



VIA EMAIL: stefan.slot@townline.com

Victoria File: 26250-20/27536
26250-20/28090
Site ID: 27536/28090

Date: August 20, 2024

Stefan Slot
Townline Homes Inc.
1212 - 450 SW Marine Drive
Vancouver, BC V5X 0C3

Dear Stefan Slot:

**Re: Approval in Principle – 854 & 880 Pandora Avenue and Pandora Avenue
Right of Way West of Quadra Street, Victoria, B.C.**

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 and 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: Adam Steele, City of Victoria
(BY EMAIL) ASteele@victoria.ca

Samuel Gan, Canadian Western Bank, Mortgage Holder
(BY EMAIL) Samuel.Gan@cwbank.com

Wayne Lee, Townline Mortgage Investment Corporation, Mortgage Holder
(BY EMAIL) Wayne.lee@townline.com

Robert Malatest, 0711586 B.C. Ltd., Mortgage Holder
(BY EMAIL) r.malatest@malatest.com

David Kettlewell, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) david.kettlewell@activeearth.ca

Scott Steer, Approved Professional, Steer Environmental Associates
(BY EMAIL) scott.steer@steerenvironmental.com

Submissions, CSAP Society
(BY EMAIL) submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) csp_cio@Victoria1.gov.bc.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 Townline Homes Inc. 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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Date Issued

A. Mortensen

For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 854-880 Pandora Avenue and Pandora Avenue Right of Way West of Quadra Street, Victoria, British Columbia which is more particularly known and described as:

Lot A, Suburban Lot 5, Victoria City, Plan 14906
PID: 004-314-867

Lot 2, Suburban Lot 5, Victoria City, Plan 15680
PID: 004-520-271

All of that part of land, being a portion of Pandora Avenue, situated in Victoria, B.C as shown shaded within the heavy dashed outline on a Plan prepared by Active Earth Engineering Ltd., Figure A GISFILE 2824 Off-Site Management Area (Metes & Bounds), dated July 12, 2023, which part may be more particularly described as follows;

Commencing Easterly at a bearing of 95°26'15" at a distance of 10.500m from the Southwesterly corner of Lot 2 Plan VIP15680

Thence Southerly at a bearing of 185°26'15" a distance of 6.500m meters

Thence Easterly at a bearing of 95°26'15" a distance of 38.500m

Thence Northerly at a bearing of 5°26'15" a distance of 6.500m
towards the Southerly boundary of Lot A Plan VIP14906


Thence Westerly at a bearing of 275°26'15" a distance of 38.500m,
more of less to the point of commencement, said part containing 250.3 square meters more or less.

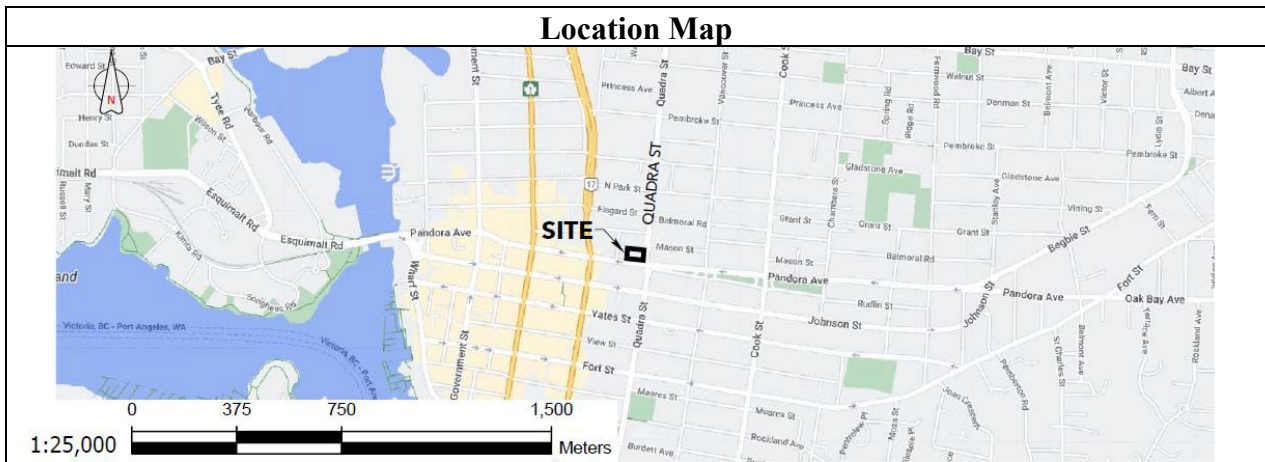
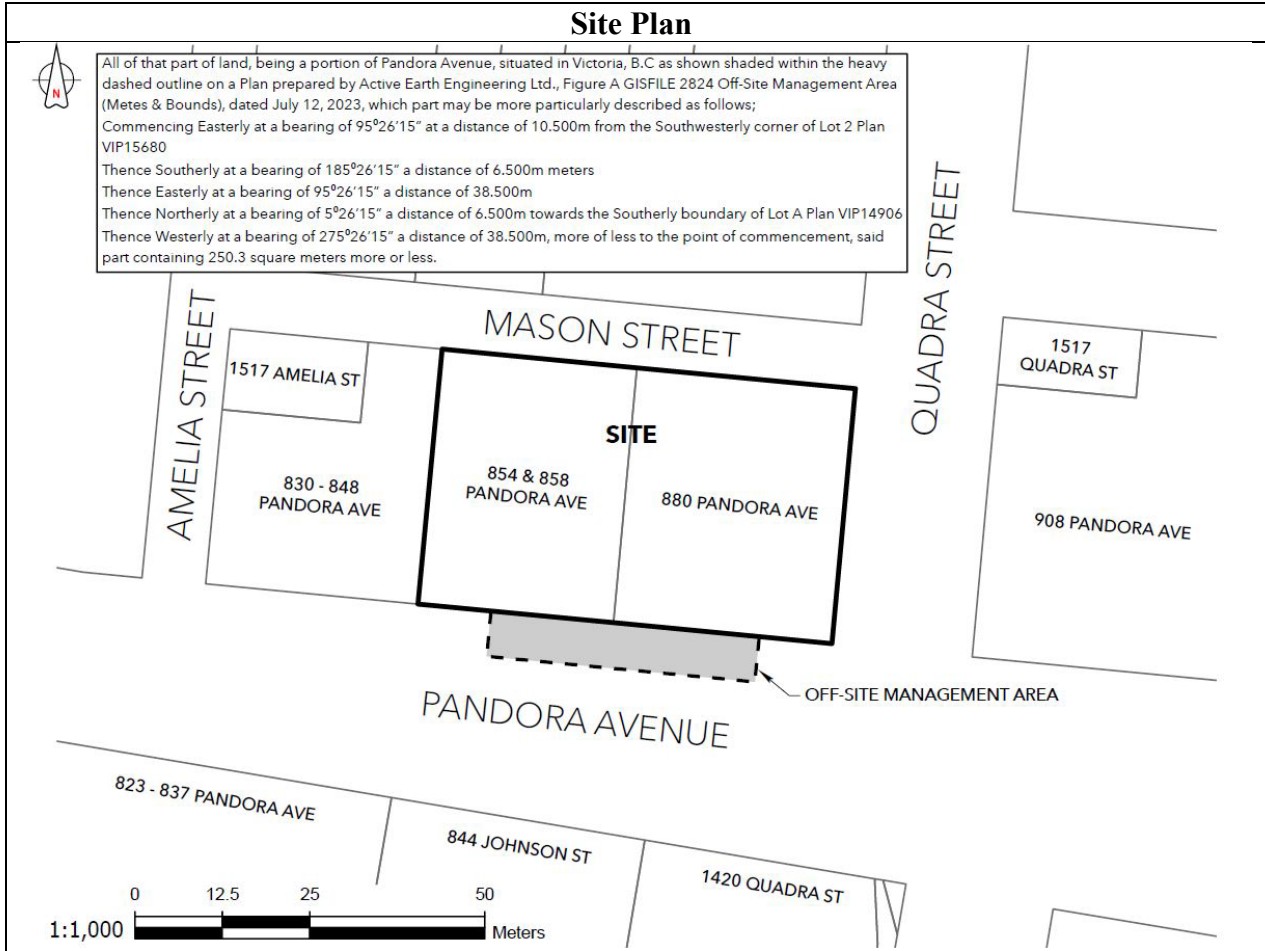
The site contains part of a legal parcel depicted in an engineering drawing prepared by Active Earth Engineering Ltd. on July 12, 2023.

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

Latitude: 48° 25' 39.9"
Longitude: 123° 21' 34.7"

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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 *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 plans 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 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 a Contaminated Sites Regulation numerical and risk-based standards 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) *A mixed-used multi story building will occupy the entire site, with a combination of commercial and residential uses at the ground level and two or more levels of underground parking.*

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

854-880 Pandora Avenue (PID: 004-314-867 and 004-520-271)

Substances to be remediated in soil for residential high density soil use:

To meet numerical remediation standards:

barium	7440-39-3
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
indeno(1,2,3-c,d)pyrene	193-39-5
LEPHs	NA
lead	7439-92-1
phenanthrene	85-01-8
tetraethyl lead	78-00-2
xylenes	1330-20-7

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

ethylbenzene	100-41-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
VHw(C6-C10)	NA
xylenes, total	1330-20-7

To meet risk-based remediation standards:

benzene	71-43-2
dichloroethane 1,2-	107-06-2

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Substances evaluated in water for drinking water use:

To meet local background standards:

cobalt 7440-48-4

Substances to be remediated in vapour for residential vapour use:

To meet numerical remediation standards:

benzene 71-43-2
n-hexane 110-54-3
VPHv (c16-c13) NA

Substances to be remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

benzene 71-43-2
n-hexane 110-54-3
VPHv (c16-c13) NA

Pandora Avenue and Pandora Avenue Right of Way West of Quadra Street

Substances to be remediated in soil for industrial soil use:

To meet risk-based remediation standards:

benzene 71-43-2
xylenes 1330-20-7

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

benzene 71-43-2
dichloroethane 1,2- 107-06-2
ethylbenzene 100-41-4
xylenes, total 1330-20-7

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A. Mortensen
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 854-880 Pandora Avenue and City Impacted Lands, Victoria, BC, prepared by Active Earth Engineering Ltd., dated August 2024;

Addendum to Human Health & Ecological Risk Assessment and Performance Verification Plan for 854-880 Pandora Avenue & Impacted City Lands, Victoria, BC, prepared by Active Earth Engineering Ltd., dated June 14, 2024;

Addendum to AiP Application Report Package, 854-880 Pandora Avenue, Victoria, BC, prepared by Active Earth Engineering Ltd., dated June 13, 2024;

Off-Site Communication Records, Pandora Avenue Right of Way West of Quadra Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated February 2024;

Remediation Plan, 854-880 Pandora Avenue, Victoria, BC, prepared by Active Earth Engineering Ltd., dated February 2024;

Detailed Site Investigation, 854-880 Pandora Avenue, Victoria, BC, prepared by Active Earth Engineering Ltd., dated February 2024;

Stage 1 Preliminary Site Investigation Update, 854-880 Pandora Avenue, Victoria, BC, prepared by Active Earth Engineering Ltd., dated February 2024;

Performance Verification Plan, 854-880 Pandora Avenue and City Impacted Lands, Victoria, BC, prepared by Steer Environmental Associates, dated December 12, 2023;

Human Health and Ecological Assessment, 854-880 Pandora Avenue and City Impacted Lands, Victoria, BC, prepared by Steer Environmental Associates, dated November 2023;

Report of Findings - Phase I Environmental Site Assessment and Supplemental Site Investigation, 854 and 880 Pandora Avenue, Victoria, BC, prepared by Keystone Environmental, dated June 2020;

Phase II Environmental Assessment, 880 Pandora Avenue & 1500 Quadra Street, Victoria, BC, prepared by Thurber Engineering Ltd., dated March 2006.

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