



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	November 27, 2023
SUBJECT:	Remediation of Site Contamination and Mitigation of Off-site Risks at 13-25 King St E, Stoney Creek (Ward 5)
WARD(S) AFFECTED:	Ward 5
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to respond to the following motion passed by City Council at the November 8, 2023, Council meeting respecting an Environmental Remediation and Site Enhancement Redevelopment Grant Program application at 13-25 King Street East, Stoney Creek:

“That staff be directed to advise Council on the migration of contaminants off the site.”

STAFF RESPONSE

When a site is subject to a requirement to remediate contamination and file a Record of Site Condition with the Ministry of Environment, Conservation and Parks (the Ministry), the Record of Site Condition must include information about works undertaken not just to ensure the soil/groundwater are meeting the necessary site condition standards for the planned development, but that means are employed to control/mitigate the release or movement of contamination as well as identify any ongoing mitigation measures/monitoring that will be needed on the site or in the development to ensure that that risk is managed long-term (as per Ontario Regulation 153/04).

In the case of 13-25 King Street East, Stoney Creek, contaminants were identified in the site’s soil and groundwater. To manage and mitigate risk of off-site migration via the groundwater, the property owner’s environmental consultant (Pinchin) prepared a remediation plan that includes off-site migration mitigation measures. Specifically, this will include “...seed[ing] a portion of the deepest proposed excavation...with an

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activated carbon-based remedial substrate to address any potential for residual VOC-impacted groundwater post-excavation” (Pinchin Remedial Action Plan, April 11, 2023).

In accordance with the Environmental Remediation and Site Enhancement Redevelopment Grant Program terms, a condition of grant payment is that the property owner successfully file the Record of Site Condition to the Ministry that conforms to Ontario Regulation 153/04 and the applicable Site Condition Standards required for the development/use and submit to the City an Acknowledgement of receipt of said Record of Site Condition by the Ministry.

If you require any further information on the above matter, please contact Phil Caldwell, Senior Project Manager, Urban Renewal by phone at (905) 546-2424 Ext. 2359 or by e-mail at Phil.Caldwell@hamilton.ca.

APPENDICES AND SCHEDULES ATTACHED

Not applicable.