



Environment and Climate Change

Environmental Compliance and Enforcement
Box 35, 14 Fultz Blvd.
Winnipeg MB R3Y 0L6
T 204-945-7100
ECEBranch@gov.mb.ca

File No. 88012

August 7, 2024

Jori Pincock
City of Winnipeg
jpincock@winnipeg.ca

Dear Jori Pincock:

Re: 625 Provencher Boulevard, Winnipeg, Manitoba – Approval under the Contaminated Sites Remediation Act

Environment and Climate Change (the department) acknowledges receipt of a remediation plan for the above-noted property (the site) prepared by WSP Canada Inc. dated July 30, 2024.

This letter constitutes written authorization as specified under the CSRA subsection 17.1 (1) for City of Winnipeg to proceed with the remediation of the site as described in the remediation plan. Any change to the remediation plan must be approved by the undersigned prior to initiating the change.

It is requested that a summary report documenting the remediation is submitted to this office for review at the completion of the remediation plan. Please note that electronic submissions are preferred for all documents and correspondence.

The position of the department as stated in this letter is based on the information provided to this office by WSP Canada Inc. and relates only to the matters within the scope of the remediation plan submitted by WSP Canada Inc.

If you have any questions regarding this letter, please contact Warren Rospad, Manager Contaminated Sites Program at 204-330-2685 or warren.rospad@gov.mb.ca.

Sincerely,

Yvonne Hawryliuk
A/Director

- c. Alfred Chan – WSP Canada Inc.
Regional Supervisor – Environmental Compliance and Enforcement



30 July 2024
WSP Canada Inc. Project No. CA0037556.3889

Manitoba Environment & Climate Change
Environmental Approvals
1007 Century Street
Winnipeg, MB R3H 0W4

Attention: Warren Rospad, Manager, Contaminated Sites, Hazardous Waste, Petroleum Storage Programs
(warren.rospad@gov.mb.ca)

Subject: Remediation Plan – Mission Park, Winnipeg, Manitoba

1 INTRODUCTION

On behalf of the City of Winnipeg, WSP Canada Inc. (WSP) has prepared this Remediation Plan (RP) for Manitoba Environment and Climate Change's (MECC's) review and approval. This RP is being submitted in accordance with MECC Guideline for Submission of Remediation Plans for Impacted and Contaminated Sites (July 2023).

Lead impacted soil exceeding applicable Canadian Council of Ministers of the Environment (CCME) soil quality guidelines (SQGs) has been previously identified at Mission Park in Winnipeg, Manitoba (the 'Site') through the Lead in Soil Testing Program administered by the Province of Manitoba. The results of the Program were summarized in the report entitled: "Lead in Soil Testing Program, Winnipeg, Manitoba", prepared by Parsons Inc. for Manitoba Environment, Climate and Parks, dated April 11, 2022. The report summarized the following for the Site:

- 20 soil samples were collected from Mission Park, with seven of them reported as an exceedance of the CCME SQG. Based on the 20 soil samples collected, the average concentration was 10,000 mg/kg while the maximum concentration was reported to be 88,000 mg/kg. It was recommended that sod cover should be provided for areas (sample locations MI-MP-10 and MI-MP-09) with exceedances of 140 mg/kg, with supplemental sampling and soil removal in the eastern portion of the Site (sample locations (MI-MP-14, MI-MP-14R1, MI-MP-14R2, MI-MP-14R3, and MI-MP-14R4).

WSP completed composite soil sampling at the Site on July 4, 2024 for laboratory analysis of TCLP (toxicity characteristic leaching procedure) lead. Laboratory results for the one composite soil sample submitted for analysis indicated a TCLP lead concentration of 0.32 mg/L.

A Site location plan is included in **Figure 1, Appendix A**. A Site layout plan is included in **Figure 2, Appendix A**.

2 REMEDIATION PLAN

The objective of the RP is to facilitate the removal of surficial lead impacted soil at the Site.

Based on previous assessments at the Site, the potential human and ecological exposure pathways applicable to the Site are soil ingestion/contact. The proposed remediation includes the excavation of surficial lead impacted soil

at the Site and transportation and disposal of the soil at an appropriately licensed soil treatment facility. Following backfilling and sodding of the excavated area, the Site will continue to be used as a park.

It is not anticipated that groundwater will be encountered during remedial activities.

2.1 SOIL EXCAVATION WORK

An excavation contractor will identify underground utilities in the remediation area and will execute the soil remediation through mechanical excavation of impacted soil and transportation off-site for appropriate disposal at an accepting licensed facility by tandem and/or semi-trailer transport trucks.

During the remedial excavation, a WSP field technician will be on-site to provide environmental consultation and collect confirmatory samples from the base and walls of the excavation. Excavation of lead-impacted surficial soil will be conducted to a depth of 0.1 m below grade. Confirmatory samples will be submitted for laboratory analysis of lead.

Upon completion of the on-site activities, a summary report will be submitted to MECC outlining the activities conducted and summarizing analytical testing and material disposal details. The proposed excavation remediation area is shown in **Figure 3, Appendix A**.

2.2 DISPOSAL OF EXCAVATED SOILS

Excavated impacted soil will be transported to Waste Connections of Canada Inc.'s Integrated Waste Management Facility at Prairie Green Landfill, located in the RM of Rosser, approximately 12 km north of the Site, or to the GFL MidCanada Environmental Services Ltd. Soil Treatment Facility in Ile des Chênes, Manitoba, located approximately 33 km south of the Site.

2.3 BACKFILLING AND SITE RESTORATION

Backfilling requirements will be determined by the City of Winnipeg to restore the grade and resod the Site.

2.4 REMEDIAL PLAN SUMMARY

A summary of the outlined Site information and proposed plan is as follows:

SUMMARY OF REMEDIAL ACTION PLAN	
Existing Reports:	"Lead in Soil Testing Program, Winnipeg, Manitoba", prepared by Parsons Inc. for Manitoba Environment, Climate and Parks, dated April 11, 2022.
Remediation Method:	Excavation of localized impacted soil.
Target Remediation criteria:	CCME Soil Quality Guidelines for the Protection of Environmental and Human Health (1999), Residential/Parkland Land Use.
Site Plan(s):	Attached.
Estimated Quantity of Impacted Media:	160 m ³
Destination of Excavated Impacted Material:	Waste Connections of Canada Inc.'s Integrated Waste Management Facility at Prairie Green Landfill or GFL MidCanada Environmental Services Ltd. Soil Treatment Facility.
Remediation Work Schedule:	Fall 2024.
Confirmatory Analysis:	Confirmatory samples from the excavation extents will be submitted for laboratory analysis of lead.
Expected Submission Date of Remedial Activities Report:	Within four weeks of receiving final confirmatory laboratory results.

3 CLOSURE

This RP has been developed from the available information provided to WSP. This RP is subject to WSP's standard limitations included in **Appendix B**.

WSP trusts that this meets your present requirements. If you require anything further, please contact WSP.

Yours sincerely,



Alfred Chan, B.Sc., P.Geo., PMP
Senior Project Scientist

Reviewed by



Scott Chapman, M.Sc., P.Eng.
Principal Environmental Engineer

Attachments:

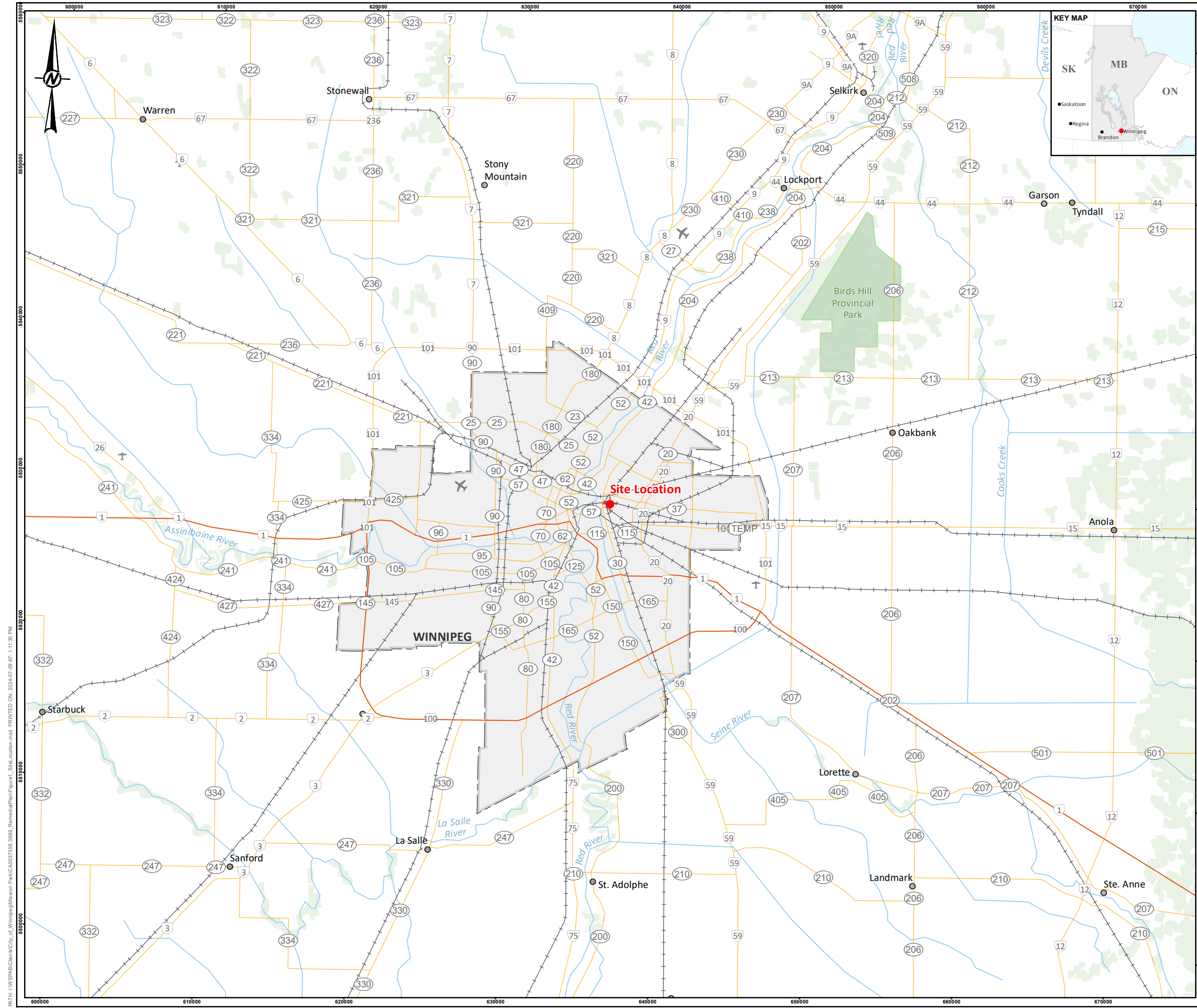
Appendix A – Figures
Appendix B – Limitations

Appendix A

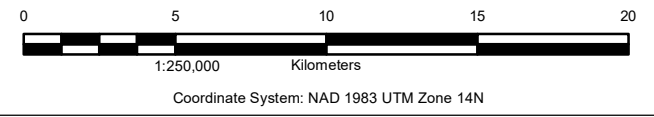
Figure 1 – Site Location Plan

Figure 2 – Site Layout Plan

Figure 3 – Proposed Remediation Area



- LEGEND**
- ★ Site Location
 - Transportation**
 - Paved Roads
 - TransCanada Highway
 - +— Railways
 - ✈ Airport
 - ✈ Airfield
 - Municipal**
 - Towns/City
 - Major Urban Centre
 - Perennial Creeks/Streams
 - Vegetation & Parks**
 - Vegetation
 - Provincial Park



REFERENCE(S)
 1. DATA PROVIDED BY ALTALIS; NATURAL RESOURCE CANADA; ESRI BASEMAPS; GEOGRATIS

CLIENT
 CITY OF WINNIPEG

PROJECT
 REMEDIAL PLAN
 MISSION PARK, MISSION INDUSTRIAL
 WINNIPEG, MANITOBA

TITLE
 SITE LOCATION PLAN

CONSULTANT	YYYY-MM-DD	7/9/2024
	REPORT BY	C.BUJAN
	DRAWN BY	J.HECK
	REVIEWED BY	A.CHAN
	OFFICE	WINNIPEG

PROJECT NO.
 CA0037556.3889

FIGURE
 1

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LEGEND

- Site Boundary
- Soil Samples Exceeding CCME Criterion (Parsons Inc. & Intrinsic, 2022)¹

REFERENCE(S)

1. PARSONS INC. & INTRINSIK. 2022. LEAD IN SOIL TESTING PROGRAM, WINNIPEG, MANITOBA. PREPARED FOR MANITOBA ENVIRONMENT, CLIMATE AND PARKS. REF. NO. 10-12553.
2. IMAGERY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS

CLIENT
CITY OF WINNIPEG

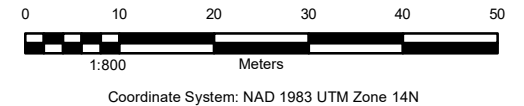
PROJECT
REMEDIAL PLAN
MISSION PARK, MISSION INDUSTRIAL
WINNIPEG, MANITOBA

TITLE
SITE LAYOUT PLAN

<p>CONSULTANT</p>	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">YYYY-MM-DD</td> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">7/9/2024</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">REPORT BY</td> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">C.BUJAN</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">DRAWN BY</td> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">J.HECK</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">REVIEWED BY</td> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">A.CHAN</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">OFFICE</td> <td style="border-bottom: 1px solid black; padding-bottom: 2px;">WINNIPEG</td> </tr> </table>	YYYY-MM-DD	7/9/2024	REPORT BY	C.BUJAN	DRAWN BY	J.HECK	REVIEWED BY	A.CHAN	OFFICE	WINNIPEG
YYYY-MM-DD	7/9/2024										
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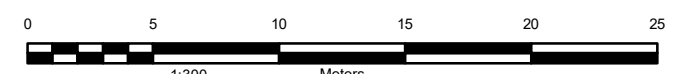
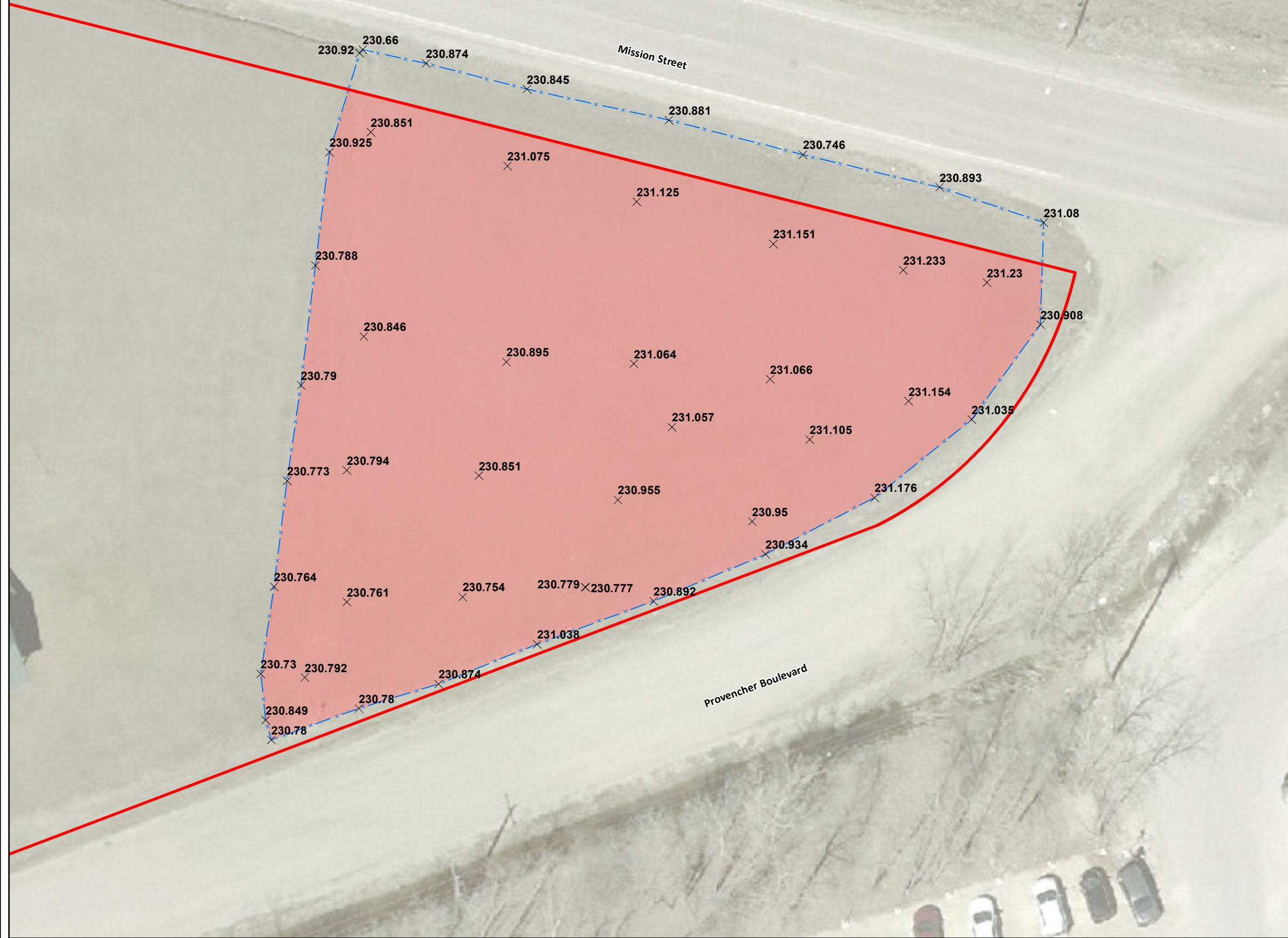
PROJECT NO. CA0037556.3889 **FIGURE** 2

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- LEGEND**
- ▭ Site Boundary
 - × Existing Grade Elevations (masl)
 - Temporary Snow Fence Line
 - Proposed Remediation Area (1,570 m²)



Coordinate System: NAD 1983 UTM Zone 14N

REFERENCE(S)
1. IMAGERY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS

CLIENT
CITY OF WINNIPEG

PROJECT
REMEDIAL PLAN
MISSION PARK, MISSION INDUSTRIAL
WINNIPEG, MANITOBA

TITLE
EXISTING GRADE ELEVATION OF PROPOSED REMEDIATION AREA

CONSULTANT	YYYY-MM-DD	7/25/2024
	REPORT BY	C.BUJAN
	DRAWN BY	J.HECK
	REVIEWED BY	A.CHAN
	OFFICE	WINNIPEG

PROJECT NO.
CA0037556.3889

FIGURE
3

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Appendix B

Limitations





STANDARD LIMITATIONS OF LIABILITY

WSP Canada Inc. (“WSP”) prepared this report solely for the use of the intended recipient, City of Winnipeg, in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

WSP disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions /or costs.



Design recommendations given in this report are applicable only to the project and areas as described in the text and then only if constructed in accordance with the details stated in this report. The comments made in this report on potential construction issues and possible methods are intended only for the guidance of the designer. The number of testing and/or sampling locations may not be sufficient to determine all the factors that may affect construction methods and costs. We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time.

Overall conditions can only be extrapolated to an undefined limited area around these testing and sampling locations. The conditions that WSP interprets to exist between testing and sampling points may differ from those that actually exist. The accuracy of any extrapolation and interpretation beyond the sampling locations will depend on natural conditions, the history of Site development and changes through construction and other activities. In addition, analysis has been carried out for the identified chemical and physical parameters only, and it should not be inferred that other chemical species or physical conditions are not present. WSP cannot warrant against undiscovered environmental liabilities or adverse impacts off-Site.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.