

Stage 1

Preliminary Site Investigation

for

900 Esquimalt Rd., Esquimalt, BC

Submitted to:
GMC PROPERTIES INC.

Date of Report Validity:
March 11, 2022

Investigator

Megan White, B.A.
Field Lead, Preliminary Site Investigations



Reviewer

Aio Haberli, M.Sc., P.Chem.
Manager, Preliminary Site Investigations



2022-03-11



Compliance Statement

This report was completed in general compliance with the Environmental Management Act and the regulations thereto, as well as the Canadian Standards Association Standard Z768-01 for Phase I Environmental Site Assessments as in effect at the date of the report. The staff at NEXT has over 120 years of combined experience in environmental investigation and remediation of contaminated sites. NEXT has completed over 8,000 environmental studies including Stage 1 and Stage 2 Preliminary Site Investigations, Detailed Site Investigations, Remediation Plans, Remediations, Risk Assessments, Confirmatory Sampling and Monitoring Reports. The reviewer has participated in, coordinated and/or reviewed all types of environmental studies. The staff work under the direct supervision of the senior reviewer and has experience in on-site evaluations and investigations. Both the undersigned field staff and reviewer were directly involved in this project. Report does not constitute warranty. The assessment and conclusions in this report are based on the interpretation of information collected during investigations and/or from relevant knowledgeable parties/resources. The accuracy of the information available to or presented to NEXT cannot be warranted and/or is the responsibility of the issuers. NEXT does not therefore, warrant the information contained in this report. The responsibility of NEXT is to express an opinion on the information as obtained/presented regarding the environmental status of the Site, as at the date of the report. NEXT will render the Services outlined in the Contract to the Client with that degree of skill, care and diligence normally provided by environmental consultants in the performance of services in respect of projects of a similar nature to that contemplated by the Contract at the time and place that such Services are rendered. Services considered confidential and cannot be relied on by third parties. The contents of this report are confidential and are intended for the exclusive use of the Client unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this report. Any use of the report or reliance on or decision made based on its contents by any third party is at the risk of said party. NEXT is not responsible for any representations made by the Client to a third party based on the contents of this report. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this report.



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Engineers and Geoscientists BC
Permit to Practice #1003630

STAGE 1 PRELIMINARY SITE INVESTIGATION – OPINION

Date of Report Validity:
March 11, 2022

Next Environmental Inc. (“NEXT”) was engaged by GMC Properties Inc. (“Client”) to conduct a Stage 1 Preliminary Site Investigation (“Stage 1 PSI”) for a property located at 900 Esquimalt Rd., Esquimalt, BC (herein referred to as the “Site”). This report has been prepared in support of obtaining financing to purchase the Site. Authorization to proceed with this evaluation was provided by Jordan Milne on March 2, 2022.

This report summarizes the results of an environmental Stage 1 Preliminary Site Investigation conducted by Next Environmental Inc. Areas of Potential Environmental Concern (“APECs”) and Items of Low Potential Environmental Concern (“Items”) are noted in the text throughout Part 1 to Part 5 when identified from information sources, and then summarized and discussed further in Part 6 and 7. APECs generally warrant further investigation if identified. Items are not considered to be a significant environmental concern and do not require additional investigation. Please refer to the Appendices for the Methodology (including data sources), List of Acronyms, and other pertinent information provided by others.

In compliance with the BC ENV Environmental Management Act and CSA Guidelines, this report assesses the likelihood of contamination by reviewing available information, following generally accepted consulting practice and standards. The accuracy of historical and current information provided by others cannot be warranted. Our responsibility is to express an opinion on the likelihood of contamination based on our review. Please note that this summary should be read in conjunction with the entire report.

APECs Present	No
Further Investigation Recommended	No



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Documentation Search Date: March, 2022

Part 1 – Subject Site Description

Site Civic Address	900 Esquimalt Rd., Esquimalt, BC <i>Refer to the Figure(s) for the General Site Location.</i>
Site Legal Address & Registered Owner	Lot 1, Section 11, Esquimalt District, Plan 34638. PID 000-299-286. V 2 Designs Ltd., INC.NO. 148,757 Fourth Floor - 1007 Fort Street, Victoria, BC <i>Refer to Appendices for Land Title(s) and historical cancelled Land Title(s).</i>
Coordinates	48° 25' 50.24" N and 123° 24' 4.05" W at approximately the Site's center.
Site Dimensions	Frontage: ~35m Depth: ~40m Area: ~1,540m ² (0.15ha)
Current Land Use	Commercial
Future Land Use	According to Jordan Milne (Site purchaser), the Site will be re-developed into a multi-use building with three levels of underground parking, commercial units at grade, and residential units above.
Zoning & Approved Municipal Zoning	<u>Current:</u> C-2 (Neighbourhood Commercial) <u>Approved Municipal Zoning:</u> Commercial

Part 2 – Physical Setting

Topography	<p>Based on the Esquimalt GIS and Site visit observations, the regional topography slopes gently downwards towards the southeast.</p> <p>The Site was noted to be relatively flat.</p>
% of Site Covered By:	<p>From the information collected during this investigation, the following is a summary of the historical coverage of the Site:</p> <ul style="list-style-type: none"> • c.1932 to 1986: ~40% Building, ~30% Paved, ~30% Unpaved • c.1992 to 2022: ~50% Building, ~50% Paved
Surrounding Land Use	<p>A general description of adjacent lands is as follows:</p> <ul style="list-style-type: none"> • North: Commercial • East: Industrial (Head St), then commercial • South: Industrial (Esquimalt Rd), then commercial • West: Commercial <p><i>Refer to Figure(s) for the Site and Surrounding Land Use Plan Views</i></p>
Nearby Relevant Waterbodies	<p>West Bay was identified ~320m southeast of the Site and inferred down-gradient.</p>
Geology/Stratigraphy	<p>Geological Survey of Canada and/or Surficial Geology Map: Marine & Glaciomarine: Marine sediments including clayey silt deposits and intertidal (littoral) deposits of sand and gravel. Landforms may be raised relative to current shoreline.</p>
Inferred Groundwater Flow Direction	<p>Based on regional topography, and the location of West Bay, groundwater was inferred to flow towards the southeast. Further hydrogeological investigation would be required to confirm groundwater flow direction.</p>
Depth to Groundwater	<p>Depth to groundwater is unknown at this time. Further hydrogeological investigation would be required to determine depth to groundwater at the Site.</p>

Part 3 – Site Visit

Date of Site Visit	March 4, 2022, by Luca Patillo. <i>Site Photos from the Date of Site Visit are provided in the attached Appendices.</i>
Site Configuration	The Site was comprised of a single lot which was square in shape with a single, three storey, building situated on the southeastern portion of the Site. The building was commercial at grade with 16 residential units above and a crawl space below grade. The northwestern portion of the Site contained paved areas for parking and narrow landscaped areas.
Construction	Wood and brick framed with concrete foundation.
Heating/Cooling	Natural gas fired furnace.
Current Operations	The Site was occupied by the following operations: <ul style="list-style-type: none"> • Bunny’s Café; • Sarpinos Pizza; • Barber Shop; • Canada’s Best Karate; and, • 16 residential units.
In-Ground Structures	<p>No indications of UST(s), such as vent pipes, fill caps, backfilled excavations, or cut asphalt, were observed during the Site visit. Tim, (the property manager for 20 years), was unaware of any UST(s) on-Site. In addition, the City of Esquimalt did not have any tank permits for the installation and/or removal of any UST(s) on file.</p> <p>Two storm drains were observed at the rear of the building. However, due to the absence of any Schedule-2 commercial operations on-Site, these would not pose an environmental concern to the Site and are not discussed further in this report.</p> <p><i>In-ground structures including but not limited to such structures as former (historical) or disused heating oil tanks may be difficult to identify during a Stage 1 Preliminary Site Investigation for a variety of reasons such as limited access or visibility, incorrect representations by third parties or the client, subsequent construction related activities, and so on. Therefore, Next Environmental Inc. (“NEXT”), is unable to warrant their absence and the absence of contamination from their current or former presence. In the event of demolition and/or excavation, if a UST, back-filled excavation, or contamination is discovered on-Site, please contact NEXT to be present on-Site during the UST removal and/or excavation of soil to collect confirmatory soil samples. The collection of confirmatory soil samples will allow for laboratory analyses to identify the presence and/or absence of the PCOCs associated with heating oil and for proper off-Site disposal of the soil.</i></p>
Above-Ground Structures	None identified.
Septic Systems (non-domestic)	None identified.
Special Attention Items	<p>Based on the construction age of the on-Site building, Site observations, and the British Columbia Radon Potential Map, the following Special Attention Items were evaluated. Intrusive testing/investigations were not included as part of this Report, and not all areas of the building (such as attics and crawl spaces) were fully investigated for the presence/absence of these Special Attention Items. General information for each of these items is included in the Appendices and was used as a basis for addressing the likelihood of each of these Special Attention Items being present (or not) at the Site:</p> <p>Polychlorinated Biphenyls (“PCBs”): Potential of being present.</p>

	<p>Asbestos-Containing Materials (“ACMs”): Potential of being present.</p> <p>Ozone-Depleting Substances (“ODSs”): Potential of being present.</p> <p>Lead-Based Paint: Potential of being present.</p> <p>Urea Formaldehyde Foam Insulation (“UFFI”): Potential of being present.</p> <p>Mercury: Potential of being present.</p> <p>Radon: Based on the Radon Potential Map of British Columbia, the Site was not listed in a High Hazard area.</p> <p>Mould: Low potential of being present.</p> <p><i>In the event of renovation or demolition of the Site, a hazardous materials or pre-demolition survey is recommended to address the potential presence of the substances listed in the report to satisfy applicable WorkSafe BC, CSR, and HWR requirements.</i></p>
Additional Chemical Storage	None identified.
Manufacturing Processes	
Waste Streams (non-domestic)	
Odours	
Stains	
Stressed Vegetation	
Fill Material	<p>During the Site visit the Site was noted to be at grade with the surrounding area on the southern portion of the Site and slightly below grade on the northwestern portion of the Site. As such, soils were likely removed from the Site rather than imported. Additionally, aerial photographs do not show the placement of fill on-Site. Therefore, the use of poor quality fill material is not suspected on-Site.</p> <p><i>Fill material, including but not limited to that applied to improve Site grades or backfill excavations and utility trenches may be difficult to identify during a Stage 1 Preliminary Site Investigation for a variety of reasons such as limited access or visibility, incorrect representations by third parties or the client, subsequent construction related activities, limitations in historical documentation, and so on. Therefore, Next Environmental Inc. (“NEXT”), is unable to warrant the absence of fill material and the absence of contamination in that fill material. In the event of demolition, redevelopment, and/or excavation, if suspected fill material or contamination is discovered on-Site, please contact NEXT to attend the Site to assess the situation and/or collect characterization or confirmatory soil samples. The collection of soil samples will allow for laboratory analyses to identify the presence and/or absence of PCOCs commonly associated with imported fill material and allow for proper management and off-Site disposal of the soil, as well as satisfy applicable WorkSafe BC, CSR, and HWR requirements.</i></p>
Interviews	<p><u>Interview 1 – (conducted on March 4, 2022)</u></p> <p>Name: Tim Gust Position: Property Manager Contact: 250 893 6670 Site Familiarity: 20 years Notes:</p>

	<ul style="list-style-type: none"> To his knowledge no UST(s) are on-Site; and, No illicit drug manufacturing has occurred on-Site. <p><u>Interview 2 - (conducted on March 4, 2022)</u> Name: Mr. Richard Gill Position: GMC Development Manager Contact: 778-92-1559 Site Familiarity: Recent familiarity for purchase Notes:</p> <ul style="list-style-type: none"> The redevelopment plans include three-four levels of underground parking with commercial at grade and residential above.
Off-Site Activities	<p>The following operations were noted at neighbouring properties:</p> <ul style="list-style-type: none"> North: <u>612 Head Street</u>: Restaurant East: <u>890 Esquimalt Road</u>: Pharmacy South: <u>915 Esquimalt Road</u>: Office space and residential West: <u>900 Carlton Terrace</u>: Restaurant, and residential
Additional Observations	None identified.
Limitations	None.

Part 4 – Water Use Receptors

<p>Water Wells</p>	<p>Site: No water wells were identified at the Site. Off-Site: One water well was found within a 500m radius of the Site. <i>A map of the water well search (and any relevant detailed well records) is included in the Appendices.</i></p>
<p>Aquatic Life Water Bodies</p>	<p>See Part 2 – Physical Setting: <i>Nearby Relevant Waterbodies</i></p>
<p>Surface Water Intakes</p>	<p>None identified on, or within 500m of, the Site.</p>
<p>CSAP GIS Info System & BC ENV Determinations</p>	<p>None identified on, or within close proximity to, the Site.</p>

Part 5 – Records Review

Historical Site Plans	None available.
Historical Land Title(s)	This report includes a list of historical land titles (“cancelled titles”) registered in the Title and Survey Authority of British Columbia (“LTSA”) electronic database. The LTSA database typically includes titles dating back to the 1990s. Hard copies of land titles dating prior to the 1990s are available through an archive search. Since Site ownership does not necessarily correlate with Site activity, Land Titles may be of limited value to assess past Site activities. No historical land titles (“cancelled titles”) were registered in the Title and Survey Authority of British Columbia (“LTSA”) electronic database.
Year Built	1910 (BC Assessment)
City Directories	<p>Site: City Directories from 1900 to 1999 for Esquimalt Road (~5 year intervals) were reviewed, and are summarized below. Civic addresses associated with the Site include: 900, 902, 904, 906, and 908 Esquimalt Road, and 608 Head Street</p> <ul style="list-style-type: none"> • 1910: 900 & 908 Esquimalt Road were listed as residential dwellings. The remaining associated addresses were not listed. • 1920 to 1930: 900, 904, and 908 Esquimalt Road were listed as single-family residential dwellings. 902 Esquimalt Road was listed as a multi-unit residential building. 906 Esquimalt was listed as a bakery in 1920 and a residential dwelling in 1930. • 1940 to 1959: 904 Esquimalt Road was listed as a commercial space of various non-Schedule 2 uses. 902 Esquimalt Road was listed as a multi-unit residential building. The remaining associated addresses were listed as single-family residential dwellings; however, 906 Esquimalt was listed as a commercial space of various non-Schedule-2 uses starting in 1954. • 1964 to 1979: All associated addresses remained the same with the exception of 900 Esquimalt Road, which was listed as a pharmacy. • 1984 to 1999: The only associated addresses in the city directories were 904 and 908 Esquimalt Road, which were listed as various non-schedule 2 commercial spaces. <p>Off-Site: The following City Directories were reviewed for off-Site locations:</p> <ul style="list-style-type: none"> • Head Street – 1900 to 1999 (~5 year intervals) • Esquimalt Road – 1890 to 1999 (~5 year intervals) • Carlton Terrace – 1964 to 1999 (~5 year intervals) <p>Notable activities from City Directories are summarized below and will be discussed in greater detail in Part 6 of this report.</p> <ul style="list-style-type: none"> • <u>910 Esquimalt Road (Item A):</u> <ul style="list-style-type: none"> ▪ 1969: Bel-Aire Laundromat • <u>890d Esquimalt Road (Item B):</u> <ul style="list-style-type: none"> ▪ 1999: Tumbles Laundromat <p>The area surrounding the Site was mostly residential and commercial in nature.</p>
Google Street View	<p>Street View imagery was available 2009 to 2021 in this area, and the following was noted:</p> <p>Site:</p>

	<ul style="list-style-type: none"> 2009 to 2021: The Site was occupied by various non-Schedule 2 commercial uses on the street level, (restaurants, a bank, a tanning salon, a barber, and a studio) and residential units on the second storey. <p>Off-Site:</p> <ul style="list-style-type: none"> 2009 to 2021: The area surrounding the Site was mostly commercial and residential in nature. <p>No areas of potential environmental concern were identified in the available in Street View Imagery.</p>
<p>Fire Insurance Map(s)</p>	<p>Site: Two fire insurance maps, from 1931 and 1968, were available for review. Based on these maps, the Site was occupied by three residential buildings in both years, and the Site addresses were 900, 902, 904, 906, and 908 Esquimalt Road, and 608 Head Street.</p> <p>Off-Site: Two fire insurance maps, from 1931 and 1968, were available for review. Based on these maps, the area surrounding the Site was mostly residential and non-Schedule 2 commercial in nature.</p>
<p>Site Registry</p>	<p>Site: A Site Registry PID Search, Area Search, and iMapBC database search were completed for the Site. The Site was not listed in search results.</p> <p>Off-Site: A Site Registry Area Search (500m) and iMapBC database search, centered on the Site, returned a total of eighteen records. Based on the location and distance relative to the Site, no listings warranted further discussion.</p> <p><i>Site Registry Search Results and iMapBC Database Results are included in the Appendices</i></p>
<p>Aerial Photographs</p>	<p>Aerial photographs from 1932 to 2021 (5-10 year intervals) and Google Earth images from 1985 to 2021 (1-5 year intervals) were available for review for the Site and are summarized below:</p> <p>Site:</p> <ul style="list-style-type: none"> 1932 to 1946: The available aerial photographs were of relatively low quality, however it appears the Site was occupied by a building in the southeast portion. 1954 to 1986: The Site was occupied by a multi-unit building in the southeast portion, a single-family residential dwelling in the southwest portion, and another single-family dwelling in the northern portion. Some photos were of relatively low quality, but it appears the residential dwelling in the southwest portion was torn down after 1964. 1992 to 2021: The Site was occupied by a multi-unit building in the southeast portion. The rest of the Site was paved. <p>Off-Site:</p> <ul style="list-style-type: none"> 1932 to 2021: The area surrounding the Site was mostly residential and commercial in nature. An increase in development was observed in the 1960s.
<p>Lost Streams</p>	<p>Lost streams are evaluated as they may have been backfilled with material of unknown quality, creating a potential source of contamination. In addition, these streams may provide preferential pathways for groundwater and/or vapour to flow onto or away from the Site.</p> <p>Based on aerial photographs, no lost streams were identified on, or within close proximity to, the Site.</p>

Authorization Management System Database Search	No relevant AMS listings were identified on, or within close proximity to, the Site.
Environmental Monitoring	Site: None identified. Off-Site: One EMS listing was identified on the iMap figure. As this listing was over 350m from the Site, it was not considered relevant to this report and was not investigated further.
Previous Report(s) & Documentation Review	None available for review.

Part 6 – Summary

<p>Historical Site Summary</p>	<p>Based on the information presented in this report, the Site was historically occupied by the following activities:</p> <ul style="list-style-type: none"> • 1910: 900 & 908 Esquimalt Road were listed as residential dwellings. The remaining associated addresses were not listed. • 1920 to 1930: 900, 904, and 908 Esquimalt Road were listed as single-family residential dwellings. 902 Esquimalt Road was listed as a multi-unit residential building. 906 Esquimalt was listed as a bakery in 1920 and a residential dwelling in 1930. • 1940 to 1979: 904 Esquimalt Road was listed as a commercial space of various non-schedule 2 uses. 902 Esquimalt Road was listed as a multi-unit residential building. The remaining associated addresses were listed as single-family residential dwellings, however 906 Esquimalt was listed as a commercial space of various non-schedule-2 uses starting in 1954. 900 Esquimalt Road was listed as a pharmacy from 1964 onwards. • 1984 to 1999: 904 and 908 Esquimalt Road were listed as various non-schedule 2 commercial spaces. The remaining associated addresses were not listed. • 2009 to 2022: 900 Esquimalt Rd was occupied by various non-schedule 2 commercial uses on the street level, (restaurants, a bank, a tanning salon, a barber, and a studio) and residential units on the second storey.
<p>Summary of Schedule 2 Activities</p>	<p>Current (Site):</p> <ul style="list-style-type: none"> • None identified. <p>Former (Site):</p> <ul style="list-style-type: none"> • None identified. <p>Nearby (Off-Site) Schedule 2 Activities:</p> <ul style="list-style-type: none"> • None identified.

Items of Low Potential Environmental Concern

(refer to Figure(s) for Item locations)

On-Site Items

None identified.

Off-Site Items

Item A (Low Risk): 910 Esquimalt Rd *Adjacent to the southwest Site boundary and inferred cross-gradient.*
Former Laundromat (c. 1969)

This was considered a low environmental risk to the Site because:

- As this property was listed as a laundromat in the City Directories, it is likely that this was a coin-operated laundry operation and not a dry-cleaning operation, therefore not a Schedule 2 use. Laundromats are not considered to pose an environmental risk. Additionally, only one listing (in 1969) was identified in the City Directories for the Bel-Aire Laundromat, indicating that this operation was only present for less than 5 years.

Item B (Low Risk): 890d Esquimalt Road *~30m northeast of the Site and inferred cross-gradient*
Former Laundromat (c. 1999)

This was considered a low environmental risk to the Site because:

GMC PROPERTIES INC.

Stage 1 Preliminary Site Investigation
900 Esquimalt Rd., Esquimalt, BC

GMC020501.01

- As this property was listed as a laundromat in the City Directories, it is likely that this was a coin-operated laundry operation and not a dry-cleaning operation, therefore not Schedule 2 use. Laundromats are not considered to pose an environmental risk.

Areas of Potential Environmental Concern (APEC)

(refer to Figure(s) for APEC locations)

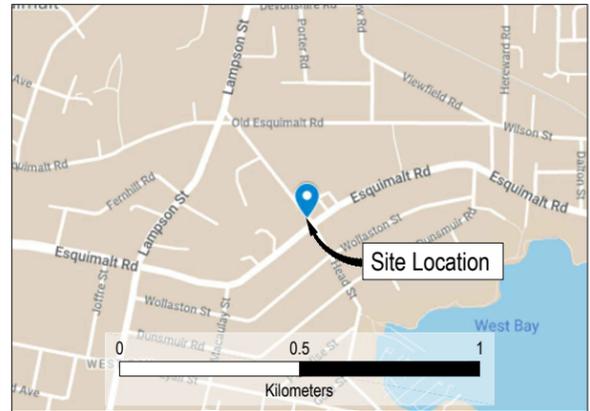
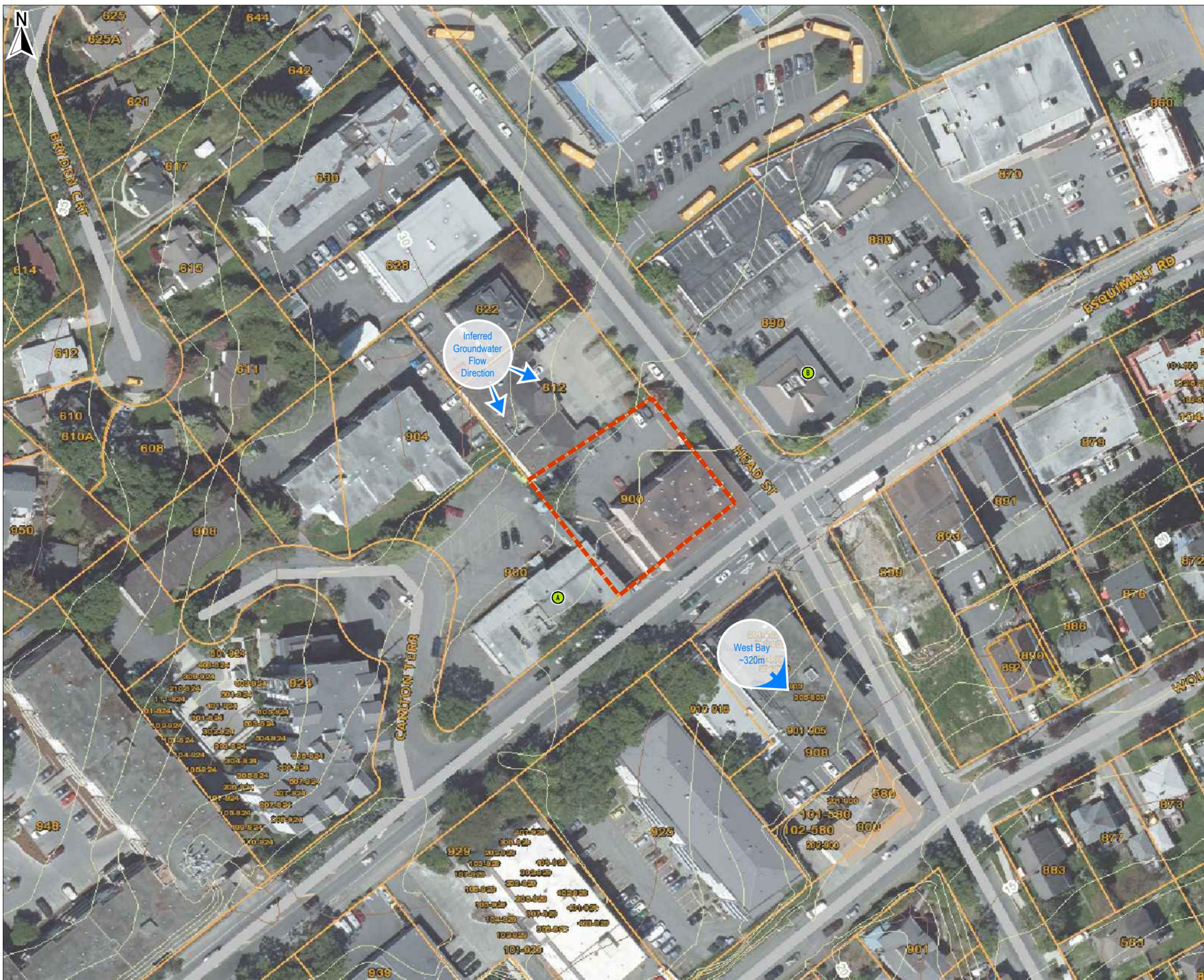
On and Off-Site APECs

None identified.

Part 7 – Conclusion & Recommendation

Based on the findings of this Stage 1 PSI, no APECs were identified. Therefore, no further investigation is recommended at this time.

Figure(s)



LEGEND

- Site Boundary
- Items (Low Risk):**
- Former Laundromat (c. 1969)
- Former Laundromat (c. 1999)



- IMAGE SOURCES:**
- Inset Map: Google Maps
 - Aerial Image: Esquamalt Municipal GIS (2021)

NOTE:
All locations are approximate unless otherwise noted.

DISCLAIMER:
This drawing is part of a NEXT Environmental Inc. report and its use is subject to the limitations expressed in the Compliance Statement of that report.

Client: GMC Properties Inc.			
Project: Stage 1 Preliminary Site Investigation 900 Esquamalt Rd, Esquamalt, BC			
Consultant: MW	Drawn by: PZ Drawn date: March 11, 2022	Checked by: AH Checked date: March 11, 2022	Project No: GMC020501
Site Plan			DWG: GMC020501-001.dwg Figure: 01

Site Photographs

Photograph 1



A frontal view of the Site. Photo taken from the southeastern side of Esquimalt Road facing northwest.

Photograph 2



A rear view of the Site. Photo taken from the northeastern portion of the Site facing southwest.

Photograph 3



A view of the property located directly northwest of the Site. Photo taken from the western side of Head Street facing west.

Photograph 4



A view of the commercial property to the northeast of the Site. Photo taken from the western side of Head Street facing northeast.

Photograph 5



A view of the property located to the southeast of the Site. Photo taken from the northwestern side of Esquimalt Road facing southeast.

Photograph 6



A view of the property located to the southwest of the Site. Photo taken from the southeastern side of Esquimalt Road facing northwest.

Methodology & List of Acronyms

METHODOLOGY

The Stage 1 is an opinion on the likelihood of significant contamination on the Site from on- or off-Site sources that may pose a risk to human health and/or the environment. The conclusions of the Stage 1 are constrained by the availability of reviewed information. Visual inspection of neighbouring properties is typically limited to observations made from the Site or public areas. The Stage 1 consisted of a Site visit and review of information from the following sources:

- Legal description, current land title, and legal lot plan from BC Online and/or Title and Survey Authority of British Columbia ("LTSA");
- Geological data from a Regional Surficial Geology map;
- Topography from iMapBC and/or municipal GIS;
- Surface waterbodies from iMapBC and/or municipal GIS and/or google maps
- Water supply information (including utilities and/or water wells and/or surface water intakes) from the municipality and/or iMapBC;
- Surface Water Intakes from iMapBC;
- Aquifer information from iMapBC;
- Water Use Determinations (from CSAP GIS info system and/or MOE);
- Climate and precipitation charts from Environment Canada Climate Normals for 1981-2010
- Zoning information from the municipality;
- Aerial photographs from various archives (primarily UBC Geography Information Centre) and/or google earth;
- Site Registry details from BC Online and iMapBC;
- Environmental Monitoring stations from iMapBC;
- Borehole Lithology Logs from iMapBC;
- Environmental Management Authorization Database from the BC ENV;
- Lost streams information from DFO Lost Streams of Lower Fraser Valley map and/or municipal sources;
- City directories for the Site and surrounding properties from various libraries (primarily Vancouver Public Library);
- Fire Insurance Maps from various municipal archives or libraries (primarily UBC Library - Rare Books and Special Collections);
- Previous environmental investigation reports identified in the report;
- Historical Site Plans from municipal archives and/or client;
- Visual inspection of the Site and adjacent properties; and,
- Interviews with knowledgeable persons.

Depending on Site specifics, not all the above mentioned sources are always available. NEXT can be contacted at any time for specific details on the available information reviewed for this Stage 1. The Stage 1 does not include the sampling and/or analysis of any environmental media.

City Directories, if available, were reviewed as part of this report are not attached to the Appendices. However, digital copies of the City Directories applicable to this report (if any) are available upon request.

LIST OF ACRONYMS

APEC(s)	Area(s) of Potential Environmental Concern (further investigation required)
AST(s)	Aboveground Storage Tank(s)
AW	Aquatic Life Standard
BC ENV/ENV	BC Ministry of Environment & Climate Change Strategy
BTEXS	Benzene, Toluene, Ethylbenzene, Xylenes, Styrene
CL	Commercial Land Use
CSA	Canadian Standards Association
CSR	BC ENV's Contaminated Sites Regulation
CU	Commercial Use Vapour Standard
DNAPL	Dense Non-Aqueous Phase Liquid
DFO	Department of Fisheries and Oceans Canada
DSI	Detailed Site Investigation
DW	Drinking Water Use Standard
EMA	Environmental Management Act
EPH	Extractable Petroleum Hydrocarbon
ESA	Environmental Site Assessment
GW	Groundwater
ha	Hectares
HDPE	High-density Polyethylene
HEPH	Heavy Extractable Petroleum Hydrocarbon
HWR	BC ENV's Hazardous Waste Regulation
ICOC(s)	Identified Contaminant(s) of Concern
IL	Industrial Land Use
Item(s)	An activity, operation, or structure of low potential environmental concern (no further investigation recommended)
IU	Industrial Use Vapour Standard
IW	Irrigation Water Use Standard
km	Kilometres
LEPH	Light Extractable Petroleum Hydrocarbon
LNAPL	Light Non-Aqueous Phase Liquid
LW	Livestock Water Use Standard
m	Metres
mbg	Metres below grade
mm	Millimetres
MTBE	Methyl Tert-Butyl Ether
NEXT	Next Environmental Inc.
OCP	Official Community Plan (OCP)
PAHs	Polycyclic Aromatic Hydrocarbons
PCOC(s)	Potential Contaminant(s) of Concern
Phase I	Phase I Environmental Site Assessment
Phase II	Phase II Environmental Site Assessment
QA/QC	Quality Assurance/Quality Control
RL	Residential Land Use
RU	Residential Use Vapour Standard
ROW(s)	Right of Way(s)
Stage 1	Stage 1 Preliminary Site Investigation
Stage 2	Stage 2 Preliminary Site Investigation
TG10	BC ENV's Technical Guidance 10
UST(s)	Underground Storage Tank(s)
VOCs	Volatile Organic Compounds
VPH	Volatile Petroleum Hydrocarbons

Land Title(s)

TITLE SEARCH PRINT

File Reference: GMC020501.01

2022-03-07, 12:42:04
Requestor: Brittany Puckey

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 172 LAND TITLE ACT SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	J102227 J80684
Application Received	1980-10-16
Application Entered	1980-10-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	V 2 DESIGNS LTD., INC.NO. 148,757 FOURTH FLOOR - 1007 FORT STREET,, VICTORIA, B.
Taxation Authority	Capital Assessment Area Esquimalt, Corporation of the Township of
Description of Land Parcel Identifier: Legal Description:	000-299-286 LOT 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 34638

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29
OF THE MUNICIPAL ACT, SEE EH136910

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL
ACT, SEE EM5570

TITLE SEARCH PRINT

File Reference: GMC020501.01

2022-03-07, 12:42:04
Requestor: Brittany Puckey

Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS
Registration Number: M76301
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: INTER ALIA
AFB 3.257.3685
DD 289 OS
SECTION 172(3)

Nature: MORTGAGE
Registration Number: K32316
Registration Date and Time: 1981-04-03 10:33
Registered Owner: MORGUARD TRUST COMPANY
Cancelled By: R19819
Cancelled Date: 1986-03-13

Nature: ASSIGNMENT OF RENTS
Registration Number: K32317
Registration Date and Time: 1981-04-03 10:33
Registered Owner: MORGUARD TRUST COMPANY
Cancelled By: R19820
Cancelled Date: 1986-03-13

Nature: LEASE
Registration Number: K85468
Registration Date and Time: 1981-08-28 13:23
Registered Owner: PATERSON PHARMACY LTD.
INCORPORATION NO. 235,485
Remarks: PART OUTLINED IN RED ON PLAN 36560
WITH RIGHT OF RENEWAL
Cancelled By: R3812
Cancelled Date: 1986-01-15

Nature: MORTGAGE
Registration Number: L87778
Registration Date and Time: 1982-12-07 09:19
Registered Owner: WESTCOAST SAVINGS CREDIT UNION
Cancelled By: R3307
Cancelled Date: 1986-01-14

Nature: ASSIGNMENT OF RENTS
Registration Number: L87779
Registration Date and Time: 1982-12-07 09:19
Registered Owner: WESTCOAST SAVINGS CREDIT UNION
Cancelled By: R3308
Cancelled Date: 1986-01-14

TITLE SEARCH PRINT

File Reference: GMC020501.01

2022-03-07, 12:42:04

Requestor: Brittany Puckey

Nature: PRIORITY AGREEMENT
Registration Number: M540
Registration Date and Time: 1983-01-11 09:29
Remarks: GRANTING L87778 PRIORITY OVER LEASE K85468
Cancelled By: R4183
Cancelled Date: 1986-01-15

Nature: MORTGAGE
Registration Number: R1017
Registration Date and Time: 1986-01-06 10:51
Registered Owner: MORGUARD TRUST COMPANY
Remarks: INTER ALIA
Cancelled By: EE8104
Cancelled Date: 1991-01-31

Nature: ASSIGNMENT OF RENTS
Registration Number: R1018
Registration Date and Time: 1986-01-06 10:51
Registered Owner: MORGUARD TRUST COMPANY
Remarks: INTER ALIA, RE: MTGE. R1017
Cancelled By: EE8105
Cancelled Date: 1991-01-31

Nature: LEASE
Registration Number: R12557
Registration Date and Time: 1986-02-14 12:23
Registered Owner: PATERSON PHARMACY LTD.
INCORPORATION NO. 235485
Remarks: WITH RIGHT OF RENEWAL
THAT OF THE GROUND FLOOR SHOWN ON PLAN ATTACHED TO
DD R12557
Cancelled By: ED127923
Cancelled Date: 1990-12-07

Nature: MORTGAGE
Registration Number: EC136547
Registration Date and Time: 1989-12-21 13:06
Registered Owner: PACIFIC COAST SAVINGS CREDIT UNION
Cancelled By: EJ60884
Cancelled Date: 1995-06-14

TITLE SEARCH PRINT

2022-03-07, 12:42:04

File Reference: GMC020501.01

Requestor: Brittany Puckey

Nature: ASSIGNMENT OF RENTS
Registration Number: EC136548
Registration Date and Time: 1989-12-21 13:06
Registered Owner: PACIFIC COAST SAVINGS CREDIT UNION
Remarks: DD EC136547
RE MTGE EC136547
Cancelled By: EJ60886
Cancelled Date: 1995-06-14

Nature: LEASE
Registration Number: ED127924
Registration Date and Time: 1990-12-07 09:30
Registered Owner: PATERSON PHARMACY LTD.
INCORPORATION NO. 235485
Remarks: WITH RIGHT OF RENEWAL
PART SHOWN ON PLAN ATTACHED AS SCHEDULE "A"
DESCRIBED AS "OLD ADDITION" AND "NEW ADDITION"
Cancelled By: FB438851
Cancelled Date: 2011-10-13

Nature: MORTGAGE
Registration Number: EE2238
Registration Date and Time: 1991-01-10 14:06
Registered Owner: THE IMPERIAL LIFE ASSURANCE COMPANY OF CANADA
Cancelled By: EH43822
Cancelled Date: 1994-04-06

Nature: ASSIGNMENT OF RENTS
Registration Number: EE2239
Registration Date and Time: 1991-01-10 14:06
Registered Owner: THE IMPERIAL LIFE ASSURANCE COMPANY OF CANADA
Remarks: DD EE2238 RE MORTGAGE EE2238
Cancelled By: EH43823
Cancelled Date: 1994-04-06

Nature: PRIORITY AGREEMENT
Registration Number: EE3560
Registration Date and Time: 1991-01-16 10:52
Remarks: GRANTING EE2238 AND EE2239 PRIORITY OVER
EC136547 AND EC136548
Cancelled By: EH43822
Cancelled Date: 1994-04-06

TITLE SEARCH PRINT

File Reference: GMC020501.01

2022-03-07, 12:42:04
Requestor: Brittany Puckey

Nature: PRIORITY AGREEMENT
Registration Number: EE10321
Registration Date and Time: 1991-02-11 09:45
Remarks: GRANTING EE2238 AND EE2239 PRIORITY OVER ED127924
Cancelled By: EH43822
Cancelled Date: 1994-04-06

Nature: MORTGAGE
Registration Number: EG73761
Registration Date and Time: 1993-06-15 14:55
Registered Owner: PACIFIC COAST SAVINGS CREDIT UNION
Remarks: INTER ALIA
Cancelled By: EH43824
Cancelled Date: 1994-04-06

Nature: ASSIGNMENT OF RENTS
Registration Number: EG73762
Registration Date and Time: 1993-06-15 14:55
Registered Owner: PACIFIC COAST SAVINGS CREDIT UNION
Remarks: DD EG73761, INTER ALIA
Cancelled By: EH43825
Cancelled Date: 1994-04-06

Nature: MORTGAGE
Registration Number: EH13072
Registration Date and Time: 1994-02-02 11:03
Registered Owner: AETNA TRUST COMPANY
Cancelled By: EN34829
Cancelled Date: 1999-04-27

Nature: ASSIGNMENT OF RENTS
Registration Number: EH13073
Registration Date and Time: 1994-02-02 11:03
Registered Owner: AETNA TRUST COMPANY
Cancelled By: EN34830
Cancelled Date: 1999-04-27

Nature: PRIORITY AGREEMENT
Registration Number: EH13074
Registration Date and Time: 1994-02-02 11:03
Remarks: GRANTING EH13072 PRIORITY OVER EC136547 AND EC136548
Cancelled By: EJ60885
Cancelled Date: 1995-06-14

TITLE SEARCH PRINT

2022-03-07, 12:42:04

File Reference: GMC020501.01

Requestor: Brittany Puckey

Nature: PRIORITY AGREEMENT
Registration Number: EH13075
Registration Date and Time: 1994-02-02 11:03
Remarks: GRANTING EH13073 PRIORITY OVER EC136547 AND EC136548
Cancelled By: EJ60887
Cancelled Date: 1995-06-14

Nature: PRIORITY AGREEMENT
Registration Number: EH13076
Registration Date and Time: 1994-02-02 11:03
Remarks: GRANTING EH13072 PRIORITY OVER ED127924
Cancelled By: EN34829
Cancelled Date: 1999-04-27

Nature: PRIORITY AGREEMENT
Registration Number: EH13077
Registration Date and Time: 1994-02-02 11:03
Remarks: GRANTING EH13073 PRIORITY OVER ED127924
Cancelled By: EN34830
Cancelled Date: 1999-04-27

Nature: MORTGAGE
Registration Number: EM52988
Registration Date and Time: 1998-06-09 09:03
Registered Owner: PACIFIC COAST SAVINGS CREDIT UNION

Nature: ASSIGNMENT OF RENTS
Registration Number: EM52989
Registration Date and Time: 1998-06-09 09:03
Registered Owner: PACIFIC COAST SAVINGS CREDIT UNION

Nature: MORTGAGE
Registration Number: ES33929
Registration Date and Time: 2001-05-03 14:54
Registered Owner: AGAMEMNON ATHANASI KASAPI
Remarks: INTER ALIA
Cancelled By: ET30261
Cancelled Date: 2002-03-21

Nature: ASSIGNMENT OF RENTS
Registration Number: ES33930
Registration Date and Time: 2001-05-03 14:54
Registered Owner: AGAMEMNON ATHANASI KASAPI
Remarks: INTER ALIA
Cancelled By: ET30262
Cancelled Date: 2002-03-21

TITLE SEARCH PRINT

2022-03-07, 12:42:04

File Reference: GMC020501.01

Requestor: Brittany Puckey

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB438852
 Registration Date and Time: 2011-10-13 11:00
 Registered Owner: CORPORATION OF THE TOWNSHIP OF ESQUIMALT
 Remarks: PART IN PLAN VIP89145

Nature: PRIORITY AGREEMENT
 Registration Number: FB438853
 Registration Date and Time: 2011-10-13 11:00
 Remarks: GRANTING FB438852 PRIORITY OVER EM52988, EM52989

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: FB453138
 Registration Date and Time: 2012-03-23 14:58
 Registered Owner: NADINE DIANE VAGELS
 Remarks: INTER ALIA
Cancelled By: CA3522532
Cancelled Date: 2013-12-20

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: FB503591
 Registration Date and Time: 2016-06-10 13:15
 Registered Owner: NADINE DIANE VAGELS
 Remarks: INTER ALIA
Cancelled By: CA5286050
Cancelled Date: 2016-06-24

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections

M76301 CHARGE NUMBER DATE: M76301 1986-09-23 14:11:00 PREVIOUS TEXT:
 03/08/1983
 M76301 CHARGE NUMBER TIME: M76301 1986-09-23 14:11:00 PREVIOUS TEXT:
 08:00
 M76301 REGISTERED OWNER OF CHARGE:M76301 1988-10-13 10:58:00 PREVIOUS TEXT:
 NONE
 M76301 REGISTERED OWNER OF CHARGE:M76301 1990-05-02 14:03:00 PREVIOUS TEXT:
 NONE
 CORRECTION REFERENCE: ED49992
 ED127924 REGISTERED OWNER OF CHARGE:ED127924 1994-02-16 11:03:00 PREVIOUS TEXT:
 (INC.#148757)
 CORRECTION REFERENCE: EH19268

TITLE SEARCH PRINT

File Reference: GMC020501.01

2022-03-07, 12:42:04

Requestor: Brittany Puckey

EJ63053 1995-06-21 14:03:00 CHARGE RELEASE DELETED EH13074

Special Attention Items

SPECIAL ATTENTION ITEMS – General Information

Polychlorinated Biphenyls:

The manufacture of polychlorinated biphenyl (PCBs) in North America was prohibited under the Toxic Substances Control Act (1977). PCB use, as a constituent of new products manufactured in or imported into Canada, was prohibited by regulations enacted in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to operate equipment containing PCBs. Equipment, which could contain PCBs, includes fluorescent mercury and sodium vapour light ballasts, oil-filled capacitors, and transformers.

As long as this electrical equipment is being used for its intended purpose, and is in good operating condition, it is not considered to be a waste material. However, if such equipment is removed during renovation or building demolition, storage or disposal of any PCBs greater than 5 kg is regulated under the EMA and HWR. Renovation and demolition activities should also be conducted in accordance with Section 20.112 of the WCB OHSR.

Asbestos-Containing Materials:

Asbestos-containing material (ACM) is fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, linoleum, insulations, plaster, cement products, grouts, sealants, and protective coatings.

The use of friable asbestos as a building material was banned in the U.S. in the mid-1970s. The manufacture of building materials containing asbestos was generally phased out in North America by the mid-1980s. If demolition or renovation of the structure is considered, the identification and safe removal or containment of asbestos is regulated under Section 20.112 of the OHSR. When these materials are in use they are not waste materials; however, following removal it is recommended that they be managed in accordance with the *Hazardous Waste Regulation* (HWR) and the *Environmental Management Act* (EMA).

Ozone-Depleting Substances

Chlorofluorocarbons (CFCs) are comprised of ozone-depleting substances (ODSs) such as Freon and halon, which were banned from production in Canada in 1996, with several ODSs phased out in 2010. The use of ODSs is still permitted: with the condition that a licensed contractor must service equipment such that ODSs are contained and not released to the environment. Prior to disposal, refrigerators and air-conditioning units should be degassed by a certified contractor as required by BC Ozone Depleting Substances Regulation.

Lead-Based Paint

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. The use of lead-based paint (LBP) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding LBP is its potential to become airborne either through deterioration or mechanical means (i.e., sanding, abrasion, etc.).

Up until the mid-1950s, lead was the standard material for service lines. Lead pipes were banned by the National Plumbing Code of Canada in 1975. By the mid-1990s, the public portion of most lead service lines – the lateral pipe running from the main line to the sidewalk – were converted to copper. However, older homes may still have lead containing services pipes and indoor plumbing (lead solders and faucets). If demolition is considered it should be identified, removed or contained in accordance with Section 20.112 of the OHSR.

Urea Formaldehyde Foam Insulation

Urea Formaldehyde Foam Insulation (UFFI) is a type of insulation that was widely used in the 1970's for insulating and retrofitting industrial, commercial and older residential buildings. UFFI is a low density foam that has the appearance and consistency of shaving cream, and becomes stiff and self-supporting when it dries or cures (hardens).

The insulation was typically made on-site where the urea formaldehyde-based resin is mixed with a catalyst and water and foamed in place in walls or used for block fill. The foam can be forced through small openings and delivered to the entire area of any cavity before it cures. UFFI was discontinued from commercial use in the early 1980s.

Mercury

Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, the use of mercury compounds in indoor latex paints was discontinued in 1991. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels. Mercury can still be found in some batteries, light bulbs, old paints, thermostats, old mirrors, etc.

As long as mercury-containing equipment is in use and in good operating condition, there are no environmental management requirements associated with it. The WCB OHSR also regulates the identification and safe removal or containment of mercury containing equipment prior to demolition or salvage. If such equipment is removed during renovation or demolition and is not to be reused, it is recommended that it be disposed of in accordance with the HWR and EMA.

Radon

Radon is a colourless, odourless gas that occurs naturally from the breakdown of uranium. Radon can be found where soils and rocks contain uranium mineral, often in uranium rich black shale and/or granite bedrock. In open air or in areas with high air circulation, radon is not considered a health problem. However, in confined spaces (such as basements or underground structures), radon can concentrate and become a health hazard.

The Ministry of Health has completed a regional study of radon in homes in British Columbia. The results of the study indicated that radon is a concern in areas east of Hope, British Columbia (particularly the Okanagan Valley, Thompson Valley, Shuswap Valley, and West Kootenays) but not in lower mainland or coastal area.

Mould

Health Canada considers indoor mould growth to be a significant health hazard. Damp conditions and mould growth in homes increases the risk of respiratory allergy symptoms and exacerbate asthma in mold-sensitive individuals.

In the event of renovation or demolition of the Site, a hazardous materials or pre-demolition survey is recommended to address the potential presence of the substances listed in the report to satisfy applicable WorkSafe BC, CSR, and HWR requirements.

iMapBC Database

Legend

Groundwater Wells - All

ARTESIAN_IND

- Reported Artesian Well
- Well

Borehole Lithology Sites - T

TOTAL_DEPTH

- 1.8 - 7.4
- 7.5 - 13.1
- 13.2 - 21.4
- 21.5 - 32.6
- 32.7 - 96.0

Water Licence Points of Div

STATUS

- Active Application
- Active Application and Licence
- Active Licence
- Inactive

Water Licence Points of Div

Water Sources

STATUS

- Active Application
- Active Application and Licence
- Active Licence

■ EMS - All Stations

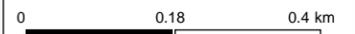
● Environmental Remediation

Contours - (1:20,000)

FCODE

- Contour - Index
- Contour - Index Indefinite
- Contour - Index Depression
- Contour - Index Depression Indefinite
- Contour - Intermediate
- Contour - Intermediate Indefinite
- Contour - Intermediate Depression
- Contour - Intermediate Depression Indefinite

Integrated Cadastral Fabric



1: 9,027.98

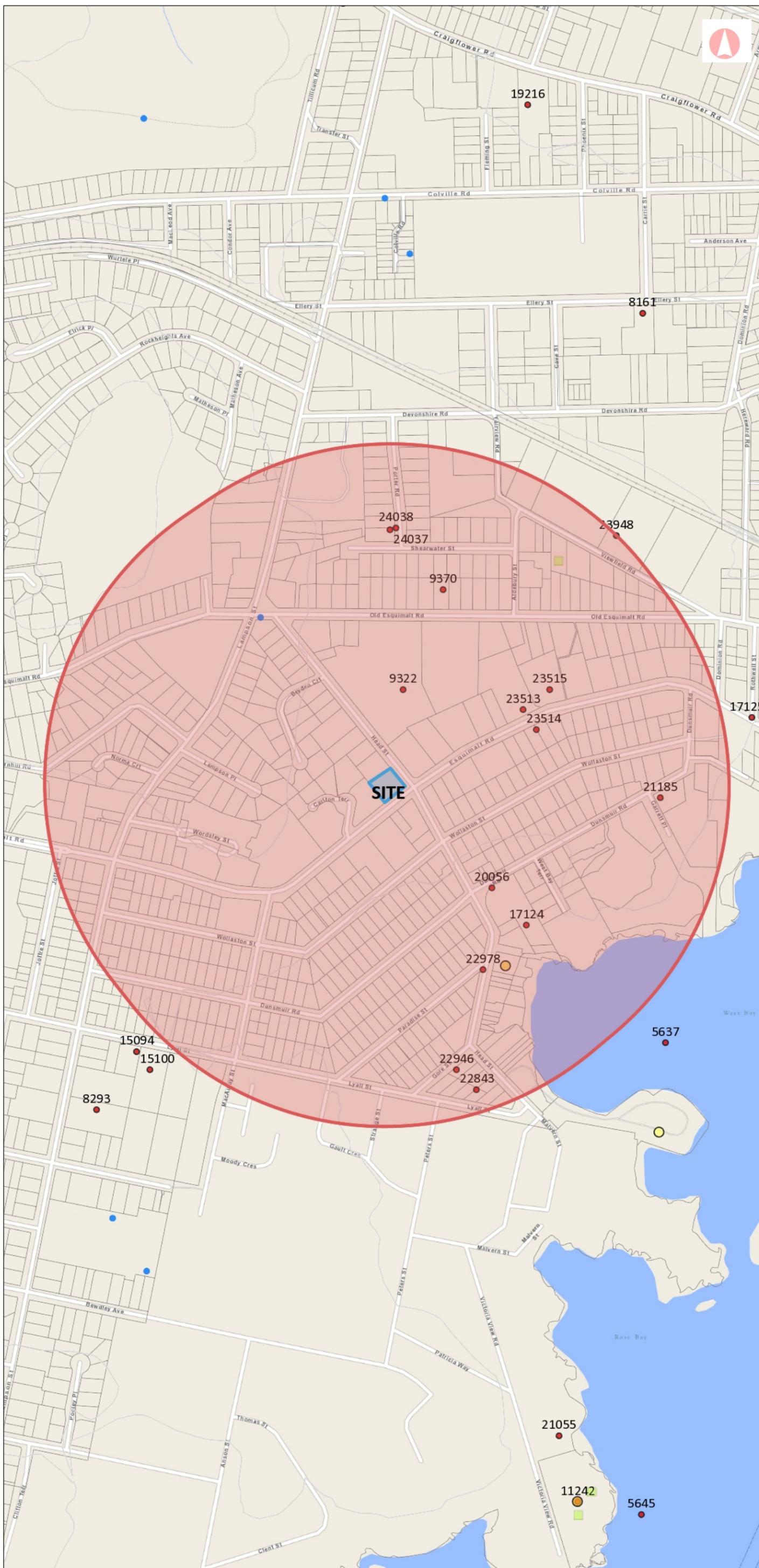
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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Spher

Key Map of British Columbia

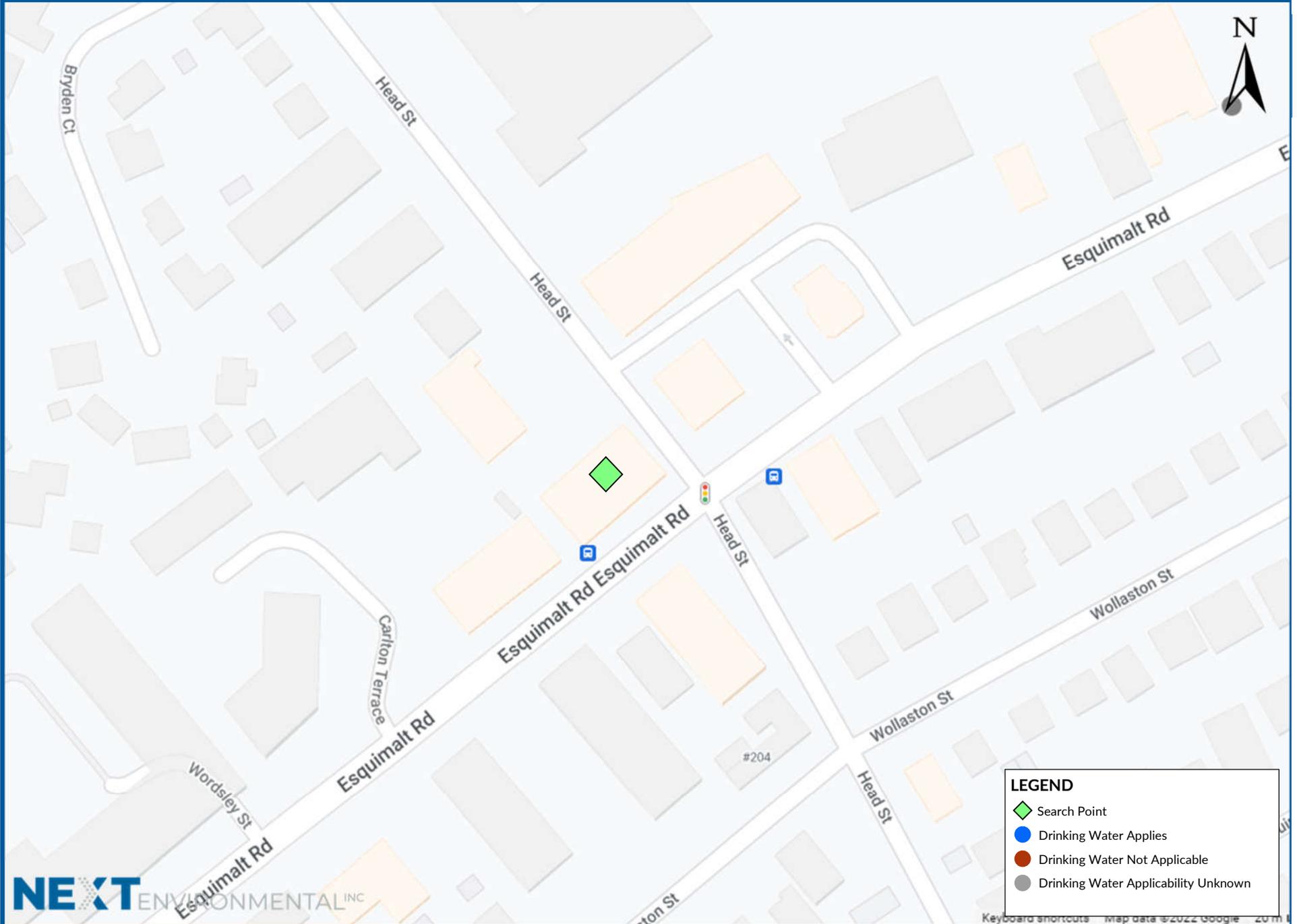


Monitoring Location ID	Monitoring Location Name	Established Date	Office Code	Latitude	Longitude	Location Type Code	Location Purpose Code	Sample Count	Result Count	Permit Relationship	Permit Id	OBJECTID
E278131	EMERY ELECTRIC HEAT CLEANING OVEN	2009-12-14	10	48.43373	123.397596	29	3	0	0	DISCHARGE	103821	50944292

Longitude	Latitude	Address	Site ID
123° 23' 59.00"	48° 25' 36.00"	511 GORE STREET TO 487 HEAD STREET, VICTORIA	22946
123° 24' 3.99"	48° 26' 2.99"	720 PORTER ROAD, VICTORIA	24037
123° 24' 3.54"	48° 26' 3.08"	PORTER ROAD, VICTORIA	24038
123° 23' 47.00"	48° 26' 2.70"	836 VIEWFIELD ROAD, VICTORIA	23948
123° 23' 54.00"	48° 25' 54.00"	856 ESQUIMALT ROAD, ESQUIMALT	23513
123° 23' 53.00"	48° 25' 53.00"	ESQUIMALT ROAD (ADJACENT TO 856 ESQUIMALT ROAD), ESQUIMALT	23514
123° 23' 52.00"	48° 25' 55.00"	848 ESQUIMALT ROAD, ESQUIMALT	23515
123° 24' 3.00"	48° 25' 55.00"	641 HEAD STREET, VICTORIA	9322
123° 24' .00"	48° 26' .00"	ESQUIMALT AND NANAIMO RAILWAY ROW, VICTORIA	9370
123° 23' 53.75"	48° 25' 43.23"	760 ESQUIMALT ROAD, VICTORIA	17124
123° 23' 56.34"	48° 25' 45.09"	885 DUNSMUIR ROAD, VICTORIA	20056
123° 23' 57.00"	48° 25' 41.00"	511 TO 525 HEAD ST. IN ROAD RIGHT OF WAY, VICTORIA	22978
123° 23' 43.70"	48° 25' 49.60"	835 DUNSMUIR ROAD, VICTORIA	21185
123° 23' 57.50"	48° 25' 35.00"	515/509 GORE ST, 922/920/912 LYALL ST, 472/464 HEADST, ESQUIMALT	22843

CSAP GIS Info System

CSAP GIS Info System Search

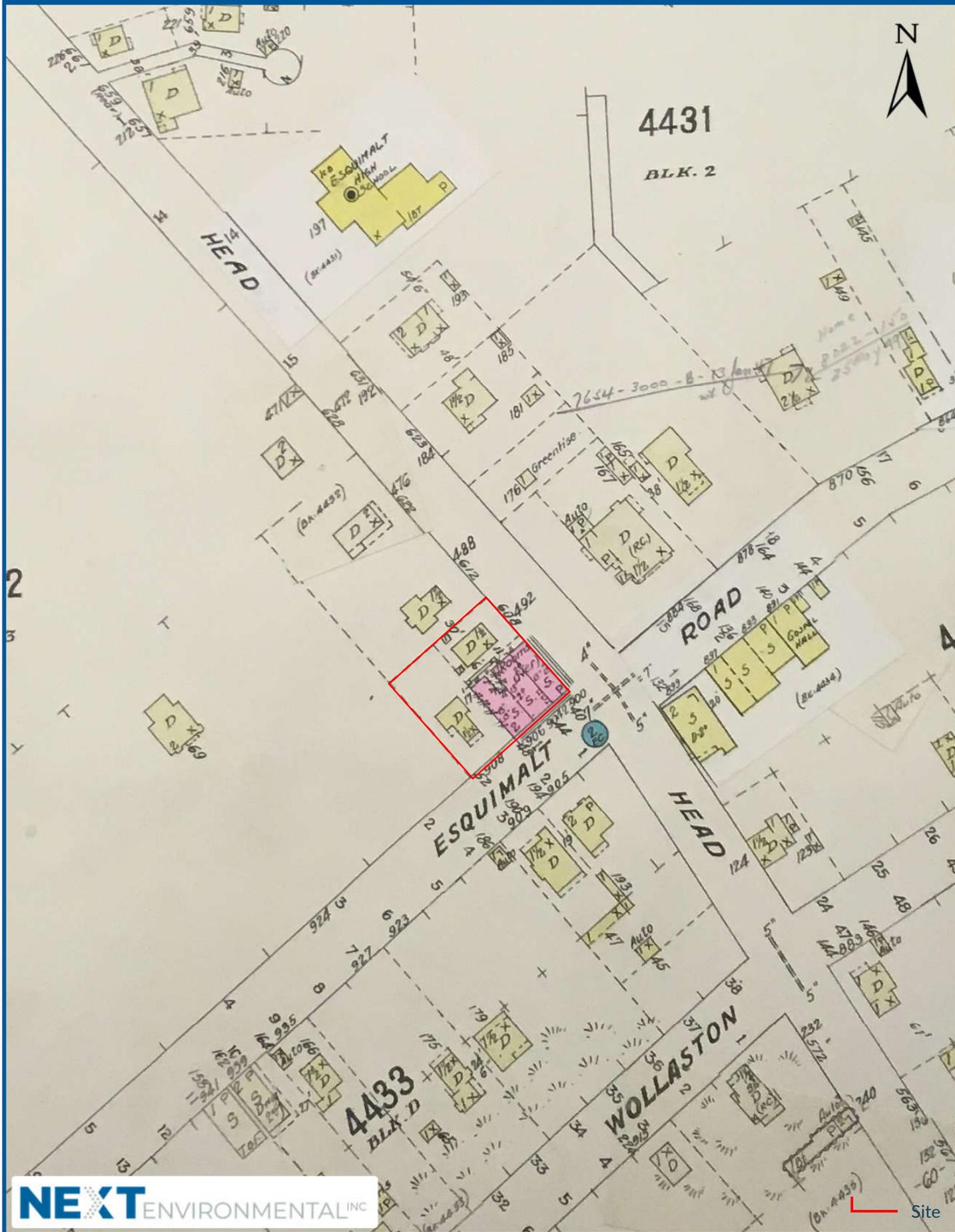


LEGEND

- ◆ Search Point
- Drinking Water Applies
- Drinking Water Not Applicable
- Drinking Water Applicability Unknown

Fire Insurance Maps

Fire Insurance Map—1931



Site Registry

As Of: MAR 06, 2022

BC Online: Site Registry

22/03/07

For: PJ93506 NEXT ENVIRONMENTAL INC.

12:31:56

Folio: GMC020501.01

Page 1

PID Nil Search

As of MAR 06, 2022, no records from Site Registry match
Land Titles PID 000299286

You have been charged for this information.

Sites may be revealed by searching with alternate search methods. For example,
a site not revealed in an Area search may be revealed by searching with another
piece of information such as PID, PIN, address or Crown Lands File Number

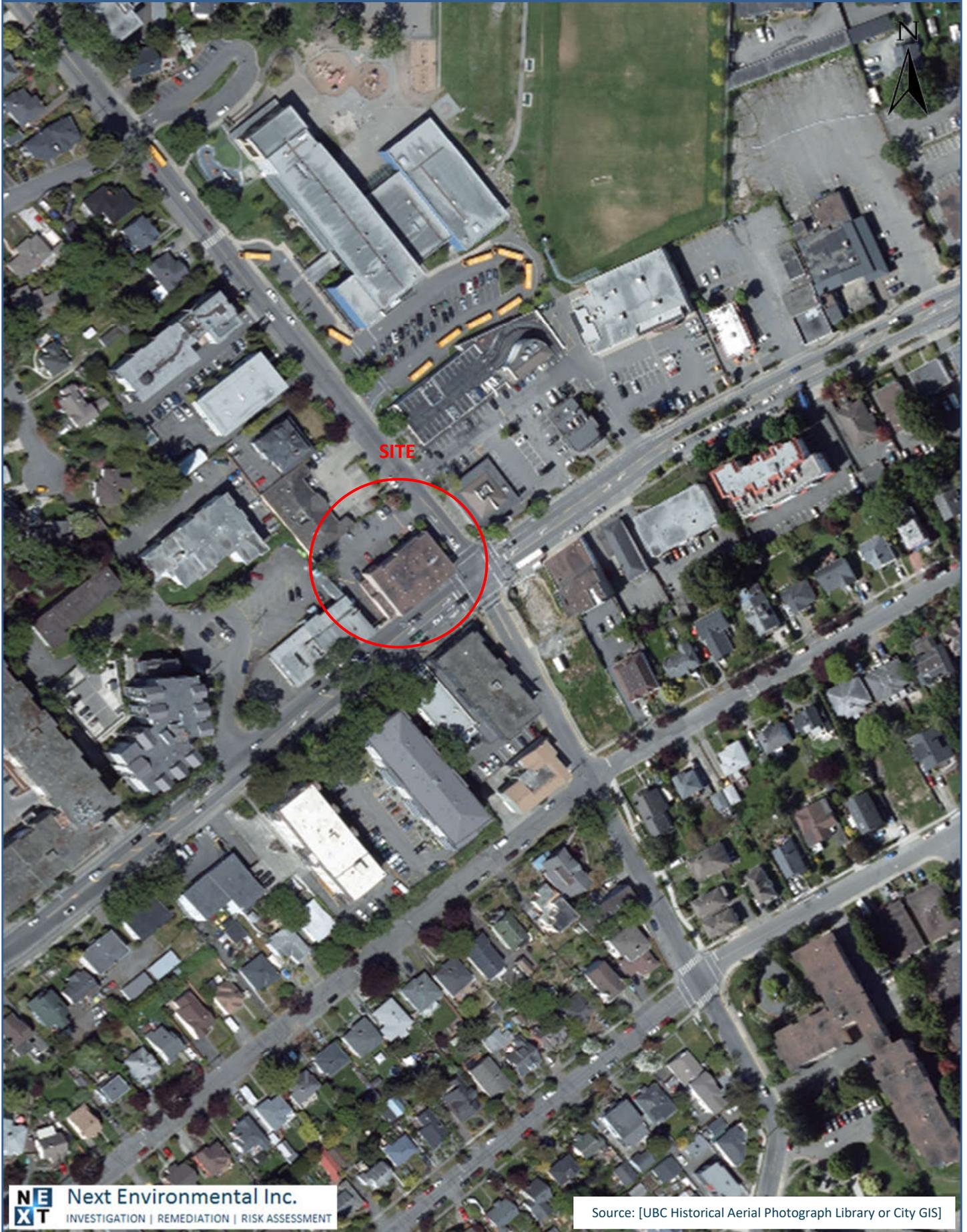
As Of: MAR 06, 2022 BC Online: Site Registry 22/03/07
 For: PJ93506 NEXT ENVIRONMENTAL INC. 12:42:30
 Folio: GMC020501.01 Page 1

18 records selected for 0.5 km from latitude 48 deg, 25 min, 50.2 sec
 and Longitude 123 deg, 24 min, 4.05 sec

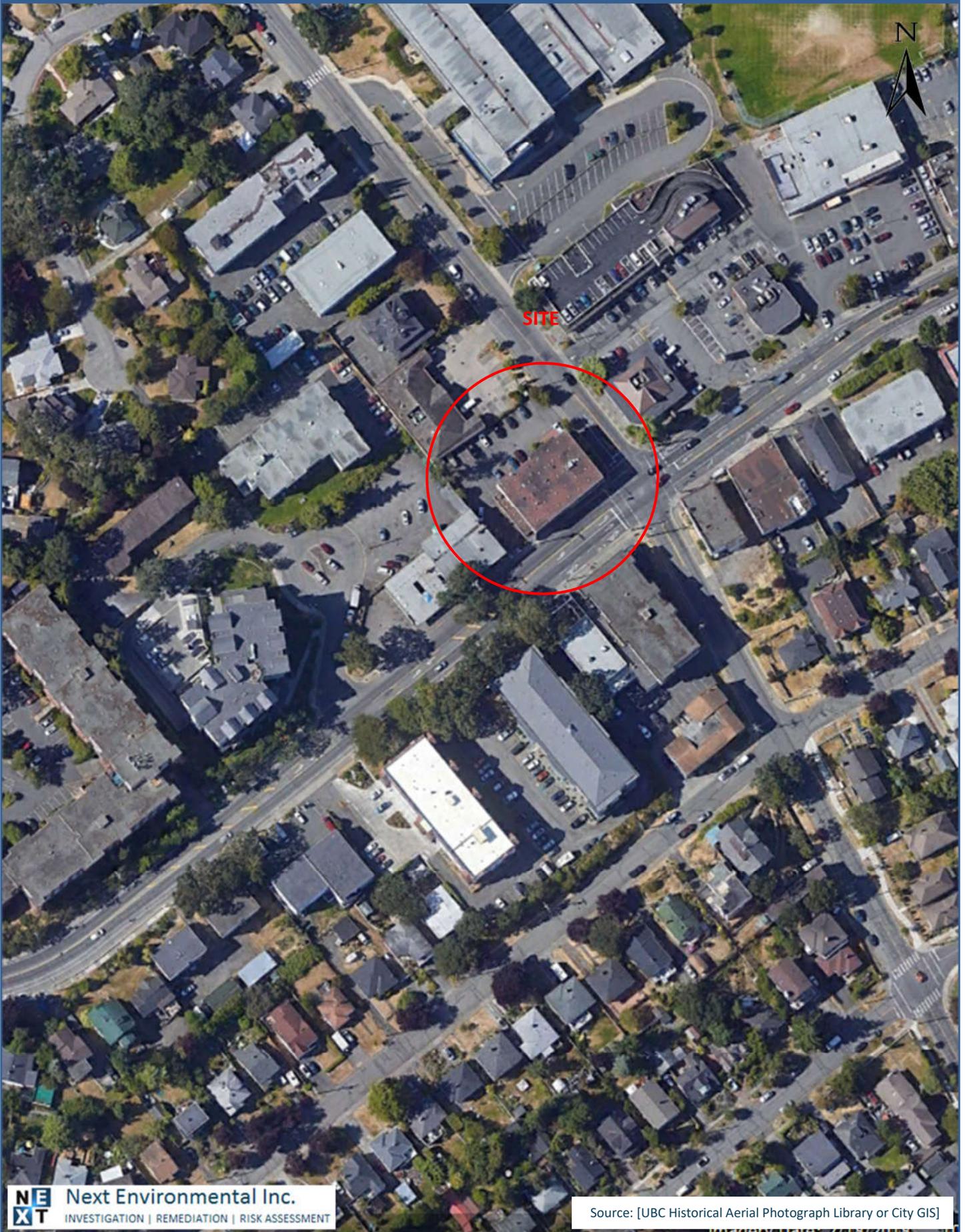
Site Id	Lastupd	Address / City
0005637	00OCT20	WATERLOT 15 VICTORIA
0008293		467 LAMPSON STREET VICTORIA
0009322	05JUL26	641 HEAD STREET VICTORIA
0009370	06MAY10	ESQUIMALT AND NANAIMO RAILWAY ROW VICTORIA
0015094	13OCT10	1037 LYALL STREET VICTORIA
0015100	13OCT10	NW CORNER OF 1010 WYCHBURY AVENUE VICTORIA
0017124		760 ESQUIMALT ROAD VICTORIA
0020056	17MAY26	885 DUNSMUIR ROAD VICTORIA
0021185		835 DUNSMUIR ROAD VICTORIA
0022843	19SEP13	515/509 GORE ST, 922/920/912 LYALL ST, 472/464 HEAD ESQUIMALT
0022946	20APR09	511 GORE STREET TO 487 HEAD STREET VICTORIA
0022978		511 TO 525 HEAD ST. IN ROAD RIGHT OF WAY VICTORIA
0023513	22FEB11	856 ESQUIMALT ROAD ESQUIMALT
0023514	22FEB04	ESQUIMALT ROAD (ADJACENT TO 856 ESQUIMALT ROAD) ESQUIMALT
0023515	22FEB04	848 ESQUIMALT ROAD ESQUIMALT
0023948	21MAR25	836 VIEWFIELD ROAD VICTORIA
0024037	20DEC04	720 PORTER ROAD VICTORIA
0024038	20DEC04	PORTER ROAD VICTORIA

Aerial Photographs

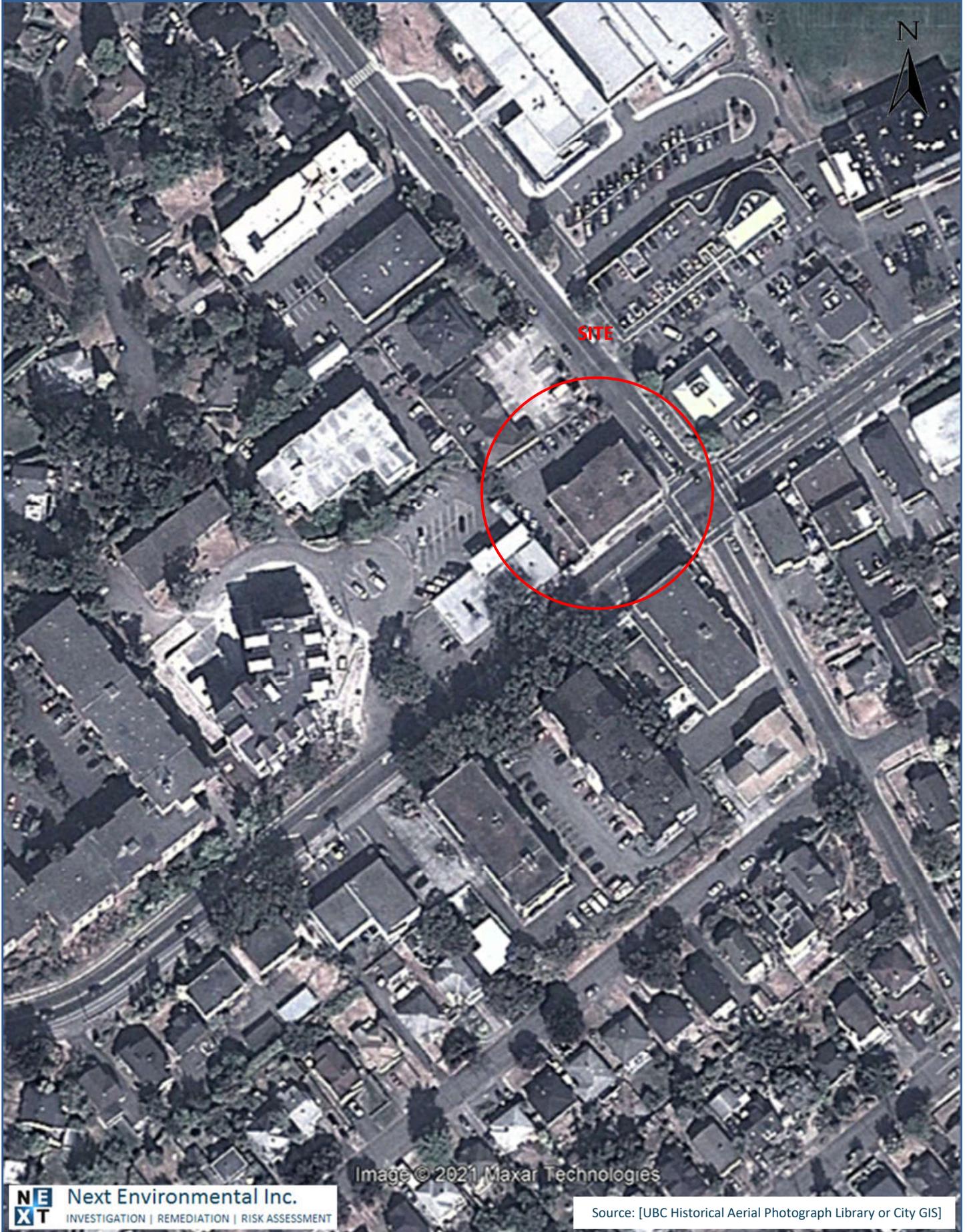
Historical Aerial Photograph —2021



Historical Aerial Photograph —2018



Historical Aerial Photograph —2012

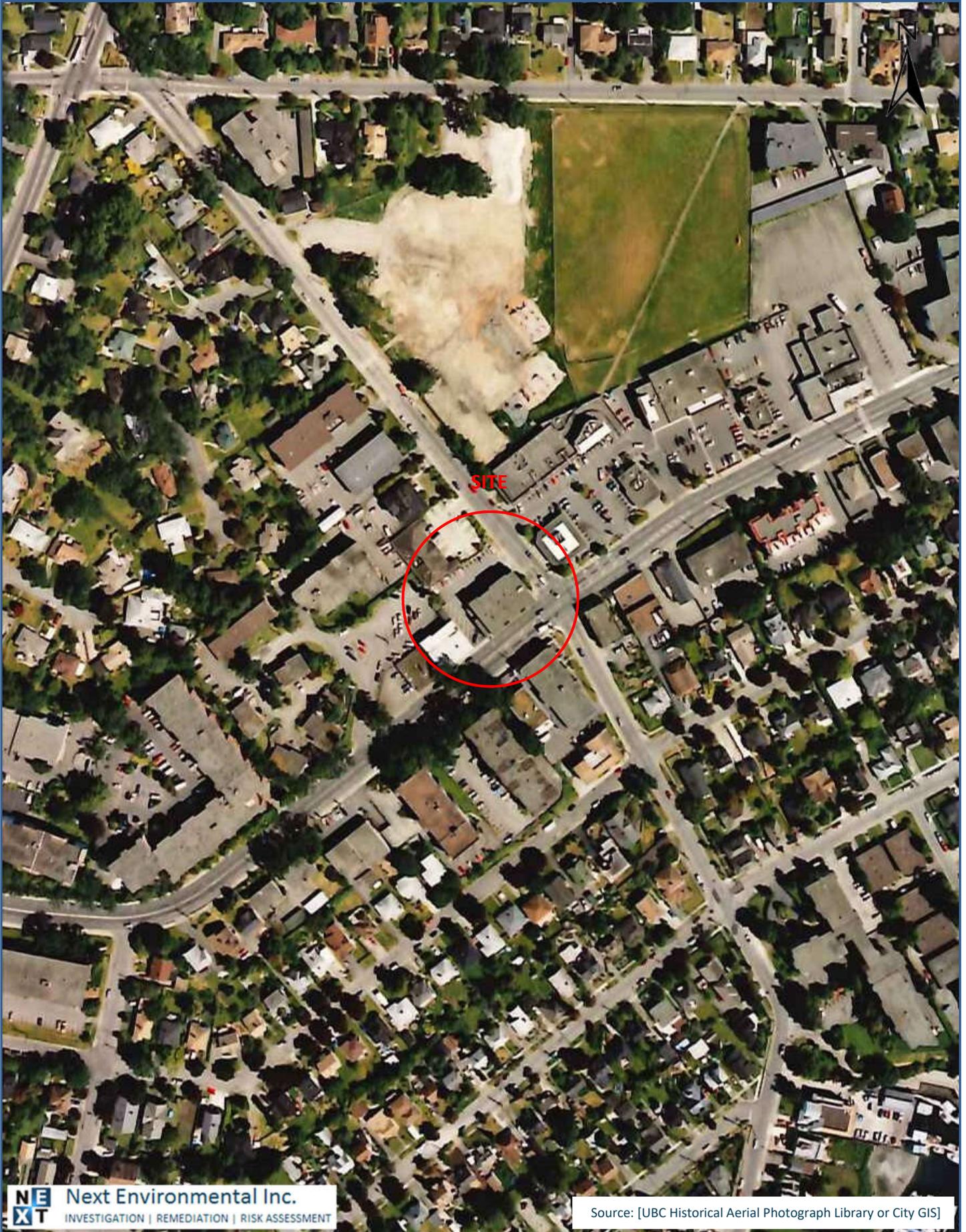


SITE



Image © 2021 Maxar Technologies

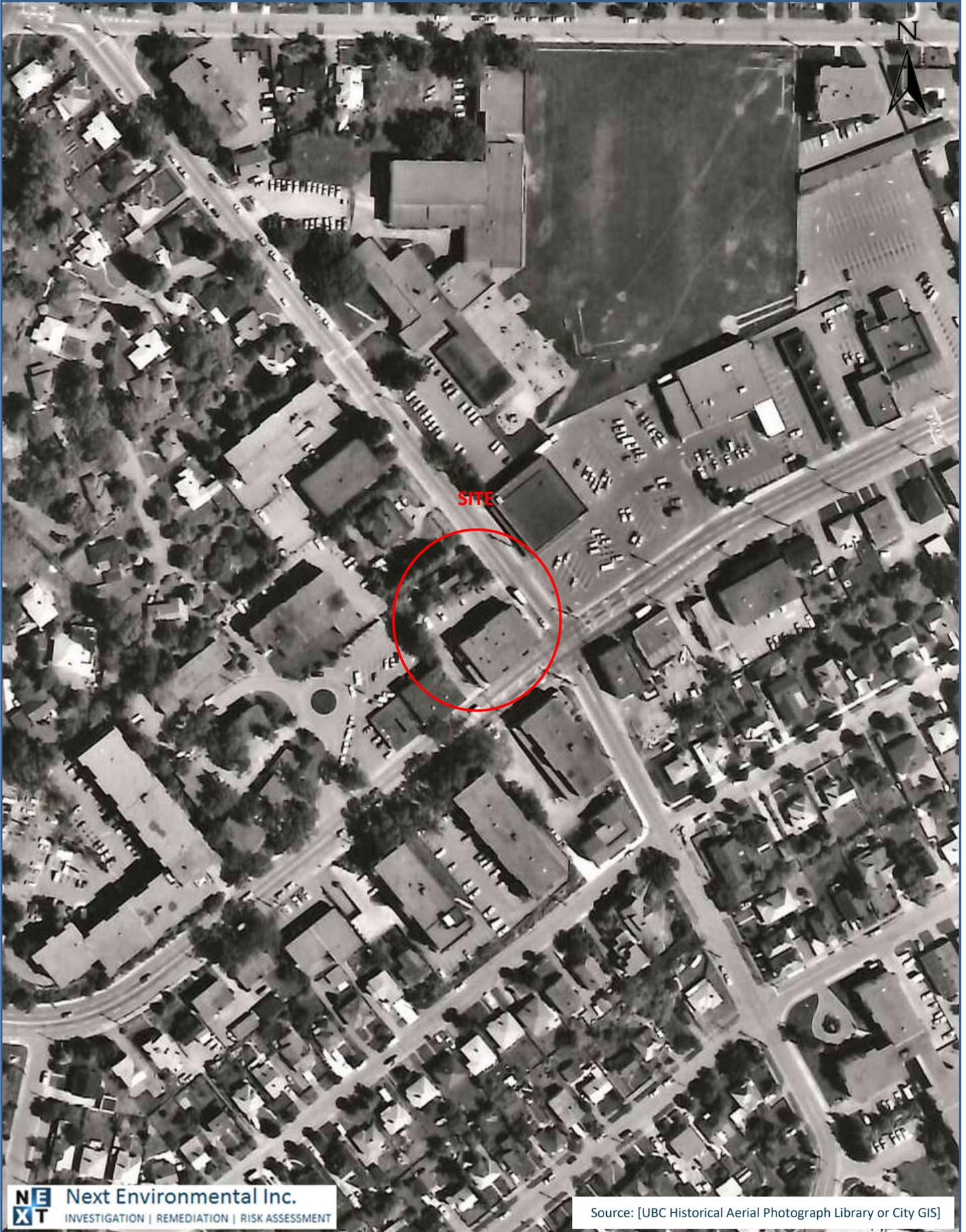
Historical Aerial Photograph —2005



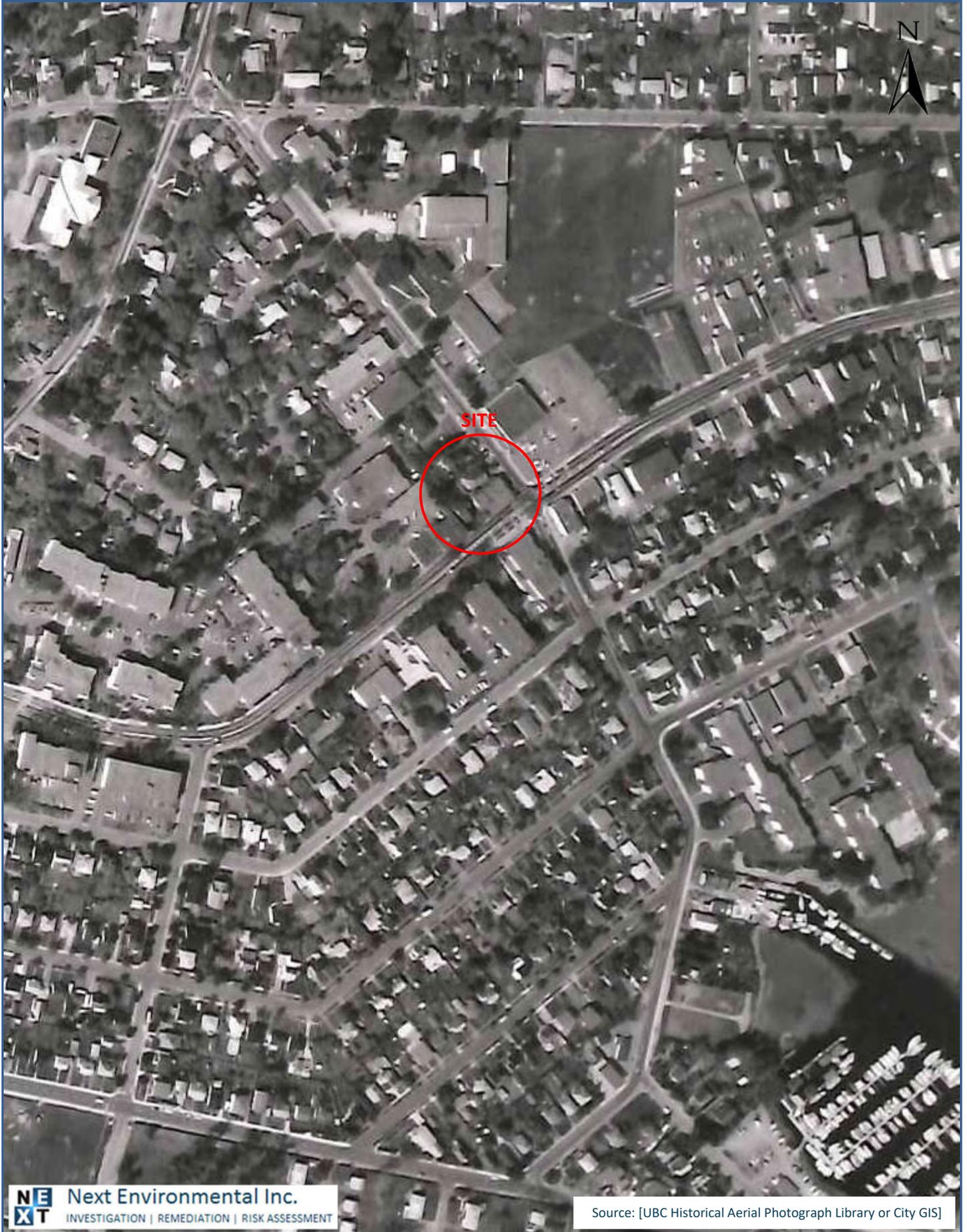
Historical Aerial Photograph — 1992



Historical Aerial Photograph — 1986



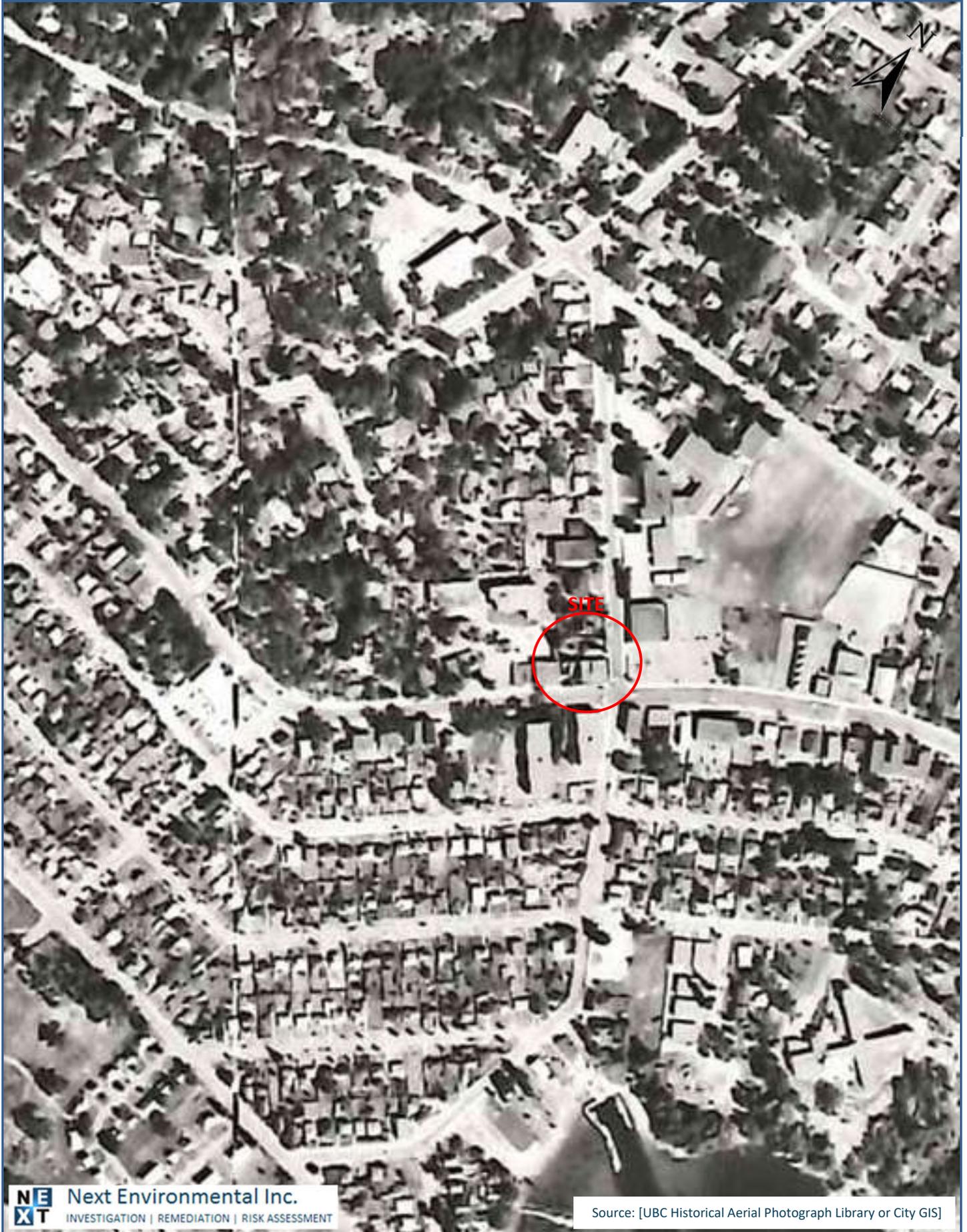
Historical Aerial Photograph —1980



Historical Aerial Photograph — 1975



Historical Aerial Photograph —1972



Historical Aerial Photograph — 1964



Historical Aerial Photograph — 1954



Historical Aerial Photograph — 1946



Historical Aerial Photograph — 1932



Authorization Management System (AMS)

Authorization Number	Authorization Type	Company	Issue Date	Waste Type	State	WDR Regulation	WDR Schedule One or Two	Facility Type - Description	Facility Address	Latitude	Longitude
2786	Permit	IMPERIAL OIL, A PARTNERSHIP OF IMPERIAL LIMITED AND	1974-06-21	Air	Cancelled	N/A		n/a	ESQUIMALT	48.4208	123.3969
103821	Permit	E.H. EMERY ELECTRIC LTD.	2010-03-31	Air	Active	Schedule 2	Vehicle, Industrial Machinery and Parts and Accessories Manufacturing Industry	Electric motor rebuilding	859 Viewfield Road, Victoria BC V9A 4V2	48.43373	123.3976

Authorization Number	Status	Company	Authorization Type	Discharge Type	WDR Description	Facility Type/Description	Discharge Point/Source	Discharge Contaminant	Proposed Treatment + Disposal	Facility Address	Latitude	Longitude
103821	Active	E.H. EMERY ELECTRIC LTD.	Permit	Air	Vehicle, Industrial Machinery and Parts and Accessories Manufacturing Industry	Electric Motor Rebuilding The Authorised Works Are A Heat Cleaning Oven With A Natural Gas-Fired Heat Cleaning Oven, After Burner And A Brick Lined Stack.	natural gas fired burn-off oven	Carbon Monoxide	Natural Gas Fired Burn-Off Oven After Burner	859 Viewfield Road, Victoria BC V9A 4V2	48.434	123.398
103821	Active	E.H. EMERY ELECTRIC LTD.	Permit	Air	Vehicle, Industrial Machinery and Parts and Accessories Manufacturing Industry	Electric Motor Rebuilding The Authorised Works Are A Heat Cleaning Oven With A Natural Gas-Fired Heat Cleaning Oven, After Burner And A Brick Lined Stack.	natural gas fired burn-off oven	Volatile Organic Compounds	Natural Gas Fired Burn-Off Oven After Burner	859 Viewfield Road, Victoria BC V9A 4V2	48.434	123.398
103821	Active	E.H. EMERY ELECTRIC LTD.	Permit	Air	Vehicle, Industrial Machinery and Parts and Accessories Manufacturing Industry	Electric Motor Rebuilding The Authorised Works Are A Heat Cleaning Oven With A Natural Gas-Fired Heat Cleaning Oven, After Burner And A Brick Lined Stack.	natural gas fired burn-off oven	Nitrous Oxide	Natural Gas Fired Burn-Off Oven After Burner	859 Viewfield Road, Victoria BC V9A 4V2	48.434	123.398
103821	Active	E.H. EMERY ELECTRIC LTD.	Permit	Air	Vehicle, Industrial Machinery and Parts and Accessories Manufacturing Industry	Electric Motor Rebuilding The Authorised Works Are A Heat Cleaning Oven With A Natural Gas-Fired Heat Cleaning Oven, After Burner And A Brick Lined Stack.	natural gas fired burn-off oven	Total Particulate Matter	Natural Gas Fired Burn-Off Oven After Burner	859 Viewfield Road, Victoria BC V9A 4V2	48.434	123.398
103821	Active	E.H. EMERY ELECTRIC LTD.	Permit	Air	Vehicle, Industrial Machinery and Parts and Accessories Manufacturing Industry	Electric Motor Rebuilding The Authorised Works Are A Heat Cleaning Oven With A Natural Gas-Fired Heat Cleaning Oven, After Burner And A Brick Lined Stack.	natural gas fired burn-off oven	Sulphur Dioxide	Natural Gas Fired Burn-Off Oven After Burner	859 Viewfield Road, Victoria BC V9A 4V2	48.434	123.398

Investigator & Reviewer Qualifications

Investigator

Megan White, B.A.

Field Lead, Preliminary Site Investigations

Megan joined NEXT Environmental Inc. in July 2020. She has a Bachelor of Arts from Vancouver Island University, majoring in Geography with a concentration on Sustainable Resource Management. Megan has completed a variety of Stage 1 & 2 Preliminary Site Investigations and has experience with various groundwater, vapour, and soil sampling techniques.

Reviewer

Aio Haberli, M.Sc., P.Chem.

Manager, Preliminary Site Investigations

Aio joined NEXT in April 2016 and has worked in the contaminated sites industry for more than nine years. He has completed hundreds of projects including Stage 1 and 2 PSIs, Phase I and II ESAs, Detailed Site Investigations, and remediations. He also supports applications for municipal permits and Regulatory Instruments. In his role as Manager Preliminary Site Investigations, he mentors and supervises the PSI team.