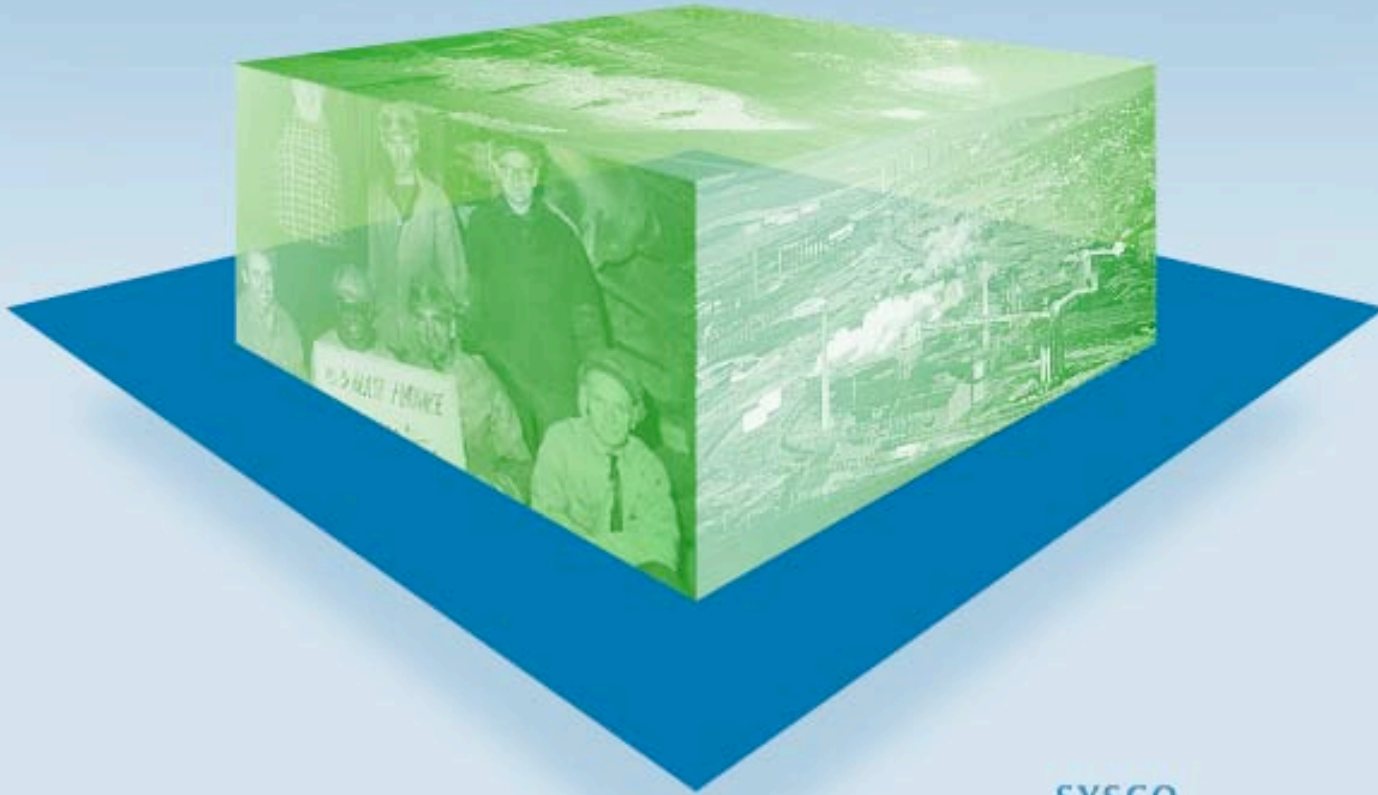


MAY 2010

# Redevelopment of the SYSCO Steel Plant Site SYDNEY



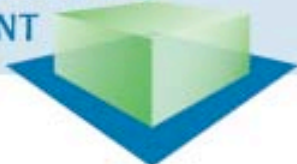
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**Steel Plant**  
REDEVELOPMENT





Sydney

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# Brief History

- **Two steel mills started production at the turn of the 20th century:**
  - **Nova Scotia Steel and Coal Company in Sydney Mines**
  - **Dominion Iron and Steel Company in Sydney**
- **To support these operations, a variety of raw materials were required which included iron ore, dolomite, coal and limestone**
- **In 1967, Hawker-Sidley announced closure at which time, the Province took over and continued the operation**
- **The money losing mill was modernized in 1990**
- **In the year 2000, the attempted sale of the steel plant to Deferco failed. Continued financial losses resulted in closure of Sysco in the year 2000**

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## Prosperous Period

During its prosperous period the steel plant in Sydney produced 50% of Canada's steel and produced more than 12 million tons of rail



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# SYSCO Provision

**In 2001, the Province established a \$317M provision for SYSCO and the Tar Ponds project**

- **Pension**
- **Plant decommissioning**
- **Tar Ponds cleanup**

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# Demolition

- 50 buildings and structures demolished
- 15 buildings retained
- Most assets to Zoom Developers
- Remaining stockpiles of rail sold
- 200 tonnes of oversized cast iron sold
- Over 100,000 tonnes of scrap metal sold
- Copper, transformers, etc. sold



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# Demolition

One of the last items scrapped was the fluidized bed incinerator for the Tar Ponds



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# Environmental Site Assessment

- **Completed between 2003 and 2007**
- **287 monitoring wells installed**
- **122 boreholes drilled (in addition of MWs)**
- **529 test pits**
- **1,412 soil samples**
- **100,334 pieces of analytical data**

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# Significant Remediation Areas



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# Material Excavation and Product Recovery



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# Significant Remediation Areas



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# Ex Situ Solidification Selected

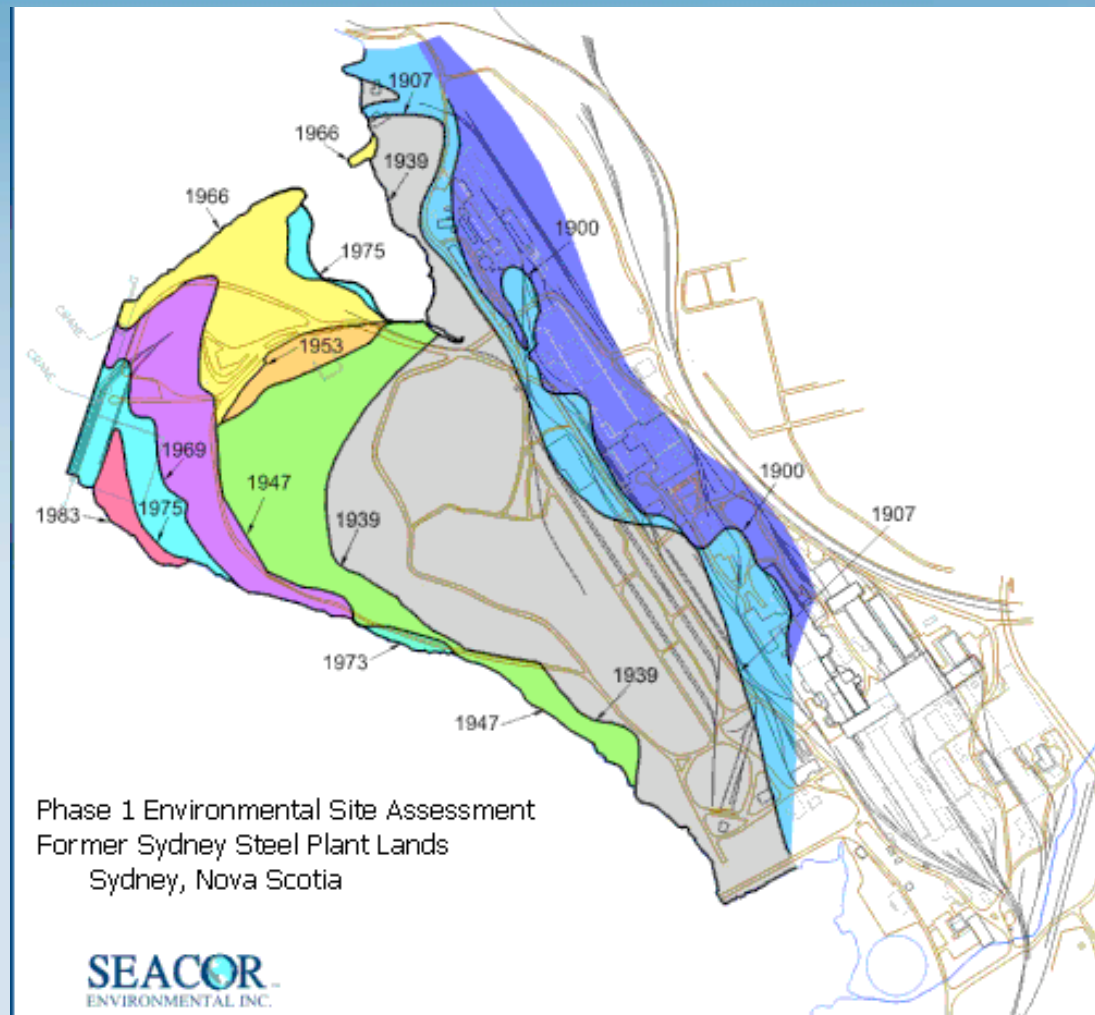


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# Slag Reuse

Original shoreline



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# Slag Reuse

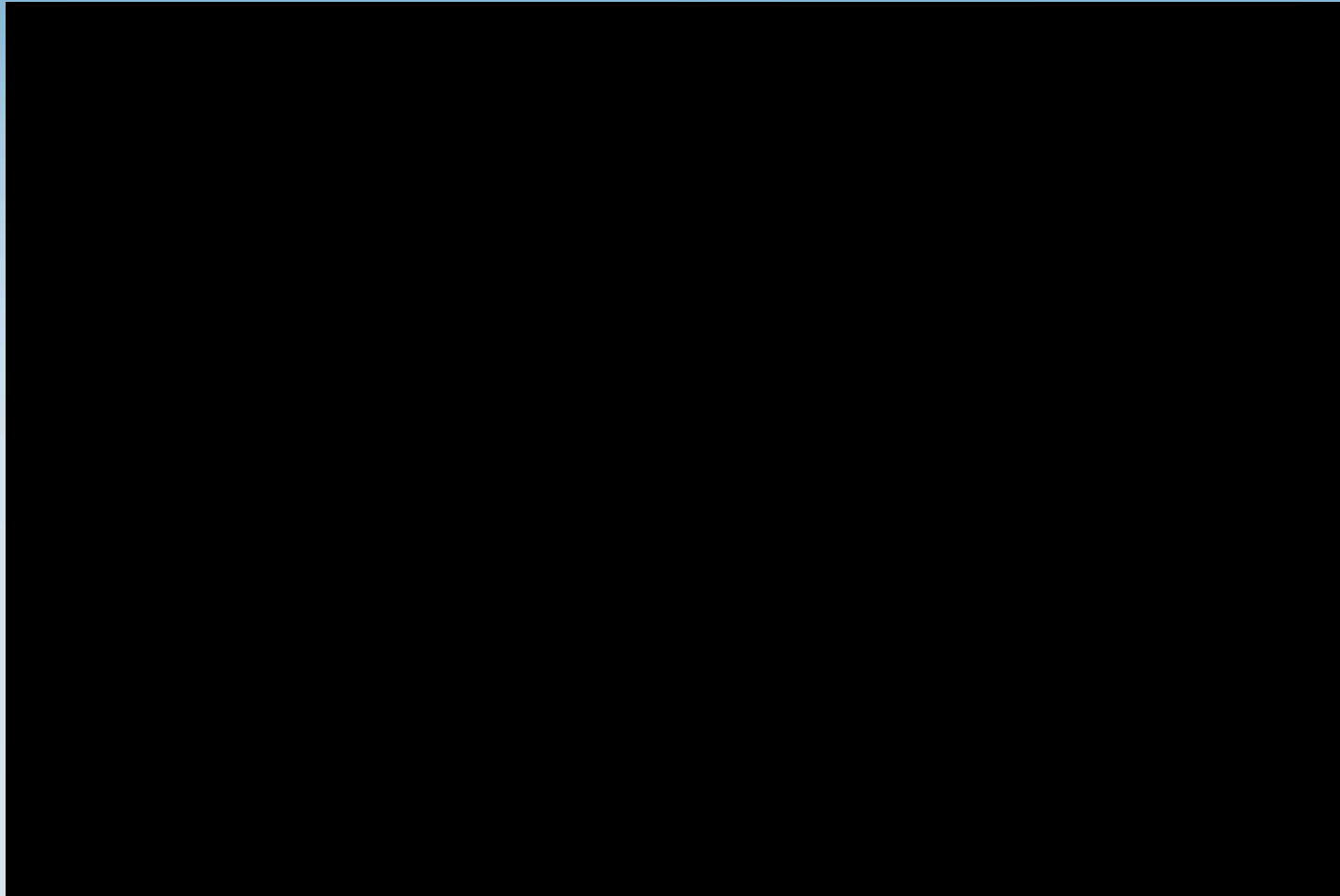
- Slag processing and sales contracted to Portside Aggregates Inc.
- Approximately 120,000 tonnes per year being sold into local aggregate market
- Recent sale of 3,000 tonnes into USA
- Contract for 26,000 tonnes for company in Ontario
- Operation is in the black to date



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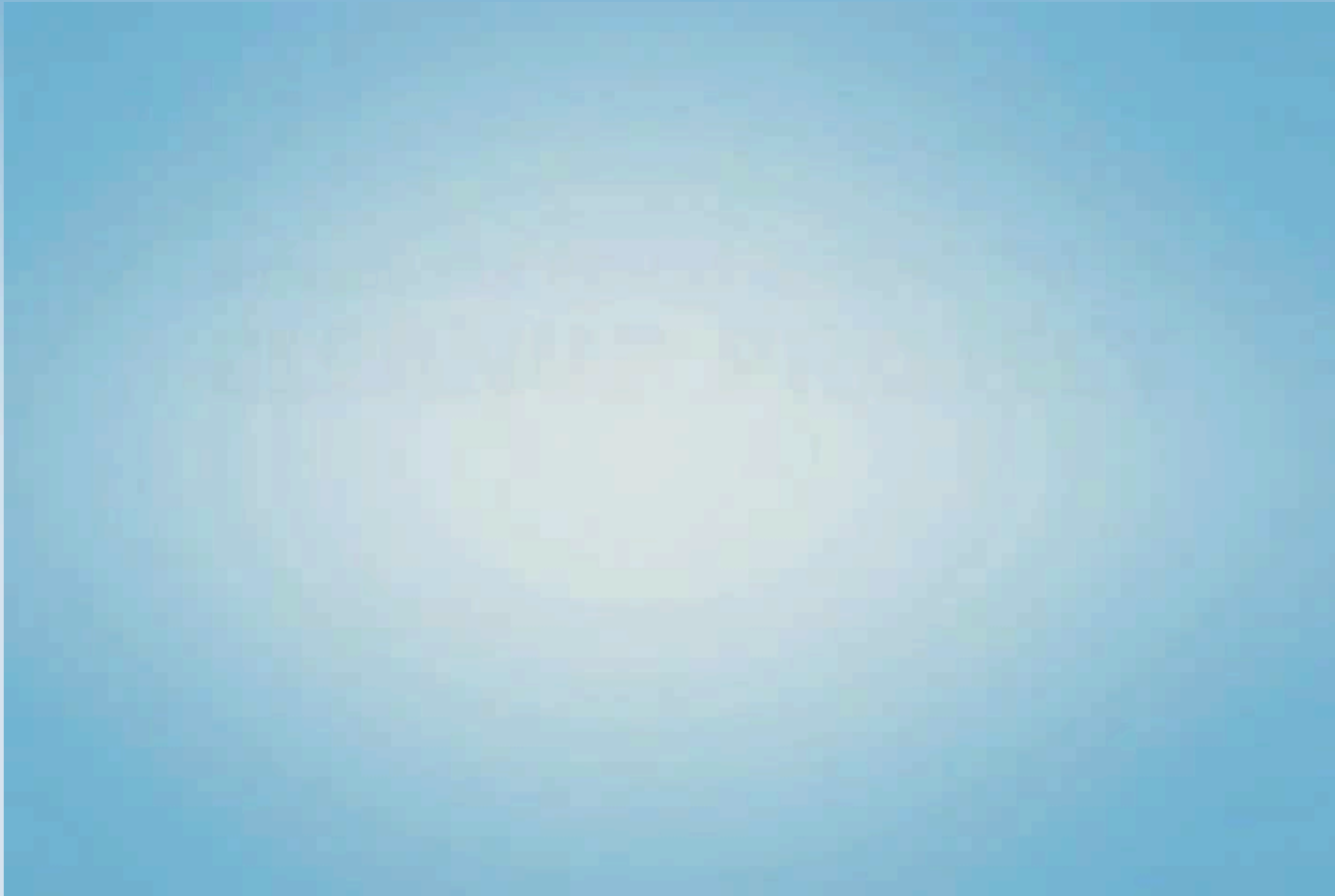
# Tar Ponds Activity



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# Pump Around and Dewatering



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# Solidification/Stabilization

## SOLIDIFICATION/ STABILIZATION

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# SYSCO - Future Site Use



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# Tar Ponds - Future Site Use



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# Coke Ovens - Future Site Use



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# Summary

- **Harbourside Commercial Park**
- **Positive Employment Growth**
- **14 employers 136 fulltime positions**
- **Over 20 part-time positions**
- **29 former steelworkers employed fulltime**

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# Taken From This...



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...To This



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# Questions?

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