



**TO: Development and Infrastructure Committee**  
**FROM: Capital Works**  
**SUBJECT: Report providing an update regarding the Burlington Executive Airpark**

Report Number: CW-06-15

Wards Affected: 6

File Numbers: 501-17

Date to Committee: February 9, 2015

Date to Council: February 23, 2015

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**Recommendation:**

For information only

**Purpose:**

To provide an update to Council.

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**Background:**

This report provides a summary of the issues that have been addressed or are in the process of being addressed since the last Airpark Update Report to Council on November 20, 2014.

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**Discussion:**

*Ongoing Communication/Discussion with Airpark on Obtaining Site Alteration Application*

The City received a Site Alteration Permit Application submission from S. Llewellyn & Associates on November 14, 2014. This submission package included:

- A completed Site Alteration Permit Application form
- Proposed Development Concept Plan
- Grading Plans

A Risk Assessment was also requested by the city and this was not included. As a result, the submission was deemed incomplete.

It was understood that the Airpark's environmental consultant was reviewing the existing site data and preparing a Scope of Work for the additional site investigation work required for the preparation of a Risk Assessment.

A letter was sent to Mr. Rossi on December 17, 2014 requesting the submission of the Scope of Work required for a Risk Assessment by January 9, 2015. The submission was not made by this date.

Subsequently, the Airpark submitted a report entitled "Proposal for Limited Phase II Environmental Site Assessment", dated January 22, 2015. This report provided Pinchin Environmental's proposed recommendations for additional site investigation work.

In summary, the recommendations include the proposal for 20 additional boreholes to be spread evenly across the area where fill has been placed on the Airpark property. Two soil samples are to be taken at each borehole location. Of these 20 boreholes, 2 will be utilized as additional ground water monitoring (GWM) wells. These 2 GWM wells are proposed to be located on the west perimeter of the property.

Terrapex Environmental has completed their review of the proposal. The following comments were provided:

- Pinchin has proposed 20 additional borehole locations with two samples from each location (various depths) submitted for analysis of a wide range of Contaminants of Concern (COC). This equates to essentially 40 sampling locations which should provide a good data-set for this purpose. It is important to understand that the focus of the "Environmental Site Assessment" (ESA) is NOT to fully characterize the vast amount of material in order to prove that the site is impacted or not. We already know that it is. It is important for stakeholders to understand that the focus of the ESA is to provide a statistically valid data-set on which the modelling for the Risk Assessment can be based.
- With respect to the proposed placement of two new monitoring wells for groundwater sampling, Pinchin has proposed two well locations that appear to supplement the western perimeter well network that already exists. While we have no objection to this, we suggest that additional monitoring wells be installed and groundwater analyses be conducted in the interior of the fill areas in order to assess risks of impacts in groundwater which may migrate from the interior of the site to the perimeter (and off-site) in the future.

The city forwarded these comments to the Airpark and requested a response by February 6, 2015. Updated status will be provided at committee on February 9.

We expect the work schedule to proceed as follows:

- Finalized scope of work for additional site investigation work – Feb 2015
- Additional site investigation work – March 2015
- Phase II ESA and submission of Risk Assessment – April/May 2015

#### MOECC FOI Request

As part of the inquiry stage of the Freedom of Information (FOI) appeal, the City prepared and submitted its representations to the Information and Privacy Commissioner of Ontario (IPC) by the deadline of November 13, 2014. Based on the issues raised in the City's representations, the IPC provided an opportunity for the Ministry of the Environment (now the Ministry of Environment and Climate Change) and an affected party to submit reply representations by the deadline of December 15, 2014.

The IPC, in due process, will now proceed with providing either a request for further information or a final decision.

#### Groundwater Monitoring Program and City's Peer Review

On January 19, 2015 the city received the Supplementary Groundwater Monitoring and Sampling Program Report undertaken by Pinchin Environmental Ltd., dated January 19, 2015. This reports on the groundwater sampling that was conducted between October 31 and November 28, 2014 to confirm the results from the first round of a Groundwater Monitoring Sampling carried out between September 2013 and March 2014.

This report was reviewed by Terrapex Environmental Ltd. They confirmed that the results of the fall 2014 monitoring program are generally consistent with the data that was presented in the previous ground water monitoring report provided in April 2014. Terrapex concurs with Pinchin's conclusions that the concentrations of contaminants in the ground water monitoring wells are below the *Table 2 Standard*, other than the naturally occurring uranium concentrations.

Pinchin will conduct a third ground water monitoring and sampling event in the spring 2015, to continue the monitoring of the ground water quality on the site

The MOECC has confirmed they are currently reviewing the report.

#### Runway Construction

Paving of the widening of the main north-south runway by King Paving was completed at the end of August 2014.

Installations of the runway lighting continued after the paving works. This work is now complete.

### Drainage and Siltation Control Measures

The installation of minor drainage and siltation control works was undertaken on the Airpark site in November/December 2014. These works were authorized by city staff although the issuance of a Site Alteration Permit has not been approved. These works included the regrading of a swale and the installation of a snow fence along the north side of the Sheldon property, as well as the installation of silt fencing and straw bales for siltation control. The work was authorized to provide better site drainage and siltation controls through the winter and early spring.

### Region of Halton

Since the last Airpark Update Memo to Council on November 20, 2014, there have been no issues or developments according to the Halton Region Health Department.

Transportation Services retained Amec in the summer 2014 to review the scouring and erosion concerns on the Appleby Line shoulder (south of the Airpark) and to provide alternatives for a permanent repair. Their report is in the process of being finalized. According to Region staff, permanent repairs to the shoulder are anticipated to be undertaken in the spring.

### Conservation Halton

Conservation Halton (CH) staff have met with the Airpark's engineering consultant regarding permit submission requirements. The Airpark's consultant is currently coordinating with CH in the preparation of a submission package dealing with the roadway culvert located in the regulated watercourse.

City and CH staff continue to communicate and meet to review ongoing details related to the Airpark. This continues to be a very cooperative approach.

### **Strategy/Process**

The purpose of this report is to identify current issues related to the Burlington Airpark and the actions being taken by staff to administer the Site Alteration By-law and regulate related construction activities, to provide updates on site monitoring programs as well as correspondence and coordination with the provincial government, Halton Region and Conservation Halton. The report highlights a coordinated approach by staff in various departments to address issues within the city's jurisdiction, as well as in advocating that external agencies do the same.

### **Options Considered**

As this report is provided for information only, no options are presented for consideration.

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### **Financial Matters:**

This report makes no recommendations and does not request or identify any specific financial requirements.

#### **Total Financial Impact**

Not applicable.

#### **Source of Funding**

Not applicable.

#### **Other Resource Impacts**

Not applicable.

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### **Environmental Matters:**

Environmental matters continue to be addressed through the various actions described above.

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### **Public Engagement Matters:**

The City's website (<http://cms.burlington.ca/Page11441.aspx>) is updated as new information is available. The majority of the information presented in this report has been uploaded to the website in some level of detail since the last update report to Committee.

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### **Conclusion:**

This report has been provided for information.

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Respectfully submitted,

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**Notifications:** (after Council decision)

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