



MEMO

To: Mayor and Council

From: The Manager of Economic Development

Date: August 9, 2023

Subject: Phase 2 Environmental Study 80 Dieppe Ave

Council directed staff to source a Phase 2 environmental study for the property identified as 80 Dieppe Ave after it was recommended by the engineering firm who completed the Phase 1. This original study was commissioned by Artistic Homes post purchase of the property and the recommendation of the Phase 2 lead him to exercise his option to not close. Council's decision to have the study completed would ultimately provide the information required to decide whether the lot could be sold as is, should be remediated and sold or taken off the market completely.

The attached study states that there are no immediate concerns on the lot. Should any purchaser other than Artistic Homes choose to pursue a residential development on the lot, they will need to obtain a phase 1 and a Record Of Site Condition either from Artistic Homes or through a new study.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stan Allen". The signature is written in a cursive, flowing style.