



MEMO

To: Mayor and Council

From: The Manager of Economic Development

Date: November 2, 2023

Subject: D4 Environmental Study at Pearson Rd and Esten Rd N

Staff brought forth a report at the December 6, 2022 meet of the Committee to move forward and award works for a D4 and Phase 2 environmental study at the lands located at the intersection of Pearson Road and Esten Drive Rd N. At that time, committee deferred the report to a later time so that staff could seek out other proposals and pricing. Staff had difficulty sourcing out other suppliers and as there was no pending interest in the property, staff focused on other more pressing environmental studies. Recently, there has been renewed interest in the property and, in the interests of ensuring that the lands are ready for a potential purchase, staff began locating possible service providers to complete the study. Staff contacted both Terraprobe and Greenstone Engineering to provide pricing and to assist in creating a scope of work. Through these discussions, staff were made aware that the scope of work could be scaled back while still potentially achieving the same desired results. As opposed to performing both a Phase 2 and a D4 study on the area, the team at Greenstone Engineering recommended that staff proceed with only the D4 study on the former landfill site. If the D4 study and the ensuing report yielded positive results showing no contamination, anyone purchasing the land for residential purposes could seek their own phase 1 and Record of Site Condition knowing that the landfill had no impact. The area is untouched and not previously used land and therefore would likely not need a phase 2 for a commercial application.

In preparation for this study, staff budgeted \$50,000 for this service, which was approved in the 2023 budget process. Greenstone has provided a quote for \$40,980 while Terraprobe provided a quote for 40,265. Greenstone service includes 9 boreholes vs Terraprobe's 3 resulting in a much more fulsome investigation. Further, the data collected from the 9 boreholes may be used towards further investigations if required. The City's purchasing department is working with Greenstone on the contract, which will be signed by the CAO. Work is expected to commence in the coming weeks.

Respectfully submitted,

Steve Antunes