



June 12, 2009

Ref. No. TG91003

City of Port Colborne
66 Charlotte Street
Port Colborne, Ontario
L3K 3C8

Attention: Mr. Ron Hanson, Director of Engineering & Operations
City of Port Colborne

Re: **Response to Email Request Dated June 3, 2009**
40-44 Killaly Street West, Port Colborne, Ontario

Dear Mr. Hanson:

AMEC Earth & Environmental, a division of AMEC Americas Limited ("AMEC"), received an email from the City of Port Colborne ("City") requesting AMEC's opinion on the current status of 40-44 Killaly Street West, Port Colborne, Ontario (the "Site") for the potential future sale of the property.

Recent assessment / remediation work completed at the Site to date has included monitoring historic liquid petroleum within a neighbour's sump ("409 Catherine Street"), installation of a series of ground water monitoring wells within the bedrock at the Site and monitoring and pumping of wells to remove liquid petroleum observed in the neighbours sump and from within one on-Site monitoring well (MW1).

Based on AMEC's monitoring program, the liquid petroleum in MW1 appears to have been removed. However, the soil and ground water at the Site will still likely not meet the applicable Ministry of the Environment standards as there is still a sheen on the ground water. In addition, *O. Reg. 153/04* states "For a site to meet this standard, there must be no evidence of free product, including but not limited to, visible petroleum hydrocarbon film or sheen present on groundwater, surface water or in any groundwater or surface water samples". Furthermore, based on the previous demolition activities in the area of the former service station, there may be more liquid petroleum in the vicinity of the former service station building (which may have been the source of the impact in MW1). Therefore, AMEC would recommend more assessment in the area of the former service station building. Based on this potential for petroleum impact and the associated liabilities, it may be difficult to find a purchaser for the Site at this time.

Based on the current status of the Site, AMEC provides the following options in order for the City to move forward with the Site:

- 1) Leave the Site as-is and continue to monitor for potential petroleum product as the MOE has requested for the balance of 2009. The City of Port Colborne could attempt to sell the property "as-is";
- 2) Complete environmental assessments in order to delineate and estimate the extent of petroleum impacts at the Site and provide an estimate for cleaning up the Site to meet appropriate MOE standards. The City of Port Colborne could attempt to sell the property "as-is" to potential purchasers willing to remediate and develop the subject Site. This option presents more environmental data to potential purchasers so they can more easily determine financial risks without having to spend the money on a Phase II assessment;
- 3) Complete a full remediation of the Site including soil and ground water excavation and removal off-Site. The City of Port Colborne could then sell the property as "shovel ready" and/or,
- 4) Conduct additional environmental assessment and complete a Risk Assessment (if feasible).

We believe that the MOE would have to be consulted prior to implementation of any changes to their requested monitoring programs. The closure requirements on the monitoring of the sump at 409 Catherine Street have not been determined at this time.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,
**AMEC Earth & Environmental,
A Division of AMEC Americas Limited**



Kelly Patterson, B.Sc.,
Environmental Scientist



Patrick Shriner, P.Geo.
Associate, Environmental Geoscientist