



**Project Title:** Closure Report and Record of Site Condition  
Emmerson Park, Canada Lands Property, Moncton, NB

**Client:** Canada Lands Company

## Project Description:

In late 1996, Canada Lands Company embarked on the rehabilitation of the Moncton Properties — these being the lands comprising the former CN Car Shop and Franklin Yard, located in the west-central part of the City. This environmental activity was designed to lead to the sale and development of this strategically important piece of land in Moncton. In 1997 Canada Lands registered the project under the Environmental Impact Assessment regulations.

In the fall of 1998, GEMTEC Limited was retained by Canada Lands to undertake confirmatory soil sampling and prepare the Records of Site Condition for Emmerson Park, the first portion of the Moncton Properties to be released for development. The environmental work, culminating in a closure report, included a review of a series of Environmental Action Plans and other environmental reports concerning soil, surface water and groundwater conditions on the property.

To determine the concentrations of residue metals and hydrocarbons present in the soils, GEMTEC employed a soil screening



methodology developed by the USEPA (EPA 1996 — Soil Screening Guidance), which involved recovery of soil samples on a systematic basis across the site and the statistical evaluation of the resulting data. Decision making criteria for contaminated soils removal was determined by applying site-specific modifications to the CCME Soil Quality Guidelines, based on site development conditions and restrictions. In addition to the contaminated soil issue, GEMTEC Limited was involved in the assessment of both shallow and deep groundwater regimes, and surface water conditions on the property.

The work not only involved coordination of a number of disciplines including statisticians, toxicologists, biologists, and hydrogeologists, but also required liaisons with citizen groups and municipal and provincial levels of government.

The project was completed on time and within budget, and the property is currently being developed as an information and technology park. The project has garnered several awards, including the 2002, Urban Institute “Brownie” Award, and more recently the 2003 USEPA “Phoenix” Award.