



Memo

June 15, 2023

Re: Environmental Review – 320 15 AV NE

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 320 15 AV NE (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 and 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 property is 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:

- The following environmental reports for the Site were identified in SIMS and reviewed:
 1. Phase II Environmental Site Assessment, 320 - 15th Avenue NE – 2001-10-29 (Clifton Associates Ltd. for The City of Calgary); and
 2. Report of Phase II and Supplemental Phase II Environmental Site Investigation, City of Calgary, 320 - 15 Avenue NE, Calgary, Alberta – 2002-01-07 (Clifton Associates Ltd. for The City of Calgary)
 - The purpose of these investigations was to identify hydrocarbon impacts that may be associated with the operation of nearby service stations. The Site has a history of residential use only and the service stations are expected to be the source of the contamination.
 - Hydrocarbon contamination above applicable guidelines were identified in the soil and groundwater on the eastern portion of the original property. Additional assessment to characterize the extent and/or source of the contamination was not completed.
 - A portion of the of the original property where contamination was identified now forms the current road right of way.
 - The Site is zoned for residential use. To support redevelopment and demonstrate that the Site is suitable for the intended use, it is expected that additional site assessment would be required to investigate the current conditions of the soil and groundwater.
- Additional environmental reports were identified in SIMS and ESAR for properties within 100m of the Site.
 - Soil and groundwater contamination associated with the gas stations located at 311 and 401 16 AV NE has been confirmed.
 - Ongoing off-site groundwater monitoring programs are currently being implemented by the responsible parties. None of the off-site monitoring networks extend onto the Site.
 - Hydrocarbon contaminated soil was encountered during the installation of existing watermain located on the east side of Edmonton TR NE between the 2 gas stations. No further investigation was completed to identify the source.
- 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: The Site has a history of residential use only.
 - Areas within 100 m of the Site: There are current and historical residences and service stations within 100 m of the Site. The service stations are a potential source of soil and groundwater contamination.

- C&E Comment: Environmental concerns associated with adjacent properties 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.

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. Known soil and groundwater contamination impacts are noted for the Site. Given the Site is expected to be sold “as-is”, no further environmental investigations are required to support the disposition of the Site. **The nature and extent of future investigations should be evaluated in the context of future redevelopment plans.**
- There are known soil or groundwater contamination impacts associated with the commercial properties (service stations) located north and northeast of the Site. Any environmental impacts associated with these commercial properties would be the responsibility of the owner.
- The above noted Phase II ESA reports were prepared for The City of Calgary and may be disclosed to potential purchasers without further additional authorization. Note that these reports and reports for nearby sites are publicly available on Alberta Environment and Protected Areas Environmental Site Assessment Repository website.

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

Figure 1 – 320 15 AV NE

