



VIA EMAIL: jons@relianceproperties.ca, georgia@seacliffgroup.com

Victoria File: 26250-20/9095 & 11219
Site IDs: 9095 & 11219

June 30, 2023

RPSP Beach Front Nominee Ltd.
Att: Georgia Desjardins / Jon Stovell
305 – 111 Water Street
Vancouver, BC V6J 1P2

Dear Georgia Desjardins and Jon Stovell:

Re: Approval in Principle – Royal Beach, Colwood, BC

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future 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, conditions or circumstances described in the risk assessment upon which the remediation plan is based, 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Mairi Bosomworth, City of Colwood
mbosomworth@colwood.ca

Bill Tyler, Telus Communications Inc.
btyler@telus.com

Brenda Hatch, BC Hydro and Power Authority
brenda.hatch@bchydro.com

Leslie Lai, Royal Bank of Canada
leslie.lai@rbc.com

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.
scott.steer@steerenvironmental.com



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

THIS IS TO CERTIFY that the remediation plan described herein submitted by RPS Beach Front Nominee 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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For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at Royal Beach, Colwood, British Columbia which is more particularly known and described as:

Lot G, Sections 38 and 55, Esquimalt District, Plan VIP58414
PID# 018-998-780

Lot H, Section 16, Esquimalt District, Plan VIP58414
PID# 018-998-798

Lot I, Section 54, Esquimalt District, Plan VIP58414
PID# 018-998-801


Lot J, Sections 53 and 54, Esquimalt District, Plan VIP58414
PID# 018-998-810

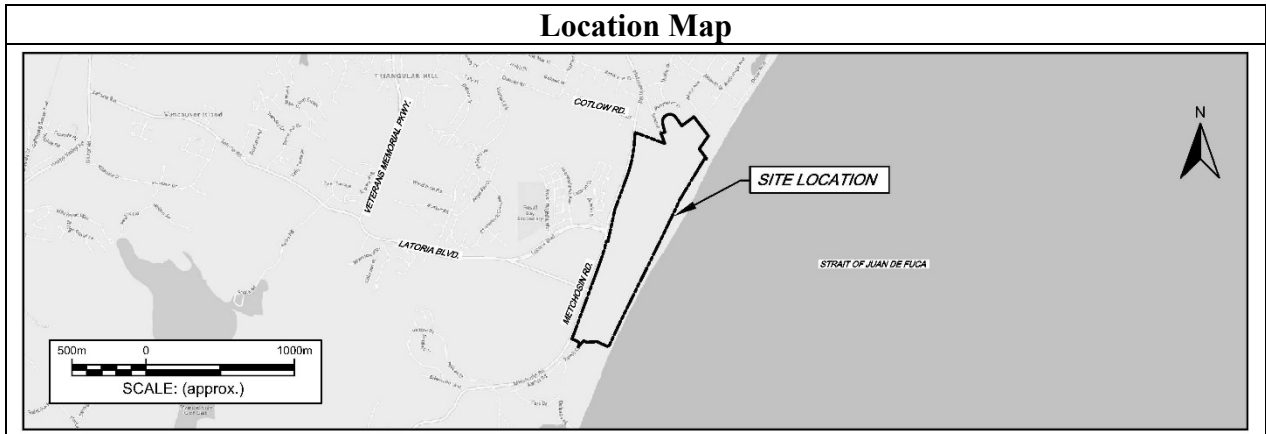
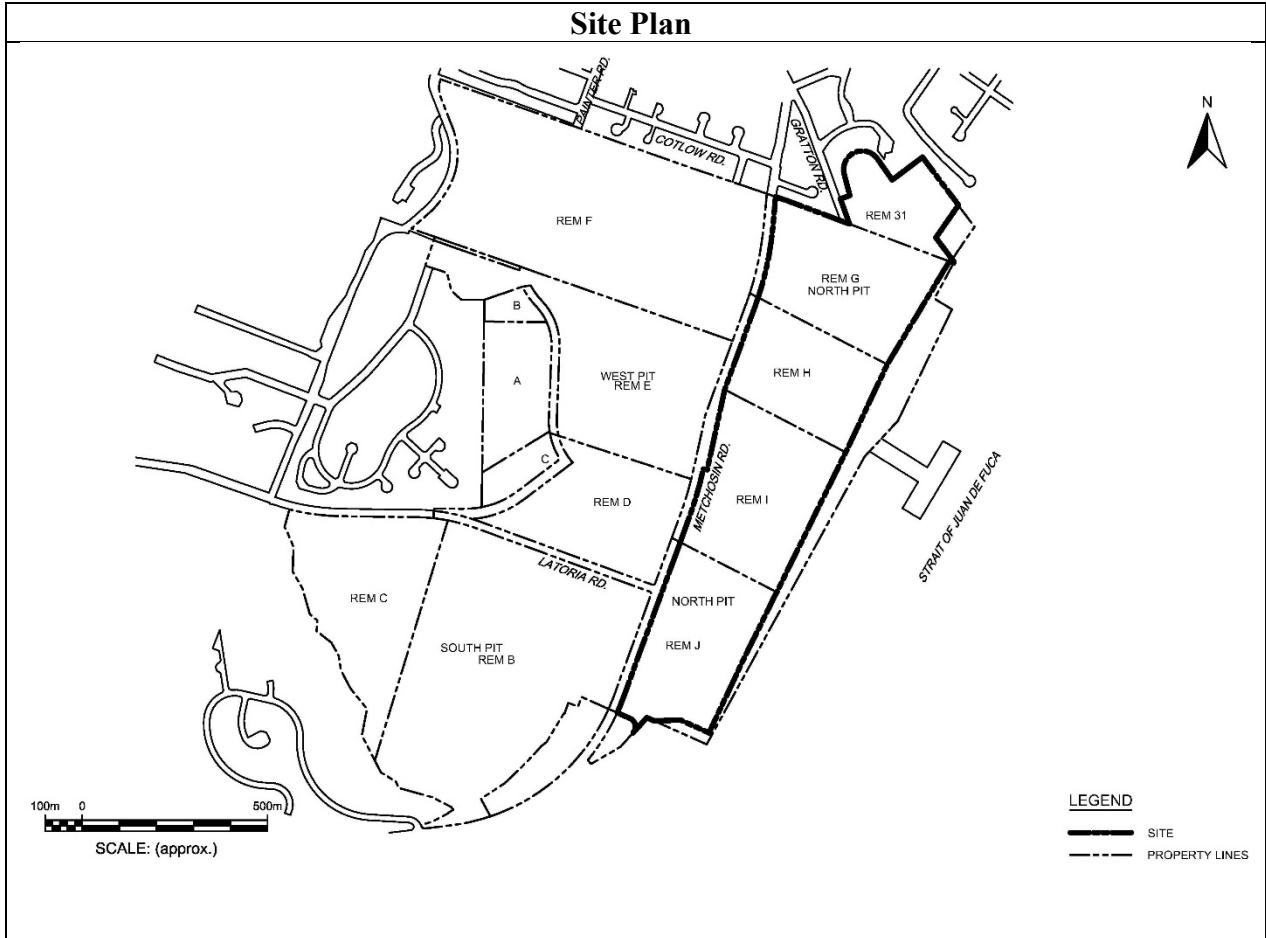
Lot 31 Section 56 Esquimalt District Plan VIP69848
PID# 024-649-864

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

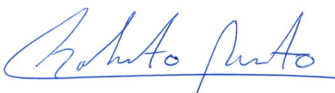
Latitude: 48° 24' 30.0"
Longitude: 123° 28' 59.4"

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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, conditions or circumstances described in the risk assessment upon which the remediation plan is based, 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 annually 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.

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;

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- (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; 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 at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations, and depths of buildings existing or expected at the site. These assumptions include the following:
- (a) Any building(s) erected can be constructed as slab-on-grade, with one level of basement or with up to eight levels of underground parkade(s).

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at 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 person 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 low density residential land soil use:

To meet risk-based remediation standards:

- anthracene 120-12-7
- arsenic 7440-38-2
- benz(a)anthracene 56-55-3
- benzo(a)pyrene 50-32-8
- benzo(b+j)fluoranthenes 205-99-2 & 205-82-3
- benzo(k)fluoranthene 207-08-9
- cobalt 7440-48-4
- copper 7440-50-8
- dibenz(a,h)anthracene 53-70-3
- HEPHs NA
- indeno(1,2,3-cd)pyrene 193-39-5
- lead 7439-92-1
- naphthalene 91-20-3
- phenanthrene 85-01-8
- pyrene 129-00-0
- tin 7440-31-5

Substances evaluated in soil for low density residential land soil use:

To meet local background concentrations:

- aluminum 7429-90-5
- iron 7439-89-6
- manganese 7439-96-5
- vanadium 7440-62-2

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Schedule D

Documents

Summary of Site Conditions, Keystone Environmental Ltd., May 2023;

Report of Findings – Human Health and Ecological Risk Assessment, Royal Beach, Colwood, BC, Keystone Environmental Ltd., May 2023;

Performance Verification Plan for Approval in Principle, Royal Beach, Colwood, BC, Keystone Environmental Ltd., May 2023;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Remediation Plan, Keystone Environmental Ltd., April 2023;

2019 Biocell Management, Royal Beach – 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., August 2020;

2019 Biocell Management, Royal Bay – 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., July 2019;

2018 Biocell Management, Royal Bay – 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., September 2018;

Southern Biocell Soil Sampling Results and Management Plan, Royal Bay – Meadow and Ridge Neighbourhoods, 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., March 2017;

Biocell Soil Sampling Results and Management Plan (REVISION), Royal Bay – Meadow and Ridge Neighbourhood, 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., January 2017;

AEC 1 – Supplemental Excavation, Royal Bay Site, 3497 Metchosin Road, Colwood, BC, Golder Associates, August 2016;

Redevelopment of the Royal Bay Site – 3497 Metchosin Road, Colwood, British Columbia, Golder Associates, July 2016;

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Certificate of Compliance – Producer’s Pit, 3497 Metchosin Road, Colwood, British Columbia, BC Ministry of Environment and Climate Change Strategy, December 2008;

Stage 1 Preliminary Site Investigation – Stage 1 Update, Detailed Site Investigation, Remediation & Screening Level Risk Assessment – Producers Pit Lots H & I, 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., October 2008;

Certificate of Compliance – Lot H, Lot I, DL 135 & DL 151, 3497 Metchosin Road, Colwood, British Columbia, BC Ministry of Environment and Climate Change Strategy, October 2008; and

Stage 1 Preliminary Site Investigation – Stage 1 Update, Detailed Site Investigation, Remediation & Human Health and Ecological Risk Assessment – Producers Pit, 3497 Metchosin Road, Colwood, BC, Keystone Environmental Ltd., August 2008.

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