



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

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# Introduction to Site



Government “Asset Divestment Program”

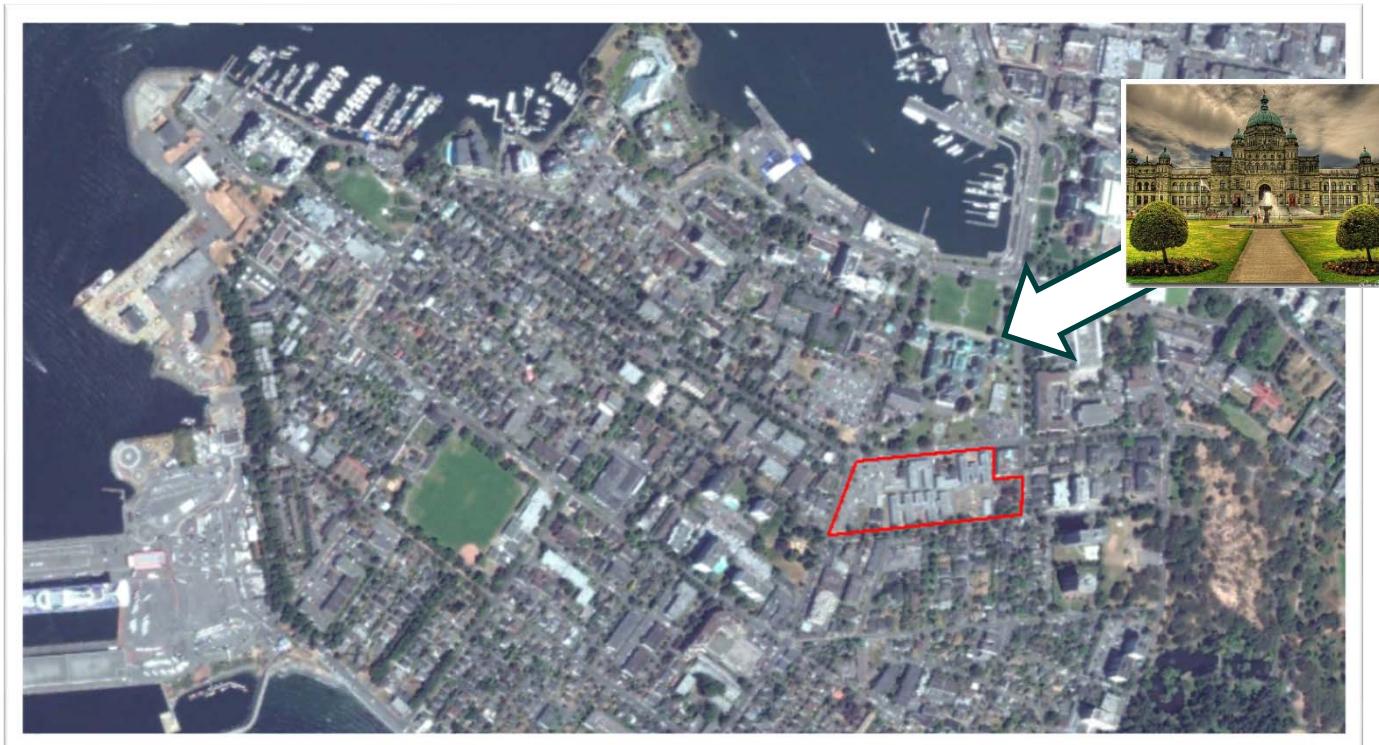


“South Block” site in Victoria, BC



Objective: Closure (Certificate of Compliance)

# Site Background - Location

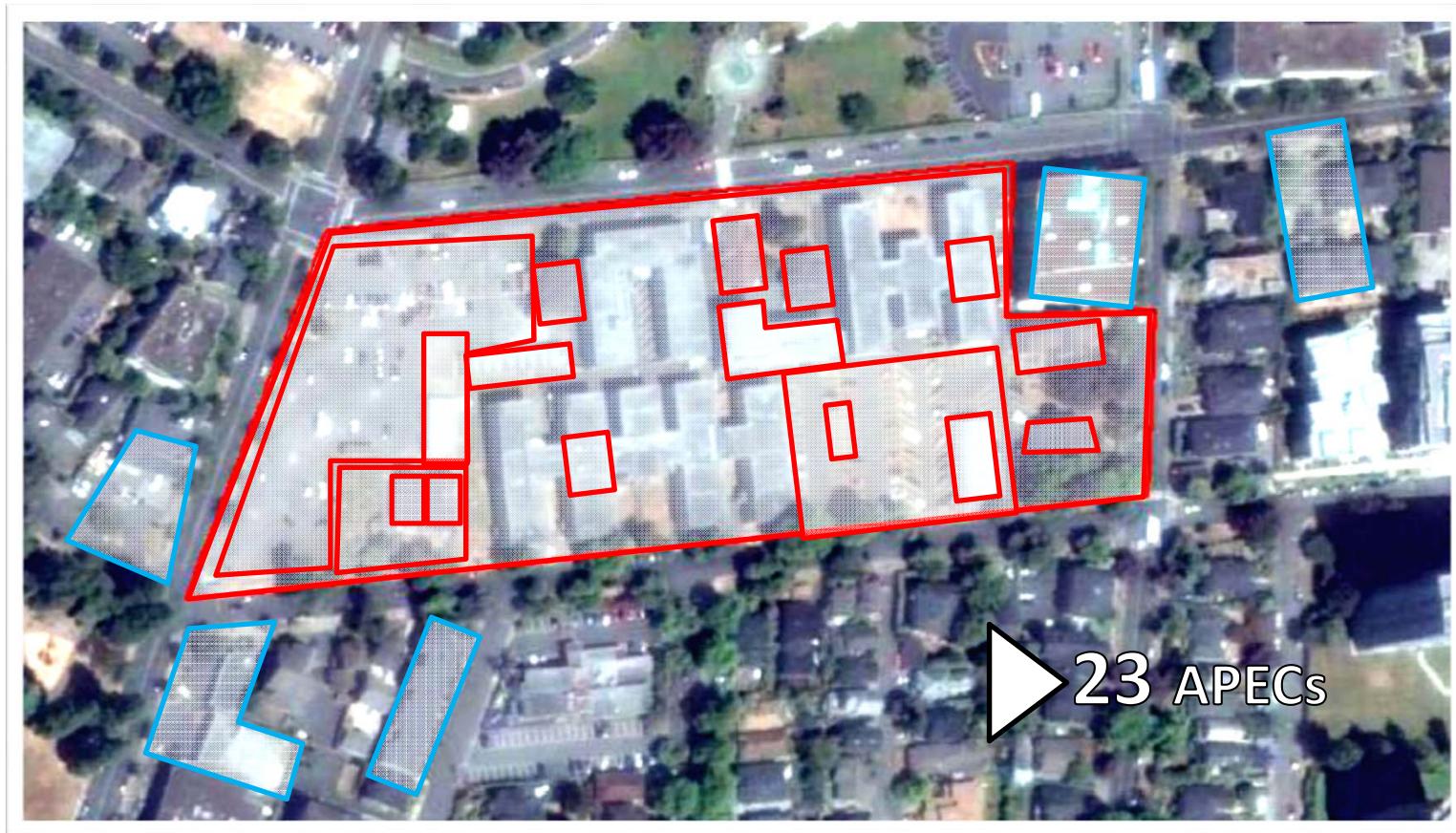




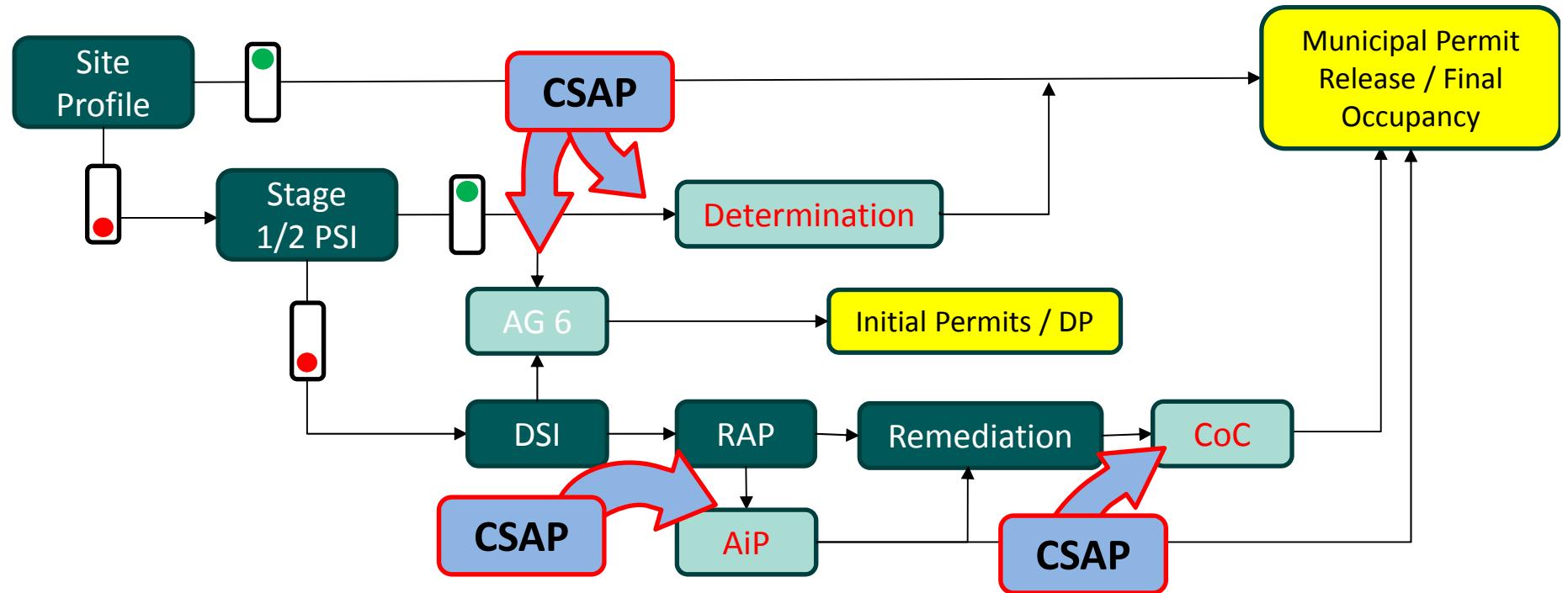
# Site Background – Layout



# Initial Investigations (APECs)



# BC Regulatory Landscape



BC	Stage 1 / 2 PSI	DSI	Remediation	MOE Instrument
Alberta	Phase 1/2 ESA	Supp'l Phase 2	Phase 3	Remediation or Reclamation Certificate

# Initial Investigations (soil)



# Initial Investigations (groundwater)



# Then it got interesting....



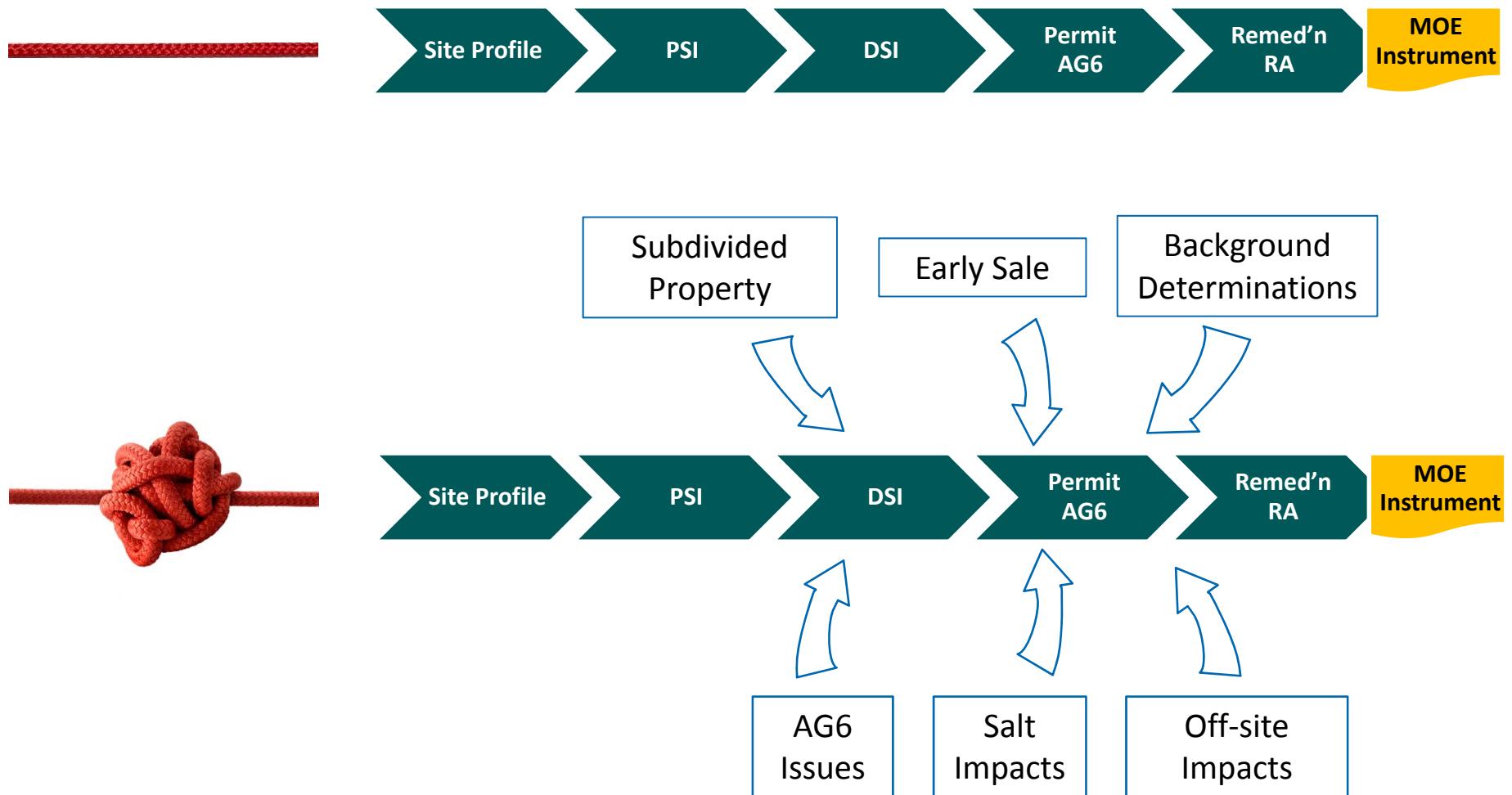
The site was sold before DSI finished



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



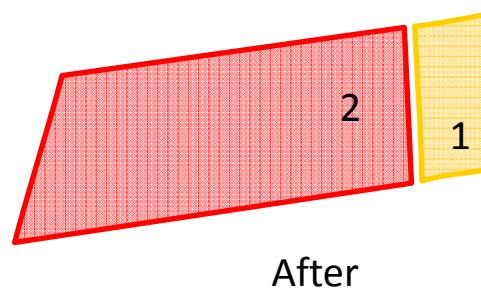
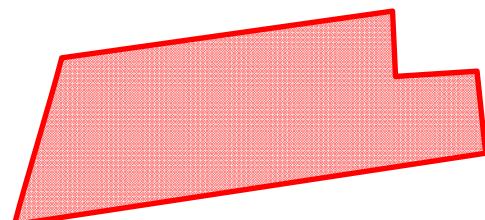
Revised Site Profile



No MOE Instrument at Lot 1



Communicate Cost / Schedule



# Challenge and Solution: Salt Impacts

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



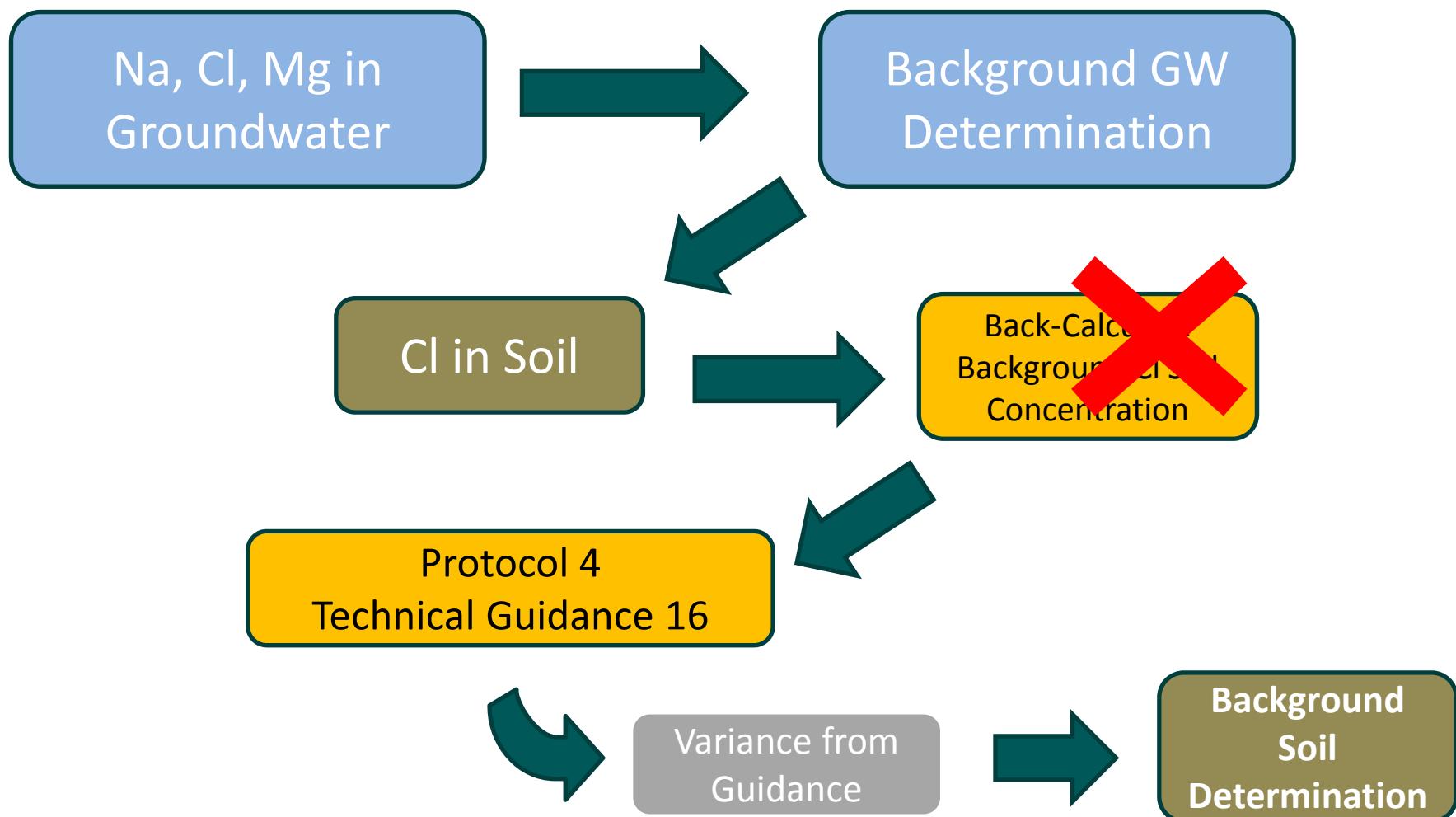
MOE Consultation



Background Determinations



# Salt Impacts (cont'd)



# Challenge and Solution: Off-Site Impacts

- Nitrate impacts at 2 locations, adjacent to property line



Off-site drilling

OMA

Offsite management area



# Challenge and Solution: Development Permit

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

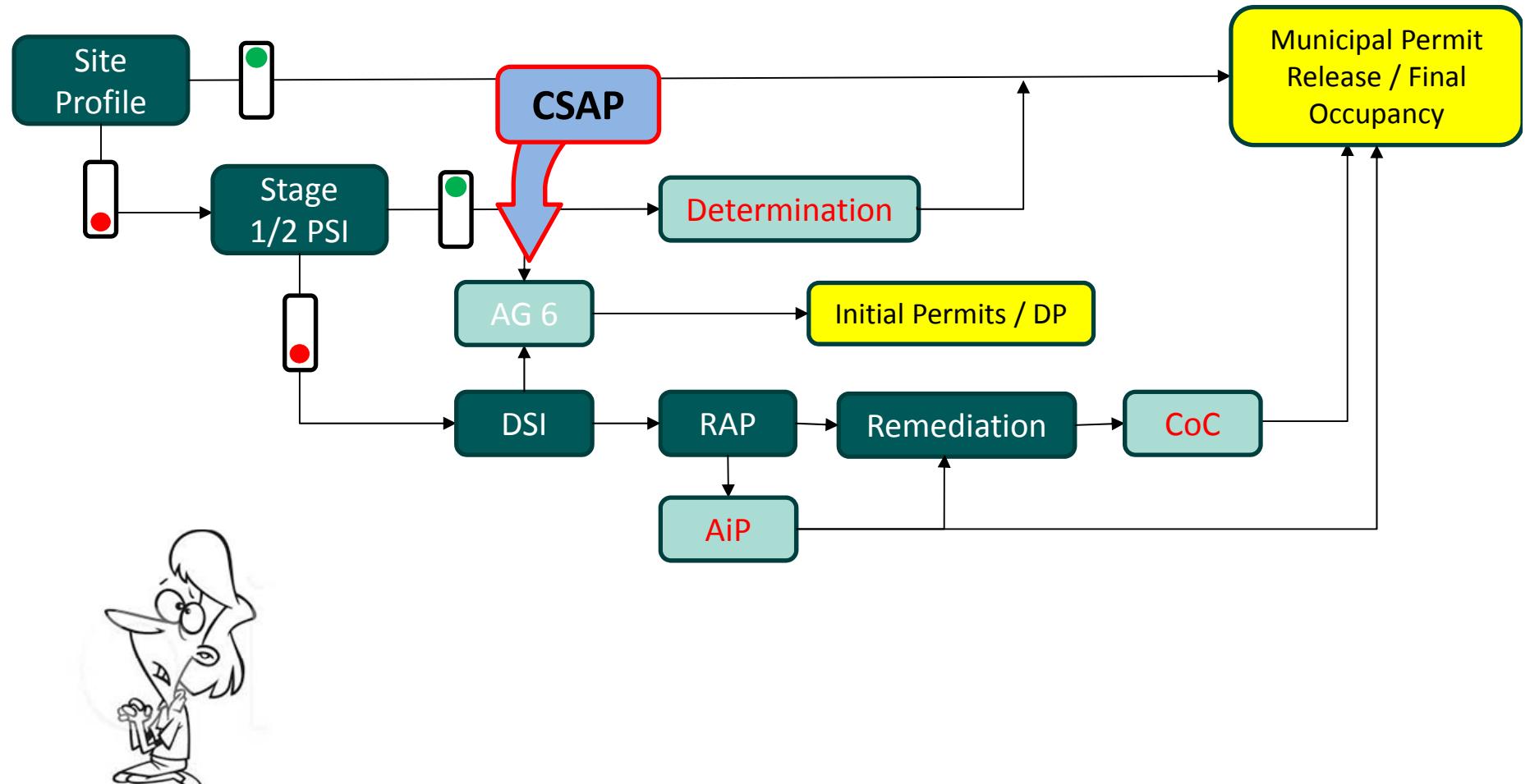


AG6 prior to submission of COC



Provide perspective and explanation

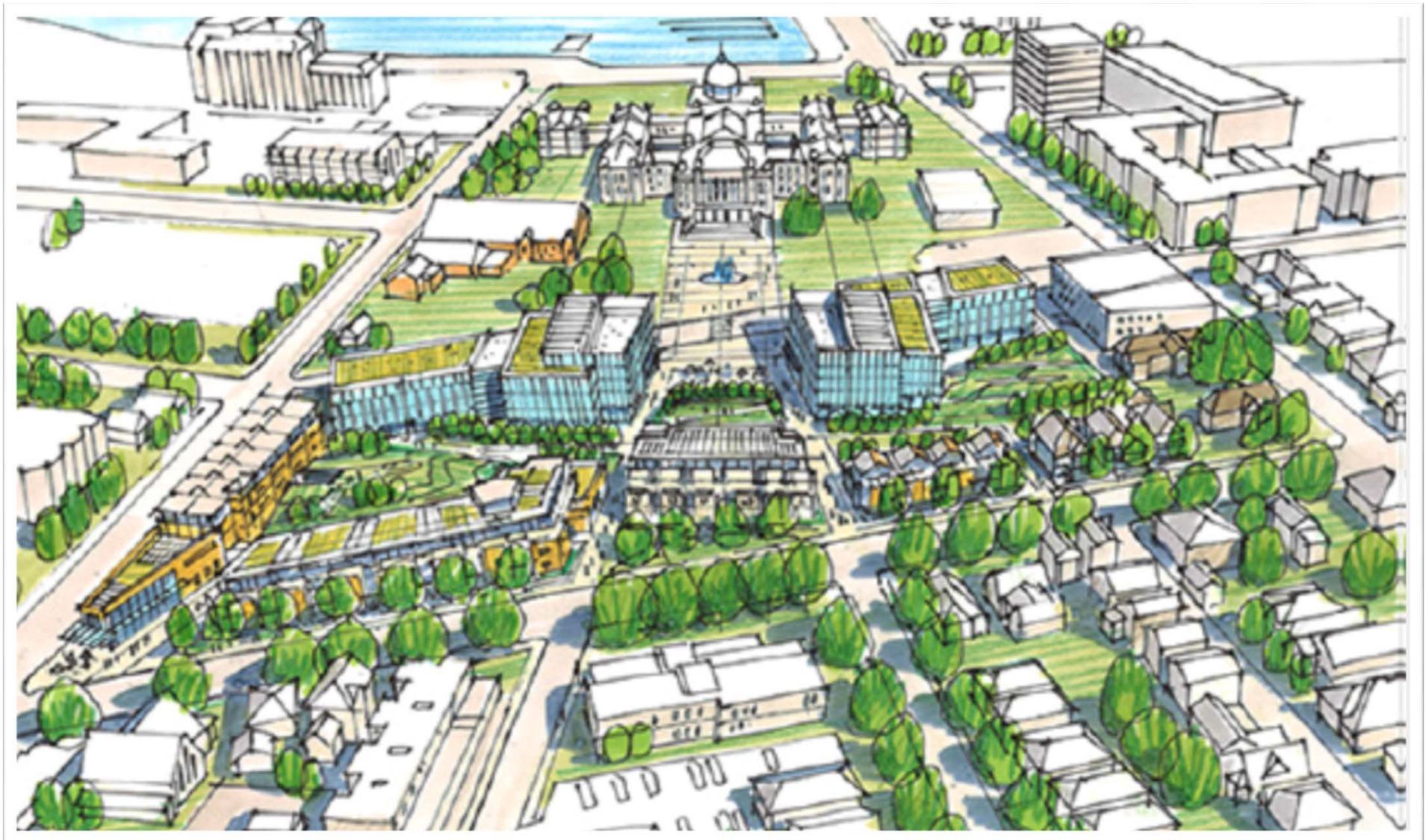
# Development Permit – Where we are



# Investigation Summary



# Looking Forward – Capital Park!



# Thank you. Questions?

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