Opportunity or Impossibility? - Positioning Government-Owned Brownfields for Disposition to the Private Land Development Sector

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Date: Wednesday, October 14, 2015
Introduction to Site

Government “Asset Divestment Program”

“South Block” site in Victoria, BC

Objective: Closure (Certificate of Compliance)
Site Background - Location
Site Background – Layout
Initial Investigations (APECs)
BC Regulatory Landscape

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<th>BC</th>
<th>Stage 1 / 2 PSI</th>
<th>DSI</th>
<th>Remediation</th>
<th>MOE Instrument</th>
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<td>Alberta</td>
<td>Phase 1/2 ESA</td>
<td>Supp’l Phase 2</td>
<td>Phase 3</td>
<td>Remediation or Reclamation Certificate</td>
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Initial Investigations (soil)
Initial Investigations (groundwater)
Then it got interesting…

The site was sold before DSI finished

Site was subdivided into 2 lots.
The Project Sequence ... A “Perfect World” vs Reality
Challenge and Solution: Subdivided Property

- Requirement for owner to address whole site
- Site Profile - Schedule 2 uses on Lot 1
- On-site was now off-site – Reporting and cost implications

Revised Site Profile
No MOE Instrument at Lot 1
Communicate Cost / Schedule

Before

After

1
2
Challenge and Solution: Salt Impacts

- Na, Cl, and Mg in groundwater above DW standards across the Site
- Additional investigations – off-site; soil

MOE Consultation
Background Determinations
Salt Impacts (cont’d)

- Na, Cl, Mg in Groundwater
- Background GW Determination
- Cl in Soil
- Back-Calculate Background Cl in Soil Concentration
- Protocol 4 Technical Guidance 16
- Variance from Guidance
- Background Soil Determination
Challenge and Solution: Off-Site Impacts

- Nitrate impacts at 2 locations, adjacent to property line

  - Off-site drilling
  - Offsite management area
Challenge and Solution: Development Permit

- Developer’s schedule for construction versus Instrument process
- MOE concerns

AG6 prior to submission of COC
Provide perspective and explanation
Development Permit – Where we are

- Site Profile

- Stage 1/2 PSI

- CSAP

- AG 6: Initial Permits / DP

- RAP

- Remediation

- AiP

- CoC

Municipal Permit Release / Final Occupancy
Looking Forward – Capital Park!
Thank you. Questions?

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