

Laurel Point Park Environmental Remediation



Purpose

- Inform Council of the recently completed environmental risk assessment and remediation plan at Laurel Point Park.
- Provide an update on the adjacent remediation work planned by Transport Canada for federally owned lands.



Overview

- The lands at Laurel Point consist of the city owned Laurel Point Park and the federally owned Transport Canada lands which are surrounded by the Inn at Laurel Point property.
- Both sites are known contaminated sites based on historical industrial activities, most notable a former paint factory.
- Environmental investigations were completed last year for both sites. Risk assessments and remediation plans have also been developed along with detailed cost estimates.
- The City expedited the assessment work to coordinate any remediation as part of the federal work – to maximise cost savings and limit future disruption and re-excavation.



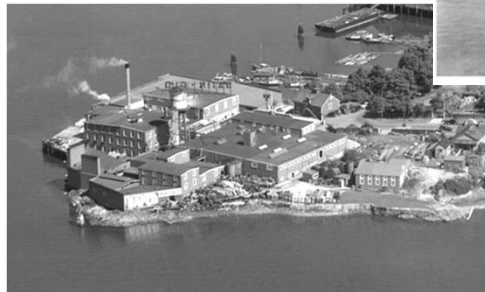
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Overall Site Plan



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Historical Industrial Use



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Historical Industrial Use



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Transport Canada Remediation

- The remediation plan by TC consists of excavation and offsite disposal of contaminants.
- Remediation will require extensive site excavation with depths of up to seven metres.
- TC requires access over the City Park lands including sloping of excavations.
- Contaminants on City lands within the cut slopes will be removed and disposed by TC as part of their project scope.



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Transport Canada Remediation

- Soil transport to and from the site will be by barge.
- The City will be responsible for removal and storage of various assets including public art placed on federal lands by the City - estimated cost to complete this work is \$50,000.
- Impacted trees on TC land will be removed and the entire site will be closed to the public during remediation.
- TC cost estimated at ~\$20-25M. Tendering is planned for this June, with site work starting in September and will continue for 12 to 18 months.



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City's Property - Laurel Point Park

- SLR Consulting (SLR) retained to complete a series of environmental investigations in 2016/2017.
- Based on these investigations Laurel Point Park is considered a contaminated site.
- Contaminants of concern include metals, lead, petroleum hydrocarbons, chlorophenols and PCBs.
- SLR completed a risk assessment to determine if the contamination will threaten human health or the environment.



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City's Property - Laurel Point Park

- Humans exposed to repeated soil disturbances, (parks or construction workers) would require controls and protective equipment.
- Park users are not considered at risk due to their unlikely contact with soil contaminants at depths beyond one metre.
- Unavoidable risks are present to contamination transmitting to deep rooting plants and marine life, unless soil contaminants are removed.



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City's Property - Laurel Point Park

- Site specific remediation targets developed.
- SLR prepared a remediation plan based on excavation and off-site disposal of the soils.
- SLR estimates the remediation work can be completed for a cost of \$2.2 million plus applicable taxes and contingency.
- This estimate assumes the excavation, transport and disposal of City contaminated soil is done in conjunction with the Transport Canada remediation project.
- Staff recommend a 40% contingency.
- Total project budget including contingency is \$3.1 million.
- The project budget does not include reinstatement of park features.
- Detailed plans and budgets for this will be prepared for Council consideration as part of the 2019 and 2020 financial plans.



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City's Property - Laurel Point Park

Remediation Areas



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Laurel Point Park

- TC would pay for all mobilization costs, barge access ramps, archaeological monitoring and tender phase services.
 - Cost savings to City for joint project ~\$1.2 to \$1.5M
 - If not completed now future cost ~\$4.3M + escalation. Likely higher due to economy of scale. (soil volumes)
 - Year 2 Post remediation Sampling and Verification costs estimated at \$300k and Year 3-5 at estimated at \$290k.
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- A legal agreement is required between the City and TC.



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Recommendations

That Council direct staff to:

1. Bring forward amendments to the 2018 Financial Plan bylaw to add \$3.1 million for the environmental remediation at Laurel Point Park with funding from the Tax Sale Lands Reserve.
2. Approve funding of \$50,000 from contingencies for the removal, storage, and reinstallation of various City assets on Laurel Point federal lands.
3. Authorize the Mayor and City Clerk to execute, on behalf of the City, an Agreement with the federal government as represented by Transport Canada, in a form satisfactory to the City Solicitor, to allow remediation of City land in conjunction with the Transport Canada Middle Harbour Fill Site remediation project.

Subject to Council's consideration of the recommendations noted above:

1. Forward the Committee of the Whole recommendations to the Special Council Meeting of May 17, 2018.



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