

REQUEST FOR DECISION

DATE: November 2, 2015

Report No. EPW-15-024

TO: Laurie Hurst, Chief Administrative Officer

FROM: Jeff Miller, Director of Engineering and Public Works

SUBJECT:

Esquimalt Village Remediation Project Update

RECOMMENDATION:

That Council receives Staff Report EPW-15-024 for information.

RELEVANT POLICY:

Not Applicable

STRATEGIC RELEVANCE:

Resilient and Diverse Economy – Esquimalt Village Project

BACKGROUND:

Over the first and second periods of 2015, the Township has been working with our consultant to carry out detailed site investigations (DSI) for the Esquimalt Village Project (EVP). The purpose of the DSIs was to obtain information on the types of contamination present and the areas affected within the site limits. This information will then be utilized in preparing a remediation plan that would lead to the Township gaining Approval in Principle (AiP) for remediation of the site. The AiP would be issued by the Ministry of Environment (MoE).

From March to July of 2015, three rounds of investigation were carried out. These investigations included the following activities:

- the drilling of 25 boreholes
- installation of groundwater and vapour wells
- hydraulic conductivity testing to determine potential for drinking water use
- sampling and analysis of soil, groundwater and vapour for comparison to applicable BC CSR standards.

The results of the three investigations have determined that for most of the site, vertical and horizontal delineation of the contamination has been achieved. However, in the south east corner of the site, vertical and horizontal delineation has not been achieved. At this location contamination appears to have migrated off the site to the adjacent Vancouver Island Health Authority (VIHA) lot. The contamination includes chloride contamination in the soil and dissolved magnesium, sodium and chloride contamination in the groundwater. It has been assumed that the contamination occurred due to fill placement and salt storage activities from historic use of the site as municipal works yard.

As per MoE requirements, notification of potential contamination was issued to the surrounding property owners (VIHA and the Township) in August of 2015. The investigations have determined that no contamination has crossed Carlisle Avenue.

The project is preparing to move forward with a fourth round of investigation in order to determine the lateral and vertical delineation of the contamination on the remaining area of the site. This work will include the drilling of four additional wells (two on VIHA property and two on Carlisle Avenue). It is anticipated that this work will provide the necessary information required for the project to move forward.

After contamination is delineated the Remediation Plan will be prepared for the site. If contamination is identified off site, a human health and ecological risk assessment and risk management plan would be completed for the off-site contamination. The Remediation Plan would then be used for the basis of an application to MoE to gain an AiP. An AiP would clarify the remediation scope and costs as well as provide assistance to the Township to market the site for re-development.

ISSUES:

1. Rationale for Selected Option

The recommended option to Council is to receive this report for information.

2. Organizational Implications

The project is included in the Director's portfolio with time and resources allocated accordingly. It is anticipated that there would be no organizational implications.

Information obtained from the project will be forwarded to the Director of Development Services for inclusion in the re-development activities focused on the site.

3. Financial Implications

As this project has progressed, the scope of the project has increased due to the difficulties in obtaining the vertical and horizontal delineation of contamination on the

site. The increased scope has included a second, third and fourth round of well installation and the need for a risk assessment of the contamination on and off site.

4. Sustainability & Environmental Implications

This project will see a property that is currently listed as a brownfield site, rehabilitated into a useable property that can be incorporated into the vision and development plans for a vibrant and economically viable town centre.

5. Communication & Engagement

Information on the project will be added to the website and other social media forums as the project continues forward. As activities demand, relevant information will be issued to adjacent property owners and stakeholders.

ALTERNATIVES:

1. That Council receives Staff Report EPW-15-024 for information.
2. That Council does not accept the report for information and requires additional information from staff.