



# Memo

June 15, 2023

## Re: Environmental Review – 11 Haddon RD 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 11 Haddon RD 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 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 does not have any environmental reports for the Site; and

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

- The following environmental report for the Site was identified in SIMS and reviewed:
  1. *Phase I Environmental Site Assessment, South YMCA Plan 161JK, Block 1, Lot D and Lot E, 11 Haddon Road SW and 627 Heritage DR SW, Calgary, Alberta*, 2008-09-26 (O'Connor Associates Environmental Inc. for The City of Calgary)
    - a. The Phase I ESA identified two potential environmental concerns for the property:
      - i. Hazardous building materials due to the age to the building;
      - ii. Two 4,550L aboveground storage tanks (ASTs), containing diesel, are reported to be present at the Telus property located at 534 Heritage DR SW, which is north of the subject site. The Phase I ESA also identified that an underground storage tank (USTs) was removed from this property in 1996. It is noted that the on site location of the former UST and current AST is not identified in the Phase I ESA.
    - b. The Phase I ESA concluded that:
      - i. A Phase II ESA should be undertaken to assess potential impacts related to above noted off-site storage tanks; and
      - ii. A hazardous building materials assessment should be completed prior to building renovations or demolition.
  2. City follow-up to the Phase I ESA recommendation:
    - a. Although the Phase I ESA identified the UST/ASTs at the Telus property north of the site as a potential concern, the Phase I ESA did not identify where these tanks were/are located. A review of the mechanical drawings the City has on file indicate the former UST and current ASTs have been located on the north side of the Telus building. The distance from the north property line of the site to the location of the UST/ASTs is approximately 80m. This Phase I ESA did not include a review of a confirmatory sampling letter report from the UST excavation that was prepared in 1996-05-10 by AGRA Earth & Environmental (for AGT Limited). Soil samples from the excavation met the applicable environmental criteria of the day. AGRA concluded that no remedial action was required. Therefore, these tanks are considered to be a low environmental concern to the Site. Based on the additional information, no further investigation was recommended.

- b. The former YMCA building was demolished in 2018/2019. Prior to the demolition of the building, The City commissioned a Pre-Demolition Hazardous Materials Assessment (Golder, 2017).
  - c. Additional aerial photograph review of City records (2009-2022) did not identify any environmental concerns. The only significant change to the Site is the demolition of the building in 2018/2019.
- Additional environmental reports were identified in SIMS for properties within 100m of the Site. There are no known soil or groundwater contamination impacts associated with properties located within 100 m of the Site.
  - No above ground or underground storage tanks, requiring registrations, are noted to have been located at the Site.
  - No environmental reports were identified in ESAR for the Site or for properties within 100 m of the Site.
  - The POSSE review did not identify records that would identify potential soil or groundwater contamination concerns.

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.
- The above noted 2008 Phase I ESA was prepared for The City of Calgary and may be disclosed to potential purchasers without any further additional authorization. Note that the additional documents (i.e. mechanical drawings and confirmatory sampling report) that were referenced in this environmental review were not commissioned by The City of Calgary and cannot be disclosed without authorization.

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

**Figure 1 – 11 Haddon RD SW**

