

M E M O R A N D U M

TO: Dartmouth Lakes Advisory Board
CC: Krista Vining, Legislative Assistant, HRM
Richard MacLellan, Manager, Energy & Environment Office, HRM
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Joseph Driscoll, Manager, Real Estate & Planning, Sobeys/Crombie Properties Ltd.
Penhorn/Woodlawn Vision Action Team

FROM: David Lane, Senior Planner
DATE: February 29, 2012
SUBJECT: **Former Penhorn Mall Site Demolition Remediation**

BACKGROUND

The final and most significant stage of a multi-year demolition of the former Penhorn Mall was completed during summer 2012. This demolition resulted in the loss of the existing piped stormwater system designed to capture roof water run-off. As a result, the exposed ground is the receiving body of rainfall which may be contributing to an increase in the local area water table.

Staff received a complaint on Nov. 30/11 from a nearby property owner claiming a flooded basement. A second complaint was received on Dec. 8/11 regarding breach of a sediment barrier and run-off from the site entering Penhorn Lake. Both dates were preceded by significant rainstorm events.

REMEDIATION RESPONSE

Upon receipt of the initial complaint staff contacted Sobeys and Nova Scotia Department of Environment (NSDoE) representatives who conducted site visits for assessment and identification of interim remediation same day. On Dec. 7/11 Staff convened a meeting with Sobeys/Crombie representatives, Nova Scotia Department of Environment, and HRM staff to develop and implement a long term remediation plan resulting in an Engineer arranging to meet with the complainant property owner at his home, as well as on-site improvements to contain stormwater.

To ensure existing on-site underground stormwater piping was not contributing to the adjacent Manor Park neighbourhood storm water system, Sobeys/Crombie personnel performed an underground camera inspection of the on-site storm drains; the results of which proved no connections existed.

The enclosed site pictures (Feb.9/12) document the on-site improvements of stormwater containment systems, featuring reinforced berms and hay/straw ground cover application to reduce sedimentation of surface water run-off. (Note: colour reproduction of the photos inadvertently resulted in a red colour hue of the yellow hay/vegetation).

FOLLOW-UP

HRM Staff, NSDoE and Sobeys/Crombie officials continue to monitor the property to ensure the implemented remediation measures are functioning as intended.















