

---

Sears Canada Inc. and Clifton Associates Ltd.

27 May 2014

## **Open House**

Introduction to the Updated  
Site Management Plan (2014),  
Hounsfield Heights – Briar Hill  
Community

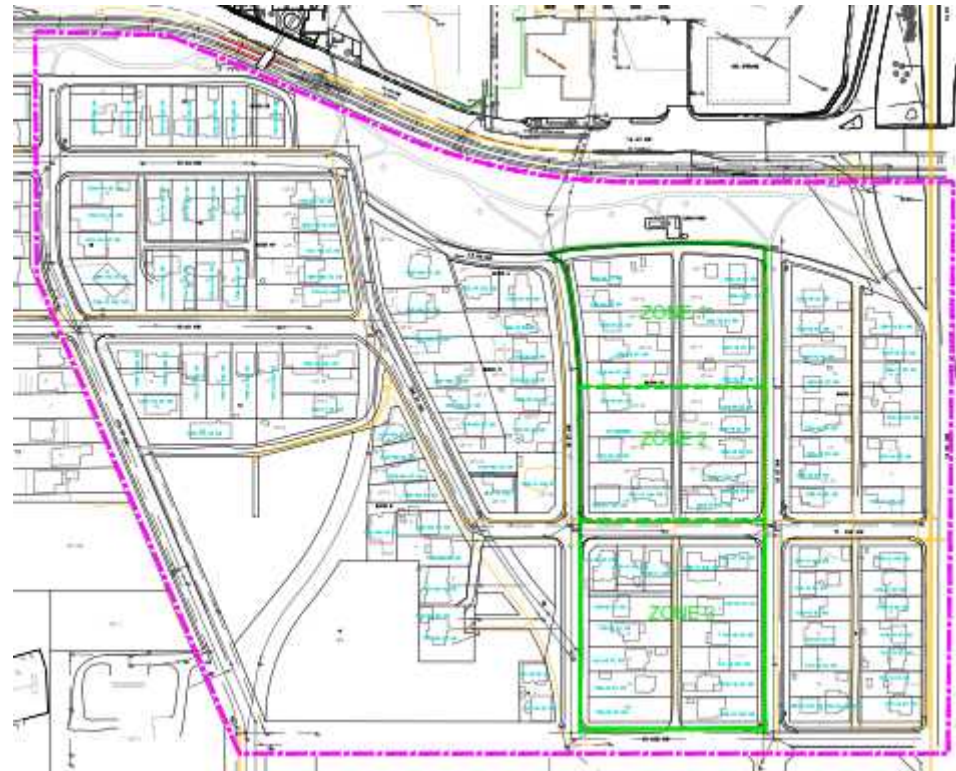
---

## Presentation Overview

- Introductions and General Information
- Statement from Sears Canada
- Site History Summary
- Introduction to the Updated SMP (2014)
- Closing Remarks
- Breakout to Stakeholder Tables for Questions

## Introductions and General Information

- Sears Canada, Clifton and Intrinsik
- Stakeholders: Sears Gas Plume Committee (representing the residents of the Hounsfeld Heights – Briar Hill (HH-BH) Community), Alberta Environment and Sustainable Resource Development (AESRD), Alberta Health Services (AHS) and the City of Calgary
- Information package



The Revised Site Area Map

---

## Statement from Sears Canada

*Sears Canada has been a member of the North Hill Community for nearly 60 years. Our Vision is to create lifelong relationships built on trust. A key value we live by is our responsibility to care for the people in our communities and the world around us.*

*Sears has been committed to carrying out its obligation to the Community of Hounsfeld Heights. The condition caused by an accidental leak of gasoline was addressed by Sears once the situation was known and the affected area was identified. With higher standards having come into existence since Sears initial remediation plan, Sears is again committed to seeing the remediation through and is prepared to commit the resources necessary to see this matter resolved to the levels we are required to meet, in order to ensure there is no health risk to residents.*

*We sincerely regret any inconveniences to the residents of the Community and appreciate your cooperation in this matter.*

---

## Site History

- Discovery
- Source Removal
- Source Remediation Excavation
- Liquid Petroleum Hydrocarbons
- Dual Phase Vapour Extraction



Former Sears Service Centre

---

## Site History

- **Discovery**
  - Originally developed 1958
    - Sears Service Centre from 1958 – 1984
    - Operated as Sunoco from 1984 – 1995
  - Site decommissioned as a fuel retailer in 1995
  - Environmental Site Assessments beginning in 1995



North Hill Mall - City of Calgary Archives

---

## Site History

- **Source Removal**
  - Original USTs replaced 1984 (source of release)
  - Second generation USTs removed 1995 (fiberglass, not damaged)



Example of an Underground Storage Tank Removal.

---

## Site History

- **Source Remediation Excavation**
  - Completed in 2006 through 2008
  - 69,000 m<sup>3</sup> of contaminated soil removed



Secondary source removal to the east of Kal Tire



## Site History

- **Liquid Petroleum Hydrocarbons**
  - Identification of LPH in monitoring wells within the Hounsfield Heights area
  - Removed initially by bailing



LPH in monitoring well bailer.

---

## Site History

- **Dual Phase Vapour Extraction**
  - Removes LPH from the top of the groundwater
  - Removed dissolved hydrocarbons from within the groundwater



DPVE treatment system in Lions Park.

---

## Introduction to the Updated SMP (2014)

- Reasons for the Updated SMP (2014)
- Highlights of the new SMP
- Schedules
- Work plan moving forward



Calgary as viewed from the Bow River near Beaver Dam Flats.

## Introduction to the Updated SMP (2014)

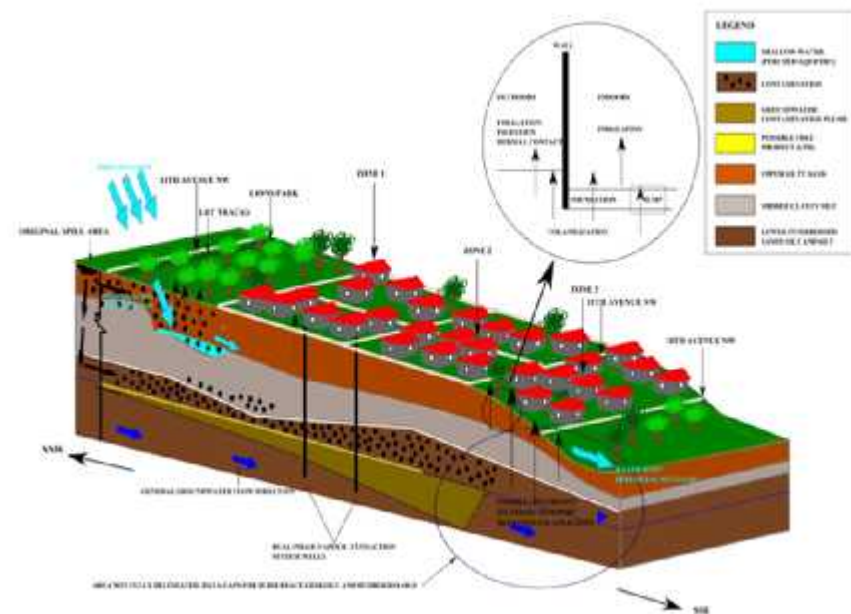
- Reasons for the Updated SMP (2014)
  - AESRD correspondence of 20 July 2012
  - Changes in regulatory guidelines between 2007 and 2010
  - Continue to ensure that there are not any risks to human health and the environment.



Aerial Photograph of the Site area

## Introduction to the Updated SMP (2014)

- Highlights of the new SMP
  - Conceptual Site Model Preparation
  - Public Meeting
  - Monitoring Well Abandonment
  - Soil Boring and Monitoring Well Installation
  - Groundwater Sampling
  - Hydrogeologic and Plume Modeling
  - Revised Risk Assessment
  - DPVE System Operation



Conceptual Site Model of the Hounsfield Heights Area.

---

## Introduction to the Updated SMP (2014)

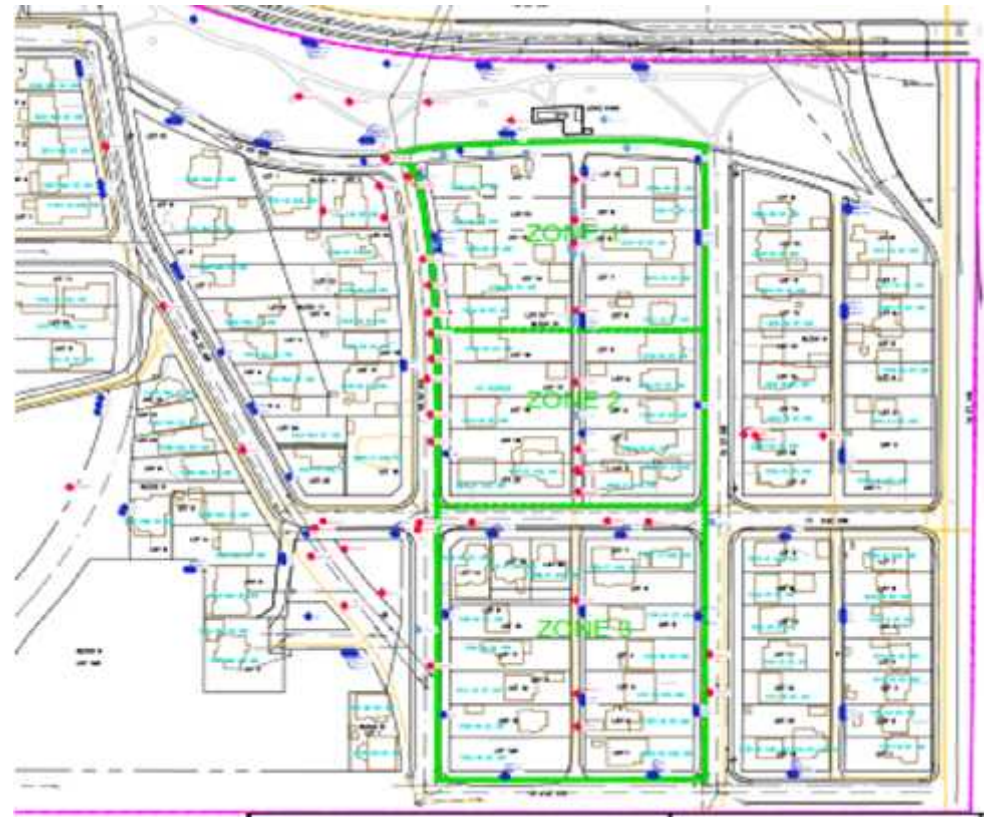
- **Schedules**
  - Conceptual Site Model Preparation (Completed)
  - Public Meeting (27 May 2014)
  - Monitoring Well Abandonment (June and July 2014)
  - Soil Boring and Monitoring Well Installation (August – November 2014)



Monitoring well abandonment 2008.

## Introduction to the Updated SMP (2014)

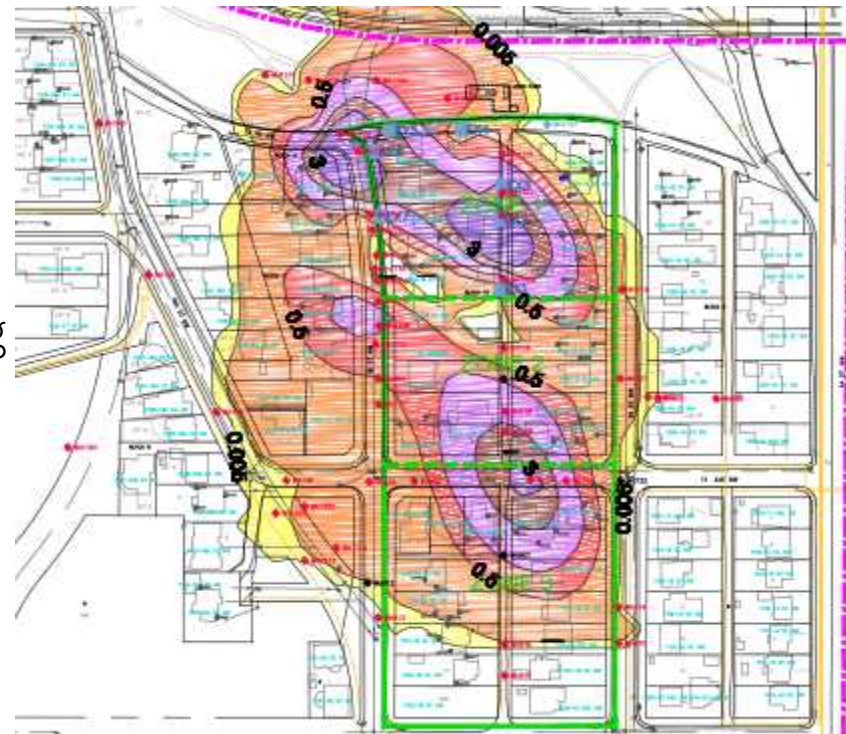
- **Schedules**
  - Groundwater Sampling (November – December 2014)
  - Hydrogeologic and Plume Modeling (Spring 2015)
  - Revised Risk Assessment (Spring 2015)
  - DPVE System Operation (Continuously)



Monitoring wells to be abandoned and new monitoring well locations.

## Introduction to the Updated SMP (2014)

- **Work plan moving forward**
  - Continual groundwater monitoring and sampling
  - Contamination plume modelling
  - Revision of the CSM
  - Continued operation of DPVE
  - Evaluation of other remedial approaches



Benzene Plume Map from the October 2012 Groundwater Sampling Event



---

## Closing Remarks

- Thank-you for your time!
- Please visit us at our stations
- Please provide us with your completed questionnaire and ask us any additional questions you may have!



City of Calgary Archives CalA CR-92-005-074

Lions Park - City of Calgary Archives