

Information Report



Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, April 17, 2020
Subject	200 Beverley Street – Environmental Update

Executive Summary

Purpose of Report

To provide an update on the environmental investigation work completed to date for 200 Beverley Street, also known as the former International Malleable Iron Company (IMICO), and the subsequent feedback from the Ministry of the Environment, Conservation and Parks (MECP) on the City's submission to date.

Key Findings

In January of 2017, the City of Guelph, ARQI R&D Inc. and Habitat for Humanity–Wellington, Dufferin, entered into a memorandum of understanding (MOU) related to the redevelopment of the 200 Beverley Street property.

The City has been completing environmental investigations and associated activities at the site to file a Record of Site Condition (RSC), which is required for future residential development.

These activities were completed to provide the MECP with a pre-submission form, which is a mandatory part of the environmental risk assessment review process. This is the process through which the MECP provides the City with comments on the current environmental status of the site and what additional activities are needed to achieve the RSC.

Feedback from the MECP based on the pre-submission form indicates that there is a need for more environmental investigation work. Given the time needed to complete the additional work and for the MECP's review of the site-specific risk assessment, the City estimates that it could take until the end of 2021 (conservatively) to complete the RSC filing.

This report provides an overview of the environmental investigation work completed to date, the feedback received from the MECP, and next steps involved to file an RSC.

Financial Implications

The project is funded within the approved capital budget (PN0020).

Report

Details

In January of 2017, the City of Guelph, ARQi R&D Inc. and Habitat for Humanity–Wellington, Dufferin (HfH) entered into a memorandum of understanding (MOU) related to the redevelopment of the 200 Beverley Street property. A full account of the MOU is outlined in report IDE-BDE-1621 as presented to Council on December 12, 2016.

The MOU provides the framework under which the City, ARQi and HfH are working to complete the various planning and environmental activities required to redevelop the property for future mixed-use, including residential.

In 2017, the City retained CH2M Ltd. (now Jacobs) to complete the following tasks in support of the potential redevelopment of the site from industrial to residential land use purposes:

- Phase one environmental site assessment
- Phase two environmental site assessment
- Supplemental phase two environmental site assessment
- Remedial action plan
- Remediation and risk assessment record of site condition filing with the MECP

As part of this environmental risk assessment process, the City submitted a pre-submission form to the MECP in February 2019, and received feedback in November 2019. The pre-submission is a mandatory part of the risk assessment review process and provides an opportunity for the City and its consultant to provide the MECP with a thorough description of the property and of the planned risk assessment approach. This allows the MECP to provide feedback and comments that will, in turn, enable a more effective risk assessment submission and a more efficient MECP review.

The City and its consultant have had several phone and e-mail conversations, and one in-person meeting with MECP staff regarding the MECP's comments on the pre-submission. Additional work required to address the MECP's comments include:

- Supplementary soil investigation work
- Supplementary groundwater sampling
- Updated conceptual site model with the results of the soil investigation and groundwater sampling.

The table below provides an updated timeline to filing of the RSC filing and acknowledgement from the MECP.

Tasks	Anticipated Timelines
Phase one environmental site assessment	Draft completed in 2017
Phase two environmental site assessment	Draft completed in 2018/2019
Supplemental phase two environmental site assessment	Ongoing (based on correspondence with MECP)
Draft remedial action plan	Ongoing (will continue until risk assessment is finalized)

Tasks	Anticipated Timelines
Limited remediation and risk assessment	2020
Record of Site Condition filing with the MECP	By end of 2021

Throughout the process, staff has communicated timelines to ARQi as they relate to filing of the RSC. Where feasible, City staff and the consultant are working with the MECP to expedite the process.

Financial Implications

The project is currently proceeding within the approved capital budget (PN0020).

Consultations

Katherine Hughes, Associate Solicitor, Legal, Realty and Court Services

Prasoon Adhikari, Environmental Engineer, Engineering and Transportation Services

Laura Mousseau, Communications Manager, Corporate Communications and Customer Service

Amer Obedidi, ARQi R&D Inc

Strategic Plan Alignment

The 200 Beverley Street redevelopment aligns with the City's Strategic Plan priority, Building our Future. 200 Beverley Street is just one of the strategic investments that nurture social well-being, provide landmark beauty and offer a safe place where everyone belongs. This initiative aligns with the strategic directions to maintain existing community assets and secure new ones, to help increase the availability of housing that meets community needs and to continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here.

Attachments

None

Departmental Approval

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