



Memo

June 21, 2023

Re: Environmental Review – 295 Erin Woods DR SE - formerly PTN of 299 Erin Woods DR SE

As per Real Estate & Development Services' (RE&DS) request, Climate & Environment (C&E) has undertaken an internal environmental review of a portion of The City owned property located at 299 Erin Woods DR SE (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 property is needed in Q1 2024 for Non-Market Housing. A land use amendment will be required to support redevelopment into a residential use.
- 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. There is no evidence of soil or groundwater contamination originating from off-Site sources that are impacting the Site.
 - Of note, there is extensive documentation for the decommissioned Western Steel Limited facility north of the Site (2601 52 ST SE). This site is subject to a current Alberta Environment and Protected Areas approval and is currently under redevelopment. A review of potential soil or groundwater contamination risks to off-site properties did not identify a concern for the Site.
- No above ground or underground storage tanks, requiring registrations, are noted to have been located at the Site.
- Aerial photograph review from 1948 to 2022 indicates:
 - Site: The Site is primarily vacant in the 1962-2022 aerial photographs with the exception of a small building in the northeast corner of the Site that is visible in starting in 1988.
 - Areas within 100 m of the Site: The areas surrounding the Site is vacant and a rail line northwest of the Site is first visible in the 1948 aerial photograph. Heavy industrial use north of the Site is visible in the 1966-1995 aerial photographs. Residential development and the adjacent arena are visible in the 1982-2022 aerial photographs. Decommissioning of the heavy industrial use is visible in the 1997-2020 aerial photographs and redevelopment is visible in the 2021-2022 aerial photographs.
 - C&E Comment: The historical heavy industrial use north of the Site is a potential environmental concern that is 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. 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 known soil and groundwater contamination impacts associated with the properties located within 100 m of the Site (specifically the former Western Steel Limited facility), but there is no evidence of an impact to the Site. Any environmental impacts associated with these adjacent properties would be the responsibility of the owner.
- No Site specific environmental reports were identified for the Site; C&E does not have any reports that may be disclosed to potential purchasers.

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

Figure 1 – PTN of 299 Erin Woods DR SE



 Subject Property
± 0.647 ha (± 1.60 ac)

 City-Owned Land

