

Lush, Ryan MTIC:EX

From: Blaschuk, Michael MTIC:EX
Sent: Thursday, September 22, 2016 9:34 AM
To: Burbee, Jon MTIC:EX; Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: Fw: Courthouse Lawn Renewal - Former Tent City site

Categories: Action

From: O'Connor, Dan <dan.oconnor@vicpd.ca>
Sent: September-21-16 3:40:29 PM
To: Blaschuk, Michael MTIC:EX
Subject: RE: Courthouse Lawn Renewal - Former Tent City site

Hi Michael,

Better late than never.....I'd like to give you a call to discuss this further.

The four bullet points below are accurate as long as the courthouse greenspace is considered private property and the BC Trespass Act can apply.

If it is considered private property, signage such as "No use of the greenspace from dusk to dawn - Enforceable under the Trespass Act" (we can solidify wording at a later date) will allow police to remove anyone in the park during those hours. I'm wondering about defining acceptable behaviour during the day for this greenspace in relation to bullet number 3. As we are well aware this greenspace has significance to the residents of tent city and the addition of the playground alone might not change the user group if that is the desired outcome.

Give me a call when you have time to chat. ^{s.15}

Cheers,

Dan

-----Original Message-----

From: Blaschuk, Michael MTIC:EX [<mailto:Michael.Blaschuk@gov.bc.ca>]
Sent: Monday, September 12, 2016 2:28 PM
To: O'Connor, Dan
Cc: McGregor, Scott; Sykes, Graeme MTIC:EX; Burbee, Jon MTIC:EX
Subject: Courthouse Lawn Renewal - Former Tent City site

Hi Dan,

Thanks again for your help and advice during our challenging period with the former Tent City.

We are now developing our plans for our renewal of the site. My understanding, and please correct me if I'm wrong, is the following:

1. Posting "no overnight camping" signage on the site and being consistent in our request to the Victoria Police Department to enforce this direction should suffice to prevent camping and a possible re-occurrence of a "Tent City".
2. If we install a playground on the site (this is under consideration and we are consulting with the neighbours) we could post signage restricting all use from "dusk-to-dawn" and this can be enforced following the same consistent direction mentioned above.
3. Experience suggests playgrounds are less likely to be used during the day by adults for drug use (and related activities) or loitering by adults
4. Victoria Police Department can provide us with advice during the design stage to improve security.

I'm looking forward to meeting again soon.

Thanks,
Mike Blaschuk

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Lush, Ryan MTIC:EX

From: Burbee, Jon MTIC:EX
Sent: Monday, October 17, 2016 9:44 AM
To: Sykes, Graeme MTIC:EX
Subject: Re: Courthouse TC site soil remediation

Categories: Red Category

Thanks much Graeme.

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Sykes, Graeme MTIC:EX
Sent: Monday, October 17, 2016 09:39
To: Burbee, Jon MTIC:EX
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: FW: Courthouse TC site soil remediation

Hi Jon

The initial surface testing in September identified contaminants (Lead, Meth, Benzene) at 21 surface locations. The Lead level exceeds commercial standards by a relatively small margin. The full extent of contamination is being measured and delineated through additional samples of the affected test pits. These soil tests were gathered on October 11th and are with the lab now.

We await results and a recommended remediation strategy from our Environmental Consultant. Normal course of business would be three- four weeks. We have requested expedited lab work and reporting from the consultant. I think we'll be back next week.

Hope this helps, Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]

Sent: Monday, October 17, 2016 8:38 AM

To: Sykes, Graeme MTIC:EX

Cc: Lush, Ryan MTIC:EX; Cooper, Brian MTIC:EX

Subject: RE: Courthouse TC site soil remediation

Hi Graeme et al, a little early for any feedback as yet, finished testing on Tuesday and will take some time, but stay tuned, I will follow up right now.

Cheers, nikki

Nicola Moyles, LEED CI

Project Manager | Gestionnaire de projet

Project Deliver Services | Services de livraison de projet

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nicola.moyles@brookfieldgis.com

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BETTER BUSINESS
PERFORMANCE
Global Integrated Solutions

From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]

Sent: Monday, October 17, 2016 8:11 AM

To: NICOLA MOYLES

Cc: Lush, Ryan MTIC:EX; Cooper, Brian MTIC:EX

Subject: Fwd: Courthouse TC site soil remediation

Hi Nikki

Any updates on soil testing?

Thanks

Graeme Sykes

Begin forwarded message:

From: "Burbee, Jon MTIC:EX" <Jon.Burbee@gov.bc.ca>
Date: October 17, 2016 at 7:48:01 AM PDT
To: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Cc: "Lush, Ryan MTIC:EX" <Ryan.Lush@gov.bc.ca>
Subject: RE: Courthouse TC site soil remediation

Graeme,
Any updates on soil testing?
Jon

From: Sykes, Graeme MTIC:EX
Sent: September 8, 2016 1:52 PM
To: Burbee, Jon MTIC:EX
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: Fw: Courthouse TC site soil remediation

Hi Jon

Six test pit locations have been identified and soil sampling commenced yesterday. We will start getting results in about two weeks time. It depends if the lab in Burnaby is equipped to test for all the exotic drugs or not, in which case they send samples elsewhere which adds a couple weeks (just for those unusual substances).

Hope this helps.

Graeme

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Thursday, September 08, 2016 11:57 AM
To: Sykes, Graeme MTIC:EX
Cc: Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN; Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX
Subject: Re: Courthouse TC site soil remediation

Good afternoon. I met on site at 9am yesterday morning, they marked off 6 hot spots areas to test and started taking samples yesterday. As the days progress into early next week I will hear back on ongoing results.

Hope this helps with your response to the Minister.

Cheers, nikki

Sent from my Samsung device

----- Original message -----

From: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Date: 09-08-2016 10:28 AM (GMT-08:00)
To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Cc: "Stubbs, Jennifer MTIC:EX" <Jennifer.Stubbs@gov.bc.ca>, "Hoffman, Jennifer B

MTIC:EX" <Jennifer.Hoffman@gov.bc.ca>, Nicole Jenkins
<Nicole.Jenkins@brookfieldgis.com>, "Cooper, Brian MTIC:EX" <Brian.Cooper@gov.bc.ca>,
"Blaschuk, Michael MTIC:EX" <Michael.Blaschuk@gov.bc.ca>
Subject: RE: Courthouse TC site soil remediation

Hi Nikki

Can you please provide an update on the results of the site tour with Pinchin?

When will soil testing commence?

Minister's office is asking.

Thanks very much!

Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]

Sent: Tuesday, September 6, 2016 1:33 PM

To: Sykes, Graeme MTIC:EX

Cc: Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN;
Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX

Subject: RE: Courthouse TC site soil remediation

Thank you Graeme, I have shared with Pinchin for tomorrow's walk through.

Nicola Moyles, LEED CI

Project Manager | Gestionnaire de projet

Project Deliver Services | Services de livraison de projet

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From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]

Sent: Tuesday, September 06, 2016 1:22 PM

To: NICOLA MOYLES

Cc: Sykes, Graeme MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX;
Nicole Jenkins; Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX

Subject: FW: Courthouse TC site soil remediation

Hi Nikki

Some follow up info from Jade at Island Health. I'm sure Pinchin is well aware of these items, but it can't do any harm to share.

Nice to know we're getting support from VIHA and MOE on this one. I'm sure they'll keep close tabs on this remediation going forward.

Cheers, Graeme

From: Yehia, Jade [mailto:Jade.Yehia@viha.ca]

Sent: Friday, September 2, 2016 3:10 PM

To: Sykes, Graeme MTIC:EX

Subject: RE: Courthouse TC site soil remediation

Hello Graeme,

I just wanted to belatedly touch base after our conversation on Monday. In quick summary, a few follow up items I wanted to relay for interest and clarity:

1. The Fact Sheet I mentioned from MoE on illicit drug manufacturing cleanup (you may have already come across this but I thought to pass it along)
<http://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-remediation/docs/fact-sheets/fs35.pdf>

2. Information from the Canadian Council Ministers of the Environment – Environmental Quality Guidelines (that speak to Human Health):
http://www.ccme.ca/en/resources/canadian_environmental_quality_guidelines/ (parent site) and summary table as attached.
3. As mentioned, Island Health would refer to MoE's Land Remediation Branch for any testing recommendations/requirements, chemical/biological parameter inclusion, and threshold limits to adhere to (under their respective legislation Environmental Management Act, Contaminated Sites Regulation, and Hazardous Waste Regulation).

I hope that summarizes our discussion well. If there is anything else I may assist with or failed to provide, please do not hesitate to let me know.

Have a happy long weekend!

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca | www.viha.ca/mho



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Lush, Ryan MTIC:EX

From: Burbee, Jon MTIC:EX
Sent: Thursday, September 8, 2016 4:38 PM
To: Sykes, Graeme MTIC:EX
Cc: Lush, Ryan MTIC:EX
Subject: RE: Courthouse TC site soil remediation

Categories: Action

Fantastic update. Thanks much Graeme!

From: Sykes, Graeme MTIC:EX
Sent: Thursday, September 8, 2016 1:52 PM
To: Burbee, Jon MTIC:EX
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: Fw: Courthouse TC site soil remediation

Hi Jon

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Graeme

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Cheers, nikki

Sent from my Samsung device

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Date: 09-08-2016 10:28 AM (GMT-08:00)

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Cc: "Stubbs, Jennifer MTIC:EX" <Jennifer.Stubbs@gov.bc.ca>, "Hoffman, Jennifer B MTIC:EX" <Jennifer.Hoffman@gov.bc.ca>, Nicole Jenkins <Nicole.Jenkins@brookfieldgis.com>, "Cooper, Brian MTIC:EX" <Brian.Cooper@gov.bc.ca>, "Blaschuk, Michael MTIC:EX" <Michael.Blaschuk@gov.bc.ca>

Subject: RE: Courthouse TC site soil remediation

Hi Nikki

Can you please provide an update on the results of the site tour with Pinchin?

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Minister's office is asking.

Thanks very much!

Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]

Sent: Tuesday, September 6, 2016 1:33 PM

To: Sykes, Graeme MTIC:EX

Cc: Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN; Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX

Subject: RE: Courthouse TC site soil remediation

Thank you Graeme, I have shared with Pinchin for tomorrow's walk through.

Nicola Moyles, LEED CI

Project Manager | Gestionnaire de projet

Project Deliver Services | Services de livraison de projet

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From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]

Sent: Tuesday, September 06, 2016 1:22 PM

To: NICOLA MOYLES

Cc: Sykes, Graeme MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Nicole Jenkins; Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX

Subject: FW: Courthouse TC site soil remediation

Hi Nikki

Some follow up info from Jade at Island Health. I'm sure Pinchin is well aware of these items, but it can't do any harm to share.

Nice to know we're getting support from VIHA and MOE on this one. I'm sure they'll keep close tabs on this remediation going forward.

Cheers, Graeme

From: Yehia, Jade [mailto:Jade.Yehia@viha.ca]

Sent: Friday, September 2, 2016 3:10 PM

To: Sykes, Graeme MTIC:EX

Subject: RE: Courthouse TC site soil remediation

Hello Graeme,

I just wanted to belatedly touch base after our conversation on Monday. In quick summary, a few follow up items I wanted to relay for interest and clarity:

1. The Fact Sheet I mentioned from MoE on illicit drug manufacturing cleanup (you may have already come across this but I thought to pass it along) <http://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-remediation/docs/fact-sheets/fs35.pdf>
2. Information from the Canadian Council Ministers of the Environment – Environmental Quality Guidelines (that speak to Human Health): http://www.ccme.ca/en/resources/canadian_environmental_quality_guidelines/ (parent site) and summary table as attached.
3. As mentioned, Island Health would refer to MoE's Land Remediation Branch for any testing recommendations/requirements, chemical/biological parameter inclusion, and threshold limits to adhere to (under

their respective legislation Environmental Management Act, Contaminated Sites Regulation, and Hazardous Waste Regulation).

I hope that summarizes our discussion well. If there is anything else I may assist with or failed to provide, please do not hesitate to let me know.

Have a happy long weekend!

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

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Jade.Yehia@viha.ca | www.viha.ca/mho



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Lush, Ryan MTIC:EX

From: Yehia, Jade <Jade.Yehia@viha.ca>
Sent: Tuesday, August 23, 2016 2:52 PM
To: Sykes, Graeme MTIC:EX; Fredette, Denis MTIC:IN; Moyles, Nicola MTIC:IN; Stubbs, Jennifer MTIC:EX; Lush, Ryan MTIC:EX
Cc: XT:HLTH Fyfe, Murray; Masson, Michael MTIC:EX
Subject: RE: Courthouse tent city rat complaint

Categories: Action

Hello Graeme,

Thank you for this information. I will follow up with the complainant accordingly. I also look forward to reviewing the results as they become known.

Best regards,
Jade

Jade Yehia, CPHI(C)
Environmental Health Officer
Regional Built Environment Consultant
201 - 771 Vernon Avenue | Victoria, BC V8X 5A7
Ph: 250.519.3654 | Fax: 250.519.3402
Jade.Yehia@viha.ca | www.viha.ca/mho



From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]
Sent: Tuesday, August 23, 2016 1:55 PM
To: Yehia, Jade; Fredette, Denis MTIC:IN; Moyles, Nicola MTIC:IN; Stubbs, Jennifer MTIC:EX; Lush, Ryan MTIC:EX
Cc: Fyfe, Murray W. (Dr); Sykes, Graeme MTIC:EX; Masson, Michael MTIC:EX
Subject: RE: Courthouse tent city rat complaint

Hi Jade

Your Questions, my answers in red:

1) ...may I put the complainant in touch with you and/or Denis directly?

No direct contact info please. We receive 100's of inquiries, all of which can be directed to our Ministry mailing address:
PO Box 9412, 4000 Seymour Place, Victoria BC V8W9V1

Telephone: 250 387-8280 TIACS.minister@gov.bc.ca

(2) I am also wanting to follow up and inquire if there has there been any further dialogue on the restoration/remediation of the site? YES Have you received any follow up/input from MoE? YES.

To our knowledge there has been no Industrial and Commercial Purposes and Activities (Schedule 2 Activities) which would trigger a requirement for a Contaminated Site Profile. Peggy Evans, Manager, Risk Assessment and Remediation, Ministry of Environment, could not specifically identify a source contaminant that may originate from the encampment which would be considered a Schedule 2 Activity. Thus we will be embarking on a voluntary site remediation. We have engaged Pinchon Environmental to provide professional engineering services. Peggy at MOE previously provided a list of

potential environmental contaminants which may be associated with drug labs, though we have not identified cause to suspect such activities during site dismantling. In summary, there are no conventional APEC's to focus on, aside from the former fire pit. All of which helps focus the scope on soil testing for contaminants in a few generally representative locations, and the fire pit in particular. The standards adhered to will likely be Commercial, though we will be curious to see how far from Agricultural Standards we are. I am uncertain as to what their stance is on the site. I would like to bring to your attention that if indeed the site is deemed contaminated, under the *Contaminated Site Regulation*, there are requirements for the Office of the Medical Health Officer (and thereby mine) to be notified and involved. We will be happy to share the test results with you as they become known. Thank you.

Hope this helps!

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services
(250) 217-3027

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]

Sent: Tuesday, August 23, 2016 11:31 AM

To: Fredette, Denis MTIC:IN; Moyles, Nicola MTIC:IN; Stubbs, Jennifer MTIC:EX; Sykes, Graeme MTIC:EX

Cc: XT:HLTH Fyfe, Murray

Subject: RE: Courthouse tent city rat complaint

Hello Denis and All,

Thank you for your answers about whether bait is being placed in the burrows directly and the frequency of visits. Could you please however provide answers to the remaining questions?

1. What pesticide is being used?
2. Is Abell changing up the pesticides at all (to possibly avoid bait fatigue)?
3. Are snap traps being used?
4. What engagement has occurred (if any) with neighbours to inform them of the pest issue? (So they may take their own building/dwelling precautions and/or be apprised of the situation)?

In particular to point 4, the Medical Health Officers are inquiring to ensure mitigation for further community impacts.

Graeme – Welcome back. A few questions for you – (1) in reference to the complainant below, rather than being a conduit for concerns and trying to provide answers to questions that I do not have, may I put the complainant in touch with you and/or Denis directly? (2) I am also wanting to follow up and inquire if there has there been any further dialogue on the restoration/remediation of the site? Have you received any follow up/input from MoE? I am uncertain as to what their stance is on the site. I would like to bring to your attention that if indeed the site is deemed contaminated, under the *Contaminated Site Regulation*, there are requirements for the Office of the Medical Health Officer (and thereby mine) to be notified and involved. Thank you.

Kind regards,
Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca | www.viha.ca/mho



From: Denis Fredette [<mailto:Denis.Fredette@wsi.brookfieldgis.com>]
Sent: Monday, August 22, 2016 7:27 AM
To: Yehia, Jade; NICOLA MOYLES; Stubbs, Jennifer MTIC:EX (Jennifer.Stubbs@gov.bc.ca)
Cc: 'Graeme.Sykes@gov.bc.ca' (Graeme.Sykes@gov.bc.ca)
Subject: RE: Courthouse tent city rat complaint

Good morning Jade. As of mid-last week, more bait stations have been deployed in strategic locations and we have increased to daily service. Abell will not be placing loose bait in the burrow openings as it creates liability issues for them and also creates a danger for any animal that may sneak into the area (dog, cat, squirrel etc.) and eat the poison.

Regards

Denis Fredette
Facility Manager, FMZ 106

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T: 250 889 4371 | F: 250 952 3868
denis.fredette@wsi.brookfieldgis.com
www.brookfieldgis.com

BrookfieldGIS
Workplace Solutions Inc.

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]
Sent: Friday, August 19, 2016 4:26 PM
To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>; Denis Fredette <Denis.Fredette@wsi.brookfieldgis.com>; Stubbs, Jennifer MTIC:EX (Jennifer.Stubbs@gov.bc.ca) <Jennifer.Stubbs@gov.bc.ca>
Cc: 'Graeme.Sykes@gov.bc.ca' (Graeme.Sykes@gov.bc.ca) <Graeme.Sykes@gov.bc.ca>
Subject: RE: Courthouse tent city rat complaint

Hello All,

I was wondering if you could please provide me with an update as to what Abell is doing to alleviate the pest infestation at 'Tent City'. I just received a complaint from one of the neighbours about rats (content listed below):

The posting below is from the Vibrant Victoria homelessness thread indicating that someone was told that remediation of the tent-city site has been halted due to a rat infestation. For the last few days, crows with dead rats either on the ground or even flying them up to our balconies to eat has been the norm around here. So, what happened with the warnings that I passed on to you below as of the early part of July. What was actually done besides traps strewn haphazardly to solve the situation? I am stunned that this could be such an issue even after the warnings. A cynic would conclude that though there were many enablers to tent-city, there were none brave enough to stand up and protect the general public by insisting on basic public health and safety measures. Or are the rats dead before the crows get them, to which I would wonder why we would want crows eating and carrying off poisoned rats?

Regards,

Awaiting Juno



- Member
- 53 posts

Posted Today, 01:29 PM

Apparently remediation at the courthouse has been halted due to a rat infestation...

I have spoken with this individual before and was hoping you could provide a status update. There are some additional questions that I have regarding Abell's service (to assist with any further recommendations):

1. What pesticide is being used?
2. Is Abell changing up the pesticides at all (to possibly avoid bait fatigue)?
3. Are snap traps being used?
4. What is the frequency for their visits?
5. What engagement has occurred (if any) with neighbours to inform them of the pest issue? (So they may take their own building/dwelling precautions and/or be apprised of the situation)?

Thank you for your prompt attention/clarification to this matter and any information you may provide.

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca | www.viha.ca/mho



From: Denis Fredette [<mailto:Denis.Fredette@wsi.brookfieldgis.com>]

Sent: Wednesday, August 17, 2016 9:57 AM

To: Yehia, Jade

Cc: Lush, Ryan MTIC:EX; Stubbs, Jennifer MTIC:EX; Gaudet, Bernie B MTIC:EX

Subject: RE: Courthouse tent city information and update call

Thank you very much for your input Jade. I will provide this information to Abell and ask them to incorporate as many of these recommendations to the existing program.

Regards

Denis Fredette

Facility Manager, FMZ 106

Brookfield GIS Workplace Solutions Inc.

23-3318 Oak Street

Victoria, BC V8X 1R1

T: 250 889 4371 | F: 250 952 3868

denis.fredette@wsi.brookfieldgis.com

www.brookfieldgis.com

BrookfieldGIS
Workplace Solutions Inc.

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]

Sent: Wednesday, August 17, 2016 9:28 AM

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Cc: Lush, Ryan MTIC:EX <Ryan.Lush@gov.bc.ca>; Stubbs, Jennifer MTIC:EX <Jennifer.Stubbs@gov.bc.ca>; Gaudet, Bernie B MTIC:EX (Bernie.Gaudet@gov.bc.ca) <Bernie.Gaudet@gov.bc.ca>

Subject: RE: Courthouse tent city information and update call

Hello Denis,

As promised, some considerations for Abell in their service moving forward... and also, being that the site is now secured by fencing and patrolled to prevent the public from accessing it, it may now be prudent to:

1. Place bait directly into the burrow openings;
2. Snap traps could now be used in conjunction with the bait;

3. Cutting back any underbrush (to ~18 inches) could alleviate further areas of harbourage;
4. I would advise the Courthouse ramp up their pest control service as the food & water source for the rats/mice has now been removed from the site. There is a strong likelihood that the pests will go farther afield to find food.
5. Additional traps and bait stations could be extremely useful. As well, as per Abell's direction, strategic placement of the traps is key.
6. While rat/mice burrows are clearly evident throughout the site. The area adjacent to the parking lot, in the rocks next to the stairwell off of Courtney street; to the north of the 'old' entryway off of Quadra (northeast corner), and in the southwest corner the openings are most prominent. Those areas could use extra care and attention;
7. Even though right now the aim is to eliminate as many pests as possible, it may be quite valuable to employ strong record keeping in Abell's reports (as they have been doing), i.e. how many have been caught, the amount of bait being consumed in the traps, specific advice and recommendations after each visit;
8. With that being said, ramping up frequency of their visits to really get at the problem is integral. It is hard to say if 1, 2, 3, times / week is the ideal frequency. I would advise gauging the frequency on the need for bait to be replenished. Being the site is recently vacated and time is of the essence, possibly every day or two days for the next few weeks would be wise.

I can say from my site visit on Tuesday it appears that there is an infestation of Roof rats, (possibly also Norway rats), and mice. HL demolition claimed to have also found deer mice, which are typically more associated with rural environments, however the point being the infestation is significant (and extra workplace care is needed). I hope the above is helpful. I think it extremely wise to wait for soil removal/remediation until the pest issue is dealt with (prior to disturbance of their nests).

I greatly appreciate the opportunity to provide these recommendations. Please do not hesitate to contact me if you have any questions about the above or I may offer further assistance.

Best regards,

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca | www.viha.ca/mho

HBE@viha.ca | <http://www.viha.ca/mho/about/hpes/hbe.htm>



-----Original Message-----

From: Denis Fredette [<mailto:Denis.Fredette@wsi.brookfieldgis.com>]

Sent: Wednesday, August 17, 2016 7:41 AM

To: Gaudet, Bernie B MTIC:EX; Yehia, Jade

Cc: Rotgans, Trudy OHCS:EX; Holden, Virginia OHCS:EX; Lush, Ryan MTIC:EX; Stubbs, Jennifer MTIC:EX

Subject: RE: Courthouse tent city information and update call

I have reached out to our pest control service provided for advice on what service would be appropriate going forward. I will get back to you all when I have the information.

Also, I would be interested in what suggestions you may have as well Jade.

Regards

Denis Fredette

Facility Manager, FMZ 106

Brookfield GIS Workplace Solutions Inc.

23-3318 Oak Street

Victoria, BC V8X 1R1

T: 250 889 4371| F: 250 952 3868

denis.fredette@wsi.brookfieldgis.com

www.brookfieldgis.com

-----Original Message-----

From: Gaudet, Bernie B MTIC:EX [mailto:Bernie.Gaudet@gov.bc.ca]

Sent: Tuesday, August 16, 2016 5:27 PM

To: 'Yehia, Jade' <Jade.Yehia@viha.ca>

Cc: Rotgans, Trudy OHCS:EX <Trudy.Rotgans@gov.bc.ca>; Holden, Virginia OHCS:EX <Virginia.Holden@gov.bc.ca>; Denis Fredette <Denis.Fredette@wsi.brookfieldgis.com>; Lush, Ryan MTIC:EX <Ryan.Lush@gov.bc.ca>; Stubbs, Jennifer MTIC:EX <Jennifer.Stubbs@gov.bc.ca>

Subject: RE: Courthouse tent city information and update call

Thanks for the follow-up, Jade. I must have just missed you. Please disregard my message if you're satisfied with the activities that are in progress related to pest management of the Victoria Courthouse site. As mentioned, we're deferring the remediation work for the immediate future until there is some clarity around future use of site, so no disturbance of the burrows etc until further pest management consideration.

You observations were echoed by our WSI colleagues in their report earlier today. By cc on this email, I'll ask Denis, Facility Manager for many of the buildings in our Victoria portfolio to discuss pest management options.

Thanks again.

Bernie

-----Original Message-----

From: Yehia, Jade [mailto:Jade.Yehia@viha.ca]

Sent: Tuesday, August 16, 2016 5:14 PM

To: Gaudet, Bernie B MTIC:EX; Holden, Virginia OHCS:EX

Cc: Rotgans, Trudy OHCS:EX

Subject: Re: Courthouse tent city information and update call

Hello Bernie,

I have previously been in contact with WSI (Lorenzo) and their subcontracted pest control company, Abell, and Graeme regarding recommendations (however that was prior to the dismantlement of the camp). Any advice from Environmental Health that we may provide we would be happy to do so. Likewise, Abell might too provide some comprehensive/sound advice here. I was onsite yesterday as was BrooksideGIS, HL demolition, Paladine, and (I believe) Houle. There indeed are a number of rat/mice burrows evident throughout the site. Some specific areas harbourage is more evident than others.

I thoroughly welcome providing any suggestions/recommendations and/or connections with WSI (or Abell) on the subject. Please let me know with whom to direct any more prescriptive advice to.

Thank you,

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca<mailto:Jade.Yehia@viha.ca> | www.viha.ca/mho<mailto:Jade.Yehia@viha.ca>

HBE@viha.ca<mailto:HBE@viha.ca> | <http://www.viha.ca/mho/about/hpes/hbe.htm>

[<https://intranet.viha.ca/departments/communications/PublishingImages/island-health-email.gif>]<<http://www.viha.ca/>>

From: Gaudet, Bernie B MTIC:EX <Bernie.Gaudet@gov.bc.ca>

Sent: Tuesday, August 16, 2016 4:32 PM

To: Holden, Virginia OHCS:EX; Yehia, Jade

Cc: Rotgans, Trudy OHCS:EX

Subject: RE: RE: Courthouse tent city information and update call

Thanks, Ginnie. I'm just in another meeting and will connect just after 5pm.

The quick response to your concern about pest management is that we're holding off on the restoration of the site until we have a better understanding of future programming for the site (which will inform the level of remediation). Also, WSI is immediately repositioning the existing traps that are on site which may have been

moved by occupants of the encampment, and is preparing options for more effective pest management on the site. I understand they have received some information from VIHA (perhaps it was from you Jade?) that will be included in the options.

Chat soon.

Bernie

Bernie Gaudet | Director, Corporate Sustainability | Shared Services BC

Ph: 250 920-8435 | e: Bernie.Gaudet@gov.bc.ca | m: PO Box 9412, Stn Prov Gov, Victoria BC V8W 9V1
[IPPO_Signature_Block]

From: Holden, Virginia OHCS:EX

Sent: Tuesday, August 16, 2016 4:16 PM

To: Yehia, Jade; Gaudet, Bernie B MTIC:EX

Cc: Rotgans, Trudy OHCS:EX

Subject: RE: RE: Courthouse tent city information and update call

Hi Jade,

I just got off the phone with Bernie Gaudet at MTICS about Island Health's concerns about the site remediation and pest issues. I have added him to this email. He will be connecting with you shortly to follow up.

Let me know if you have additional concerns or questions.

Regards,

Ginnie

From: Yehia, Jade [mailto:Jade.Yehia@viha.ca]

Sent: Tuesday, August 16, 2016 4:07 PM

To: Rotgans, Trudy OHCS:EX

Cc: Holden, Virginia OHCS:EX

Subject: RE: RE: Courthouse tent city information and update call

Thank you Trudy and Ginnie. It is very much appreciated.

Best regards,

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

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HBE@viha.ca<mailto:HBE@viha.ca> | <http://www.viha.ca/mho/about/hpes/hbe.htm>

[<https://intranet.viha.ca/departments/communications/PublishingImages/island-health-email.gif>]<<http://www.viha.ca/>>

From: Rotgans, Trudy OHCS:EX [mailto:Trudy.Rotgans@gov.bc.ca]

Sent: Tuesday, August 16, 2016 4:02 PM

To: Yehia, Jade

Cc: Holden, Virginia OHCS:EX

Subject: FW: RE: Courthouse tent city information and update call

Hi Jade, I've attached Ginnie's email address. We're responding to your concerns. Thanks.

Best regards,

Trudy Rotgans, Architect AIBC, RPP

Acting Executive Director

Housing Policy Branch

Office of Housing and Construction Standards Ministry of Natural Gas Development and Responsible for Housing

Cell: 250-888-0591

[Top-Work-Unit_sig1]

From: Yehia, Jade [mailto:Jade.Yehia@viha.ca]

Sent: Tuesday, August 16, 2016 3:57 PM

To: Rotgans, Trudy OHCS:EX

Subject: RE: Courthouse tent city information and update call

Hello Trudy,

I just wanted to pass along my contact information. I was on today's very recent Courthouse tent city info & update call. I am the Island Health – Health Protection & Environmental Service rep who vocalized concerns on site remediation. I would be happy to provide further details from our perspective, my recent site visit, and welcome any follow up with Jenny (I'm sorry I didn't have her email) and/or yourself. Thank you.

Kind regards,

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

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HBE@viha.ca<mailto:HBE@viha.ca> | <http://www.viha.ca/mho/about/hpes/hbe.htm>

[<https://intranet.viha.ca/departments/communications/PublishingImages/island-health-email.gif>]<http://www.viha.ca/>>

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Veuillez songer à l'environnement avant d'imprimer le présent courriel – Aidez-nous à protéger notre planète.

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Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Tuesday, August 23, 2016 2:47 PM
To: Moyles, Nicola MTIC:IN; Fredette, Denis MTIC:IN; Stubbs, Jennifer MTIC:EX; Lush, Ryan MTIC:EX
Cc: Masson, Michael MTIC:EX; Jenkins, Nicole MTIC:IN; Sykes, Graeme MTIC:EX
Subject: RE: Courthouse tent city rat complaint
Attachments: Re: PMFILE: BCGV480080; A08); MOE information from Graeme July 13th Tent City
Categories: Action

Hi Nikki

You had previously indicated in the attached that you would be going to P.i.n.c.h.o.n for this Consultant work. It's not my place to advise on which consultants are selected, other than to specify that they be a Professional Engineer (P.Eng.), Engineering Licensee (Eng.L.), Professional Geoscientist (P.Geo.), or Geoscience Licensee (Geo.L.) with APEGBC. RPD has a prequalified roster of Environmental Engineers who can also conduct soil remediation, should that be of assistance.

My hope is that an Engineer could be available for our upcoming remediation project meetings. Traditionally, they would project manage the site cleanup and will have much expertise to lend.

Thanks, Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]
Sent: Tuesday, August 23, 2016 2:20 PM
To: Sykes, Graeme MTIC:EX; Fredette, Denis MTIC:IN; Stubbs, Jennifer MTIC:EX; Lush, Ryan MTIC:EX
Cc: Masson, Michael MTIC:EX; Jenkins, Nicole MTIC:IN
Subject: Re: Courthouse tent city rat complaint

Thank you for the follow up Graeme. To be clear I have not received any direction to officially engage Pinch on at this as yet. I have left Jade off this email string.

Cheers, nikki

Sent from my Samsung device

----- Original message -----

From: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Date: 08-23-2016 1:55 PM (GMT-08:00)
To: "'Yehia, Jade'" <Jade.Yehia@viha.ca>, Denis Fredette <Denis.Fredette@wsi.brookfieldgis.com>, NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>, "Stubbs, Jennifer MTIC:EX" <Jennifer.Stubbs@gov.bc.ca>, "Lush, Ryan MTIC:EX" <Ryan.Lush@gov.bc.ca>
Cc: "XT:HLTH Fyfe, Murray" <murray.fyfe@viha.ca>, "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>, Michael Masson <michael.masson@gov.bc.ca>
Subject: RE: Courthouse tent city rat complaint

Hi Jade

Your Questions, my answers in red:

1) ...may I put the complainant in touch with you and/or Denis directly?

No direct contact info please. We receive 100's of inquiries, all of which can be directed to our Ministry mailing address:
PO Box 9412, 4000 Seymour Place, Victoria BC V8W9V1

Telephone: 250 387-8280 TIACS.minister@gov.bc.ca

(2) I am also wanting to follow up and inquire if there has there been any further dialogue on the restoration/remediation of the site? YES Have you received any follow up/input from MoE? YES.

To our knowledge there has been no Industrial and Commercial Purposes and Activities (Schedule 2 Activities) which would trigger a requirement for a Contaminated Site Profile. Peggy Evans, Manager, Risk Assessment and Remediation, Ministry of Environment, could not specifically identify a source contaminant that may originate from the encampment which would be considered a Schedule 2 Activity. Thus we will be embarking on a voluntary site remediation. We have engaged Pinchon Environmental to provide professional engineering services. Peggy at MOE previously provided a list of potential environmental contaminants which may be associated with drug labs, though we have not identified cause to suspect such activities during site dismantling. In summary, there are no conventional APEC's to focus on, aside from the former fire pit. All of which helps focus the scope on soil testing for contaminants in a few generally representative locations, and the fire pit in particular. The standards adhered to will likely be Commercial, though we will be curious to see how far from Agricultural Standards we are. I am uncertain as to what their stance is on the site. I would like to bring to your attention that if indeed the site is deemed contaminated, under the *Contaminated Site Regulation*, there are requirements for the Office of the Medical Health Officer (and thereby mine) to be notified and involved. We will be happy to share the test results with you as they become known. Thank you.

Hope this helps!

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services
(250) 217-3027

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]

Sent: Tuesday, August 23, 2016 11:31 AM

To: Fredette, Denis MTIC:IN; Moyles, Nicola MTIC:IN; Stubbs, Jennifer MTIC:EX; Sykes, Graeme MTIC:EX

Cc: XT:HLTH Fyfe, Murray

Subject: RE: Courthouse tent city rat complaint

Hello Denis and All,

Thank you for your answers about whether bait is being placed in the burrows directly and the frequency of visits. Could you please however provide answers to the remaining questions?

1. What pesticide is being used?
2. Is Abell changing up the pesticides at all (to possibly avoid bait fatigue)?
3. Are snap traps being used?
4. What engagement has occurred (if any) with neighbours to inform them of the pest issue? (So they may take their own building/dwelling precautions and/or be apprised of the situation)?

In particular to point 4, the Medical Health Officers are inquiring to ensure mitigation for further community impacts.

Graeme – Welcome back. A few questions for you – (1) in reference to the complainant below, rather than being a conduit for concerns and trying to provide answers to questions that I do not have, may I put the complainant in touch with you and/or Denis directly? (2) I am also wanting to follow up and inquire if there has there been any further dialogue on the restoration/remediation of the site? Have you received any follow up/input from MoE? I am uncertain as to what their stance is on the site. I would like to bring to your attention that if indeed the site is deemed contaminated, under the *Contaminated Site Regulation*, there are requirements for the Office of the Medical Health Officer (and thereby mine) to be notified and involved. Thank you.

Kind regards,
Jade

Jade Yehia, CPHI(C)
Environmental Health Officer
Regional Built Environment Consultant
201 - 771 Vernon Avenue | Victoria, BC V8X 5A7
Ph: 250.519.3654 | Fax: 250.519.3402
Jade.Yehia@viha.ca | www.viha.ca/mho



From: Denis Fredette [<mailto:Denis.Fredette@wsi.brookfieldgis.com>]
Sent: Monday, August 22, 2016 7:27 AM
To: Yehia, Jade; NICOLA MOYLES; Stubbs, Jennifer MTIC:EX (Jennifer.Stubbs@gov.bc.ca)
Cc: 'Graeme.Sykes@gov.bc.ca' (Graeme.Sykes@gov.bc.ca)
Subject: RE: Courthouse tent city rat complaint

Good morning Jade. As of mid-last week, more bait stations have been deployed in strategic locations and we have increased to daily service. Abell will not be placing loose bait in the burrow openings as it creates liability issues for them and also creates a danger for any animal that may sneak into the area (dog, cat, squirrel etc.) and eat the poison.

Regards

Denis Fredette
Facility Manager, FMZ 106

Brookfield GIS Workplace Solutions Inc.
23-3318 Oak Street
Victoria, BC V8X 1R1
T: 250 889 4371 | F: 250 952 3868
denis.fredette@wsi.brookfieldgis.com
www.brookfieldgis.com

BrookfieldGIS
Workplace Solutions Inc.

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]
Sent: Friday, August 19, 2016 4:26 PM
To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>; Denis Fredette <Denis.Fredette@wsi.brookfieldgis.com>; Stubbs, Jennifer MTIC:EX (Jennifer.Stubbs@gov.bc.ca) <Jennifer.Stubbs@gov.bc.ca>
Cc: 'Graeme.Sykes@gov.bc.ca' (Graeme.Sykes@gov.bc.ca) <Graeme.Sykes@gov.bc.ca>
Subject: RE: Courthouse tent city rat complaint

Hello All,

I was wondering if you could please provide me with an update as to what Abell is doing to alleviate the pest infestation at 'Tent City'. I just received a complaint from one of the neighbours about rats (content listed below):

The posting below is from the Vibrant Victoria homelessness thread indicating that someone was told that remediation of the tent-city site has been halted due to a rat infestation. For the last few days, crows with dead rats either on the ground or even flying them up to our balconies to eat has been the norm around here. So, what happened with the warnings that I passed on to you below as of the early part of July. What was actually done besides traps strewn haphazardly to solve the situation? I am stunned that this could be such an issue even after the warnings. A cynic would conclude that though there were many enablers to tent-city, there were none brave enough to stand up and protect the general public by insisting on basic public health and safety measures. Or are the rats dead before the crows get them, to which I would wonder why we would want crows eating and carrying off poisoned rats?

Regards,

Awaiting Juno



•

- Member
- 53 posts

Posted Today, 01:29 PM

Apparently remediation at the courthouse has been halted due to a rat infestation...

I have spoken with this individual before and was hoping you could provide a status update. There are some additional questions that I have regarding Abell's service (to assist with any further recommendations):

1. What pesticide is being used?
2. Is Abell changing up the pesticides at all (to possibly avoid bait fatigue)?
3. Are snap traps being used?
4. What is the frequency for their visits?
5. What engagement has occurred (if any) with neighbours to inform them of the pest issue? (So they may take their own building/dwelling precautions and/or be apprised of the situation)?

Thank you for your prompt attention/clarification to this matter and any information you may provide.

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer
Regional Built Environment Consultant
201 - 771 Vernon Avenue | Victoria, BC V8X 5A7
Ph: 250.519.3654 | Fax: 250.519.3402
Jade.Yehia@viha.ca | www.viha.ca/mho



From: Denis Fredette [<mailto:Denis.Fredette@wsi.brookfieldgis.com>]
Sent: Wednesday, August 17, 2016 9:57 AM
To: Yehia, Jade
Cc: Lush, Ryan MTIC:EX; Stubbs, Jennifer MTIC:EX; Gaudet, Bernie B MTIC:EX
Subject: RE: Courthouse tent city information and update call

Thank you very much for your input Jade. I will provide this information to Abell and ask them to incorporate as many of these recommendations to the existing program.

Regards

Denis Fredette
Facility Manager, FMZ 106

Brookfield GIS Workplace Solutions Inc.
23-3318 Oak Street
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T: 250 889 4371 | F: 250 952 3868
denis.fredette@wsi.brookfieldgis.com
www.brookfieldgis.com

BrookfieldGIS
Workplace Solutions Inc.

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]
Sent: Wednesday, August 17, 2016 9:28 AM
To: Denis Fredette <Denis.Fredette@wsi.brookfieldgis.com>
Cc: Lush, Ryan MTIC:EX <Ryan.Lush@gov.bc.ca>; Stubbs, Jennifer MTIC:EX <Jennifer.Stubbs@gov.bc.ca>; Gaudet, Bernie B MTIC:EX (Bernie.Gaudet@gov.bc.ca) <Bernie.Gaudet@gov.bc.ca>
Subject: RE: Courthouse tent city information and update call

Hello Denis,

As promised, some considerations for Abell in their service moving forward... and also, being that the site is now secured by fencing and patrolled to prevent the public from accessing it, it may now be prudent to:

1. Place bait directly into the burrow openings;
2. Snap traps could now be used in conjunction with the bait;
3. Cutting back any underbrush (to ~18 inches) could alleviate further areas of harbourage;
4. I would advise the Courthouse ramp up their pest control service as the food & water source for the rats/mice has now been removed from the site. There is a strong likelihood that the pests will go farther afield to find food.
5. Additional traps and bait stations could be extremely useful. As well, as per Abell's direction, strategic placement of the traps is key.
6. While rat/mice burrows are clearly evident throughout the site. The area adjacent to the parking lot, in the rocks next to the stairwell off of Courtney street; to the north of the 'old' entryway off of Quadra (northeast corner), and in the southwest corner the openings are most prominent. Those areas could use extra care and attention;
7. Even though right now the aim is to eliminate as many pests as possible, it may be quite valuable to employ strong record keeping in Abell's reports (as they have been doing), i.e. how many have been caught, the amount of bait being consumed in the traps, specific advice and recommendations after each visit;
8. With that being said, ramping up frequency of their visits to really get at the problem is integral. It is hard to say if 1, 2, 3, times / week is the ideal frequency. I would advise gauging the frequency on the need for bait to be replenished. Being the site is recently vacated and time is of the essence, possibly every day or two days for the next few weeks would be wise.

I can say from my site visit on Tuesday it appears that there is an infestation of Roof rats, (possibly also Norway rats), and mice. HL demolition claimed to have also found deer mice, which are typically more associated with rural environments, however the point being the infestation is significant (and extra workplace care is needed). I hope the above is helpful. I think it extremely wise to wait for soil removal/remediation until the pest issue is dealt with (prior to disturbance of their nests).

I greatly appreciate the opportunity to provide these recommendations. Please do not hesitate to contact me if you have any questions about the above or I may offer further assistance.

Best regards,

Jade

Jade Yehia, CPHI(C)
Environmental Health Officer
Regional Built Environment Consultant
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Jade.Yehia@viha.ca | www.viha.ca/mho
HBE@viha.ca | <http://www.viha.ca/mho/about/hpes/hbe.htm>



-----Original Message-----

From: Denis Fredette [<mailto:Denis.Fredette@wsi.brookfieldgis.com>]
Sent: Wednesday, August 17, 2016 7:41 AM
To: Gaudet, Bernie B MTIC:EX; Yehia, Jade
Cc: Rotgans, Trudy OHCS:EX; Holden, Virginia OHCS:EX; Lush, Ryan MTIC:EX; Stubbs, Jennifer MTIC:EX
Subject: RE: Courthouse tent city information and update call

I have reached out to our pest control service provided for advice on what service would be appropriate going forward. I will get back to you all when I have the information.

Also, I would be interested in what suggestions you may have as well Jade.

Regards

Denis Fredette

Facility Manager, FMZ 106

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-----Original Message-----

From: Gaudet, Bernie B MTIC:EX [mailto:Bernie.Gaudet@gov.bc.ca]

Sent: Tuesday, August 16, 2016 5:27 PM

To: 'Yehia, Jade' <Jade.Yehia@viha.ca>

Cc: Rotgans, Trudy OHCS:EX <Trudy.Rotgans@gov.bc.ca>; Holden, Virginia OHCS:EX <Virginia.Holden@gov.bc.ca>; Denis Fredette <Denis.Fredette@wsi.brookfieldgis.com>; Lush, Ryan MTIC:EX <Ryan.Lush@gov.bc.ca>; Stubbs, Jennifer MTIC:EX <Jennifer.Stubbs@gov.bc.ca>

Subject: RE: Courthouse tent city information and update call

Thanks for the follow-up, Jade. I must have just missed you. Please disregard my message if you're satisfied with the activities that are in progress related to pest management of the Victoria Courthouse site. As mentioned, we're deferring the remediation work for the immediate future until there is some clarity around future use of site, so no disturbance of the burrows etc until further pest management consideration.

Your observations were echoed by our WSI colleagues in their report earlier today. By cc on this email, I'll ask Denis, Facility Manager for many of the buildings in our Victoria portfolio to discuss pest management options.

Thanks again.

Bernie

-----Original Message-----

From: Yehia, Jade [mailto:Jade.Yehia@viha.ca]

Sent: Tuesday, August 16, 2016 5:14 PM

To: Gaudet, Bernie B MTIC:EX; Holden, Virginia OHCS:EX

Cc: Rotgans, Trudy OHCS:EX

Subject: Re: Courthouse tent city information and update call

Hello Bernie,

I have previously been in contact with WSI (Lorenzo) and their subcontracted pest control company, Abell, and Graeme regarding recommendations (however that was prior to the dismantlement of the camp). Any advice from Environmental Health that we may provide we would be happy to do so. Likewise, Abell might too provide some comprehensive/sound advice here. I was onsite yesterday as was BrookesideGIS, HL demolition, Paladine, and (I believe) Houle. There indeed are a number of rat/mice burrows evident throughout the site. Some specific areas harbourage is more evident than others.

I thoroughly welcome providing any suggestions/recommendations and/or connections with WSI (or Abell) on the subject. Please let me know with whom to direct any more prescriptive advice to.

Thank you,

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca<mailto:Jade.Yehia@viha.ca> | www.viha.ca/mho<mailto:Jade.Yehia@viha.ca>

HBE@viha.ca<mailto:HBE@viha.ca> | <http://www.viha.ca/mho/about/hpes/hbe.htm>

[<https://intranet.viha.ca/departments/communications/PublishingImages/island-health-email.gif>]<

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Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Monday, December 12, 2016 1:33 PM
To: Hennis, Sean MTIC:EX; Nikki Moyles (Nicola.Moyles@Brookfieldjci.com); Schollen, Tasha GCPE:EX; Whittier, Joanne GCPE:EX
Cc: Tremblay, Jason MTIC:EX; Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: FOI for Victoria Courthouse Playground

Categories: Red Category

Hi folks

To keep you in the loop, we were FOI'd today for *All records pertaining to the reported soil contaminated with methamphetamines and other chemicals at the super InTent City site, east of 850 Burdett Avenue, Victoria BC, including but not limited to the soil testing and analysis, the contracts awarded for the site testing and site remediation; The contract(s) to build the proposed playground. Date Format is MM/DD/YYYY*

I responded with:

1. the RFS document (\$350,000)
2. remediation report
3. instructions to bidders (for soil removal)
4. corporate supply arrangement for playground suppliers
5. Order confirmation for playground equipment

The Budget is consistent with what has been previously reported. Pinchin and Habitat are both named in the documents. Soil contaminants are identified. Individual playground pieces are not identified, so that remains to be unveiled at a time of our choosing.

Thanks, graeme

From: Hennis, Sean MTIC:EX
Sent: Monday, December 12, 2016 1:11 PM
To: Sykes, Graeme MTIC:EX; Nikki Moyles (Nicola.Moyles@Brookfieldjci.com)
Cc: Tremblay, Jason MTIC:EX
Subject: RE: Order Confirmation - Victoria Courthouse Playground

Thank you...

From this point forward, Nikki and I may have questions for the equipment supplier (Habitat) so we will contact them as needed.

Thanks again,

From: Sykes, Graeme MTIC:EX
Sent: Monday, December 12, 2016 12:52 PM
To: Hennis, Sean MTIC:EX; Nikki Moyles (Nicola.Moyles@Brookfieldjci.com)
Cc: Tremblay, Jason MTIC:EX; Sykes, Graeme MTIC:EX
Subject: FW: Order Confirmation - Victoria Courthouse Playground

For your records. The Playground order includes key items:

Quantity and Price:

- Supply playground equipment (Landscape Structures Inc.) \$141,349.96
- Corporate Supply Arrangement 15% discount (\$21,202.49)
- Freight to Victoria, BC \$5,985.00
- Supervised Installation; includes site layout, supervisory services and post hole digging, concrete and supervised installation of surfacing \$12,554.54
- Corporate Supply Arrangement 15% discount (\$1,883.18)
- Supply 270 cubic yards of Habitat's engineered wood fibre surfacing to a 12" depth, (complete with geotextile landscape fabric) \$12,342.79
- Corporate Supply Arrangement 15% discount (\$1,851.42)
- Freight to Victoria, BC \$4,150.00
- Subtotal** \$151,445.20

Also Nikki, attached is the signed I&A form.
Cheers, graeme

From: Lush, Ryan MTIC:EX
Sent: Monday, December 12, 2016 10:02 AM
To: Sykes, Graeme MTIC:EX; Blaschuk, Michael MTIC:EX; Purewall, Dar MTIC:EX
Subject: Fw: Order Confirmation - Victoria Courthouse Playground

Hey guys, Just got back home, around 1:30 this morning. Thought you'd like to see the order confirmation. Pity about the delay, but at least the order's in.

I'm officially back in the office Friday, but will be answering my personal cell if you need me. s.22 .

Dar, thanks for rebuilding the requisition in my absence.
Ryan

From: Sonya Wilson <swilson@habitat-systems.com>
Sent: Thursday, December 8, 2016 3:48 PM
To: Lush, Ryan MTIC:EX
Cc: 'Dave Warner'
Subject: Order Confirmation - Victoria Courthouse Playground

Good afternoon Ryan,

Please find attached the order confirmation for the playground at the Victoria Courthouse.

If you have any questions or see any discrepancies, please contact us at 604-294-4224 or toll free at 1-866-422-4828.

Thanks and have a great day!

Sonya Wilson
Client Services
swilson@habitat-systems.com



Habitat Systems Inc.

Tel: (604) 294-4224 | Fax: (604) 294-4002

Toll Free: 1-866-HABITAT (422-4828)

www.habitat-systems.com

[Facebook](#) | [Twitter](#) | [YouTube](#) | [Pinterest](#)

Lush, Ryan MTIC:EX

From: Burbee, Jon MTIC:EX
Sent: Tuesday, January 24, 2017 6:59 PM
To: Sykes, Graeme MTIC:EX
Cc: Lush, Ryan MTIC:EX
Subject: Re: Follow Up Question: CFAX

Categories: Red Category

Great information. Thanks much.

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Sykes, Graeme MTIC:EX
Sent: Tuesday, January 24, 2017 17:46
To: Burbee, Jon MTIC:EX
Cc: Lush, Ryan MTIC:EX
Subject: Re: Follow Up Question: CFAX

Hi jon

Is the question what was tested for? Because the list of substances tested for is as long as my arm. I provided the full list to GCPE months ago. It included all manner of chemicals and drugs. Including a specific list of chemicals consistent with drug labs (provided to us by MOE). I think I see an excerpt from the list in the email chain below.

The only drug found was meth, which can apparently pass through urine and become residual. So the existence of meth does not prove/disprove the conjecture that a meth lab was present.

I'm happy to help clarify further if need be.

Graeme

Sent from my iPhone

On Jan 24, 2017, at 5:23 PM, Burbee, Jon MTIC:EX <Jon.Burbee@gov.bc.ca> wrote:

If you have additional insight it would be appreciated.

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Jon.Burbee@gov.bc.ca
Sent: Tuesday, January 24, 2017 17:20
To: Schollen, Tasha GCPE:EX; Lush, Ryan MTIC:EX; DeLarge, Lorne MTIC:EX
Cc: Whittier, Joanne GCPE:EX
Subject: Re: Follow Up Question: CFAX

Tasha,

I appreciate the question but I cannot answer why an exhaustive battery of tests were not run. I will inquire with the team closest to the issue, but I expect it was based on the best estimate and experience of observations made during the encampment.

Jon

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Schollen, Tasha GCPE:EX
Sent: Tuesday, January 24, 2017 17:03
To: Burbee, Jon MTIC:EX; Lush, Ryan MTIC:EX; DeLarge, Lorne MTIC:EX
Cc: Whittier, Joanne GCPE:EX
Subject: RE: Follow Up Question: CFAX

One more...see the yellow highlight. Was there any other reason why we didn't highlight every drug? Meth and cocaine are both psychostimulants...but cocaine isn't exactly the same as Methamphetamine...similar but different (according to Google) so not exactly covered off by "methamphetamine"

Who is the client? That's the B.C. Government. I'm trying to get more information on the two suspected illegal drug manufacturing operations. Who came across these suspected drug operations and what was actually found? Best for you to check in with police on this point.

Also, in this paragraph:

Select "worst case" soil samples collected during the Environmental Soil Sampling Investigation were submitted for laboratory analysis of contaminants potentially associated with camp activities including volatile organic compounds (VOCs), volatile petroleum hydrocarbons (VPH), light extractable petroleum hydrocarbons (LEPH), heavy extractable petroleum hydrocarbons (HEPH), polycyclic aromatic hydrocarbons (PAHs), metals, acetone, butanone, ethyl ether, methanol, acetic acid, formic acid, ammonia, chloroform, dichloromethane, ether, pH, iodine, pseudoephedrine, phosphorous, amphetamine, cocaine, heroin, lysergic acid diethylamide (LSD), 3,4-methylenedioxymethamphetamine (MDMA), methamphetamine, escherichia coli (E. coli), fecal coliforms and/or total coliforms.

Is it saying all these things were found in the soil? Or this is what they tested for? Yes, this is what they tested for. If all those things were found (cocaine, heroin, MDMA, etc.), how come they weren't included in the Nov. 2 release that mentions trace amounts of meth?

From Information Bulletin:

"The testing of soil samples determined the presence of residual contaminants, including those consistent with minor gas spills and trace amounts of methamphetamines."

There were a number of contaminants found in trace amounts, summarized by the description "residual contaminants."

From: Burbee, Jon MTIC:EX
Sent: Tuesday, January 24, 2017 4:55 PM
To: Schollen, Tasha GCPE:EX; Lush, Ryan MTIC:EX; DeLarge, Lorne MTIC:EX
Cc: Whittier, Joanne GCPE:EX
Subject: Re: Follow Up Question: CFAX

Concur with your response.

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Schollen, Tasha GCPE:EX
Sent: Tuesday, January 24, 2017 16:53
To: Lush, Ryan MTIC:EX; Burbee, Jon MTIC:EX; DeLarge, Lorne MTIC:EX

From: Whittier, Ioanne GCPE-FX
Subject: Follow Up Question: CFAX

Hi there – is this the best response or what would you suggest?

I'm trying to get more information on the two suspected illegal drug manufacturing operations. Who came across these suspected drug operations and what was actually found? Best for you to check in with Victoria police on this point.

Tasha Schollen | Communications Director
Ministry of Technology, Innovation and Citizens' Services
Government Communications and Public Engagement
Phone: 250-387-3134 | Cell: 250-889-1121

Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Thursday, January 12, 2017 2:08 PM
To: Whittier, Joanne GCPE:EX; Burbee, Jon MTIC:EX
Cc: Schollen, Tasha GCPE:EX; Sykes, Graeme MTIC:EX
Subject: RE: For approval - media request - CBC Radio - Victoria Courthouse remediation and tree removal
Attachments: VCH Tree Report.pdf
Categories: Red Category

My summary:

Examination of trees and their surrounding environment was performed by ISA Certified Arborists. This was done through a comprehensive visual assessment. All affected trees were rated by: tree species, size (diameter at breast height), critical root zone (c.r.z.), crown spread, tree health, structural condition, and relative tolerance to construction impact (i.e. soil removal).

Trees were also inspected for evidence of disease and pest infestations. The Arborists employed by the Province are local experts with understanding of local climatic conditions and environmental factors. The City of Victoria Arborist has also reviewed the site and approves of the proposed work.

Ultimately it is **the soil condition** that is driving the tree removal. The soil cannot be separated from the critical root zone of the impacted trees. The Crimson King Maples have a shallow root structure located in the top layer of soil which is contaminated and being removed. The other trees have deeper roots that give them a better chance of survival.

The work performed by the Arborists is summarized in the attached report (which I think can be released?).

The Arborists will remain engaged and onsite during excavations to ensure steps are taken to preserve the remaining trees.

Hope this helps. g

From: Whittier, Joanne GCPE:EX
Sent: Thursday, January 12, 2017 1:30 PM
To: Burbee, Jon MTIC:EX; Sykes, Graeme MTIC:EX
Cc: Schollen, Tasha GCPE:EX
Subject: For approval - media request - CBC Radio - Victoria Courthouse remediation and tree removal

Response points below for approval – for the first question, is there a bullet that you can assist with that answers the question of how does the arborist assess the trees? Thx much - Jo

Reporter

Elizabeth McArthur, Reporter
CBC - Radio Canada
elizabeth.mcarthur@cbc.ca
250-414-4707

Deadline Thursday, January 12, 2017 4:00 PM

Request

Would like background information regarding the tree removal for a news segment. Specific questions:

How does the arborist assess the trees to determine they need to be removed? What is the problem with the trees?

Recommendation

- Testing of soil samples determined several contaminants, including lead, gasoline, diesel and trace amounts of methamphetamines were found in the soil.
- As a result of these findings, the top 1.5 feet of soil will be removed and disposed of through appropriate waste disposal facilities.
- Unfortunately, this process will disturb the tree roots. Of the 20 trees at the courthouse site, 11 are healthy and will be preserved. The arborists have advised that nine trees have shallow roots making them unsafe and unlikely to survive the soil remediation.
- We want to have complete confidence that the site is safe for everyone and removing the contaminated dirt is the only way.
- This provides an opportunity to plant healthy new trees that will help to create a safer and more welcoming public space.

Lush, Ryan MTIC:EX

From: Burbee, Jon MTIC:EX
Sent: Friday, January 13, 2017 11:30 AM
To: Sykes, Graeme MTIC:EX; Whittier, Joanne GCPE:EX; DeLarge, Lorne MTIC:EX
Cc: Schollen, Tasha GCPE:EX
Subject: RE: For approval - Media Request - Global - Victoria Courthouse remediation

Categories: Red Category

I'm good too.

Jon

From: Sykes, Graeme MTIC:EX
Sent: January 13, 2017 11:27 AM
To: Whittier, Joanne GCPE:EX; Burbee, Jon MTIC:EX; DeLarge, Lorne MTIC:EX
Cc: Schollen, Tasha GCPE:EX
Subject: RE: For approval - Media Request - Global - Victoria Courthouse remediation

Hi Joanne
Good response points, all accurate and consistent. Works for me.
Thanks, Graeme

From: Whittier, Joanne GCPE:EX
Sent: Friday, January 13, 2017 11:23 AM
To: Burbee, Jon MTIC:EX; Sykes, Graeme MTIC:EX; DeLarge, Lorne MTIC:EX
Cc: Schollen, Tasha GCPE:EX
Subject: For approval - Media Request - Global - Victoria Courthouse remediation

Hi all – we have a few additional media requests on the Victoria Courthouse this a.m. The response points for this one below are same as provided to media yesterday but would like to make sure ok from your end? Bullets highlighted below are with Ministry responsible for Housing for a fact check fyi.

Reporter

Neetu Garcha, Reporter
Global TV | BC
neetu.garcha@globalnews.ca
604-374-3172
Deadline 3 p.m.

Request

Reporter would like an interview with Minister; she is able to send a camera from their Burnaby station anytime between 11 – 1:30 p.m. Reporter was onsite getting footage of the tree removal activity underway. Her questions are:

What work is being done today at the site?

Why is the work being done?

What is the reason the trees are being cut down? It seems like an extreme measure?

Why did it take so long to clear the former homeless camp from the site?

Recommended response:

What work is being done today at the site?

- Soil remediation begins today, Jan. 13, to remove contaminated soil from the Victoria Courthouse site and to create a safe public space and playground.

Why is the work being done?

- The testing of soil samples determined the presence of residual contaminants, including lead, gasoline, diesel and trace amounts of methamphetamines, following the existence of a homeless camp.
- Soil remediation will remove these contaminants from the ground and restore the landscape into a safe public space and playground for everyone to enjoy.

What is the reason the trees are being cut down? It seems like an extreme measure?

- As a result of the findings in the soil, the top 1.5 feet of soil will be removed and disposed of through appropriate waste disposal facilities.
- Unfortunately, this process will disturb the tree roots. Two local certified arborists have been involved in reviewing the condition of the landscape and trees on the site and surrounding area.
- Of the 20 trees at the courthouse site, 11 are healthy and will be preserved. The arborists have advised that nine trees have shallow roots making them unsafe and unlikely to survive the soil remediation.
- The Arborists will remain engaged and onsite during excavations to ensure steps are taken to preserve the remaining trees.
- We want to have complete confidence that the site is safe for everyone and removing the contaminated dirt is the only way.
- This provides an opportunity to plant healthy new trees that will help to create a safer and more welcoming public space.

Why did it take so long to clear the former homeless camp from the site?

- It was important to ensure appropriate support was available for those who were homeless at the site by providing housing and services, which was provided to everyone living at the camp.
- In 2015/16, the B.C. government spent close to \$5 million to provide housing and shelter for residents of the Victoria courthouse encampment.
- In 2016/17, the Province will spend approximately \$27 million in Victoria, which includes capital costs for the Central Care Home, as well as the Super 8 hotel, scheduled to open in late fall. This includes \$373,000 to PHS Community Services for support and outreach services at the encampment site between April and August 2016.

Lush, Ryan MTIC:EX

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Thursday, October 27, 2016 8:39 AM
To: Sykes, Graeme MTIC:EX; Jenkins, Nicole MTIC:IN; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX; Lush, Ryan MTIC:EX
Subject: FW: Green Space Remediation Update Oct 18th
Attachments: IB_Courthouse park remediation_25-Oct-2016_v3.docx
Categories: Action

Good morning all, this looks good to me Graeme, my caution would be ready for use by Spring 2017. I am not saying it cannot be done, just a caution that we need to be clear on expectations with the public so putting a date on it, not sure that is reasonable at this time.

Cheers, nikki

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet
Project Deliver Services | Services de livraison de projet
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c-250-889-2437
nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]
Sent: Wednesday, October 26, 2016 3:18 PM
To: NICOLA MOYLES; Nicole Jenkins; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX
Cc: Lush, Ryan MTIC:EX; Sykes, Graeme MTIC:EX
Subject: RE: Green Space Remediation Update Oct 18th

Hi Folks

We've been asked to prepare an Information Bulletin for the local press, to be released middle of next week. The initial draft is attached. Key paragraph relating to soil cleanup reads as follows:

"The testing of soil samples determined the presence of residual contaminants, including benzene and hydrocarbons consistent with minor gas spills and trace amounts of methamphetamines. The full extent of these chemicals is being measured and delineated through additional samples of the affected test areas. A finalized remediation and redevelopment plan is expected in the coming weeks. Ultimately the contaminants will be removed and the landscape restored to a welcoming public space.

The playground and greenspace is scheduled to be ready for use by Spring 2017."

Should you have any concerns with the above, please say so.
Thanks very much, Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Tuesday, October 18, 2016 8:30 AM
To: Sykes, Graeme MTIC:EX; Jenkins, Nicole MTIC:IN; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX
Subject: Green Space Remediation Update Oct 18th

Good morning everyone!

Attached is the add fee services for the work done to date an addition to the \$28k we have already cut for Pinchin West., now that I have the received RFS back signed off I will revise their PO.

Also attached and of more interest is the site plan of where all the samples were taken, a descriptive of the results to date and below is what is yet to come.

Please review and let me know if you have any questions or concerns as we move forward.

Cheers, nikki

Nicola Moyles, LEED CI
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nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Monday, October 17, 2016 4:12 PM
To: NICOLA MOYLES
Subject: RE: Courthouse TC site soil remediation

Nikki,

Attached is a Preliminary Update and Cost Estimate. Within this document I've included the previous preliminary shallow sample results (summarized within the background section) as well as an up-to-date figure of the sample locations.

We expect the next round of results from the lab any minute. I can access their draft results online (which is how I know they are almost ready) and it appears that the lead and BTEX issues go away with depth at all but one location, which is great news. Based on these initial results I suspect that we will need to remove the first 0.5 metres (or 1.65 ft) across the Site. That being said I do not have access to the PAH results yet and they may still end up being a problem. Once we have the formal final results I will be able to be more precise with my recommendations and disposal options.

Hopefully you find this helpful. I will update you again the moment the results come in.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Pinchin West Ltd.

Suite 200 - 13775 Commerce Parkway
Richmond, BC V6V 2V4
Direct: 604.238.2916
Main: 604.244.8101
Cell: 604.202.9228
Fax: 604.244.8491
Email: jquamme@pinchinwest.com
Web: www.pinchinwest.com

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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Monday, October 17, 2016 9:41 AM
To: Jason Quamme
Subject: FW: Courthouse TC site soil remediation

Hi Jason, as per below I let them know too soon for answers, but can you give me any updates?

Nicola Moyles, LEED CI
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c-250-889-2437
nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: NICOLA MOYLES
Sent: Monday, October 17, 2016 8:38 AM
To: 'Sykes, Graeme MTIC:EX'
Cc: Lush, Ryan MTIC:EX; Cooper, Brian MTIC:EX
Subject: RE: Courthouse TC site soil remediation

Hi Graeme et al, a little early for any feedback as yet, finished testing on Tuesday and will take some time, but stay tuned, I will follow up right now.

Cheers, nikki

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nicola.moyles@brookfieldgis.com
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From: Sykes, Graeme MTIC:EX [<mailto:Graeme.Sykes@gov.bc.ca>]
Sent: Monday, October 17, 2016 8:11 AM
To: NICOLA MOYLES
Cc: Lush, Ryan MTIC:EX; Cooper, Brian MTIC:EX
Subject: Fwd: Courthouse TC site soil remediation

Hi Nikki
Any updates on soil testing?
Thanks

Graeme Sykes

Begin forwarded message:

From: "Burbee, Jon MTIC:EX" <Jon.Burbee@gov.bc.ca>
Date: October 17, 2016 at 7:48:01 AM PDT
To: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Cc: "Lush, Ryan MTIC:EX" <Ryan.Lush@gov.bc.ca>
Subject: **RE: Courthouse TC site soil remediation**

Graeme,

Any updates on soil testing?

Jon

From: Sykes, Graeme MTIC:EX
Sent: September 8, 2016 1:52 PM
To: Burbee, Jon MTIC:EX
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: Fw: Courthouse TC site soil remediation

Hi Jon

Six test pit locations have been identified and soil sampling commenced yesterday. We will start getting results in about two weeks time. It depends if the lab in Burnaby is equipped to test for all the exotic drugs or not, in which case they send samples elsewhere which adds a couple weeks (just for those unusual substances).

Hope this helps.
Graeme

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Thursday, September 08, 2016 11:57 AM
To: Sykes, Graeme MTIC:EX
Cc: Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN; Cooper, Brian

MTIC:EX; Blaschuk, Michael MTIC:EX

Subject: Re: Courthouse TC site soil remediation

Good afternoon. I met on site at 9am yesterday morning, they marked off 6 hot spots areas to test and started taking samples yesterday. As the days progress into early next week I will hear back on ongoing results.

Hope this helps with your response to the Minister.

Cheers, nikki

Sent from my Samsung device

----- Original message -----

From: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>

Date: 09-08-2016 10:28 AM (GMT-08:00)

To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>

Cc: "Stubbs, Jennifer MTIC:EX" <Jennifer.Stubbs@gov.bc.ca>, "Hoffman, Jennifer B MTIC:EX" <Jennifer.Hoffman@gov.bc.ca>, Nicole Jenkins <Nicole.Jenkins@brookfieldgis.com>, "Cooper, Brian MTIC:EX" <Brian.Cooper@gov.bc.ca>, "Blaschuk, Michael MTIC:EX" <Michael.Blaschuk@gov.bc.ca>

Subject: RE: Courthouse TC site soil remediation

Hi Nikki

Can you please provide an update on the results of the site tour with Pinchin?

When will soil testing commence?

Minister's office is asking.

Thanks very much!

Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]

Sent: Tuesday, September 6, 2016 1:33 PM

To: Sykes, Graeme MTIC:EX

Cc: Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN; Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX

Subject: RE: Courthouse TC site soil remediation

Thank you Graeme, I have shared with Pinchin for tomorrow's walk through.

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet

Project Deliver Services|Services de livraison de projet

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c-250-889-2437

nicola.moyles@brookfieldgis.com

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From: Sykes, Graeme MTIC:EX [<mailto:Graeme.Sykes@gov.bc.ca>]
Sent: Tuesday, September 06, 2016 1:22 PM
To: NICOLA MOYLES
Cc: Sykes, Graeme MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Nicole Jenkins; Cooper, Brian MTIC:EX; Blaschuk, Michael MTIC:EX
Subject: FW: Courthouse TC site soil remediation

Hi Nikki

Some follow up info from Jade at Island Health. I'm sure Pinchin is well aware of these items, but it can't do any harm to share.

Nice to know we're getting support from VIHA and MOE on this one. I'm sure they'll keep close tabs on this remediation going forward.

Cheers, Graeme

From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]
Sent: Friday, September 2, 2016 3:10 PM
To: Sykes, Graeme MTIC:EX
Subject: RE: Courthouse TC site soil remediation

Hello Graeme,

I just wanted to belatedly touch base after our conversation on Monday. In quick summary, a few follow up items I wanted to relay for interest and clarity:

1. The Fact Sheet I mentioned from MoE on illicit drug manufacturing cleanup (you may have already come across this but I thought to pass it along) <http://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-remediation/docs/fact-sheets/fs35.pdf>
2. Information from the Canadian Council Ministers of the Environment – Environmental Quality Guidelines (that speak to Human Health): http://www.ccme.ca/en/resources/canadian_environmental_quality_guidelines/ (parent site) and summary table as attached.
3. As mentioned, Island Health would refer to MoE's Land Remediation Branch for any testing recommendations/requirements, chemical/biological parameter inclusion, and threshold limits to adhere to (under their respective legislation Environmental Management Act, Contaminated Sites Regulation, and Hazardous Waste Regulation).

I hope that summarizes our discussion well. If there is anything else I may assist with or failed to provide, please do not hesitate to let me know.

Have a happy long weekend!

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca | www.viha.ca/mho



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Lush, Ryan MTIC:EX

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Wednesday, July 20, 2016 2:06 PM
To: Sykes, Graeme MTIC:EX; Masson, Michael MTIC:EX; michael.blaschuk@gmail.com; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN; jquamme@pinchinwest.com; HL Demolition
Subject: Info from MOE on environmental contaminants on site ie: drug labs
Categories: Red Category

Good afternoon all, no we have not found anything that in anyway indicates drug labs of any kind.

Cheers, nikki

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet
Project Deliver Services | Services de livraison de projet
Brookfield Global Integrated Solutions
c-250-889-2437
nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]
Sent: Wednesday, July 20, 2016 8:55 AM
To: NICOLA MOYLES; Michael Masson; michael.blaschuk@gmail.com; Sykes, Graeme MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: Fwd: Next steps for Abatement of Law Courts - Tent City

Hi Nikki

Below is a list of potential environmental contaminants which may be associated with drug labs.
To date, I do not think we have discovered any areas that may have been used in the manufacture of drugs.
Thanks

Graeme Sykes

Begin forwarded message:

From: "Evans, Peggy L ENV:EX" <Peggy.Evans@gov.bc.ca>
Date: July 20, 2016 at 8:45:24 AM PDT
To: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Subject: RE: Next steps for Abatement of Law Courts - Tent City

Hi Graeme

Here is the list we have of Potential Contaminants of Concern (PCOCs) for drug labs.

Benzene, toluene, ethylbenzene, xylene (BTEX), Volatile Petroleum Hydrocarbons (VPH), and Volatile Organic Compounds (VOCs) including acetone, butanone, ethanol, ethyl ether and methanol, acetic and formic acid, ammonia, chloroform and dichloromethane.

It may not be an exhaustive list but this is what we have found on sites that we've investigated.

I hope this helps.

Peggy Evans, M.Sc., P.Geo.

Manager, Risk Assessment and Remediation, Ministry of Environment, 250-356-8386 Peggy.Evans@gov.bc.ca
www.gov.bc.ca/SiteRemediation

From: Sykes, Graeme MTIC:EX
Sent: Tuesday, July 19, 2016 9:22 AM
To: Evans, Peggy L ENV:EX
Cc: Sykes, Graeme MTIC:EX
Subject: FW: Next steps for Abatement of Law Courts - Tent City

Hi Peggy

The environmental engineer selected for the upcoming voluntary remediation of 'Tent City' (850 Burdett Street) is **Pinchon**, primary contact is Jason Quamme.

Also, would you be able to share a list of potential contaminants related to Drug Labs?

Thank you,

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services
(250) 217-3027

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Tuesday, July 19, 2016 8:38 AM
To: jquamme@pinchinwest.com; Michael Blaschuk; HL Demolition; Sykes, Graeme MTIC:EX; Yehia, Jade; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX
Subject: Next steps for Abatement of Law Courts - Tent City

Good morning everyone, I have contacted Pinchon and have Jason Quamme on board with them. He is included on this email.

Graeme, I haven't seen anything from Peggy Evans from MOE as yet from your end, is there anything we can do to get it from her?

I would like to set up another meeting for all of us to meet either on site or in a meeting to make sure by August 10th we have a good game plan.

Cheers, nikki

Nicola Moyles, LEED CI

Project Manager | Gestionnaire de projet

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Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Thursday, November 24, 2016 12:10 PM
To: Masson, Michael MTIC:EX
Cc: Lush, Ryan MTIC:EX; Sykes, Graeme MTIC:EX
Subject: RE: Initial draft instructions to bidders - Green Space Project

Categories: Red Category

Hi Michael

Yes a productive meeting. We were happy with the thoughts expressed by Pinchin. They feel that sampling the stockpiles will actually reduce the volume of soil that needs to be removed. For example, the Meth will naturally disperse during excavation.

Of key concern will be the trees. We have approval from Jon and support from Jen Hoffman to sole source the Landscape Architect (Murdoch Degreef) who was recommended by the Jawls. The architect is reputable (they designed Fishermans Wharf for example) and Nikki Moyles agrees this is a good choice. Within the Architects contract is allowance for an Arborist. By initiating this procurement under the existing RFS for site remediation, we can engage an arborist ahead of soil removal. As well, using the existing RFS will keep all the site restoration costs in one place and expedite the project timeline.

I should let you know that Jon was keen to have a Project Lead on the file. I will remain heavily engaged in the project success either way.

Thanks, Graeme

From: Masson, Michael MTIC:EX
Sent: Thursday, November 24, 2016 11:58 AM
To: Sykes, Graeme MTIC:EX
Subject: RE: Initial draft instructions to bidders - Green Space Project

Hi Graeme,

Sorry I couldn't make the meeting.

How did it go?

Just had a quick glance at the doc you forwarded and the approach looks reasonable and if the trucks being used are standard sized dump trucks, it should be around 100 loads.

The stockpile approach is common in situations like this so that makes sense to me and the consultant's presence to sample throughout the process and then take confirmatory samples is the correct approach as well.

Michael

From: Sykes, Graeme MTIC:EX
Sent: Thursday, November 24, 2016 9:12 AM
To: Masson, Michael MTIC:EX
Subject: FW: Initial draft instructions to bidders - Green Space Project

Hi Michael

I just received the attached and will be speaking with the project team at 9:30 today. You're welcome to join but I appreciate it's virtually zero notice, my apologies!

Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Wednesday, November 23, 2016 7:47 PM

To: Sykes, Graeme MTIC:EX; jquamme@pinchinwrst.com; Cooper, Brian MTIC:EX; Lush, Ryan MTIC:EX; Hoffman, Jennifer B MTIC:EX; Stubbs, Jennifer MTIC:EX; Jenkins, Nicole MTIC:IN
Subject: Initial draft instructions to bidders - Green Space Project

Good evening all. My apologies for not sending when I got it at 5:15 today.

We can digest before our conversation call and discuss with Pinchin.

I will be reading tonight, so have not vetted at all before I sent on.

Thanks again Jason, talk to all tomorrow.

Cheers, nikki

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Jason Quamme <jquamme@pinchinwest.com>

Date: 2016-11-23 5:15 PM (GMT-08:00)

To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>

Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Nikki,

Please find attached our initial draft Instructions to Bidders document for review. As mentioned this document outlines the remedial approach and the objectives of the proposed work.

I should note that the final restoration details may still need to be modified following our conversation tomorrow.

Feel free to let me know if you have any questions or concerns prior to tomorrow's update call.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Committed to Service, Integrity and Excellence

Pinchin West Ltd.

Suite 200 - 13775 Commerce Parkway

Richmond, BC V6V 2V4

Direct: 604.238.2916

Main: 604.244.8101

Cell: 604.202.9228

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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]

Sent: Tuesday, November 22, 2016 6:29 PM

To: Jason Quamme

Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Thank you! Will be good to be able to review prior to our conference call on Thursday, gives me a day to digest it.

Thanks Jason.

Nicola Moyles, LEED CI

Project Manager | Gestionnaire de projet

Project Deliver Services|Services de livraison de projet

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c-250-889-2437

nicola.moyles@brookfieldgis.com

www.brookfieldgis.com



From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]

Sent: Tuesday, November 22, 2016 6:22 PM

To: NICOLA MOYLES

Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Nikki,

Quick update I plan to have the draft documents discussed below ready for your review tomorrow.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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From: Jason Quamme

Sent: Friday, November 18, 2016 5:53 PM

To: 'NICOLA MOYLES'

Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Nikki,

I can be available any time next week for a meeting. My current schedule is to have our RFP document ready for your review next week. I anticipate that we should be able to issue the request to contractors at/or before November 25 with a closing date of December 9. I have included a requirement within our scope that the contractor will obtain ongoing guidance from a certified arborist with regards to the health of the trees in the park prior-to and during the excavation and backfilling work. With regards to "finishing" details of the park at the moment I have outlined that the excavation reinstatement will include a minimum 100 mm sod-ready topsoil final lift. I am also more than happy to include design elements such as pathway and playground aspects as well.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Committed to Service, Integrity and Excellence

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From: Jason Quamme
Sent: Wednesday, November 16, 2016 6:05 PM
To: 'NICOLA MOYLES'
Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Nikki,

Same as yesterday we are still working through the review process. I have begun making initial revisions to the document and am refining some of the proposed staging/scheduling of the work.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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From: Jason Quamme
Sent: Tuesday, November 15, 2016 4:51 PM
To: 'NICOLA MOYLES'
Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Nikki,

Just wanted to briefly touch base as mentioned yesterday the Instructions to Bidders document continues to be with our internal reviewers. I will do what I can to expedite the review process and hopefully have the draft document ready for you soon.

Regards,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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From: Jason Quamme
Sent: Thursday, November 10, 2016 4:06 PM
To: 'NICOLA MOYLES'
Subject: RE: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Nikki,

Attached is the revised Environmental Soil Sampling Investigation report for 850 Burdett Avenue, Victoria, BC.

As requested we've strengthened the findings and recommendations specifically with regards to the discussion of delineation of the impacts and the remedial recommendations for moving forward. The documents to follow next week will outline our specific plans in detail for moving forward with remediation of the Site.

Please feel free to review and let me know if you have any questions.

Will be in touch shortly.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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Suite 200 - 13775 Commerce Parkway
Richmond, BC V6V 2V4
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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Wednesday, November 09, 2016 12:56 PM
To: Sykes, Graeme MTIC:EX; Nicole Jenkins; Hoffman, Jennifer B MTIC:EX; Stubbs, Jennifer MTIC:EX; Cooper, Brian MTIC:EX; Jason Quamme; RealProject
Subject: PMFILE: BCGV605283; A03); Green Space Project Update via Pinchin November 9th

Thank you for the update Jason. Team, for your files as an update with more to come as the days progress. I will keep you all in the loop as we move to next steps.

Cheers, nikki

Nicola Moyles, LEED CI
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nicola.moyles@brookfieldgis.com
www.brookfieldgis.com

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PERFORMANCE**
Global Integrated Solutions

From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Wednesday, November 09, 2016 9:46 AM
To: NICOLA MOYLES
Subject: RE: Following up on the discussion from our meeting last week

Nikki,

In brief we are putting the final touches on our "Instructions to Bidders" document. This document will provide the following:

- Introduction;
- Background;
- Remedial Approach and Objectives;
- Scope of Work;
- General Instructions; and
- Attachments including Bid Form, Figures and Photographs

This document will need to go through our internal review process once this is complete. I will forward a draft version on to you for review. I anticipate having this document fully reviewed and together for you early next week.

Furthermore, I have prepared a list of potential Remedial Excavation Contractors as well as a Tender Analysis document and will provide that along with the Instruction to Bidders document for review.

With regards to the requested Environmental Soil Sampling Investigation report revisions these are currently being internally reviewed. I will provided you with a draft outlining our changes for your review before the end of this week.

I appreciate the need for good communication on this project. Moving forward I will provide a very quick daily update with regards to progress of the necessary procurement documents. I hope that this daily update will act as a jumping off point for more detailed discussions as we move through procurement.

As always feel free to let me know if you have any questions or concerns.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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Richmond, BC V6V 2V4
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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Tuesday, November 08, 2016 10:22 AM
To: Jason Quamme
Subject: Following up on the discussion from our meeting last week

Hi Jason, just touching base on our discussion and your follow up after our call last Wed November 2nd.

Can you please let me know where we are at and give me a good update. As discussed, we need to keep me informed and on target with the client with any and all updates.

Cheers, nikki

Nicola Moyles, LEED CI
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Lush, Ryan MTIC:EX

From: Burbee, Jon MTIC:EX
Sent: Thursday, October 27, 2016 9:43 PM
To: Thomas, Rishma GCPE:EX
Cc: Whittier, Joanne GCPE:EX; Schollen, Tasha GCPE:EX; 'Michael Blaschuk'; Lush, Ryan MTIC:EX; Sykes, Graeme MTIC:EX; Fellows, Brian MTIC:EX
Subject: FW: Materials on the courthouse park remediation
Attachments: QA_Courthouse Park Remediation_27-Oct-2016_V5.docx; IB_Courthouse park remediation_25-Oct-2016_v4.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Action

Looks great Rishma. Minor edits included.

From: Thomas, Rishma GCPE:EX
Sent: October 27, 2016 2:14 PM
To: Burbee, Jon MTIC:EX
Cc: Blaschuk, Michael MTIC:EX; Sykes, Graeme MTIC:EX; Whittier, Joanne GCPE:EX
Subject: Materials on the courthouse park remediation

Good afternoon Jon,

I am attaching an Information Bulletin and Question/Answer document on the courthouse park remediation for your review / approval. Graeme has kindly reviewed and provided very helpful feedback. I would be grateful if we could get these materials back from you by tomorrow so that we can continue to get them through approvals in advance of the release next week.

Many thanks,
Rishma

Rishma Thomas | Public Affairs Officer
Ministry of Technology, Innovation and Citizens' Services
Ph: 778-698-2573

Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Wednesday, July 20, 2016 8:55 AM
To: Moyles, Nicola MTIC:IN; Masson, Michael MTIC:EX; michael.blaschuk@gmail.com; Sykes, Graeme MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: Fwd: Next steps for Abatement of Law Courts - Tent City
Categories: Red Category

Hi Nikki

Below is a list of potential environmental contaminants which may be associated with drug labs.
To date, I do not think we have discovered any areas that may have been used in the manufacture of drugs.
Thanks

Graeme Sykes

Begin forwarded message:

From: "Evans, Peggy L ENV:EX" <Peggy.Evans@gov.bc.ca>
Date: July 20, 2016 at 8:45:24 AM PDT
To: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Subject: RE: Next steps for Abatement of Law Courts - Tent City

Hi Graeme

Here is the list we have of Potential Contaminants of Concern (PCOCs) for drug labs.

Benzene, toluene, ethylbenzene, xylene (BTEX), Volatile Petroleum Hydrocarbons (VPH), and Volatile Organic Compounds (VOCs) including acetone, butanone, ethanol, ethyl ether and methanol, acetic and formic acid, ammonia, chloroform and dichloromethane.

It may not be an exhaustive list but this is what we have found on sites that we've investigated.

I hope this helps.

Peggy Evans, M.Sc., P.Geo.
Manager, Risk Assessment and Remediation, Ministry of Environment, 250-356-8386 Peggy.Evans@gov.bc.ca
www.gov.bc.ca/SiteRemediation

From: Sykes, Graeme MTIC:EX
Sent: Tuesday, July 19, 2016 9:22 AM
To: Evans, Peggy L ENV:EX
Cc: Sykes, Graeme MTIC:EX
Subject: FW: Next steps for Abatement of Law Courts - Tent City

Hi Peggy

The environmental engineer selected for the upcoming voluntary remediation of 'Tent City' (850 Burdett Street) is **Pinchon**, primary contact is Jason Quamme.

Also, would you be able to share a list of potential contaminants related to Drug Labs?

Thank you,

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services

(250) 217-3027

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]

Sent: Tuesday, July 19, 2016 8:38 AM

To: jquamme@pinchinwest.com; Michael Blaschuk; HL Demolition; Sykes, Graeme MTIC:EX; Yehia, Jade; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX

Subject: Next steps for Abatement of Law Courts - Tent City

Good morning everyone, I have contacted Pinchon and have Jason Quamme on board with them. He is included on this email.

Graeme, I haven't seen anything from Peggy Evans from MOE as yet from your end, is there anything we can do to get it from her?

I would like to set up another meeting for all of us to meet either on site or in a meeting to make sure by August 10th we have a good game plan.

Cheers, nikki

Nicola Moyles, LEED CI

Project Manager | Gestionnaire de projet

Project Deliver Services | Services de livraison de projet

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recevez ce courriel par erreur, veuillez m'en aviser immédiatement, par retour de courriel ou par un autre moyen.)

Lush, Ryan MTIC:EX

From: Evans, Peggy L ENV:EX
Sent: Wednesday, July 20, 2016 8:45 AM
To: Sykes, Graeme MTIC:EX
Subject: RE: Next steps for Abatement of Law Courts - Tent City

Categories: Red Category

Hi Graeme

Here is the list we have of Potential Contaminants of Concern (PCOCs) for drug labs.

Benzene, toluene, ethylbenzene, xylene (BTEX), Volatile Petroleum Hydrocarbons (VPH), and Volatile Organic Compounds (VOCs) including acetone, butanone, ethanol, ethyl ether and methanol, acetic and formic acid, ammonia, chloroform and dichloromethane.

It may not be an exhaustive list but this is what we have found on sites that we've investigated.

I hope this helps.

Peggy Evans, M.Sc., P.Geo.

Manager, Risk Assessment and Remediation, Ministry of Environment, 250-356-8386 Peggy.Evans@gov.bc.ca
www.gov.bc.ca/SiteRemediation

From: Sykes, Graeme MTIC:EX
Sent: Tuesday, July 19, 2016 9:22 AM
To: Evans, Peggy L ENV:EX
Cc: Sykes, Graeme MTIC:EX
Subject: FW: Next steps for Abatement of Law Courts - Tent City

Hi Peggy

The environmental engineer selected for the upcoming voluntary remediation of 'Tent City' (850 Burdett Street) is **Pinchon**, primary contact is Jason Quamme.

If you have any concern with this firm, please let me know.

Also, would you be able to share a list of potential contaminants related to Drug Labs?

Thank you,

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services
(250) 217-3027

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Tuesday, July 19, 2016 8:38 AM
To: jquamme@pinchinwest.com; Michael Blaschuk; HL Demolition; Sykes, Graeme MTIC:EX; Yehia, Jade; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX
Subject: Next steps for Abatement of Law Courts - Tent City

Good morning everyone, I have contacted Pinchon and have Jason Quamme on board with them. He is included on this email.

Graeme, I haven't seen anything from Peggy Evans from MOE as yet from your end, is there anything we can do to get it from her?

I would like to set up another meeting for all of us to meet either on site or in a meeting to make sure by August 10th we have a good game plan.

Cheers, nikki

Nicola Moyles, LEED CI
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Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Friday, September 30, 2016 4:27 PM
To: Schollen, Tasha GCPE:EX; Whittier, Joanne GCPE:EX
Cc: Sykes, Graeme MTIC:EX
Subject: RE: NOTES Soil remediation - Vic Courthouse

Categories: Red Category

Results next week; what to do with the results will take time to study and plan (the environmental engineer does this). Normally it takes a month, but we've asked for the hurry up offence. So we should have a good idea by the 2nd week of October.

One caveat is that testing for Crystal Meth is only done in Colorado, so, (wait for it)... Meth slows us down. We may mitigate by cordoning off that area and addressing the other areas first.

Sorry it's not a simple answer!

Graeme

From: Schollen, Tasha GCPE:EX
Sent: Friday, September 30, 2016 4:20 PM
To: Sykes, Graeme MTIC:EX; Whittier, Joanne GCPE:EX
Subject: RE: NOTES Soil remediation - Vic Courthouse

Very helpful, thanks Graeme.

How long will the new sample testing take?

From: Sykes, Graeme MTIC:EX
Sent: Friday, September 30, 2016 4:18 PM
To: Schollen, Tasha GCPE:EX; Whittier, Joanne GCPE:EX
Cc: Sykes, Graeme MTIC:EX
Subject: FW: NOTES Soil remediation - Vic Courthouse

Hi Jo & Tasha

We originally tested for a laundry list of potential substances. Initial results indicate 4 substances of concern. We're having further digging/testing done next week to determine the depth of contamination. Then we'll get a plan on how to remediate, which will likely include some soil removal, plan to be received in 2-3 weeks.

Methamphetamine was found in two small spots, which will be removed, but no other illicit drugs.

Human poop, though present, will naturally degrade and is not a substance requiring remediation (consider it compost).

For more details, please see below.

Thanks, graeme

From: Sykes, Graeme MTIC:EX
Sent: Friday, September 30, 2016 2:41 PM
To: Burbee, Jon MTIC:EX
Cc: Lush, Ryan MTIC:EX; Sykes, Graeme MTIC:EX
Subject: FW: NOTES Soil remediation - Vic Courthouse

Hi Jon

Quick summary:

- 21 individual samples were taken from the top few inches of soil
- 2 samples detected methamphetamine
- A number of samples had benzene and hydrocarbons consistent with minor gas spills from a jerry can
- 15 samples had Lead
- A number of samples had human feces/coliforms
 - Feces is not a substance requiring remediation

Next steps

1. Next week; More focused soil tests in fewer locations to establish **depth of contamination**
2. Expedite lab work, 48 hours
3. Consultant report 1-2 weeks
 - a. delineate for Lead, Benzene, Hydrocarbons and Meth
 - b. recommended remediation approach, including selected soil removal and possibly tillage of soil
4. Estimate: Soil removal final week of October

Hope this helps! Graeme

From: Sykes, Graeme MTIC:EX

Sent: Friday, September 30, 2016 9:43 AM

To: Sykes, Graeme MTIC:EX; Blaschuk, Michael MTIC:EX; Lush, Ryan MTIC:EX

Cc: Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX

Subject: NOTES Soil remediation - Vic Courthouse

September 30, 2016, 9:00-9:30

Pinchin – Jason Quamme & Tad Burger

WSI – Nikki Moyles and Scott Knudsen

SSBC – Jen Hoffman, Brian Cooper, Jason Rego, Ryan Lush & Graeme Sykes

Few contaminants of concern that should be dealt with, Tad Burger.

Commercial Land use and Park land Standard, Lower thresholds, magnitude

Petroleum Hydrocarbons, spattering of exceedences, relatively minor exceedences.

Benzene above CL (fuel, gasoline or diesel or heating or cooking oil). Little spills not major penetrations to depth. Typical all over the city, not weird or wonderful. Two locations.

Lead in majority of soil sample above CL. Not likely brought on to site, initial fill material. Batteries? Consistent concentration. Vary consistent.

21 samples.

No delineation, across the whole property.

Bacteria and fecal coliform, no specific standard. Human health type concern. Industrial health and hygienists at Pinchin, what actions and recommendations. No such thing as standards, no visible pieces of human waste then no actions are necessary. Take appropriate safety precautions. No remediation being driven by fecal.

Nutrients and alcohols and acids nothing reportable.

Illicit drugs, fairly low concentrations, 2 of 21 came back, recommend that material be removed.

Shallow, surface samples, just below the crust.

Delineation vertical.

Leachable qualifies as hazardous waste. High enough. Landfill wants further tests.

Leachate test.

Next recommended step, is to mobilize, larger shovel, dig samples a foot down, get under the lead, under Benzene and PH's under meth. Anticipate top inch or two. Either recommend till the soil out. Or we recommend. Come up with alternatives.

Only test for exceedences.

How many samples in step two – aiming at around 10, maybe more or less.

Sample next week. 5-10 days. Illicit drugs sent Colorado. 2-3 weeks for all of it.

End of meeting

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services
(250) 217-3027

Lush, Ryan MTIC:EX

From: Hoffman, Jennifer B MTIC:EX
Sent: Tuesday, September 27, 2016 1:30 PM
To: Moyles, Nicola MTIC:IN
Cc: Sykes, Graeme MTIC:EX; Stubbs, Jennifer MTIC:EX; Cooper, Brian MTIC:EX; Lush, Ryan MTIC:EX; Jenkins, Nicole MTIC:IN; RealProject
Subject: Re: PMFILE: BCGV480080; A08); ent City Soil Samples Update Sept 26th
Categories: Action

Niki you are correct, that was my intent. Your strategy works for me. Thanks for making those arrangements.

Jennifer Hoffman | Director, Operations | Facilities Management Services | Shared Services BC
C 250 361 8185 E Jennifer.Hoffman@gov.bc.ca

Sent from my iPhone

On Sep 27, 2016, at 11:54 AM, NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com> wrote:

Hi all, I was under the impression our Fri meeting was to discuss ongoing services and RFS'S? But I have invited him and hope he can be beginning discussion of con call and then we can continue afterward on monies.

Cheers, nikki

Sent from my Samsung device

----- Original message -----

From: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Date: 09-27-2016 11:31 AM (GMT-08:00)
To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>, "Stubbs, Jennifer MTIC:EX" <Jennifer.Stubbs@gov.bc.ca>, "Hoffman, Jennifer B MTIC:EX" <Jennifer.Hoffman@gov.bc.ca>, "Cooper, Brian MTIC:EX" <Brian.Cooper@gov.bc.ca>, "Lush, Ryan MTIC:EX" <Ryan.Lush@gov.bc.ca>, Nicole Jenkins <Nicole.Jenkins@brookfieldgis.com>, RealProject <RealProject@brookfieldgis.com>
Subject: RE: PMFILE: BCGV480080; A08); ent City Soil Samples Update Sept 26th

Hi Nikki

For our Friday 9am meeting, will Pinchin be attending?

Our main questions will be cost and timeline for cleanup. Obviously the extent of contamination needs to be delineated prior to accurate estimates, however, I'm hopeful the initial tests will have narrowed the scope and better informed the cost estimate. I can assure you that the Minister will

want to know and it will be reported in the paper. To make matters worse, we're targeting a reopening of the site in the spring.

Fun stuff!

Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Tuesday, September 27, 2016 7:42 AM
To: Sykes, Graeme MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Cooper, Brian MTIC:EX; Lush, Ryan MTIC:EX; Jenkins, Nicole MTIC:IN; RealProject
Subject: PMFILE: BCGV480080; A08); ent City Soil Samples Update Sept 26th
Importance: High

Good morning everyone. Pinchin West as per below has provided preliminary findings on the samples taken in 6 locations. They are right now working on an Exposure Control Plan and will also forward lab resulting and findings and analytical tables detailing exact levels.

But, as per below you can see that we have lead in the soil – leachable levels which means it has to be sent to Alberta for proper waste. – more on that to come once we have exact levels.

We also have methamphetamines/human feces/urine/gasoline/propane and other normally seen contaminants. With the methamphetamines it means again that we have to ensure we have a nailed down Exposure Control Plan on all of the proper waste procedures – again we will know more once we get the exact levels.

I wanted everyone to see this right now so we all understand the issues ahead of us. If we have to ship to Alberta – based on levels – this is extremely expense but we must ensure proper procedure.

Stay tuned I will follow up with the complete lab results.

Cheers, nikki

Nicola Moyles, LEED CI
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<image001.png>

From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Monday, September 26, 2016 5:40 PM
To: NICOLA MOYLES
Subject: RE: Tent City - any results or updates for me on the soil samples you took

Nikki,

As discussed the preliminary results have indicated that there are several problems with the soil on-Site as follows:

- Lead exceedances of the applicable Contaminated Site Regulation (CSR) commercial land use (CL) standard in a majority (15/21) of the samples;
- Benzene exceedances of the CSR CL standard in two samples;
- Polycyclic aromatic hydrocarbon exceedances of the CSR Urban Park (PL) standard in eleven samples
- Elevated E.coli and fecal coliform concentrations in several samples; and
- Detectable concentrations of methamphetamine in two of the samples.

As mentioned we are actively developing a health and safety plan to address the concerns mentioned above as well as recommendations with regards to disposal options for the soil.

Feel free to let me know if you have any follow-up questions regarding these preliminary findings. I will be in touch shortly with more details including figures and analytical tables.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP

Project Manager

Committed to Service, Integrity and Excellence

Pinchin West Ltd.

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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]

Sent: Monday, September 26, 2016 8:52 AM

To: Jason Quamme; Joshu Bocskei

Subject: RE: Tent City - any results or updates for me on the soil samples you took

Good morning, any updates for me please? Really wanting to keep this project moving.

Cheers, nikki

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet

Project Deliver Services|Services de livraison de projet

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Lush, Ryan MTIC:EX

From: Whittier, Joanne GCPE:EX
Sent: Monday, February 20, 2017 10:11 AM
To: Sykes, Graeme MTIC:EX
Subject: RE: Question from Goldstream Gazette re: Victoria Courthouse

Categories: Red Category

Thx Graeme!

From: Sykes, Graeme MTIC:EX
Sent: Monday, February 20, 2017 10:11 AM
To: Whittier, Joanne GCPE:EX
Subject: RE: Question from Goldstream Gazette re: Victoria Courthouse

Joanne, do you want the most up to date number?
the estimated weight of removed / contaminated soil is 1,432 m3 or 2,864 tonnes...as of Friday Feb.17th, 99% has been removed.

From: Whittier, Joanne GCPE:EX
Sent: Monday, February 20, 2017 10:09 AM
To: Sykes, Graeme MTIC:EX; Burbee, Jon MTIC:EX
Cc: Hennis, Sean MTIC:EX
Subject: RE: Question from Goldstream Gazette re: Victoria Courthouse

Thx – will let reporter know.

From: Sykes, Graeme MTIC:EX
Sent: Monday, February 20, 2017 10:08 AM
To: Whittier, Joanne GCPE:EX; Burbee, Jon MTIC:EX
Cc: Hennis, Sean MTIC:EX
Subject: RE: Question from Goldstream Gazette re: Victoria Courthouse

Yes

From: Whittier, Joanne GCPE:EX
Sent: Monday, February 20, 2017 10:05 AM
To: Sykes, Graeme MTIC:EX; Burbee, Jon MTIC:EX
Cc: Hennis, Sean MTIC:EX
Subject: RE: Question from Goldstream Gazette re: Victoria Courthouse

Thx Graeme - so this should be changed to this?

It's estimated that about 120 dump truck loads of soil has been removed (2,000 tonnes).

From: Sykes, Graeme MTIC:EX
Sent: Monday, February 20, 2017 10:03 AM
To: Burbee, Jon MTIC:EX; Whittier, Joanne GCPE:EX

Cc: Hennis, Sean MTIC:EX

Subject: Re: Question from Goldstream Gazette re: Victoria Courthouse

Hi folks

Good catch by the reporter. Soil removal was described as 2,000 tonnes, not pounds (which would equate to about 4,400,000lbs).

Hope this helps. Graeme

Sent from my iPhone

On Feb 20, 2017, at 9:17 AM, Burbee, Jon MTIC:EX <Jon.Burbee@gov.bc.ca> wrote:

Hello gents. A question below for answers please for this morning.

Jon

From: Burbee, Jon MTIC:EX
Sent: Monday, February 20, 2017 9:16 AM
To: Whittier, Joanne GCPE:EX
Subject: RE: Question from Goldstream Gazette re: Victoria Courthouse

Joanne,

While the load numbers are firm, the weights are approximate, although we could investigate the weighbills at the unloading facility. I'll send this along for additional comment.

Jon

From: Whittier, Joanne GCPE:EX
Sent: Monday, February 20, 2017 9:11 AM
To: Burbee, Jon MTIC:EX
Subject: Question from Goldstream Gazette re: Victoria Courthouse

Hi Jon – looks like Ryan is away today. Reporter below is questioning a statement we have provided in terms of soil removal – she is saying the math doesn't add up. Who can I clarify this with? Thx - Jo

It's estimated that about 120 dump truck loads of soil has been removed (2,000 lbs).

From: Katie Engqvist [<mailto:katie@goldstreamgazette.com>]
Sent: Monday, February 20, 2017 9:02 AM
To: Whittier, Joanne GCPE:EX
Subject: Re: Attn: Katie Engqvist Goldstream Gazette

Hi Joanne,

Thanks for the speedy response on Friday. I just wanted to clarify one thing. You noted and estimated 120 dump truck loads of soil has been removed from the site (2,000 lbs).

Do you mean that each truck was carrying roughly 2,000 lbs because each truck should be capable of carrying more than a ton?

Thanks for all of your help!
<image001.jpg>

On 2017-02-17, at 12:33 PM, "Whittier, Joanne GCPE:EX" <Joanne.Whittier@gov.bc.ca> wrote:

Hi Katie: please find below background information in response to your questions. I am also attached an Information Bullet that we issued in January for your info.

Best, Joanne

How much soil is being removed (or how much has been removed to date)?

- A majority of the soil has been removed from the Victoria Courthouse site and we expect any remaining soil will be removed by the end of this week.
- It's estimated that about 120 dump truck loads of soil has been removed (2,000 lbs).

What is the remediation estimated to cost?

- We estimate that the remediation will cost approximately \$350,000, however, we won't know for certain until remediation is completed.

Why there is a need to do the remediation?

- The testing of soil samples determined the presence of residual contaminants, including lead, gasoline, diesel and trace amounts of methamphetamines, following the existence of a homeless camp.
- Soil remediation will remove these contaminants from the ground and restore the landscape into a safe public space and playground for everyone to enjoy.

Where is the soil is being treated?

- The Ministry of Technology, Innovation and Citizens' Services has contracted the services of Pinchin, one of Canada's largest environmental, engineering, health and safety consulting firms.
- Pinchin has subcontracted Tervita to remove and dispose of the soil appropriately; it will be taken to Tervita's Highwest facility in the District of Highlands.
- Tervita is certified by the Ministry of Environment and satisfies the requirements set out by both the Province and the Capital Regional District.
- Tervita is a certified soil recovery company operating since 1979, with dozens of facilities across Canada.

<IB Courthouse property 12 Jan 17 FINAL.pdf>

From: Sykes, Graeme MTIC:EX
Sent: Wednesday, January 11, 2017 11:04 AM
To: Wey, Melody GCPE:EX
Subject: RE: question: media

Categories: Red Category

Yes I can do that.

s.22

I think there are a few KM's directly related to soil remediation that we'd want to stick to:

- We want to have complete confidence that the site is safe for everyone and removing the contaminated dirt is the only way.
- Testing of soil samples determined several contaminants, including lead, gasoline, diesel and trace amounts of methamphetamines.
- As a result of these findings, the top 1.5 feet of soil will be removed and disposed of through appropriate waste disposal facilities.
- New soil will be brought in following.
- Budget cost for soil removal is in the range of \$350,000
- The soil remediation could take several weeks, depending on what is unearthed (dinosaur bones)
- The Ministry has retained the services of Pinchin, one of Canada's largest environmental, engineering, health and safety consulting firms.
- Pinchin and its subcontracts will be responsible for removing and disposing of the soil appropriately.

If the media want more specific details about the testing methodology, lab work, findings, rationale, etc. we can provide. It gets rather technical at this point. I might start with:

- The Environmental Consultant (Pinchin) conducted testing for a wide array (hundreds) of potential contaminants
- 28 hand samples were gathered from potential areas of concern
- The soil quality was assessed based on the BC Ministry of Environment Contaminated Sites Regulation (CSR) standards for commercial land use (CL) and urban park land use (PL)
 - This high standard of cleanliness helps protect soil invertebrate, plants and groundwater used for drinking water (well water)
- Initial samples identified five primary contaminants of concern (lead, benzene, zinc, polycyclic aromatic hydrocarbons, and methamphetamine)
- Subsequently, 7 deeper test pits (3m) were used to better characterize the extent of contamination and soil conditions. These test pits were successful in establishing vertical delineation of contaminants
- The overall site characterization suggests
 - presence of low levels of lead across the majority of site at a shallow depth
 - presence of low levels of benzene, PAH's and Zinc at a few isolated locations
 - presence of methamphetamine in one location
- Soil stockpiling and removal will separate the most contaminated soil from the least
 - Each soil stockpile is tested to confirm appropriate disposal facility
 - This saves money and adheres to regulations
- In the majority of the site, there is no clear separation between contaminated soil and tree roots

- The Arborist has confirmed that for 9 specific trees, removal of soil in the critical root zone will irreparably harm these trees
- To leave these 9 trees standing would create a public risk in the likely scenario that the trees die

If they want more detail beyond the above, we could turn to Peggy Evans at the Ministry of Environment, or we could release the Pinchin report.

Also, I just saw your question about the neighbours.^{s.13}

Thanks g

From: Wey, Melody GCPE:EX
Sent: Wednesday, January 11, 2017 10:01 AM
To: Sykes, Graeme MTIC:EX
Subject: question: media

Graeme – would you be comfortable talking to media about the soil remediation if any media asks to speak to someone closer to the project? If not you, is there someone else? I of course will make sure that Lorne and Sarf (and MO) are ok with anyone we suggest.

Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Thursday, September 15, 2016 11:57 AM
To: s.22
Cc: Sykes, Graeme MTIC:EX
Subject: RE: remediation of court house green space

Categories: Awaiting Reply

Hi s.22

Thanks again for your thoughtful commentary. Your notes below will be included and inform our report out. And I believe our overall theme, "discourage criminal activity and promote vibrant activity" is reflected in your ideas. We met with the YMCA this morning and are meeting the Cathedral this afternoon. I get the sense that all stakeholders share the same general concerns and support the overall theme. This is great news. I'm really hopeful we're going to achieve a happy ending, of sorts.

As ideas and design progresses, I expect there will be communication to affected neighbours. That said, it wouldn't surprise me if a politician wants to capture the limelight in the press...☺

All the best, graeme

From: s.22
Sent: Thursday, September 15, 2016 10:04 AM
To: Sykes, Graeme MTIC:EX
Subject: remediation of court house green space

Glad we had the opportunity to meet with you. Thanks for the coffee and donuts. It was nice for us to share in the largesse handed out to our homeless friends in some small way.

My comments are simple.

A children's park, no question. The details of the type of equipment and the colours of same, personally, are of no significance.

I think the view from the cathedral across to the park should be accentuated, a symbolic gateway as it were. The Burdett side is clearly the safer in terms of traffic flow, perhaps this is where the younger children's equipment could be focused.

I strongly recommend some kind of strategic and directional lighting which would dampen the enthusiasm for after hour loitering by, well, undesirables. Security cameras and, joking aside, some kind of directional outdoor speakers placed high of the ground would be good back up.

No mounds or berms that could be used to hide behind. Plantings that are reasonably drought resistant and low maintenance.

The parking additions I'm ambivalent about. I'm not sure it is really necessary. Now that the drug dealers and theft rings are no longer resident, it seems that street parking is adequate. I have no desire in providing the likes of Catherine Boies Parker with even more perks. I am curious where this suggestion came from.

Thats it.

Lush, Ryan MTIC:EX

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Thursday, September 22, 2016 10:27 AM
To: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX
Subject: FW: Tent City - any results or updates for me on the soil samples you took

Categories: Action

Way ahead of your email this morning, as per below, we are getting Pinchin to get back to us on the final set of testing very shortly.

Cheers, nikki

Nicola Moyles, LEED CI
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Project Deliver Services | Services de livraison de projet
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nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Jason Quamme [mailto:jquamme@pinchinwest.com]
Sent: Thursday, September 22, 2016 10:22 AM
To: NICOLA MOYLES
Cc: Joshu Bocskei
Subject: RE: Tent City - any results or updates for me on the soil samples you took

Nikki,

I just took a look at the labs online system and it appears that most of the analyses have been completed and they are just waiting on the higher level drug analyses to come in.

I will ask them to forward me what they have and I'll review and update you shortly.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Committed to Service, Integrity and Excellence

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Web: www.pinchinwest.com

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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Thursday, September 22, 2016 8:46 AM
To: Jason Quamme; Joshu Bocskei
Subject: Tent City - any results or updates for me on the soil samples you took
Importance: High

Good morning Joshua and Jason, looking for an update as the samples you took were on the 7th. Been two weeks I know but any update is preferable to none please.

Thank you, nikki

Nicola Moyles, LEED CI
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Lush, Ryan MTIC:EX

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Tuesday, August 16, 2016 8:17 AM
To: Jenkins, Nicole MTIC:IN; Hoffman, Jennifer B MTIC:EX; Stubbs, Jennifer MTIC:EX; Cooper, Brian MTIC:EX; Sykes, Graeme MTIC:EX; Fredette, Denis MTIC:IN; HL Demolition; jon (jon_houle@shaw.ca); Yehia, Jade; jqumme@pinchinwest.com; Lush, Ryan MTIC:EX; Gaudet, Bernie B MTIC:EX
Subject: Tent City - update from meeting on site yesterday August 15th at 2pm
Categories: Action

In preparation for our conference call at 1pm today I wanted to update everyone.

1. HL Demolition, Houle Holdings, Jade Yehia and I met on site at 2pm yesterday
2. We walked the entire area and found out from HL Demolition some statistics on rats, needles, waste etc – all in the extremely high range of needles/feces, rats, human waste, garbage, etc.
3. We decided based on the condition of the soil, we are digging down 12" with a big tractor and removing all low lying bushes/shrubs that are deemed contaminated both around the perimeter, within the tent city area and adjacent to the JAG parking lot – highly contaminated areas with all issues listed in #2 so they need to be removed
4. HL Demolition will begin on site Wednesday am
5. The porta poties were deemed contaminated and the three of them were being removed this morning and taken to hazardous waste at Heartland Landfill
6. The parking lot will be pressure washed via Houle Holdings today and then again after the soil remediation work – it too is highly contaminated
7. Both vendors and all their employees are and will continue to wear tyvec and proper PPE during this work
8. Jason with Pinchin – he will go to site once we have removed 12" of soil and obtain soil samples in certain areas – specifically where the two tents were located that were the Meth Labs; where the eating areas were located, where the most concentrated areas were of rat infestations – over 75 burrows were found and over 10,000 needles were disposed of.

This is a quick synopsis of our onsite walk through; Jade will also be providing her comments and feedback to me moving forward. She will be touching base with MOE on their policies and procedures for me as well, which I have been asking for over the last few months from SSBC.

Cheers, nikki

Nicola Moyles, LEED CI
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Lush, Ryan MTIC:EX

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Wednesday, August 31, 2016 9:22 AM
To: Sykes, Graeme MTIC:EX; Cooper, Brian MTIC:EX; Masson, Michael MTIC:EX; Gaudet, Bernie B MTIC:EX; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: RE: Tent City Proposal from Pinchin West updated as of August 30th
Categories: Red Category

Perfect, I will get on it today. I will get from them first day on site they can be there and I will be there with them, cheers.

Nicola Moyles, LEED CI
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From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]
Sent: Wednesday, August 31, 2016 9:20 AM
To: NICOLA MOYLES; Cooper, Brian MTIC:EX; Michael Masson; Gaudet, Bernie B MTIC:EX; Nicole Jenkins; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Cc: Sykes, Graeme MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West updated as of August 30th

Hi Nikki
Thanks for the updated proposal, it looks good. Please proceed with Pinchin.
Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]
Sent: Wednesday, August 31, 2016 8:04 AM
To: Sykes, Graeme MTIC:EX; Cooper, Brian MTIC:EX; Masson, Michael MTIC:EX; Gaudet, Bernie B MTIC:EX; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: FW: Tent City Proposal from Pinchon West updated as of August 30th

Good morning everyone, based on the revised ask from SSBC to ensure we test for everything as outlined by Graeme on Monday, here is the updated Proposal from Pinchon. They have included their fees broken down and all costs associated with testing, etc.

Please review and let me know if acceptable so I can engage to get them started on site. As indicated before, they can be on site within 24 hours of approval.

Cheers, nikki

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nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Tuesday, August 30, 2016 1:54 PM
To: NICOLA MOYLES
Subject: RE: Tent City Proposal from Pinchon West

Nikki,

As discussed attached is the revised proposal, which includes the additional requested analytical parameters as per the email chain below.

With regards to the rates I've simply indicated the field work will be conducted at our Technologist rate and attached our Environmental Rate Schedule to the proposal for reference

Feel free to let me know if you have any further questions or concerns.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Committed to Service, Integrity and Excellence

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Cell: 604.202.9228
Fax: 604.244.8491
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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Monday, August 29, 2016 10:00 AM
To: Jason Quamme
Subject: FW: Tent City Proposal from Pinchon West

Good morning Jason, can I get you to revise your Proposal with the list below to be included in full testing of the site please on the substances, etc listed.

Cheers, nikki

Nicola Moyles, LEED CI
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nicola.moyles@brookfieldgis.com
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From: Sykes, Graeme MTIC:EX [<mailto:Graeme.Sykes@gov.bc.ca>]
Sent: Monday, August 29, 2016 9:18 AM
To: NICOLA MOYLES
Cc: Lush, Ryan MTIC:EX; Michael Masson; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Sykes, Graeme MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West

Hi Nikki

As I mentioned to you on Friday, I had a chance to speak with Jade Yehia at Island Health. She affirmed testing for all the substances below are under the jurisdiction of MOE (through Peggy Evans), though Island Health can interject concerns in the general interest of protecting public health. To this end, she does support testing for *E. coli*, *fecal coliforms*, *total coliforms*; However, she was ambivalent about testing for recreational drugs in the soil, due to a lack of case experience and no available papers or studies on this topic. Jade was unable to cite any examples of recreational drugs contaminating soil and becoming a public health risk.

I think we should test for the full gamut of substances proposed by Pinchin, even though we have no clear direction on the recreational drug subset from either governing body (VIHA or MOE). Does anyone else on the team have a comment about this approach?

Here's the complete list of substances:

Benzene, toluene, ethylbenzene, xylene (BTEX), butanone, ethyl ether, acetic and formic acid, chloroform and dichloromethane, Volatile Organic Compounds (VOCs), light extractable petroleum hydrocarbons (LEPH), heavy extractable petroleum hydrocarbons (HEPH), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons

(PAHs), metals, acetone, ammonia, ether, pH, iodine, methanol, *pseudoephedrine*, *phosphorous*, *amphetamine*, *cocaine*, *heroin*, *LSD*, *MDMA*, *methamphetamine*, *E. coli*, *fecal coliforms*, *total coliforms*, and *a partridge in a pear tree*.

Hope this helps,
Graeme

From: Sykes, Graeme MTIC:EX
Sent: Thursday, August 25, 2016 3:13 PM
To: Moyles, Nicola MTIC:IN
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West

Hi Nikki

I have tried to connect with Jade Yahia and await her response, regarding the health concerns. Testing for recreational drugs may or may not be requested by VIHA. These substances are not covered under the MOE Contaminated Site Regulation or Hazardous Materials Regulation (Sharps are covered under Biomedical waste in the Hazardous Materials Regulation). Whether Recreational Drugs & chemicals are environmentally persistent or dissipate is an important consideration, and I remember Jade had some insight.

Peggy Evans at MOE specified testing for: "**Benzene, toluene, ethylbenzene, xylene (BTEX)**, Volatile Petroleum Hydrocarbons (VPH), and Volatile Organic Compounds (VOCs) including acetone, **butanone**, ethanol, **ethyl ether** and methanol, **acetic and formic acid**, ammonia, **chloroform and dichloromethane**." The bolded substances appear to be missing from the proposal.

I note that Pinchin specifies testing for: "(VOCs), light extractable petroleum hydrocarbons (LEPH), heavy extractable petroleum hydrocarbons (HEPH), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons (PAHs), metals, acetone, ammonia, ether, pH, iodine, methanol, *pseudoephedrine*, *phosphorous*, *amphetamine*, *cocaine*, *heroin*, *LSD*, *MDMA*, *methamphetamine*, *E. coli*, *fecal coliforms*, *total coliforms*;" We should have VIHA's opinion on testing for these last 11 substances before proceeding.

Additionally, these proposals often specify what level of staff conducts the work and specifies their charge out rate. For example, a EIT or Technologist might be charged out at \$100/hr while a P.Eng would be \$250/hr. This starts to matter if the testing scope increases (a common occurrence in remediation projects). We end up being billed P.Eng rates while the EIT does all the work. I'd like to see the charge out rates specified.

More to come, thanks.
Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Wednesday, August 24, 2016 3:21 PM
To: Sykes, Graeme MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Gaudet, Bernie B MTIC:EX
Subject: FW: Tent City Proposal from Pinchon West

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Cheers, nikki

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From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Wednesday, August 24, 2016 2:50 PM
To: NICOLA MOYLES
Subject: RE: Tent City Proposal

Nikki,

Please find attached our proposal to conduct a soil investigation at 850 Burdett Avenue, Victoria, BC.

I appreciate your patience as we generated this proposal. Please feel free to let me know if you have any questions regarding the attached.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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Lush, Ryan MTIC:EX

From: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Sent: Monday, August 29, 2016 9:58 AM
To: Sykes, Graeme MTIC:EX
Cc: Lush, Ryan MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West
Categories: Action

Thank you Graeme, I will send to Pinchon and get them to revise their testing and update their Proposal and get it back to you.

Cheers, nikki

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From: Sykes, Graeme MTIC:EX [mailto:Graeme.Sykes@gov.bc.ca]
Sent: Monday, August 29, 2016 9:18 AM
To: NICOLA MOYLES
Cc: Lush, Ryan MTIC:EX; Michael Masson; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Sykes, Graeme MTIC:EX
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Hope this helps,
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From: Sykes, Graeme MTIC:EX
Sent: Thursday, August 25, 2016 3:13 PM
To: Moyles, Nicola MTIC:IN
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West

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More to come, thanks.
Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Wednesday, August 24, 2016 3:21 PM
To: Sykes, Graeme MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Gaudet, Bernie B MTIC:EX
Subject: FW: Tent City Proposal from Pinchon West

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Please let me know if you have any questions or concerns that I can address or provide me with an Approval to Proceed so I can cut their Consulting Agreement/PO etc.

Cheers, nikki

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From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Wednesday, August 24, 2016 2:50 PM
To: NICOLA MOYLES
Subject: RE: Tent City Proposal

Nikki,

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I appreciate your patience as we generated this proposal. Please feel free to let me know if you have any questions regarding the attached.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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Lush, Ryan MTIC:EX

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Sent: Thursday, August 25, 2016 3:20 PM
To: Sykes, Graeme MTIC:EX
Cc: Lush, Ryan MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Jenkins, Nicole MTIC:IN
Subject: Re: Tent City Proposal from Pinchon West
Categories: Red Category

Thank you Graeme, thank you for the feedback. I had asked prior to the Proposal to get MOE requirements from SSBC so that is why not allowed for on this Proposal, as I did not know until this email.

I will get breakdown on fees etc once I hear back from you about VIA input so we don't revise proposal twice.

Sent from my Samsung device

----- Original message -----

From: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>
Date: 08-25-2016 3:13 PM (GMT-08:00)
To: NICOLA MOYLES <NICOLA.MOYLES@brookfieldgis.com>
Cc: "Sykes, Graeme MTIC:EX" <Graeme.Sykes@gov.bc.ca>, "Lush, Ryan MTIC:EX" <Ryan.Lush@gov.bc.ca>, Michael Masson <michael.masson@gov.bc.ca>, "Cooper, Brian MTIC:EX" <Brian.Cooper@gov.bc.ca>, "Stubbs, Jennifer MTIC:EX" <Jennifer.Stubbs@gov.bc.ca>, "Hoffman, Jennifer B MTIC:EX" <Jennifer.Hoffman@gov.bc.ca>
Subject: RE: Tent City Proposal from Pinchon West

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Cheers, nikki

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Project Manager | Gestionnaire de projet

Project Deliver Services|Services de livraison de projet

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Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Thursday, August 25, 2016 3:13 PM
To: Moyles, Nicola MTIC:IN
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West
Categories: Red Category

Hi Nikki

I have tried to connect with Jade Yahia and await her response, regarding the health concerns. Testing for recreational drugs may or may not be requested by VIHA. These substances are not covered under the MOE Contaminated Site Regulation or Hazardous Materials Regulation (Sharps are covered under Biomedical waste in the Hazardous Materials Regulation). Whether Recreational Drugs & chemicals are environmentally persistent or dissipate is an important consideration, and I remember Jade had some insight.

Peggy Evans at MOE specified testing for: "**Benzene, toluene, ethylbenzene, xylene (BTEX)**, Volatile Petroleum Hydrocarbons (VPH), and Volatile Organic Compounds (VOCs) including acetone, **butanone**, ethanol, **ethyl ether** and methanol, **acetic and formic acid**, ammonia, **chloroform and dichloromethane**." The bolded substances appear to be missing from the proposal.

I note that Pinchin specifies testing for: "(VOCs), light extractable petroleum hydrocarbons (LEPH), heavy extractable petroleum hydrocarbons (HEPH), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons (PAHs), metals, acetone, ammonia, ether, pH, iodine, methanol, *pseudoephedrine, phosphorous, amphetamine, cocaine, heroin, LSD, MDMA, methamphetamine, E. coli, fecal coliforms, total coliforms*;" We should have VIHA's opinion on testing for these last 11 substances before proceeding.

Additionally, these proposals often specify what level of staff conducts the work and specifies their charge out rate. For example, a EIT or Technologist might be charged out at \$100/hr while a P.Eng would be \$250/hr. This starts to matter if the testing scope increases (a common occurrence in remediation projects). We end up being billed P.Eng rates while the EIT does all the work. I'd like to see the charge out rates specified.

More to come, thanks.
Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]
Sent: Wednesday, August 24, 2016 3:21 PM
To: Sykes, Graeme MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Gaudet, Bernie B MTIC:EX
Subject: FW: Tent City Proposal from Pinchon West

Good afternoon all, attached is the Proposal from Pinchon West, as per the Proposal once I give them to go they are able to get on site within 24 hours.

Please let me know if you have any questions or concerns that I can address or provide me with an Approval to Proceed so I can cut their Consulting Agreement/PO etc.

Cheers, nikki

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet
Project Deliver Services | Services de livraison de projet
Brookfield Global Integrated Solutions
c-250-889-2437
nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Wednesday, August 24, 2016 2:50 PM
To: NICOLA MOYLES
Subject: RE: Tent City Proposal

Nikki,

Please find attached our proposal to conduct a soil investigation at 850 Burdett Avenue, Victoria, BC.

I appreciate your patience as we generated this proposal. Please feel free to let me know if you have any questions regarding the attached.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Committed to Service, Integrity and Excellence

Pinchin West Ltd.
Suite 200 - 13775 Commerce Parkway
Richmond, BC V6V 2V4
Direct: 604.238.2916
Main: 604.244.8101
Cell: 604.202.9228
Fax: 604.244.8491
Email: jquamme@pinchinwest.com
Web: www.pinchinwest.com

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Lush, Ryan MTIC:EX

From: Sykes, Graeme MTIC:EX
Sent: Wednesday, August 31, 2016 9:20 AM
To: Moyles, Nicola MTIC:IN; Cooper, Brian MTIC:EX; Masson, Michael MTIC:EX; Gaudet, Bernie B MTIC:EX; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Cc: Sykes, Graeme MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West updated as of August 30th
Categories: Red Category

Hi Nikki

Thanks for the updated proposal, it looks good. Please proceed with Pinchin.
Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]
Sent: Wednesday, August 31, 2016 8:04 AM
To: Sykes, Graeme MTIC:EX; Cooper, Brian MTIC:EX; Masson, Michael MTIC:EX; Gaudet, Bernie B MTIC:EX; Jenkins, Nicole MTIC:IN; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: FW: Tent City Proposal from Pinchon West updated as of August 30th

Good morning everyone, based on the revised ask from SSBC to ensure we test for everything as outlined by Graeme on Monday, here is the updated Proposal from Pinchon. They have included their fees broken down and all costs associated with testing, etc.

Please review and let me know if acceptable so I can engage to get them started on site. As indicated before, they can be on site within 24 hours of approval.

Cheers, nikki

Nicola Moyles, LEED CI
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Project Deliver Services | Services de livraison de projet
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nicola.moyles@brookfieldgis.com
www.brookfieldgis.com



From: Jason Quamme [mailto:jquamme@pinchinwest.com]
Sent: Tuesday, August 30, 2016 1:54 PM
To: NICOLA MOYLES
Subject: RE: Tent City Proposal from Pinchon West

Nikki,

As discussed attached is the revised proposal, which includes the additional requested analytical parameters as per the email chain below.

With regards to the rates I've simply indicated the field work will be conducted at our Technologist rate and attached our Environmental Rate Schedule to the proposal for reference

Feel free to let me know if you have any further questions or concerns.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

Committed to Service, Integrity and Excellence

Pinchin West Ltd.
Suite 200 - 13775 Commerce Parkway
Richmond, BC V6V 2V4
Direct: 604.238.2916
Main: 604.244.8101
Cell: 604.202.9228
Fax: 604.244.8491
Email: jquamme@pinchinwest.com
Web: www.pinchinwest.com

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From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Monday, August 29, 2016 10:00 AM
To: Jason Quamme
Subject: FW: Tent City Proposal from Pinchon West

Good morning Jason, can I get you to revise your Proposal with the list below to be included in full testing of the site please on the substances, etc listed.

Cheers, nikki

Nicola Moyles, LEED CI
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Project Deliver Services | Services de livraison de projet
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c-250-889-2437
nicola.moyles@brookfieldgis.com
www.brookfieldgis.com

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BETTER BUSINESS
PERFORMANCE**
Global Integrated Solutions

From: Sykes, Graeme MTIC:EX [<mailto:Graeme.Sykes@gov.bc.ca>]
Sent: Monday, August 29, 2016 9:18 AM
To: NICOLA MOYLES
Cc: Lush, Ryan MTIC:EX; Michael Masson; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B

MTIC:EX; Sykes, Graeme MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West

Hi Nikki

As I mentioned to you on Friday, I had a chance to speak with Jade Yehia at Island Health. She affirmed testing for all the substances below are under the jurisdiction of MOE (through Peggy Evans), though Island Health can interject concerns in the general interest of protecting public health. To this end, she does support testing for *E. coli*, *fecal coliforms*, *total coliforms*; However, she was ambivalent about testing for recreational drugs in the soil, due to a lack of case experience and no available papers or studies on this topic. Jade was unable to cite any examples of recreational drugs contaminating soil and becoming a public health risk.

I think we should test for the full gamut of substances proposed by Pinchin, even though we have no clear direction on the recreational drug subset from either governing body (VIHA or MOE). Does anyone else on the team have a comment about this approach?

Here's the complete list of substances:

Benzene, toluene, ethylbenzene, xylene (BTEX), butanone, ethyl ether, acetic and formic acid, chloroform and dichloromethane, Volatile Organic Compounds (VOCs), light extractable petroleum hydrocarbons (LEPH), heavy extractable petroleum hydrocarbons (HEPH), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons (PAHs), metals, acetone, ammonia, ether, pH, iodine, methanol, *pseudoephedrine*, *phosphorous*, *amphetamine*, *cocaine*, *heroin*, *LSD*, *MDMA*, *methamphetamine*, *E. coli*, *fecal coliforms*, *total coliforms*, and *a partridge in a pear tree*.

Hope this helps,
Graeme

From: Sykes, Graeme MTIC:EX
Sent: Thursday, August 25, 2016 3:13 PM
To: Moyles, Nicola MTIC:IN
Cc: Sykes, Graeme MTIC:EX; Lush, Ryan MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX
Subject: RE: Tent City Proposal from Pinchon West

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Additionally, these proposals often specify what level of staff conducts the work and specifies their charge out rate. For example, a EIT or Technologist might be charged out at \$100/hr while a P.Eng would be \$250/hr. This starts to matter if the testing scope increases (a common occurrence in remediation projects). We end up being billed P.Eng rates while the EIT does all the work. I'd like to see the charge out rates specified.

More to come, thanks.
Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Wednesday, August 24, 2016 3:21 PM
To: Sykes, Graeme MTIC:EX; Masson, Michael MTIC:EX; Cooper, Brian MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Gaudet, Bernie B MTIC:EX
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Please let me know if you have any questions or concerns that I can address or provide me with an Approval to Proceed so I can cut their Consulting Agreement/PO etc.

Cheers, nikki

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From: Jason Quamme [<mailto:jquamme@pinchinwest.com>]
Sent: Wednesday, August 24, 2016 2:50 PM
To: NICOLA MOYLES
Subject: RE: Tent City Proposal

Nikki,

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I appreciate your patience as we generated this proposal. Please feel free to let me know if you have any questions regarding the attached.

Cheers,

Jason Quamme, B.Sc, A.Ag, EP
Project Manager

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Pinchin West Ltd.

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From: SSBC RPD ADMO MTIC:EX
Sent: Thursday, January 12, 2017 11:04 AM
Subject: Victoria Courthouse Remediation Update

Categories: Red Category

Dear Neighbour of the Victoria Courthouse:

Beginning January 13, if you find yourself near the lawn at Victoria's courthouse, you will notice that remediation work is underway to transform the space into a new playground.

A playground emerged as the most popular choice for the block wide site during discussions with neighbours. Remediation work will remove contaminated soil and begin the process of creating a safe public space and playground.

The testing of soil samples determined the presence of residual contaminants, including lead, gasoline, diesel and trace amounts of methamphetamines, following the existence of a homeless camp. Soil remediation will remove these contaminants from the ground and restore the landscape into a safe public space and playground for everyone to enjoy.

Two arborists have been involved in reviewing the condition of the landscape and the trees on the site and surrounding area. Of the 20 trees at the courthouse site, 11 are healthy and will be preserved. Every effort will be made to preserve as many of the established trees as is safe.

Nine trees have been identified as having shallow roots making them unsafe and unlikely to survive the soil remediation. These include seven Norway Maples, one Tree of Heaven and one Rubinia. These trees will be removed and new trees will be planted to improve sightlines and increase public safety. Crime prevention through environmental design approach will be taken.

Transformation of the site is still in the early planning stages. The remediation work is expected to be completed in February. As part of the remediation, tree removal will begin first. The most vulnerable trees will be cut down, chipped and cut into manageable sizes for removal. After that work is done, the top 1.5 feet of soil will be dug up, removed by truck and replaced with new top soil. Every consideration has been made to minimize the noise for the neighbouring area; however, there will be considerable noise on Friday and Saturday, January 13-14, to allow for the on-site cutting and chipping.

A finalized redevelopment plan will also be completed in the coming weeks. The public space and playground is scheduled to be ready for use by spring.

Should you have any questions or concerns, please respond to this email at IWS.ADMO@gov.bc.ca.

Sincerely,

Lorne DeLarge
A/Assistant Deputy Minister
Real Property Division
Ministry of Technology, Innovation and

Lush, Ryan MTIC:EX

From: Moyles, Nicola MTIC:IN
Sent: Friday, July 15, 2016 12:09 PM
To: Sykes, Graeme MTIC:EX; Lorenzo Devera; Jenkins, Nicole MTIC:IN; Michael Blaschuk; Cooper, Brian MTIC:EX; Rego, Jason MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; Fredette, Denis MTIC:IN
Subject: Re: PMFILE: BCGV480080; A08); MOE information from Graeme July 13th Tent City

Good morning all. I will be going to P.i.n.c.h.o.n for this Consultant work. They have done a series of projects with Brookfield WSI on behalf of SSBC so are very familiar with our requirements.

Vanessa and I will be speaking today to get her up to speed.

Cheers, nikki

Sent from my Samsung device

----- Original message -----

From: "Sykes, Graeme MTIC:EX"
Date: 07-14-2016 2:32 PM (GMT-08:00)
To: NICOLA MOYLES , Lorenzo Devera , Nicole Jenkins , Michael Blaschuk , "Cooper, Brian MTIC:EX" , "Rego, Jason MTIC:EX" , "Stubbs, Jennifer MTIC:EX" , "Hoffman, Jennifer B MTIC:EX" , RealProject
Cc: "Sykes, Graeme MTIC:EX"
Subject: RE: PMFILE: BCGV480080; A08); MOE information from Graeme July 13th Tent City

Hi Nikki

Just so I'm not mistaken, can you confirm that Blocktech is a Professional Engineer (P.Eng.), Engineering Licensee (Eng.L.), Professional Geoscientist (P.Geo.), or Geoscience Licensee (Geo.L.) with APEGBC?

Thanks, Graeme

From: NICOLA MOYLES [mailto:NICOLA.MOYLES@brookfieldgis.com]
Sent: Thursday, July 14, 2016 11:39 AM
To: Sykes, Graeme MTIC:EX; Lorenzo Devera; Jenkins, Nicole MTIC:IN; Michael Blaschuk; Cooper, Brian MTIC:EX; Rego, Jason MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; RealProject
Subject: RE: PMFILE: BCGV480080; A08); MOE information from Graeme July 13th Tent City

Thank you Graeme, Block Tech Environmental is a pre-qualified Environmental Consultant and has been engaged by myself and WSI on numerous projects throughout the island and other islands. Deb would not sub out these services this is what she does for us. To also note: Deb Block is working on the Electrical Project inside the courthouse right now.

She and our contract with SSBC states she also hires the GC direct under her Consulting Agreement and our Policies and Procedures.

Please let me know if you have any further questions or concerns.

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet

Project Deliver Services | Services de livraison de projet

Brookfield Global Integrated Solutions
c-250-889-2437

nicola.moyles@brookfieldgis.com

www.brookfieldgis.com



From: Sykes, Graeme MTIC:EX [<mailto:Graeme.Sykes@gov.bc.ca>]
Sent: Thursday, July 14, 2016 11:13 AM
To: NICOLA MOYLES; Lorenzo Devera; Nicole Jenkins; Michael Blaschuk; Cooper, Brian MTIC:EX; Rego, Jason MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; RealProject
Cc: Sykes, Graeme MTIC:EX
Subject: RE: PMFILE: BCGV480080; A08); MOE information from Graeme July 13th Tent City

Hi Nikki

We have advice from MOE that an Environmental Engineer be retained to conduct the portion of the remediation project related to soil testing, delineation of contamination and potential removal. Michael Masson of RPD has advised that our division currently has a pre-qualified list of Engineering firms (Northwest, Hemerra, SNC Lavalin, etc.) should you need it. I'm not sure if you planned to have Deb sub out these services (usually it's the other way around)?

The planned provision of an Environmental Engineer has been reported up to Provincial leadership and appears to be a MOE requirement.

Hope this helps.

Graeme

From: NICOLA MOYLES [<mailto:NICOLA.MOYLES@brookfieldgis.com>]
Sent: Thursday, July 14, 2016 7:57 AM
To: Yehia, Jade; Sykes, Graeme MTIC:EX; Deborah Block; Lorenzo Devera; Jenkins, Nicole MTIC:IN; Michael Blaschuk; Cooper, Brian MTIC:EX; Rego, Jason MTIC:EX; Stubbs, Jennifer MTIC:EX; Hoffman, Jennifer B MTIC:EX; RealProject
Subject: PMFILE: BCGV480080; A08); MOE information from Graeme July 13th Tent City

Good morning all, thank you Graeme for the information. Deb will be my Consultant on this as discussion in our meeting earlier this week and will work with Jade ongoing. The information from Peggy at MOE will be greatly appreciated and will be followed.

Cheers, nikki

Nicola Moyles, LEED CI
Project Manager | Gestionnaire de projet

Project Deliver Services | Services de livraison de projet

Brookfield Global Integrated Solutions
c-250-889-2437

nicola.moyles@brookfieldgis.com

www.brookfieldgis.com



From: Yehia, Jade [<mailto:Jade.Yehia@viha.ca>]
Sent: Wednesday, July 13, 2016 5:05 PM
To: 'Sykes, Graeme MTIC:EX'; NICOLA MOYLES
Cc: Michael Blaschuk; Cooper, Brian MTIC:EX; Rego, Jason MTIC:EX
Subject: RE: Ten City site remediation

Hi Graeme,

I greatly appreciate the information and update.

Thank you,

Jade

Jade Yehia, CPHI(C)

Environmental Health Officer

Regional Built Environment Consultant

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Ph: 250.519.3654 | Fax: 250.519.3402

Jade.Yehia@viha.ca | www.viha.ca/mho

HBE@viha.ca | <http://www.viha.ca/mho/about/hpes/hbe.htm>



From: Sykes, Graeme MTIC:EX [<mailto:Graeme.Sykes@gov.bc.ca>]
Sent: Wednesday, July 13, 2016 2:56 PM

To: Yehia, Jade; Moyles, Nicola MTIC:IN
Cc: Michael Blaschuk; Sykes, Graeme MTIC:EX; Cooper, Brian MTIC:EX; Rego, Jason MTIC:EX
Subject: Ten City site remediation

Hi Jade and Nikki

I spoke with Peggy Evans at MOE yesterday. She will be providing me with a list of potential contaminants commonly associated with drug labs. If there is any discovery of areas at tent city that have potentially been used for drug production, then we would have an obligation to test for these specified contaminants.

In Peggy's expert opinion, it is unlikely that the site would be subject to contamination by other substances of significance. That said, as a precautionary measure, it is recommended that the Province conduct limited soil testing in areas such as the fire pit. Dependent on the outcomes of soil samples and the delineation of affected areas, there may or may not be a need to remediate soils. Peggy thinks it unlikely that 30cm of soil be removed from the entire site and disposed in a controlled facility. Rather, there may be a need to dispose of smaller affected areas. Ultimately an Environmental Engineering firm will need to be engaged.

Thanks,

Graeme Sykes

Real Estate Manager, Asset Portfolio

Real Property Division | Ministry of Technology, Innovation and Citizens' Services
(250) 217-3027

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Questions and Answers
Victoria Courthouse Park Remediation
October 27, 2016

1. What is being announced today?

- Design plans are underway to transform the Victoria courthouse site into a new playground that will enhance family fun in Victoria's downtown core.
- A playground on the site emerged as the most popular choice during discussions with neighbours.
- The playground will be accessible to children of all ages and abilities.
- The site will also include components geared towards adults and seniors, including chess tables, benches and tai chi exercise equipment.

2. Is the remediation of the site complete?

- Removal of garbage and rodent control are complete and soil collection and testing are underway.
- A finalized remediation and redevelopment plan is expected in the coming weeks.
- Lawn, pathways, benches and play structures are being designed cohesively, with every effort being made to retain existing trees.

3. What contaminants did you find in the soil?

- Testing of soil samples identified residual contaminants, including benzene, lead and hydrocarbons consistent with minor gas spills and trace amounts of methamphetamines.
- A finalized remediation and redevelopment plan is expected in the coming weeks. Ultimately the contaminants will be removed and the landscape restored to a welcoming public space.

4. Who will be removing the soil?

- The Ministry has retained the services of Pinchin West to provide environmental engineering oversight and recommendations.
- Pinchin and its subcontractors will be responsible for removing and disposing of the soil appropriately.

5. What can you tell me about pest control on the site?

- Pest control is complete with good results.
- The rat population appears to be eradicated, allowing us to move into the remediation phase.

If asked if there are still rats on the site:

- We haven't seen any rats since September, which tells us that their eradication has been a success.
- It's important to keep in mind that rats exist all over downtown Victoria and will never be completely eradicated.

6. Who was consulted on building a playground on the site?

- Four separate discussions were held with various neighbours of the site.
- Discussions have also been held with the YMCA, the Christ Church Cathedral and the Christ Church Cathedral School.
- There was overwhelming agreement to use the site for a playground.
- In addition, ministry staff will seek design input from students who attend schools in the neighbourhood.

If asked which schools will be consulted:

- The schools likely to be consulted include: South Park Elementary, Sir James Douglas Elementary, George Jay Elementary, Central Middle School and Christ Church Cathedral School

7. How is the playground being funded?

- My ministry will be funding the playground.

8. How much will it cost to build the playground?

- The design of the playground is still in early stages, and final costs have not yet been determined.
- My ministry is continuing design discussions with the community, including students who attend schools in the neighbourhood.
- These discussions will help finalize the design, and therefore the cost, of the playground.
- My ministry will be funding the playground.

9. Is a courthouse really the best place for a playground?

- The courthouse site is in a nice centralized downtown location surrounded by a neighbourhood, schools, and a community YMCA.
- This playground will create a play space for families in the city centre that doesn't already exist.
- We are working with the Victoria Police Department to ensure the playground is designed with security in mind – with clear sightlines and good lighting.
- There are many courthouses in the province that are near community facilities and we are confident in the security mechanisms in place at the courthouse.

10. Who will be responsible for maintaining the property?

- My ministry will retain ownership of the site.

If pressed:

- Maintenance of the property is in discussion with the City of Victoria.

11. Can you give me a timeline on when all of this stuff will be done – remediation and construction of the playground?

- The remediation and construction of the playground is expected to be complete by Spring 2017.

- By the end of November, we expect consultations on the playground to be complete and the final design to be approved.
- By the end of January, we expect site remediation and off-site construction of the play structure to be complete.
- By the end of February, we expect the site to be finalized.

12. What other uses were suggested for the site?

- There was overwhelming agreement to use the site for a playground.
- A few other suggestions included returning the space to a lawn, or paving the space to create a parking lot.

13. Why not just return the space to its former state?

- The courthouse site is in a nice centralized downtown location surrounded by a neighbourhood, schools, and a community YMCA.
- This playground will create a play space for families in the city centre that doesn't already exist.
- It will also bring vitality and energy to the site, and a playground was deemed the best way to encourage mixed use.

14. Will the homeless be able to camp there?

- No, there will be no overnight camping allowed on the site.
- The city of Victoria has a bylaw against overnight camping in playgrounds.
- In addition, the playground will be closed from dusk until dawn, with signage stating this.

15. Did you choose a playground to keep the homeless away?

- Discussions with neighbours showed that there was overwhelming interest in turning the space into a playground.
- The courthouse site is in a nice centralized downtown location surrounded by a neighbourhood, schools, and a community YMCA.
- This playground will create a play space for families in the city centre that doesn't already exist.
- It will also bring vitality and energy to the site, and a playground was deemed the best way to encourage mixed use.

16. Why not build social housing for the homeless in this space?

- Just last week, Premier Clark announced a \$45 million provincial investment in 500 new units of affordable housing in Victoria for individuals, seniors and families.
- We can generate more housing by reusing existing buildings for this purpose. We can also generate housing more quickly when we reuse existing buildings. That's what we did though the purchase of the former Central Care Home and the former Super 8 hotel.
- Since November 2015, the Province has invested approximately \$26 million to create more than 400 new units of shelter and transitional housing (includes 51 units at the former Super 8 hotel, which has not yet opened).
- That's in addition to the \$13 million that was provided in the community last year to support close to 990 housing units for the homeless.

17. Will you be dedicating the site to the homeless?

- This site has been used as a park for many years and is now being transformed into an amenity that offers enjoyment to all segments of society, including the homeless.
- We support an approach that is inclusive.

18. Will you consider putting a plaque on the site to commemorate the homeless that lived there?

- We always look to support those who are homeless through providing housing and services.
- Housing was provided for all of the homeless that were living on the site.
- In addition, just last week, Premier Clark announced a \$45 million provincial investment in 500 new units of affordable housing in Victoria for individuals, seniors and families.

19. How much money has the Province spent on this site since the homeless camp went up?

- In addition to providing housing, provincial costs associated with managing the encampment site were allocated for things such as security, garbage collection, port-a-potties and upkeep, fire extinguishers, gravel, water hookup/service, power pole installation, BC Hydro service, fencing and site demolition. These costs totalled approximately \$1.3 million between December 2015 and October 2016.
- In 2015/16, the B.C. government spent close to \$5 million to provide housing and shelter for residents of the Victoria courthouse encampment.
- In 2016/17, the Province will spend approximately \$27 million in Victoria, which includes capital costs for the Central Care Home, as well as the Super 8 hotel, scheduled to open in late fall. This includes \$373,000 to PHS Community Services for support and outreach services at the encampment site between April and August 2016.