



# Memo

June 15, 2023

## Re: Environmental Review – 108 Mission 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 108 Mission 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, 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 was identified in SIMS and reviewed:
  1. Phase II Environmental Site Assessment, Enmax Substation No. 29, 108 Mission RD SW, Calgary, Alberta – 2011-11-17 (Cirrus Environmental Services Inc. for Enmax Power Corporation)
    - a. The on-Site building was constructed in 1963 and operated as an electrical substation until the mid-2000s. The electrical substation related infrastructure has been removed.
    - b. Four boreholes were drilled and two monitoring wells were installed. Soil and groundwater samples met applicable criteria.
    - c. A 2004 investigation indicated a minor arsenic exceedance in one test pit location. Cirrus noted this exceedance as being natural background concentrations.
    - d. It was reported that asbestos was removed from the building.
    - e. No further assessment was recommended.
  2. Phase I Environmental Site Assessment, 108 Mission Road SW, Calgary, Alberta – 2019-08-27 (AECOM for The City of Calgary)
    - a. Additional assessment prior to and following building demolition was recommended: stained concrete surfaces should be sampled (potential for PCB impacted concrete to be dealt with accordingly during demolition activities) and soils beneath the building footprint should be sampled (potential for PCB impacted soils near floor drains and concrete pads, verify/confirm the historical arsenic exceedance)
    - b. A hazardous building materials assessment should be carried out as part of the building demolition.
      - i. Note that The City (ESM) commissioned an assessment for the building (EHS Partnerships Ltd., 2021) that confirmed the presence of hazardous materials asbestos, lead-based paints, PCB-containing light ballasts.
- No environmental reports were identified in ESAR for the Site or for properties within 100 m of the Site.
- 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.
- Aerial photograph review from 1924 to 2022 indicates:
  - Site: No development is visible on the Site until the 1966 aerial photo. The current building (former electrical substation) is visible in the 1966 – 2022 aerial photographs.

- Areas within 100 m of the Site: Residential development is visible in the areas surrounding the Site.
- C&E Comment: The electrical substation is a potential environmental concern. No environmental concerns in the surrounding areas were noted for the Site based on the aerial photograph review.
- Information from a POSSE review did identify the use of the Site as a public utility building.

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. Potential 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. The nature and extent of future investigations should be evaluated in the context of future redevelopment plans.
- 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.
- A building assessment was completed in 2021 and the presence of hazardous materials has been confirmed. For more information, contact Betty Yung (Corporate Occupational Hygienist).
- The above noted Phase I ESA report was prepared for The City of Calgary and may be disclosed to potential purchasers without further additional authorization.
- However, please note that the Phase II ESA noted above were provided by a third party. Therefore, this report cannot be legally relied upon by The City and cannot be distributed without permission of the owner/author of the reports. If RE&DS requires a report that can be legally relied upon, The City will need to commission a Phase II Environmental Site Assessment for the Site.

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

**Figure 1 – 108 Mission RD SW**

