VIA EMAIL

Victoria File: 26250-20/28384
Site ID: 28384

Date: November 30, 2023

Julie Isabel
Senior Consultant, Sustainability and Environment
TELUS Communications Inc.
4 & 6 rue Jules-A. Brillant, Floor R0410
Rimouski QC G5L7E4
Email: julie.isabel@telus.com

Dear Ms. Isabel,

Re: Preliminary Determination – 1805 Feltham Road, Saanich, BC

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.

2. Information about the site will be included in the Site Registry established under the *Environmental Management Act.*

3. The provisions of this Preliminary Determination 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 Preliminary Determination will restrict or impair the Director's power in this regard.

4. 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

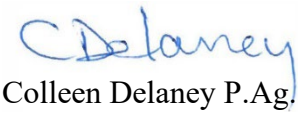
   and may be encountered during any future work at the site.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at site@gov.bc.ca.

Yours truly,



Colleen Delaney P.Ag.
Senior Professional Reliance Officer

Enclosure

Christine Stokes, SNC-Lavalin Inc.
Christine.stokes@snclavalin.com

David Newton, Approved Professional, SNC-Lavalin Inc
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CSAP Society, c/o apopova@csapsociety.bc.ca

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District of Saanich
c/o engineering@saanich.ca

Ministry of Environment and Climate Change Strategy

PRELIMINARY DETERMINATION

(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

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

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act,* I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

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November 30, 2023

Date Issued

C Delaney

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1805 Feltham Road, Saanich, BC which is more particularly known and described as:

Lot 1, Section 58, Victoria District, Plan 34089
PID: 000-275-573

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

Latitude:	48°	28'	32.6"
Longitude:	123°	19'	21.4"

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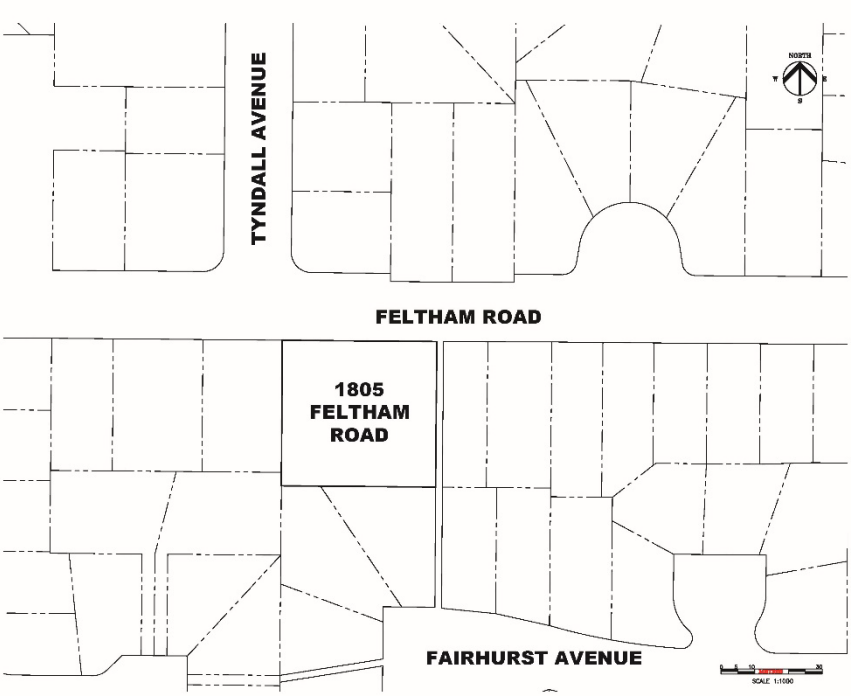
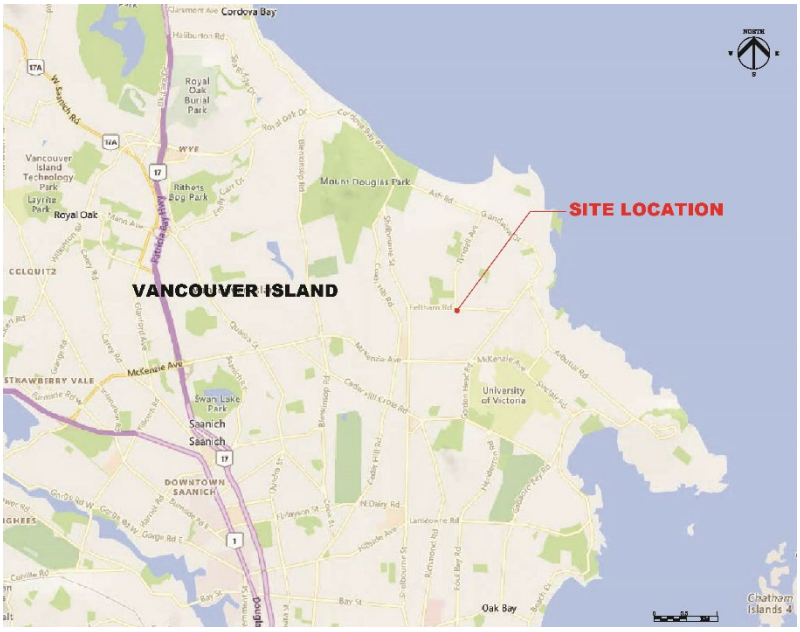
For Director, *Environmental Management Act*

Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

   The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard 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) Current and future outdoor land use;
   (b) Current commercial building;
   (c) Future residential building not in contact with groundwater; and
   (d) Future underground parkade to any depth.

   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 Determination of Contaminated Site may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	lead	7439-92-1
aluminum	7429-90-5	LEPHs	n/a
anthracene	120-12-7	lithium	7439-93-2
antimony	7440-36-0	manganese	7439-96-5
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
benzo(b+j)fluoranthene	205-99-2&205-82-3	naphthalene	91-20-3
benzo(k)fluoranthene	207-08-9	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-00-8
chromium	7440-47-3	silver	7440-22-4
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	n/a	VPHs	n/a
indeno(1,2,3-cd)pyrene	193-39-5	xylenes	1330-20-7
iron	7439-89-6	zinc	7440-66-6
isopropylbenzene	98-82-8		

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

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	lead	7439-92-1
aluminum	7429-90-5	LEPHs	n/a
anthracene	120-12-7	lithium	7439-93-2
antimony	7440-36-0	manganese	7439-96-5
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
benzo(b+j)fluoranthene	205-99-2&205-82-3	naphthalene	91-20-3
benzo(k)fluoranthene	207-08-9	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-00-8
chromium	7440-47-3	silver	7440-22-4
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	n/a	VPHs	n/a
indeno(1,2,3-cd)pyrene	193-39-5	xylenes	1330-20-7
isopropylbenzene	98-82-8	zinc	7440-66-6

To meet local background concentrations:

iron	7439-89-6		

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Substances evaluated in vapour for residential land vapour use:

To meet numerical standards prescribed for defining whether a site is contaminated:

benzene	71-43-2	n-hexane	110-54-3
butadiene, 1,3-	106-99-0	styrene	100-42-5
ethylbenzene	100-41-4	toluene	108-88-3
isopropylbenzene	98-82-8	trimethylbenzene, 1,2,4-	95-63-6
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	VPHv	n/a
naphthalene	91-20-3	xylenes, total	1330-20-07
n-decane	124-18-5		

Substances evaluated in vapour for commercial land vapour use:

To meet numerical standards prescribed for defining whether a site is contaminated:

benzene	71-43-2	n-hexane	110-54-3
butadiene, 1,3-	106-99-0	styrene	100-42-5
ethylbenzene	100-41-4	toluene	108-88-3
isopropylbenzene	98-82-8	trimethylbenzene, 1,2,4-	95-63-6
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	VPHv	n/a
naphthalene	91-20-3	xylenes, total	1330-20-7
n-decane	124-18-5		

Substances evaluated in vapour for parkade vapour use:

To meet numerical standards prescribed for defining whether a site is contaminated:

benzene	71-43-2	n-hexane	110-54-3
butadiene, 1,3-	106-99-0	styrene	100-42-5
ethylbenzene	100-41-4	toluene	108-88-3
isopropylbenzene	98-82-8	trimethylbenzene, 1,2,4-	95-63-6
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	VPHv	n/a
naphthalene	91-20-3	xylenes, total	1330-20-7

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n-decane	124-18-5		

Substances evaluated in water for drinking water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	EPHw19-32	n/a
aluminum	7429-90-5	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	isopropylbenzene	98-82-8
arsenic	7440-38-2	lead	7439-92-1
barium	7440-39-3	lithium	7439-93-2
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
benzo(a)pyrene	50-32-8	methylnaphthalene, 1-	90-12-0
benzo(b+j)fluoranthene	205-99-2&205-82-3	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	molybdenum	7439-98-7
boron	7440-42-8	naphthalene	91-20-3
bromodichloromethane	75-27-4	nickel	7440-02-0
bromoform	75-25-2	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-00-8
carbon tetrachloride	56-23-5	silver	7440-22-4
chlorobenzene	108-90-7	sodium	17341-25-2
chloroform	67-66-3	strontium	7440-24-6
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-81-4
dibenz(a,h)anthracene	53-70-3	thallium	7440-28-0
dibromochloromethane	124-48-1	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-cis-	156-59-2	tungsten	7440-33-7
dichloroethylene, 1,2-trans-	156-60-5	uranium	7440-61-1

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dichloromethane	75-09-2	vanadium	7440-62-2
dichloropropane, 1,2-	78-87-5	VHw_{6-10}	n/a
dichloropropene, 1,3-(cis+trans)	542-75-6	vinyl chloride	75-01-4
dichloropropene, 1,3-cis-	10061-01-5	xylenes, total	1330-20-7
dichloropropene, 1,3-trans-	10061-02-6	zinc	7440-66-6
ethylbenzene	100-41-4		

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Schedule D

Documents

Summary of Site Condition (for 1805 Feltham Road, Saanich, BC), prepared by SNC-Lavalin Inc., September 2023.

Stage 1 and 2 Preliminary Site Investigation, Victoria Albion CO – 1805 Feltham Road, Saanich, BC, prepared by SNC-Lavalin Inc., August 25, 2023.

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