

### REPORT OF THE MANAGER OF ECONOMIC DEVELOPMENT FOR THE CONSIDERATION OF COUNCIL

#### OBJECTIVE

To provide Council with information re. studies necessary to refine plans for development in the Pearson and Esten Drive North areas.

#### RECOMMENDATION

**THAT** the report of the Manager of Economic Development dated November 30, 2021 be received.



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Steve Antunes  
Manager of Economic Development



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Daniel Gagnon  
Chief Administrative Officer

## **BACKGROUND**

In 2009, two engineering / environmental studies were conducted on the land at the corner of Esten Dr N and Pearson Drive to gauge the impact, if any, of the nearby former landfill located at the site. Those studies are known as a D4 guideline (for proximity to closed landfills) and an Environmental Impact Study (EIS). The firm contracted after an RFP was Terraprobe (Sudbury office). The attached maps indicate the landfill's location and the quality of the surrounding land. The Landfill operated from 1972 to 1980 and was approximately 6 hectares in size.

## **ANALYSIS**

Areas for commercial development in the City are at a premium. The area along Pearson Rd, between Diefenbaker Crt and Estern Dr N serve as an attractive location to develop for both commercial and industrial purposes.

The conclusions of the 2009 D4 & EIS studies were relatively positive but the studies focused primarily on industrial / commercial land use not residential. As 11 years have passed and the concept of residential development in some nearby areas is also pressing, the studies should be updated to facilitate good planning practices and new potential land uses. A D4 study will include reviewing the monitoring and background information associated with the closed landfill. This will help put into perspective the risks: detailed ground water flow direction, methane gas generation, and related environmental issues. Also included is a visit to the property and surrounding area to visually examine topography and general setting. A Phase 1 Environmental Site Assessment is required to assess the environmental condition of the property with regards to any potential environmental liabilities

These two studies will determine the current state of the areas described and if a new environmental impact study should be conducted. This will provide the municipality the tools to decide if it is in the City's best interests to move forward with marketing the area for residential or commercial uses.

## **FINANCIAL IMPACT**

The cost for both studies is \$9,550 plus applicable taxes and can be taken from existing operating budgets in the Ec Dev dept. Quotes were sought and at this level of expenditure there is no need for Council approval or an RFP. The same firm Terraprobe will be updating their 2009 reports.



## **LINKS TO STRATEGIC PLAN**

The study aligns with the strategic goal of Capitalizing on opportunities for diversification and community growth.

## **SUMMARY**

Staff will present the reports to Council upon completion.

