



MTE Consultants

1016 Sutton Dr., Unit A, Burlington, Ontario L7L 6B8

July 30, 2020

MTE File No.: 45786-100

Ms. Annette Simpson
Senior Engineering Technologist, Capital Works
Development and Infrastructure Division
City of Burlington

Dear Ms. Simpson:

RE: 2294 & 2300 Queensway Drive Site Engineering Comments

MTE Consultants Inc. (MTE) has prepared the following letter in regards to the City of Burlington's Site Engineering Comments (dated January 22, 2020) for the proposed development at 2294 & 2300 Queensway Drive (the "Site"). This letter is being submitted to respond to the comments included in Section 1.2 (Environmental Site Condition), and specifically, the request that groundwater testing be undertaken because a soil sample exceeded the applicable Table 6 SCSs, and the request to file a Record of Site Condition.

Groundwater Sampling Opinion

It is MTE's opinion that groundwater sampling is not necessary or required at this Site. The results of the Phase Two ESA identified only one surface soil sample (0-0.6m depth) that exceeded the applicable Table 6 SCSs for one parameter (lead). The analytical result for lead in this sample was 140 µg/g, marginally above the Table 6 SCS standard of 120 µg/g. This vertical limit of this soil was also determined to be shallow (0.76m).

The groundwater table is located within the shale bedrock, and the bedrock surface occurred at a depth of 1.7m at this area. As the surface soil contamination was not in contact with groundwater, and metals including lead have very low solubility, there is no source of contaminant mass to groundwater and no mechanism for groundwater to become impacted by lead at the Site.

It is also noted that the analytical results for 14 other soil samples collected from boreholes drilled across the Site met the Table 6 SCSs. The lead impacts in soil were found to be localized and evidence to suggest widespread contamination was not identified.

Based on the above groundwater was not identified as a potentially affected media, and in MTE's opinion, no groundwater sampling is warranted or required.

Requirement for Record of Site Condition

The filing of a Record of Site Condition is required under provincial legislation prior to changing the use of a property to a new use that is more sensitive than the previous use. In this case, the former use and proposed future use are both residential. In the absence of a change in use there would appear to be no legal requirement for the filing of an RSC for this development.

Although an RSC does not seem to be required, the Phase Two ESA was completed in accordance with the requirements of O.Reg.153/04 and the conclusion of the report is that the Site meets the applicable Table 6 SCSs, and is therefore suitable for residential use.

Closing

It is requested that the supplemental information provided in this letter be considered and the additional actions as outlined in Section 1.2 (Environmental Site Condition) of the Site Engineering Comments be reconsidered.

Should you have any questions or would like to discuss further, please do not hesitate to contact the undersigned.

Yours Truly,

MTE Consultants Inc.

DRAFT

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