



REGISTERED MAIL

Victoria File: 26250-20/6815
Site ID: 6815

October 14, 2020

University Heights Shopping Centre Ltd.
c/o Wesbild Holdings Ltd.
2600 - 1055 West Georgia Street
Vancouver, BC V6E 3P3
sforrest@wesbild.com

Dear Steve Forrest:

Re: Approval in Principle – 3956 Shelbourne Street, Saanich, British Columbia

Please find enclosed an Approval in Principle respecting the contaminated site referenced above.

In addition to the conditions set out in Schedule B of the Approval in Principle, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Approval in Principle are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Approval in Principle will restrict or impair the Director's powers in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

4. This Approval in Principle does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.
5. Additional permits and approvals may be required before remediation begins.
6. All site materials (e.g., excavated soil, replaced soil, groundwater from dewatering, pumping, well development etc.) must be characterized and managed in accordance with applicable legislation and ministry guidance.
7. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
8. Please be advised that there are inherent health and safety risks associated with remediation activities at contaminated sites. Development of site-specific work procedures in accordance with WorkSafeBC regulations is warranted. Please direct related questions to the WorkSafeBC office at 604-276-3100 (Lower Mainland only) or 1-888-621-7233 (toll free in B.C.).
9. Any substantial modifications to the approved remediation plan, including substantial changes to the remediation schedule, or changes in land use, must be promptly identified by written submission to the Director.
10. If an application for a Certificate of Compliance is to be submitted for the site, the confirmation of remediation report accompanying the application must demonstrate compliance with the remediation standards and criteria in force at the time the application for the Certificate is made, which may differ from the remediation standards and criteria in force at the time of issuance of this Approval in Principle.

Issuance of this Approval in Principle is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Approval in Principle, please contact the undersigned at 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke
Senior Contaminated Sites Officer

Enclosure

cc: Travis Deeter, P.Ag., CSAP, Thurber Engineering Ltd.
900-1281 West Georgia, Vancouver, BC V6E 3J7
tdeeter@thurber.ca

CSAP Society
613-744 West Hastings Street, Vancouver, BC V6C 1A5

Brad Black, HSBC Bank Canada
Suite 600, 885 West Georgia Street. Vancouver, BC V6C 3G1
brad_black@hsbc.ca

Site Information Advisor, Ministry of Environment and Climate Change Strategy
Advisor.Siteinformation@gov.bc.ca

Neil Findlow, District of Saanich
770 Vernon Avenue, Victoria, BC V8X 2W7
Neil.findlow@saanich.ca



APPROVAL IN PRINCIPLE

(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that the remediation plan described herein submitted by University Heights Shopping Centre Ltd. for the contaminated site identified in Schedule A of this document has been approved.

When implemented, the remediation plan must be implemented in accordance with the requirements and conditions specified in Schedule B.

The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

I have issued this Approval in Principle based on a review of the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Approval in Principle if conditions imposed in the Approval in Principle are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

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J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 3956 Shelbourne Street, Saanich, British Columbia. The site is more particularly known and described as:

Commencing at point 32.25 metres at a bearing of 147° 20' 24" from the North West corner of Lot A, Sections 56 and 57, Victoria District, Plan EPP84722;
Thence easterly 16.10 metres at a bearing of 90° 44' 27";
Thence southerly 7.70 metres at a bearing of 180° 44' 27";
Thence easterly 48.15 metres at a bearing of 90° 44' 27";
Thence southerly 36.08 metres at a bearing of 181° 02' 21";
Thence easterly 6.24 metres at a bearing of 90° 55' 23";
Thence southerly 101.18 metres at a bearing of 180° 53' 22";
Thence westerly 70.50 metres at a bearing of 270° 55' 23";
Thence northerly 144.75 metres, more or less, to the point of commencement.

The site contains part of a legal parcel depicted in a legal sketch plan (Plan EPP84722) prepared by McIlvaney Riley BC Land Surveying Inc. on June 18, 2020.

Portion of PID: 030-547-342

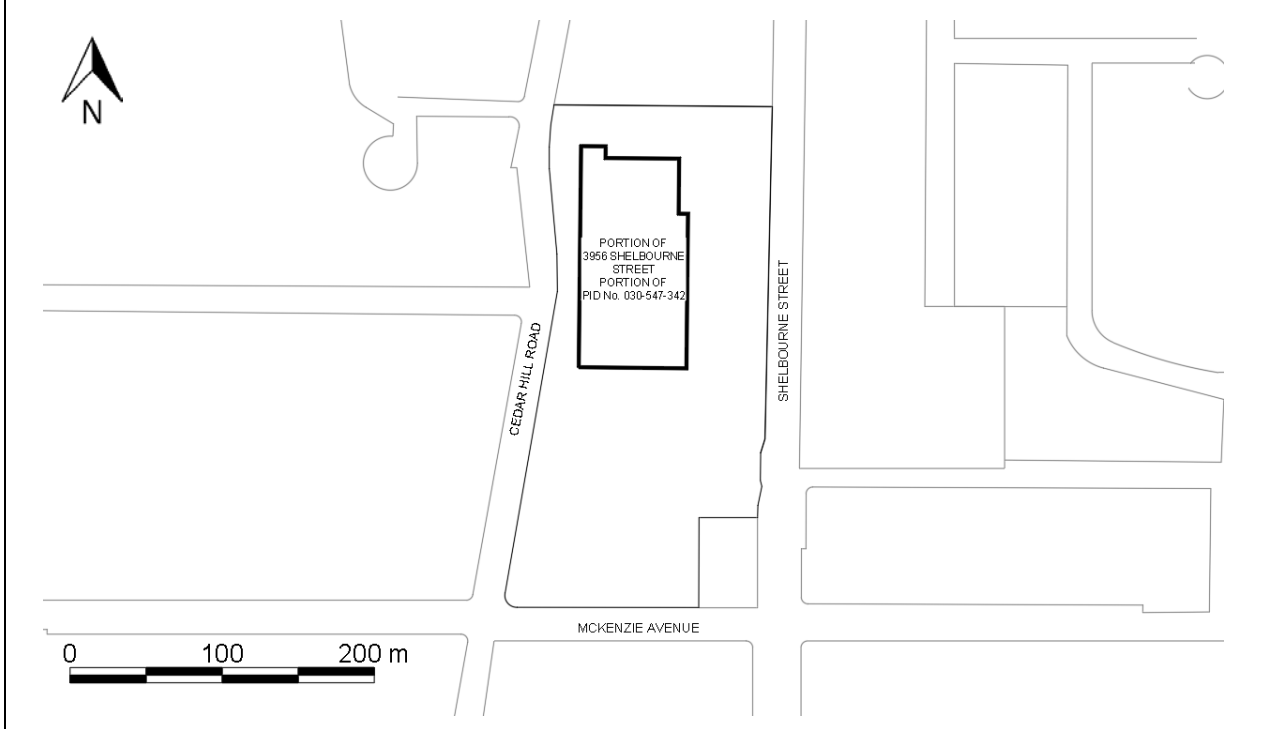
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 28' 15.02"
Longitude: 123° 20' 2.51"

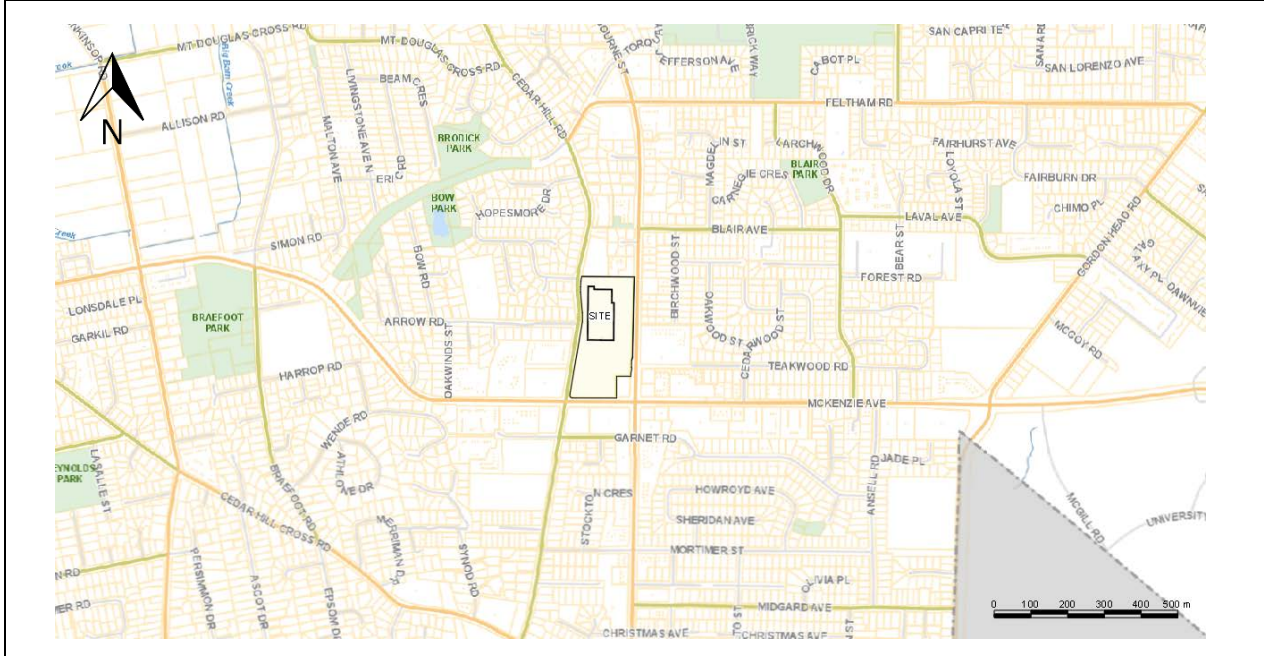
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Site Plan, Saanich, BC



Location Map, Saanich, BC



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J. Brooke

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Schedule B

Requirements and Conditions

1. Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible person in the manner and schedule specified in the plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
2. Any substantial modifications to the approved remediation plan, including substantial changes to the remediation schedule, or changes in land, vapour, water, or sediment use, must be promptly identified in a written submission by the responsible person to the Director. An application for an amendment or new Approval in Principle may be necessary.
3. Up-to-date records of monitoring, inspections and maintenance of any works must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
4. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
5. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.
6. A statement signed by an Approved Professional must be submitted to the Director within 90 days of the anniversary of the date of issuance of this Approval in Principle. The statement must include the following:
 - (a) A summary of remedial activities undertaken during the reporting period; and
 - (b) An assessment comparing remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan.

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If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:

- (a) A summary of remedial activities undertaken to date;
 - (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan; and,
 - (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
7. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:
- (a) For current and future uses, the current Home Depot building structure, configuration and depth will be maintained.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

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Schedule C

Substances and Uses

Substances to be remediated in soil for commercial land soil use:

To meet numerical remediation standards:

HEPHs	NA
VPHs	NA

To meet local background concentrations:

selenium	7782-49-2
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Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
EPH _{w10-19}	NA
xylenes, total	1330-20-7

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Schedule D

Documents

<i>Document Title</i>	<i>Author / Company</i>	<i>Document Date</i>
<i>Summary of Site Condition, Site 6815 (AiP Portion)</i>	Thurber Engineering Ltd.	July 8, 2020
<i>Detailed Site Investigation and Remediation Plan, 3956 Shelbourne Street, Saanich, British Columbia</i>	Thurber Engineering Ltd.	July 8, 2020
<i>Stage 1 Preliminary Site Investigation, 3956 Shelbourne Street, Saanich, British Columbia</i>	Thurber Engineering Ltd.	July 7, 2020
<i>Phase I and II Environmental Site Assessment, 3956 Shelbourne Street and 3955 Cedar Hill Road, Saanich, British Columbia</i>	Thurber Engineering Ltd.	March 26, 2015
<i>Stage I Site Investigation, University Heights Shopping Centre, Victoria, BC</i>	ENVIROsoil Services Inc.	September 6, 2011
<i>Stage 1 and 2 Preliminary Site Investigation, Zellers – 3986 Shelbourne Street, University Heights Shopping Centre, Victoria, BC</i>	URS Canada Inc.	July 27, 2004
<i>Roof Sampling for Asbestos</i>	URS Canada Inc.	July 26, 2004
<i>Groundwater Quality Follow-up Sampling Program, University Heights Shopping Centre, Zellers (Former K-mart Automotive Centre), 3986 Shelbourne St., Victoria, BC</i>	C.D. Sonter Management Inc.	March 11, 2002
<i>Site Remediation Including Removal of Hydraulic Hoists, University Heights Shopping Centre, Zellers (Former K-Mart Automotive Centre), 3986 Shelbourne Street, Victoria, BC</i>	C.D. Sonter Management Inc.	July 7, 2000
<i>Final Report for Soil and Groundwater Investigation at Kmart Store #5436, 3986 Shelbourne Street, Victoria, BC</i>	PHH ARC Environmental Ltd.	June 25, 1996
<i>Final Report for Soil and Groundwater Investigation at Kmart Store #5436, 3986 Shelbourne Street, Victoria, BC</i>	OHA Consulting	December 15, 1995
<i>Phase I Environmental Site Assessment, University Heights, 3958-3986 Shelbourne Street, Victoria, BC</i>	CB Research International Corp.	June 28, 1993

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