LEGEND

SXX - SAMPLE LOCATION

CLIENT
5105 FISHER STREET
ST. LAURENT, QUEBEC

DRAWING NAME
REMEDICATION PLAN

SCALE
SEE GRAPHIC

PROJECT NO.
E7075

DRAWING NO.
ESA-III-1

PINCHIN
ENVIRONMENTAL
CONSULTANTS LTD.



Le 18 février 1998

art. 53-54

Coopers and Lybrand Ltd
145, rue King Ouest
Boîte 126, station postale A
Toronto (Ontario) M5W 1A2

N/Réf. : 7610-06-01-0183200

Objet : Restauration du terrain sis au 5105, rue Fisher à Saint-Laurent
La Corporation Entrepôts Frigorifiques (Associated Freezers of Canada
inc.)

Monsieur,

Dans une lettre datée du 10 juillet 1996 adressée à monsieur Gary R. Sirota de la firme Pinchin Environmental Consultants Ltd, nous demandions de fournir au ministère de l'Environnement et de la Faune, les renseignements concernant la surveillance de l'eau de deux puits d'observation localisés sur le terrain susmentionné.

Or, nous sommes toujours en attente de ces renseignements. Nous vous saurions gré de nous fournir l'information afin que nous puissions compléter notre dossier. Les derniers renseignements que nous possédons à notre dossier sont à l'effet qu'un pompage régulier d'eau contaminée par des hydrocarbures était requis afin de réduire l'accumulation d'hydrocarbures sous les fondations du bâtiment.

...2

Nous vous rappelons que le propriétaire du terrain doit assumer la garde des contaminants qui s'y trouvent. S'il advient que cette contamination cause des préjudices à l'environnement et/ou porte atteinte à la santé ou à la sécurité de la population, le ministère de l'Environnement et de la Faune pourra prendre les mesures nécessaires pour assurer, le cas échéant, le confinement, la décontamination ou une restauration additionnelle.

Veillez agréer, Monsieur, l'expression de nos sentiments les meilleurs.

GP/gp

Guylaine Pépin
Guylaine Pépin, géologue
Service industriel