



# Memo

June 15, 2023

## Re: Environmental Review – 1406 26 ST SW - formerly known as 2609, 2615, 2621 12 AV SW

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As per Real Estate & Development Services' (RE&DS) request, Climate & Environment (C&E) has undertaken an internal environmental review of The City owned property located at 2609, 2615, 2621 12 AV SW (Site), as outlined on Figure 1, attached. The purpose of this internal review is to prepare a summary of available environmental information for the Site and adjacent properties to determine the potential for contamination either from historical or current uses at the Site and/or adjacent properties. As part of this Environmental Review, a review of C&E's Site Information Management System (SIMS), City internal files, aerial photographs, Public One Stop Service (POSSE), and Alberta Environment and Protected Areas' Environmental Site Assessment Repository (ESAR) online database was completed.

For the purposes of this environmental review, RE&DS has advised of the following:

- The current properties are in process of consolidation and are needed in Q1 2024 for Non-Market Housing.
- The Site will be sold as-is.
- RE&DS did not provide any environmental reports with the request for this environmental review.

The following information was identified during C&E's internal environmental review:

- No environmental reports for the Site were identified in SIMS or ESAR.
- Additional environmental reports were identified in SIMS for properties within 100m of the Site. No soil or groundwater contamination concerns associated with properties within 100 m of the Site were identified based on review of these reports.
- No environmental reports were identified in ESAR for properties within 100 m of the Site.
- No above ground or underground storage tanks, requiring registrations, are noted to have been located at the Site.
- Aerial photograph review from 1924 to 2022 indicates:
  - Site: Residential buildings are visible on all three lots from 1924 to 2007 aerial photographs. In 2008, the residential building on property 2621 is removed and by 2010, this lot is used for roadway 12 AV SW. By 2016, the residential building at 2609 is removed and the land remains vacant. The residential building on 2615 remains on Site presently.
  - Areas within 100 m of the Site: Residential uses are visible in the areas surrounding the Site in the 1924-2022 aerial photographs. The Shaganappi Golf Course, north of the Site, is visible in the 1975 aerial photo.
  - C&E Comment: No environmental concerns were noted for the Site based on the aerial photograph review.
- Information from a POSSE review did not identify an environmental concern for the Site.
- A hazardous building materials assessment (Pinchin, 2023-02-24) is available for 2615 12 AV SW.

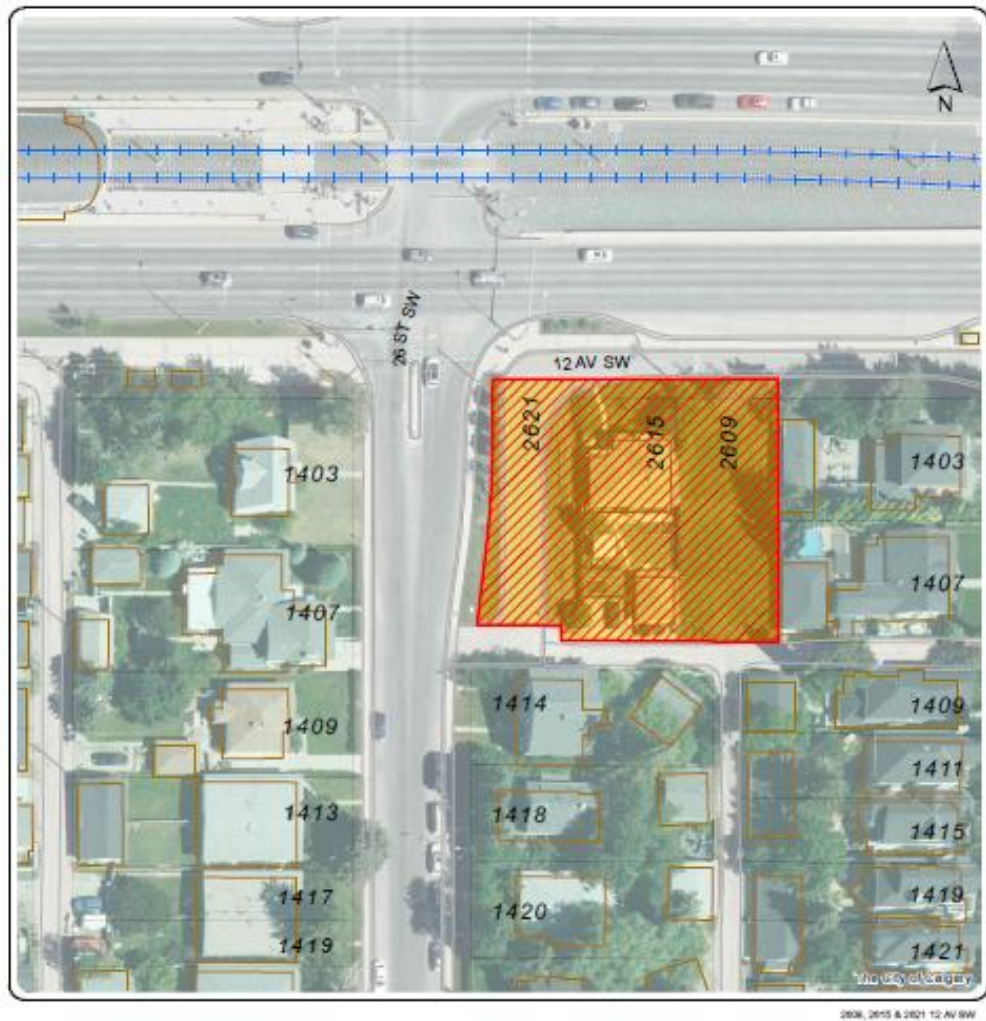
Based on the available information obtained as part of this environmental review, C&E provides the following recommendations/comments:


- The environmental information noted above is relevant for the purposes and intent of the S.A.L.E Policy and Procedure. No known soil and groundwater contamination impacts are noted for the Site and given the Site is expected to be sold "as-is", no further environmental investigations are required to support the disposition of the Site.
- There are no known soil or groundwater contamination impacts associated with properties located within 100 m of the Site. Any environmental impacts associated with nearby properties would be the responsibility of the owner of the contamination.


- No Site specific environmental reports were identified for the Site; C&E does not have any reports that may be disclosed to potential purchasers.
- A hazardous building materials assessment (Pinchin, 2023) is available for 2615 12 AV SW. For more information, contact Betty Yung (Corporate Occupational Hygienist).

Please call if you have any questions or require further information.

**Figure 1 – 2609, 2615, 2621 12 AV SW**



 Subject Area  
± 0.46 ac (± 0.186 ha)

 City-Owned Land