BC Transit Saanich Transit Centre

Construction Environmental Management Plan-
v.1

Prepared for:

BC Transit

Prepared by:

Aqua-Tex Scientific Consulting Ltd. (1993)
Aqua-Tex Scientific Consulting Ltd.
201-3690 Shelbourne St.
Victoria BC V8P 4H2

October 3, 2025

Table of Contents

LIST OF FIGURES

LIST OF TABLES

ABBREVIATIONS

AOA	Archaeological Overview Assessment
BCT-EM	BC Transit Environmental Monitor
BCT-PM	BC Transit Project Manager
BMP	Best Management Practice
CDC	Conservation Data Centre
CEMP	Construction Environmental Management Plan
CFP	Chance Find Procedure (Archaeology)
CM	Construction Manager
CRZ	Critical Root Zone
DBH	Tree Diameter at Breast Height
DC	Design Consultant
DFO	Fisheries and Oceans Canada
ECCC	Environment and Climate Change Canada
EM	Environmental Monitor (for Contractor)
EMA	*Environmental Management Act*
ENV	Ministry of Environment and Parks
EPP	Environmental Protection Plan
HADD	Harmful Alteration, Disruption or Destruction (related to fish habitat)
HCA	*Heritage Conservation Act*
HWR	Hazardous Waste Regulation
LT	Licence to Transport
MECCS	Ministry of Environment and Climate Change Strategy
MF	Ministry of Forests
MSBTC	Ministry of Small Business, Tourism and Culture
MTACS	Ministry of Tourism, Arts, Culture and Sport
MWLRS	Ministry of Water, Land and Resource Stewardship
NOP	Notice of Project
NTU	Nephelometric Turbidity Units
QEP	Qualified Environmental Professional
SARA	*Species at Risk Act*
SMP	Soil Management Plan
STC	Saanich Transit Centre
TSS	Total Suspended Solids
WMU	Wildlife Management Unit
WSA	*Water Sustainability Act*

Revision History

Document Revision Number	Date	Issued By
1 - Final	October 3, 2025	CLB

1 INTRODUCTION

BC Transit is completing the necessary work to prepare a five-acre site of BC Transit-owned properties for potential future development ("the Project"). These five properties are located between Glanford Avenue and Commerce Circle in Saanich, BC, and site preparation activities are the first step in a long-term plan to maximize the industrially-zoned (M-3) properties for a conventional operations and maintenance facility which will be the future Saanich Transit Centre (STC).

The five parcels of land are home to five buildings, in various states of occupancy, and infrastructure which must be removed to leave the site ready for any future potential construction activities. The addresses are: 4206 Commerce Circle (HandyDART site), 4210 Commerce Circle (BC Transit Training Centre site), 4212 Commerce Circle/4196 Glanford Avenue (Wilson site), 4212 Glanford Avenue (JE Anderson site) and 4216 Glanford Avenue (Belfor site). The sites are/were variously occupied by a commercial bus company with accompanying mechanical maintenance, paint shop and fueling bays; the current BC Transit HandyDART site including maintenance and fueling bays; office/training space; a surveying company; and a property restoration company.

Initial site assessments began in March 2025 and site preparation activities will include geotechnical, archaeological and environmental assessment, followed by the demolition of buildings. The forecast date for completion is July 2026.

Though the site has been heavily modified, first by agriculture, and then by light industrial development, there are still several environmental features that require protection. The first is Gabo Creek, a salmon-bearing stream, which receives drainage from the Project via the municipal storm drain network. The south side of the Project is bordered by Industrial Buffer Park and includes several mature trees whose root systems must not be damaged. In addition, there are shrubs and small trees, both within and external to the property, that serve as migratory bird habitat and many trees which are protected by Saanich bylaw. Groundwater protection is also required.

There is also the potential for cultural and archaeological features to exist on the site. An archaeologist has completed an overview assessment and, together with cultural monitors from local First Nations, will oversee ground-disturbing work on the Project to ensure protection of these features.

Given the diversity of environmental features on the site, Aqua-Tex Scientific Consulting Ltd. (Aqua-Tex) has been retained by BC Transit to prepare this Construction Environmental Management Plan (CEMP). This CEMP describes the Project, outlines the regulatory context, and provides a series of site-specific environmental protection measures (a.k.a. Best Management Practices (BMPs)) applicable to the proposed construction work. These BMPs will be applied by Contractors as overseen by the Construction Manager (CM) and BC Transit Environmental Monitor (BCT-EM) assigned to the Project.

1.1 INTENTION OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

This CEMP is intended to mitigate environmental impacts and reduce the risk of unforeseen environmental incidents during the Project. It identifies the programs, processes or actions which may cause environmental harm or require actions by the Project team to address an environmental emergency. Personnel working on the Project must comply with this CEMP and/or provide suitable alternative approaches, which have been pre-approved by the BCT-EM, and complete this Project in accordance with applicable legislation. This document outlines the following:

- Roles and responsibilities for the BC Transit Project Manager (BCT-PM), the Construction Manager (CM), the Environmental Monitor (EM) for the Construction Manager, and the BC Transit Environmental Monitor (BCT-EM).
- Regulatory requirements and permits for the Project.
- Key construction activities and schedule.
- Existing environmental conditions and resources.
- Potential Project effects and mitigation measures.
- Management measures to mitigate potential Project effects.
- Environmental monitoring, reporting, and compliance requirements.

The CEMP is a dynamic document that will be periodically reviewed and updated. The management plans and monitoring protocols outlined in this CEMP may be re-evaluated and updated where deficiencies are identified and to improve overall environmental management and protection. Revisions may also be required should the Project design, timeline, or plans change significantly.

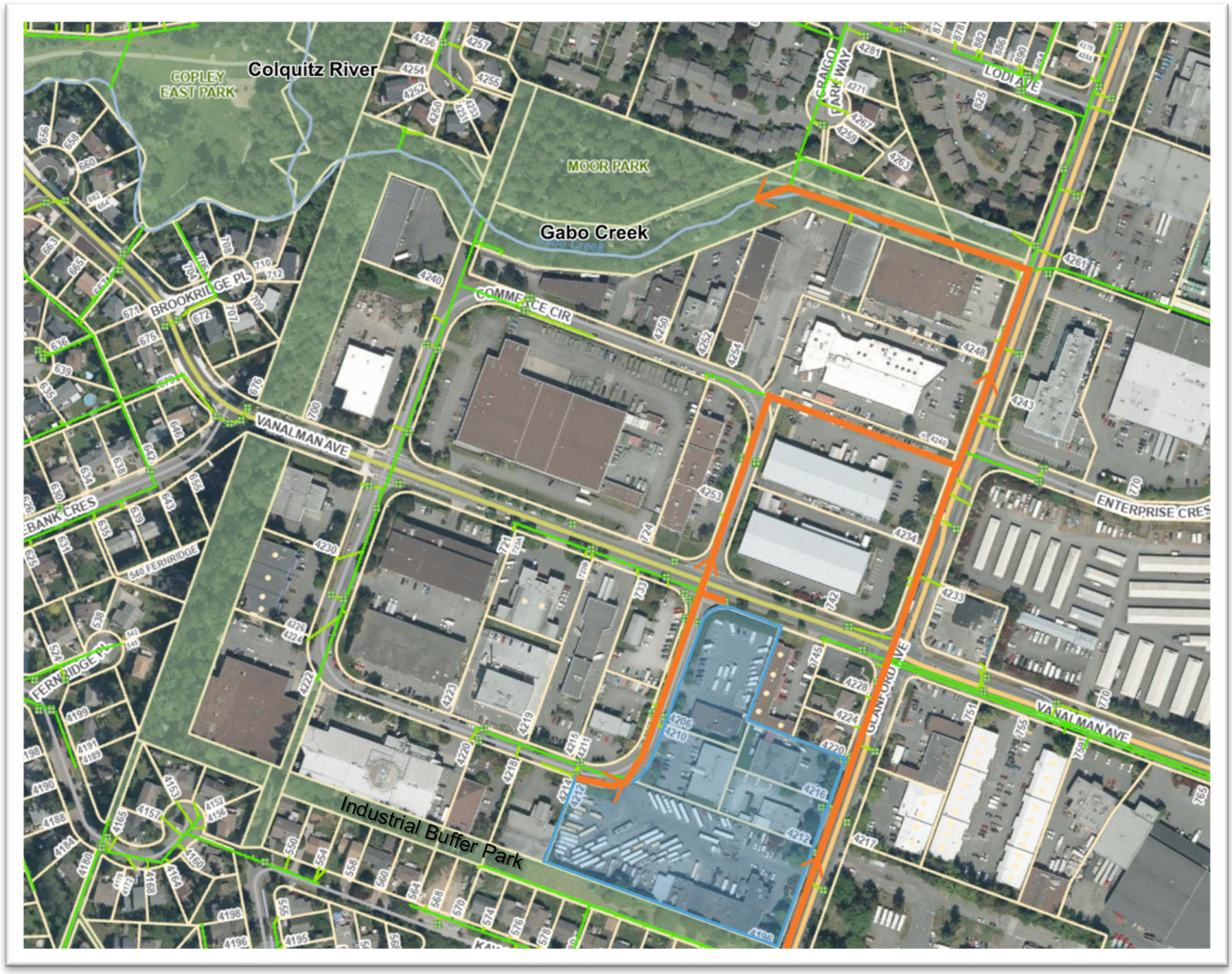


Figure 1. Project Area Overview Map. The location of the STC Project is outlined in blue. The orange arrows show the drainage from this site via the storm sewer network into Gabo Creek which then flows into the Colquitz River.

1.2 PROJECT SCHEDULE AND TIMING

BC Transit is proposing to complete the demolition, site preparation, and all required remediation as shown in Table 1.1 below.

Table 1.1 Project Schedule by Milestone

Saanich Transit Centre	
Milestone	**Date**
Site Preparation Design Complete	January 2026
Subcontract Tendering Complete	February 2026
Hazmat and Demolition Complete	May 2026
Contaminated Soil Remediation Complete	July 2026
Site Preparation Complete	July 2026

1.3 ROLES AND RESPONSIBILITIES

Environmental management will be the responsibility of the entire Project team who are expected to work collaboratively to support a high-level of environmental performance. Specific roles and responsibilities are described in Table 1.2. During active soil-disturbing activities, the Construction Manager (CM) will designate an Environmental Monitor (EM) to oversee daily activities. The BC Transit Environmental Monitor (BCT-EM) will provide independent oversight on behalf of BC Transit and work closely with the EM to ensure smooth communication and robust environmental protection.

Table 1.2 Roles and Responsibilities of the Project Team

Role	Responsibilities
BC Transit Project Manager (BCT-PM)	• Represents Project Owner with overall responsibility for delivery of works associated with this Project. • Responsible for overall environmental management and performance of the Project. • Provides the CM and BCT-EM with Project-specific details, such as background information, regulatory permits, and this CEMP. • Regularly meets with the CM and BCT-EM to provide updates and discuss Project deficiencies and impact mitigation, if any. • Authorizes Stop Work authority to Project personnel (*e.g.*, BCT-EM) for non-compliance with this CEMP, contravention of regulatory permits and standards, and allows them to suspend Project activities that are at risk of causing or potentially causing serious harm to fish, wildlife or the environment (*e.g.*, water quality, terrestrial habitat, air quality). • Supports the BCT-EM to implement the CEMP. • Notifies regulatory agencies or authorizes notification of environmental non-compliance or environmental incidents, where applicable. • Determines monitoring frequency in consultation with the BCT-EM. • Reviews and provides feedback on the CM's Environmental Protection Plan (EPP). • Advises BCT-EM as required. • Reviews and provides comment to the BCT-EM reports. • Conducts regular audits during construction, at the Owner's discretion. • Works collaboratively with the BCT-EM and CM to resolve differences of perspective regarding compliance with the CEMP and permits. • Times site visits and auditing activities (if required) for when work is occurring during conditions (*e.g.*, heavy rainfall) that could potentially cause adverse environmental effects.

Table 1.2 Roles and Responsibilities of the Project Team

Role	Responsibilities
BC Transit Environmental Monitor (BCT-EM)	• Supports BC Transit by providing independent oversight to ensure compliance with environmental permits, legislation, and community assurances. • Maintains a current version of the CEMP and is familiar with all aspects of the document. • Communicates requirements of this CEMP to the CM. • Is familiar with the Archaeological Chance Find Procedure (CFP) and types of sites identified in the CFP document. • Regularly meets with the BCT-PM and CM to provide updates and discuss Project deficiencies and impact mitigation, if any. • Determines all environmental monitoring frequency in consultation with the BC Transit Project Manager. • Reviews and provides feedback on the CM's Environmental Protection Plan (EPP). • Monitors construction activity to verify that works are undertaken in compliance with the appropriate sections of this CEMP, permits, and regulatory requirements. • Co-ordinates with the EM to ensure good communication and robust environmental protection. • Addresses and closely monitors non-compliance issues immediately. • Liaises with regulatory agencies, as necessary. • Attends environmental pre-job meeting(s) with the CM. • Attends health and safety meetings and tailgate meetings where appropriate, to communicate potential environmental concerns / requirements. • Evaluates and reports on the effectiveness of the environmental mitigation measures and on work procedures through regular site visits. • Evaluates the adequacy of erosion and sediment control techniques observed on site. • Advises the CM of non-compliance and of any emerging environmental issues and assists in addressing them. • Provides corrective advice to the CM, where appropriate, such as when non-compliances are observed or imminent. • Has the authority to issue a Stop Work order where activities are impacting, or will impact, the environment (*e.g.*, water quality, terrestrial habitat, air quality), fish, and/or wildlife. • Measures and monitors water quality as determined by this CEMP or regulatory requirements. • Maintains records of site visits and regularly reports to the BCT-PM and Project team. • Writes a final environmental monitoring report to be submitted to BC Transit. • Provides guidance and direction, as needed, during clean-up and restoration activities (*e.g.*, after a spill or hydraulic leak) according to the requirements in this CEMP. • Provides trouble-shooting support to the CM. • Acts as a resource for community engagement team regarding environmental matters.

Table 1.2 Roles and Responsibilities of the Project Team

Role	Responsibilities
Construction Manager (CM)	• Maintains a current version of the CEMP and is familiar with all aspects of the document. • Conducts work according to approved designs and standards, regulatory requirements/approvals, and the CEMP • Regularly meets with the BCT-PM and the BCT-EM to provide updates and discuss Project deficiencies and impact mitigation, if any. • Prepares a task-specific Environmental Protection Plan (EPP), including an Erosion and Sediment Control (ESC) Plan prepared by a Qualified Professional, and submits it to the BC Transit Project Manager and BCT-EM for review. • Ensures that site-specific procedures are incorporated into the EPP for the control and management of Wastes as defined by the *Environmental Management Act* (EMA) and *Hazardous Waste Regulation* (HWR). • Installs and maintains the environmental protection and mitigation measures. • Designates a responsible person to oversee the environmental protection and mitigation measures. • Designates an Environmental Monitor (EM) to ensure day-to-day compliance with the CEMP. • Evaluates and reports on the effectiveness of the environmental mitigation measures and on work procedures through regular site visits. • Is familiar with the Archaeological Chance Find Procedure (CFP) and types of sites identified in the CFP document. • Verifies that personnel are appropriately trained and competent in the use of environmental protection and mitigation measures, such as sediment, waste, spill, and noise control measures. • Communicates requirements of this CEMP to the sub-consultants. • Monitors construction activity to verify that works are undertaken in compliance with the appropriate sections of this CEMP, permits and regulatory requirements. • Liaises with regulatory agencies, as necessary. • Attends environmental pre-job meeting(s) with the sub-consultants. • Attends health and safety meetings and tailgate meetings where appropriate, to communicate potential environmental concerns / requirements. • Maintains copies of all Hazardous Materials testing results. • Maintains copies of all permits, licences and permissions related to environmental matters and provides them to the Project team as necessary. • Addresses and closely monitors non-compliance issues immediately. • Advises the BCT-PM and BCT-EM of non-compliance and of any emerging environmental issues and assists in addressing them. • Immediately reports incidents to the BCT-PM, BCT-EM and EM and initiates an appropriate response. • Corrects deficiencies and any non-compliance upon direction from the EM and BCT-EM and/or regulators.

Table 1.2 Roles and Responsibilities of the Project Team

Role	Responsibilities
Environmental Monitor (EM) for Construction Manager	• Maintains a current version of the CEMP and is familiar with all aspects of the document. • Maintains a current version of the EPP and is familiar with all aspects of the document. • Communicates requirements of this CEMP to the site personnel. • Is familiar with the Archaeological Chance Find Procedure (CFP) and types of sites identified in the CFP document. • Regularly liaises with the CM to provide updates and discuss Project deficiencies and mitigation, if any. • Monitors day-to-day construction activity to verify that works are undertaken in compliance with the appropriate sections of this CEMP, permits and regulatory requirements. • Co-ordinates with the BCT-EM to ensure good communication and robust environmental protection. • Addresses and closely monitors non-compliance issues immediately. • Attends environmental pre-job meeting(s) with the CM. • Attends health and safety meetings and tailgate meetings where appropriate, to communicate potential environmental concerns / requirements. • Evaluates and reports on the effectiveness of the environmental mitigation measures and on work procedures through regular site visits, per the monitoring schedule. • Evaluates the adequacy of erosion and sediment control techniques observed on site. • Advises the CM of non-compliance and of any emerging environmental issues and assists in addressing them. • Provides corrective advice to the CM, where appropriate, such as when non-compliances are observed or imminent. • Measures and monitors water quality as determined by this CEMP or regulatory requirements. • Provides regular monitoring reports to the Project team per the monitoring schedule. • Provides trouble-shooting support to the CM.

1.4 PROJECT COMMUNICATION

Communication between all parties involved during each phase of construction is paramount to the timely and efficient implementation of the CEMP. The following communication measures will be implemented:

- The CEMP will be made available to key representatives of the Project team prior to commencement of the proposed work and will be available at the work site throughout construction.
- A pre-construction meeting will be convened between BC Transit, the BCT-EM, and those undertaking the construction of the Project to review the CEMP and to outline the roles and responsibilities of each party.
- The Project team will confirm that the CEMP is on site and accessible to their employees throughout the construction period.

The CM, or designate, will track all environmental issues and maintain a current log.

Environmental monitoring reports prepared by either the EM or the BCT-EM outlining site activities, comments, and concerns will be forwarded to the Project team in a timely fashion, but no later than 5 business days from the date of the site visit. The distribution list will include, at a minimum, the BCT-PM, the CM, the EM, and the BCT-EM. Urgent issues will be communicated immediately in person, by phone, text and/or email, as appropriate.

Environmental incidents will be reported to BC Transit's Project Manager and the BCT-EM immediately, so that appropriate notifications can be made, and site management personnel can appropriately handle incidents. Spills will be promptly cleaned up and reported in accordance with regulatory agency requirements. For response to spill emergencies, refer to Section 6.3.

The BC Transit or their designate will be responsible for notification of the appropriate agencies in the event of a reportable spill or other environmental incident. Representatives of nearby Indigenous communities and stakeholders will be informed by the BCT-PM in the event of a spill, accident or malfunction potentially affecting the environment, as required. The BCT-PM will maintain an internal list of contacts to be informed. See Figure 2 and Figure 3 for communication protocol.

2 REGULATORY AND LEGISLATIVE REQUIREMENTS

Environmental legislation, required permits, notifications, and approval requirements are summarized in Table 2.1. Note that Hazardous Waste, including asbestos, requires special handling and detailed protocols should be prepared by the CM to supplement this overview CEMP.

The CM is responsible for engaging qualified sub-consultants to coordinate and obtain all permits, inspections, and approvals from relevant authorities having jurisdiction, with support as needed from the Project team.

Table 2.1 Construction Environmental Permits and Approvals

Applicable Legislation	Regulatory Agency	Description	Status*
Federal			
Migratory Birds Convention Act and Regulations	Environment and Climate Change Canada (ECCC)	Prohibits impacts to migratory birds and their habitats except where permitted under this legislation. Nests of pileated woodpeckers are protected for 3 years after they are abandoned (*i.e.* post-occupancy). The nest of other Schedule 1 species are protected for two years post-occupancy *e.g.* Great Blue Heron	Nest sweeps 48 hours prior to vegetation/structure removal during nesting window will be required. No pileated woodpeckers or herons are known at this site.
Fisheries Act	Fisheries and Oceans Canada (DFO)	Section 35 prohibits the release of deleterious substances (including sediment) into fish habitat	No permit required but releases into fish habitat are punishable.
Species at Risk Act (SARA)	ECCC	Requires a permit if impacts to rare species (*i.e.*, on Schedule 1 of SARA) may result from development.	No SARA species have been identified on site.
Transportation of Dangerous Goods Act and Regulations	Transport Canada	Any waste that is waste asbestos is considered dangerous goods and its transport is federally regulated even if waste is transported only within BC.	TBD upon testing of building materials.
Provincial			
Wildlife Act	Ministry of Water Land and Resource Stewardship (MWLRS)	Section 34 prohibits impacts to birds, their eggs and their nests. Raptor and heron nests are protected regardless of whether they are occupied.	Nest sweeps 48 hours prior to vegetation/structure removal during nesting window will be required.
Weed Control Act	Ministry of Forests	Requires property owners or those in control of a property to control the spread of noxious weeds	A permit is not required; but weed control is enforceable.

Table 2.1 Construction Environmental Permits and Approvals

Applicable Legislation	Regulatory Agency	Description	Status*
Environmental Management Act (EMA) and *Hazardous Waste Regulation (HWR)*	Ministry of Environment and Parks (ENV)	Regulates contaminated sites remediation and response if contamination is noted at a project site. If movement offsite for storage or disposal is necessary, the transportation of hazardous waste requires the use of a BC licensed hazardous waste transporter, completion of an approved manifest, and a receiver of the waste who is authorized.	A permit may be required if contamination is present. Refer to the Soil Management Plan
Heritage Conservation Act (HCA)	Ministry of Forests	Authorization in the form of an HCA Section 12.4 Alteration Permit must be obtained prior to commencing ground disturbing activities within an archaeological site.	A permit has been obtained. Permit # HCAP 2024-0311
Workers Compensation Act - Occupational Health and Safety Regulation	Ministry of Labour; WorkSafe BC	All asbestos abatement contractors must hold a certificate issued by WorkSafe BC to undertake asbestos abatement work. Before permitting an asbestos abatement contractor to carry out asbestos abatement work at a workplace, the Owner and any person engaged by the owner to be the prime contractor must ensure that the asbestos abatement contractor holds a valid licence. Employers must ensure all friable asbestos-containing materials in the workplace are controlled by removal, enclosure, or encapsulation to prevent the release of airborne asbestos fibers. Work that would disturb asbestos-containing material is prohibited unless necessary precautions have been taken to protect workers. Waste asbestos must be characterized, contained, labelled, transported and disposed under strict conditions to avoid worker contact and public exposure through airborne particles. A valid licence to transport (LT) is required for more than 5 kg of waste asbestos and a manifest issued by the Province of BC must be used, unless exempted. All waste asbestos must be disposed at an approved receiving site.	Refer to the Detailed Hazardous Materials Assessments related to the materials encountered.
Notice of Project for asbestos removal	WorkSafe BC	A Notice of Project (NOP) form must be submitted to WorkSafeBC for asbestos at least 48 hours before any asbestos removal or other work begins.	See Detailed Hazardous Materials Assessment Reports prepared for each of the five properties.
Municipal			
Noise Suppression Bylaw No. 7059	District of Saanich	Construction is permitted from 7:00 am to 9:00 pm except on Sundays, with a valid building permit.	Municipal permission will be required if a variance to these hours is required.

Table 2.1 Construction Environmental Permits and Approvals

Applicable Legislation	Regulatory Agency	Description	Status*
		Drilling, blasting or operating compressors or other equipment in preparation for blasting is permitted from 8:00 am to 5:00 pm except on Sundays and statutory holidays.	
Tree Protection Bylaw No. 9272	District of Saanich	A permit will be required to remove or alter trees designated as protected under the bylaw. "Alter" includes cutting roots within a protected root zone, lift pruning or crown pruning. Protected trees include: all trees > 60 cm DBH; all Garry Oak, Arbutus, Pacific Dogwood and Pacific Yew; any Douglas-fir, Grand Fir, Big Leaf Maple or western redcedar having a DBH of 30 cm; all replacement trees; any tree planted or retained under a previous Saanich permit; any tree occupied by a raptor, osprey or heron; any designated "Significant Tree" and any tree on Saanich Property. This bylaw also prohibits the placing of fill, operating equipment, depositing deleterious substances, and removing soil (amongst other activities) within the protected root zones. Tree protection barriers will be required.	Tree permit(s) will be required to alter trees, unless works are covered by a Development Permit or Building permit. Permitting requirements will be determined upon completion of final design. Such permits will require arborist support.
Deposit and Removal of Soil Bylaw No. 9842	District of Saanich	Permits are required to remove soil from the property, and to import fill, unless the activities meet one of the exemptions outlined in Section 7; bylaw requires that removal of contaminated soil must also comply with conditions of the *Environmental Management Act*.	A separate permit will be needed for any activities not captured under a Development Permit or Building Permit, preloading authorized by the Director of Engineering, or by an approval or authorization under the *EMA*
Boulevard Regulation Bylaw No. 9487	District of Saanich	Prohibits damaging structures, signs, ditches, swales, pipes etc. on and within boulevards including pruning, damaging, or removing trees or native vegetation. Prohibits planting trees or installing pipes.	A separate permit may be needed for any activities not captured under a Development Permit or Building Permit.
Noxious Weeds Bylaw No. 8080	District of Saanich	Every owner of real property in the Municipality of Saanich shall clear such real property of all brush, noxious weeds or other vegetation which because of their condition are likely to spread to or become a nuisance to other real property in the vicinity or which are so unkempt as to be unsightly to nearby residents. The listed species are wild mustard (*Brassica spp.*), Canada thistle (*Cirsium arvense* (l.)), Ox-eye daisy (*Leucanthemum vulgare*), Bindweed or morning glory	A permit is not needed, but the owner is required to control the listed species. The borders of industrial sites are common locations of such species.

Table 2.1 Construction Environmental Permits and Approvals

Applicable Legislation	Regulatory Agency	Description	Status*
		(*Convolvulus* and *Calystegia spp*.), Wild carrot (*Daucus carota* (l.)), Couchgrass/quackgrass (*Elymus repens* (l.)) Purple loosestrife (*Lythrum salicaria* (l.)), Giant hogweed (*Heracleum mantegazzianum*), Poison hemlock (*Conium maculatum*), Garlic mustard (*Alliaria petiolata*), Blessed milk thistle (*Silybum marianum*), Knotweeds (*Fallopia spp*. and *Polygonum spp*.)	
Watercourse and Drainage Regulation Bylaw No. 7501	District of Saanich	Prohibits altering, fouling, obstructing or impeding the flow of a stream, creek, waterway, watercourse, waterworks, **ditch, drain or sewer**, whether or not it is situated on private property. Prohibits discharge of prohibited wastes, including soil, diesel fuel, oil, gasoline, corrosive waste and high temperature waste amongst others. Prescribes the standards for stormwater management and requires in-line oil and grease interceptors.	No permit required, but the Owner is required to ensure that prohibited waste is not discharged to the storm sewer.
Demolition Permit	District of Saanich	Demolishing a structure that measures more than 10 m^2 (107 sq. ft.), requires a demolition permit. Each structure on a property measuring more than 10 m^2 (107 sq. ft.) requires a separate permit. Applications must include Archaeological Approval. A Hazardous Materials Assessment is required for structures built prior to 1990.	Multiple permits are required and may include conditions such as tree protection.
NOTES * Status will be updated in advance of construction if required			

3 CONSTRUCTION ACTIVITIES

A preliminary schedule of construction has been developed for the Project (Table 1.1). This schedule will be subject to change based on design revisions, permitting requirements, site investigations, and other Project-related activities.

Before mobilization, the CM will establish environmental controls for the site. This should include the establishment of stockpile and laydown areas situated away from drains. A laydown plan must be submitted for approval to the BCT-EM and BCT-PM ten business days prior. Erosion control measures, which may include catch basin silt sacks, silt fences, straw wattles and the like, will also be established at select locations where site topography could convey sediment and other deleterious substances to local watercourses. Spill kits and fire extinguishers will be present on all work sites, and all pieces of heavy equipment, within easy and timely access. An on-site water treatment system (*e.g*. tanks, flocculant, and/or contaminated water treatment equipment) may be required, pending the outcome of site investigations and the potential need for a runoff control plan for the Project. Erosion control measures, and water control measures if required, must be in place and inspected by the BCT-EM before soil-disturbing activities begin. Contaminated soils, if encountered, will be addressed as outlined in the Soil Management Plan for the Site. Refer to this document for further detail.

Given the year-round nature of the work, the CM must also ensure an adequate stockpile of materials including spill kits, spill containment booms, silt fencing, straw, fully biodegradable erosion control blankets, straw wattles, polyethylene sheeting, sandbags, pea gravel, hand tools etc. is available on site at all times in a secure and readily accessible location.

With respect to environmental mitigation, it is anticipated that the greatest potential for impacts being conveyed offsite is related to drainage into the storm network including spills of deleterious substances and sediment. These are specifically addressed in Sections 6.3 to 6.4, in addition to general best management practices.

4 EXISTING ENVIRONMENTAL AND CULTURAL FEATURES

The Project site is fully developed and paved; therefore there is limited wildlife habitat on site.

4.1 TREES AND VEGETATION

There are 150 trees identified on and around the margins of the Project site, of which 122 are located on the Project lands (Talmack, 2025). These include Scarlett Oak (*Quercus coccinea*), Cherry (*Prunus serrulata*), Western redcedar (*Thuja plicata*), paper birch (*Betula papyrifera*), a tulip tree (*Liriodendron tulipifera*), Garry oak (*Quercus garryana*), and Austrian pine (*Pinus nigra*). Eleven (11) of these are confirmed as protected by size or species and 27 others are protected because they are on, or partially on, municipal property.

There are two trees of special note in Industrial Buffer Park on the immediate southern boundary of the site. A very large Garry Oak (*Quercus garryana*, tree tag #1954) is located closest to Glanford Avenue. Its diameter at breast height (DBH) Is 112 cm which may mean that the tree is hundreds of years old. The Garry Oak tree further to the west (#1961) is approximately 89 cm DBH, so it too is more than a century old (Terra Archaeology, 2024). Both trees are clearly evident on a 1926 air photo. The Project site has been graded such that the trees are elevated above the Project site by +- 1 m; however their root systems may be extensive and care must be taken to protect them. The rule of thumb for critical root zone (CRZ) radius adopted by the Arborist's report is 10 cm of root zone for every 1 cm DBH (*i.e.* 112 cm DBH = 112 X 10 = 1120 cm or 11.2 m critical root zone). This is only a rule of thumb and more detailed CRZ's are included in the Arborist's report. Tree protection fencing must be installed, and work in and around trees and their roots, including demolition activities and capping of utilities, must be overseen by the Project Arborist.

4.2 FISH AND FISH HABITAT

There are no watercourses located on site; however, the site slopes north, and the drainage from the site flows into Saanich's storm drainage network which empties into Gabo Creek approximately 300 m north of the site (Figure 1). Gabo Creek is salmon-bearing (coho) and flows approximately 300 m west before entering the Colquitz River. Both Gabo Creek and the Colquitz have been the subject of recent stream restoration activities and support salmon year-round. These streams are the key environmental features which require the highest level of protection from on-site activities and run-off.

4.2.1 GABO CREEK

Gabo Creek will not be directly impacted by construction but site topography could allow for the transport of deleterious substances to it during construction. Fish present in Gabo Creek include coho salmon (*Oncorhynchus kisutch*), coastal cutthroat trout (*Oncorhynchus clarkii clarkii*), and threespine stickleback (*Gasterosteus aculeatus*). Gabo Creek is the subject of on-going restoration activities by the District of Saanich and its community partners.

Gabo Creek drains into the Colquitz River which is a key urban salmon stream. Fish in the Colquitz include coho salmon (*Oncorhynchus kisutch*), chum salmon (*Oncorhynchus keta),* rainbow trout/steelhead (*Oncorhynchus*

mykiss), coastal cutthroat trout (*Oncorhynchus clarkii clarkii*), prickly sculpin (*Cottus asper*), coastrange sculpin (*Cottus aleuticus*), threespine stickleback (*Gasterosteus aculeatus*), signal crayfish (*Pacificastacus leniusculus*) and five introduced species – smallmouth bass (*Micropterus dolomieu*), largemouth bass (*Micropterus salmoides*), pumpkinseed (*Lepomis gibbosus*), yellow perch (*Perca flavescens*), and brown catfish (*Ameiurus nebulosus*).

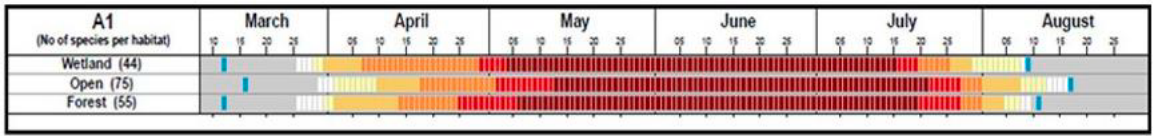
Amphibian species, which can be very sensitive to poor water quality at various life stages, include Pacific chorus frog (*Pseudoacris regilla*), though a thorough assessment has not been completed.

4.3 TERRESTRIAL HABITAT AND WILDLIFE

4.3.1 BIRDS

A baseline bird survey was conducted for BC Transit by Rocky Point Bird Observatory staff on April 26, 2023. The survey consisted of walking the perimeter of the Project, along Commerce Circle, Vanalman Avenue, Glanford Avenue, and Industrial Buffer Park. Fifteen species of birds were noted including a pair of nesting Glaucous-winged gulls on the rooftop of 4216 Glanford ("the Belfor site"). Other species included: Anna's Hummingbird (*Calypte anna*), Downy Woodpecker (*Dryobates pubescens*), Northern Flicker (*Colaptes auratus*), American Crow (*Corvus brachyrhynchos*), Common Raven (*Corvus corax*), Chestnut-backed Chickadee (*Poecile rufescens*), Red-breasted Nuthatch (*Sitta canadensis)*, Bewick's Wren (*Thryomanes bewickii*), American Robin (*Turdus migratorius*), House Sparrow (*Passer domesticus*), House Finch (*Haemorhous mexicanus*), Dark-eyed Junco (Oregon) (*Junco hyemalis [oreganus Group]*), Spotted Towhee (*Pipilo maculatus*) and Orange-crowned Warbler (*Leiothlypis celata*).

Nesting birds are protected by the federal *Migratory Bird Convention Act* and Section 34 of the BC *Wildlife Act.* Care must be taken to avoid destruction of nests when clearing vegetation or removing buildings where structure-nesting birds (such as Glaucous-winged gulls) may have active nests. A nest survey is required no longer than 48 hours before such removals, if the work is conducted within the nesting window outlined in the following chart:



Legend for calendars: Number of species in percentage (Blue markers show extreme dates predicted for some atypical parts of the nesting zone where nesting could be earlier or later).

>0 – 5%	6 – 10%	11 – 20%	21 – 40%	41 – 60%	61 – 100%

▼ Long description

The legend provides the colour scheme for nesting calendars in zone A broken down into the following six categories: 0 percent, less than 5 percent, 6 to 10 percent, 11 to 20 percent, 21 to 40 percent, 41 to 60 percent and 61 to 100 percent. In addition, markers show extreme dates predicted for some atypical parts of the nesting zone where nesting could occur earlier or later. The rest of the calendar dates are zero percent.

https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html#_zoneA_calendar

If no active or probable nesting is detected, conducting the work as soon as possible after the site has been assessed for likelihood of active nests reduces the risk. If the work is delayed, another assessment may be required as birds will continue to nest during the above-noted period.

If during tree and/or vegetation removal, a nest is discovered:

- Halt all disruptive activities in the nesting area
- Move away as quickly and quietly as possible
- Avoid disturbing the surrounding vegetation and avoid making a trail to and from the nest
- Protect the nest with a buffer zone
- Avoid the immediate area until the young have naturally left the vicinity of the nest.

If a nest with young has been exposed to the elements or predation by removal of surrounding vegetation, the nest with young should immediately be taken to the nearest Wildlife Rehabilitation Centre. Contact the BCT-EM for instructions and assistance. For this site, the closest rehabilitation centre would be the BC SPCA WildARC at 1020 Malloch Rd. in Metchosin.

The Project is not within or near an Important Bird Area (Birdlife International, 2020).

4.3.2 LARGE MAMMALS

The Project area lies within Wildlife Management Unit (WMU) 1-1 and does not coincide with Wildlife Habitat Areas, or Ungulate Winter Ranges (BC CDC 2020). The Project area does not overlap critical habitat for wildlife species at risk. The study area does not intersect other key wildlife ranges, but is near Gabo Creek and the Colquitz River, as well as associated Saanich Parks, which function as a wildlife corridor.

4.4 RARE SPECIES

The BC Conservation Data Centre has confirmed by email that there are no occurrences of rare (red listed) species on the Project lands (email to BCT-EM dated March 14, 2025).

Given the industrial nature of the Project site, and that it is almost 100% impervious, there is very limited habitat available for native flora and fauna. The habitat that is available is limited to vegetated areas on the margins of the site and in the strip of land to the south of the site that forms part of Industrial Buffer Park. The most likely species to be encountered include birds, small mammals, and transient larger animals such as deer and raccoons. Since animals are transient, their presence on site cannot be ruled out, but it is unlikely.

4.5 CULTURAL FEATURES

An Archaeological Overview Assessment (AOA) was conducted for the property in June 2023 (Terra Archaeology, 2023). There are no recorded archaeological sites that overlap the Project area; however, there are three previously recorded archaeological sites within 1 km of the study area. There is also high archaeological potential associated with the nearby Colquitz River. The AOA indicates that paved areas have moderate archaeological potential while the more deeply excavated areas of the building foundations are likely of low potential.

The AOA recommends archaeological investigations concurrent with construction. The AOA states that removal of asphalt in parking areas may be conducted prior to archaeological inspections, provided that the existing sand and gravel fill layer underlying the asphalt remains in place to serve as a buffer to the local sediments that lie beneath. No further archaeological work is recommended for the deeply excavated foundation footprints associated with existing structures. Demolition and removal of existing structures should be conducted under the Chance Find Procedure (CFP) provided for the Project. The objective of the CFP is to ensure appropriate and respectful treatment of cultural heritage remains while maintaining project construction timelines.

Any cultural materials that predate AD 1846 are automatically protected by the *Heritage Conservation Act* (*HCA*) of BC. It is illegal to collect or remove any cultural remains from an archaeological site unless authorized to do so by a permit issued under Section 12.2 or 12.4 of the *HCA*. An alteration permit has obtained under the *HCA* (HCAP 2024-0311). See Figure 5 for the Chance Find flowchart.

5 POTENTIAL PROJECT EFFECTS

The impacts of the Project include potential effects to water quality, air quality, fish and fish habitat, terrestrial habitat, vegetation, and wildlife. Ground-disturbing activities have the potential to alter undocumented archaeological sites that may be located on the subject properties (Terra Archaeology, 2023). Effects on undocumented archaeological sites include alteration of the sites such that information about their location and context is lost or altered. Context is vital to understanding. Artifacts and remains can be damaged, lost or exposed to the elements.

Table 5.1 summarizes the identified potential Project effects and pathways and summarizes key actions to mitigate them.

Table 5.1 Potential Project Effects and Mitigation Measures

Project Component	Pathway of Effect	Potential Effects	Mitigation Measures
Disturbance of archaeological sites	Ground-disturbing activities of all types: digging, drilling, pile driving	Disturbance or damage of known or unknown archaeological features and artifacts	Archaeological oversight of all ground-disturbing activities Presence of a cultural monitor as prescribed by the Project Archaeologist and agreed by local Nations In the event of a find, stop work and follow the Chance Find procedure
Sedimentation of adjacent watercourses	Erodible materials runoff from exposed soils and stockpiles transported by rain and wind or trucking/ transportation Local topography could direct sediment overland or into the storm network and into Gabo Creek	Fish and amphibian stress and potential mortality	Ensure stockpiles are surrounded by a sediment barrier Cover exposed stockpiles when rain is anticipated or when not in use for 10 days or more Use designated haul route Surface internal haul roads with clean crushed rock Install truck wash or debris mats at site egress Sweep surrounding roads as required Ensure machinery is clean entering or leaving site Install erosion control measures (catch basin filters, sediment fences,

Project Component	Pathway of Effect	Potential Effects	Mitigation Measures
			sediment logs, clean rock trucking surfaces, etc.)
Spill, release or leaching of hydrocarbon or other deleterious substance	Discharge of hydrocarbons or other substances due to equipment malfunction or accident, or contact with contaminated water or soils, could be conveyed overland to watercourses	Fish and amphibian stress and potential mortality Toxicity to waterfowl or other birds Fouling of bird feathers leading to toxicity, loss of thermal regulation and potential mortality	All machinery on site to be free of leaks Designate fueling areas 30 m from catch basins/drainage pathways Spill kits to be available and on all heavy machinery Storage/use of hazardous materials according to CEMP standards Spill management plan
Interaction with wildlife	Interaction with site personnel	Wildlife become acclimatized to people	Reduce attractants by keeping all food waste and garbage contained Do not feed wildlife
Disturbance of wildlife	Construction noise, dust	Disturbance of birds potentially present in nearby vegetation Disturbance of deer or small mammals denning or raising young	Observe and report wildlife on or near the site Where possible, avoid working near wildlife Install screening or barriers on advice of QEP
Wildlife mortality	Clearing for construction Ingestion of toxic substances associated with construction	Vegetation removal during nesting causing nest failure	QEP to conduct a nest sweep no more than 48 hours before clearing to confirm absence of active nests; postpone clearing or pruning until nests are inactive. BCT-EM to arrange upon request of the CM. Ensure all toxic substances, including antifreeze, are securely stored
Impacts to wildlife	Vehicle impact	Death or injury of wildlife	Observe and report wildlife on or near the site Reduce attractants by keeping all food waste and garbage contained Do not feed wildlife

Project Component	Pathway of Effect	Potential Effects	Mitigation Measures
Damage to trees or other vegetation	Encroachment by construction machinery or materials into protected areas and tree root zones	Loss of plants results in loss of functions such as shade and habitat for birds and small mammals Loss of tree canopy increased heat island effect and reduces rainwater interception	Fence all treed and vegetated areas at the direction of the Project Arborist Identify and post protective signage Orient all workers to the locations of these areas Conduct all work around trees or critical root zones under the supervision of the Project Arborist
Dust from stockpiles or exposed soils	Wind erosion/ suspension of dust; off-site tracking on to roadways	Coating of vegetation, harm to sensitive equipment and surfaces in adjacent buildings Human health impacts working or living near dusty areas	Follow Sedimentation control measures above Use water or approved dust suppressants to minimize dust Cover exposed stockpiles Regularly sweep surrounding roadways when off-site haulage is underway
Vibration	Construction activities including use of heavy equipment and vehicles, hammering or pounding (*e.g.* pile driving), drilling	Cracking, misalignment or other physical damage to sensitive equipment and instruments in neighbouring buildings	Minimize activities that could cause vibration Notify adjacent building users when such activities are unavoidable to ensure equipment can be properly secured or removed
Noise	General construction noise, back up beepers, idling vehicles	Disturbance of wildlife leading to nest/den abandonment, reduced feeding Disruption of neighbours	Respect work hours outlined in the Noise bylaw Avoid idling vehicles Use less disruptive back up beepers (*e.g*. directional or white noise devices)
Wildfire	Fire started intentionally or unintentionally spreads to neighbouring vegetation	Loss or damage to vegetation, buildings or infrastructure Wildlife injury or mortality Sedimentation of watercourses Chemical contamination of watercourses from fire retardants Human injury	Smoking only in designated areas All smoking materials disposed of in designated containers Task-specific fire prevention plans for high-risk activities (*e.g.* grinding, welding, roofing)

Project Component	Pathway of Effect	Potential Effects	Mitigation Measures
			Fire extinguishers present on all heavy equipment and at designated safety stations Emergency response plan that includes muster stations

The effects to both aquatic and terrestrial habitat can be limited through the implementation of the mitigation measures outlined in Section 6.

6 PROJECT ENVIRONMENTAL PROTECTION MEASURES

The implementation of the mitigation measures outlined below are designed to reduce the potential effects associated with the Project to the extent possible, while still allowing site preparation to proceed.

6.1 GENERAL BEST MANAGEMENT PRACTICES

Mitigation and management measures that avoid and/or mitigate environmental impacts associated with the Project are based on BMPs and standard industry procedures. The mitigation and management measures included in these documents have been modified for the purposes of this CEMP. Examples of BMPs used to develop this CEMP include, but are not limited to:

- Field Guide to Fuel Handling, Transportation and Storage (Ministry of Water, Land and Air Protection (MWLAP) 2002)
- Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (Ministry of Environment (MOE) 2014)
- Contaminated soils BMPs will be developed by others according to the Technical Guidance for Site Remediation (Ministry Of Environment and Climate Change Strategy) online resources https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/guidance-resources/technical-guidance. Refer to the Soil Management Plan developed for the Site for further details.

6.2 GENERAL MITIGATION MEASURES

Many environmental mitigation measures are common to all construction components and activities. Table 6.1 provides general environmental mitigation measures applicable to all Project activities.

Table 6.1 General Best Management Practices

Category	Mitigation Measure
CEMP and Permits	1. A copy of the CEMP, EPP and applicable permits will be onsite and readily available.
Project Timing	2. Soil disturbing works should be timed for dry periods as far as practical. Soil disturbance during the winter months (Oct.-March) should be avoided. 3. Works that disturb vegetation will be timed to avoid Vancouver Island's Bird Nesting Window (March 28 to August 15). It should be noted that this window is a guideline and nesting can be ongoing before or after this window. A qualified environmental professional (QEP) will determine the requirement for nest sweeps upon receipt of the proposed clearing schedule from the Construction Manager. BCT-EM to arrange upon request of the CM.
Pre-construction Meetings	4. Before each sub-phase of the project (*i.e.* assessment, demolition, and remediation), pre-construction meetings with be held with the Project team, including onsite supervisors, the BCT-PM, CM, EM and the BCT-EM to promote an understanding of the Project, environmentally sensitive areas, restricted no-go zones, reporting responsibilities, and emergency response plans.
Training	5. Personnel involved with construction activities will be adequately trained and will utilize appropriate personal protective equipment and spill response equipment.
Stop Work	6. The CM will stop work and contact the BCT-EM for assistance prior to commencing or continuing any activities that may pose any environmental risk not addressed in this document.
	7. The BCT-EM will have authority to issue a Stop Work order where activities are adversely affecting, or will adversely affect, water/sediment quality and/or habitat. The BCT-EM will also make recommendations in the field for avoiding and mitigating impacts where measures in this CEMP are not effective.
Construction Footprint	8. The Construction footprint will be reduced to the extent feasible.
Site Cleanliness	9. The site will be kept tidy during activities and left in a good condition at the end of the Project.
	10. Construction equipment arriving onsite will be washed prior to arrival to reduce the potential for the spread of invasive species. Equipment will also be washed prior to leaving the site.
Site Access Points	11. Designated access points, equipped with wheels washes, debris mats or other wheel-cleaning devices as approved by the BCT-EM, will be used to minimize off-site tracking and sedimentation of downstream watercourses.
Stockpiles/Laydown Areas	12. Stockpiling of material and laydown areas will be in accordance with BMPs (*e.g.*, erosion and sediment control measures) and limited to approved areas. Vegetation will not be cleared to create laydown areas unless no other practical alternatives are available. Clearing must be approved by BC Transit.
	13. Contaminated soils management will follow BMPs to be detailed in the Soil Management Plan and referenced in the EPP.
Deleterious substances	14. To the extent practical, construction materials will be free of deleterious substances that may be harmful to fish or fish habitat (*e.g.*, fine sediments, hydrocarbons, contaminants including contaminated soils).
	15. Machinery will be in good working condition (free of leaks) and cleaned prior to arriving on site; machinery will be inspected/maintained for the duration of the Project to prevent leaks/spills.
	16. Material Safety Data Sheets (MSDS) will be maintained by the CM for all materials used on site. Project personnel will be oriented to the proper use, handling and storage of these materials.

Table 6.1 General Best Management Practices

Category	Mitigation Measure
Water Quality: Hydrocarbons	17. Hydrocarbons (*e.g.*, hydraulic fluids detectable by sight or smell, or runoff from hydrocarbon-contaminated soils) will not be released to the storm drains to avoid impacts to the downstream aquatic environment.
Flora and Fauna	18. Activities should be completed in such a way as to limit stress and disturbance to resident flora and fauna.
Air and Noise Quality	19. Limit equipment and machine idling.
	20. Turn off heavy equipment when inactive for more than 30 minutes.
	21. Verify that equipment and machinery, including mufflers, air filters, and emission controls/ exhausts are in good operating condition prior to work.
	22. Carry out regular maintenance on equipment and machinery.
Wildfire Prevention	23. Smoking will only be permitted in designated areas.
	24. Fire suppression equipment must be present at the work site and at designated smoking areas.
	25. Fires and burning of rubbish and vegetation are not permitted on site.

6.3 SPILL PREVENTION, RESPONSE AND REPORTING

Substances that are deleterious to the aquatic environment (*i.e*. fish and fish habitat) and may pose a risk include:

- Sediment
- Gasoline
- Hydraulic fluid
- Engine oil
- Coolant/Antifreeze
- Paint, sealants
- Trash, debris, plastic bags
- Other windblown or water-borne debris
- Concrete wash water
- Diesel
- Transmission fluid
- Lubricants (grease, etc.)
- Road Salt
- Drywall mud
- Cigarette butts and coffee cups

Table 6.2 outlines procedures for prevention and control of spills including responsibilities, storage, and equipment.

Table 6.2 Spill Prevention Measures

Category	Prevention Measure
Spill Coordinator	1. The CM will designate a Spill Coordinator who will be knowledgeable in spill mitigation, containment, and reporting procedures.
	2. The CM will keep an inventory of all hazardous materials on site and ensure that the appropriate spill response materials are present to manage those hazards.
Training	3. The CM will provide on-site personnel with training in the handling of hazardous materials.
	4. The CM will confirm on-site personnel know the location of, and are trained in the proper use of, spill kits, containment berms, and other spill control materials.
Fuel Handling Guide	5. Fuel handling, storage and labelling procedures shall be consistent with *A Field Guide to Fuel Handling, Transportation and Storage* (MWLAP 2002). If there are discrepancies between this CEMP and the Fuel Handling Guide, the Project will err on the side of the more stringent standard unless approved by BC Transit.
Fuel	6. Fuel storage, equipment, or machinery refueling and servicing will occur a minimum of 30 m from any drain or catch basin. Where operational constraints require fuel storage, equipment or machinery refueling and servicing within 30 m of a drain or catch basin, measures to prevent the release or spill of hazardous materials must be discussed and approved by BC Transit and the BCT-EM.
	7. Storage of fuels and petroleum products will comply with safe operating procedures, including containment facilities in case of a spill. All bulk storage of fuel shall include secondary containment with a capacity of at least 110% of its volume.
	8. All portable fuel tanks (*e.g.*, jerry cans) will be stored within leak-proof secondary containment with absorbent pads with a capacity of 110% of its volume.

Table 6.2 Spill Prevention Measures

Category	Prevention Measure
	9. Fuel storage, including secondary containment, will be kept free and clear of collected rainwater and snowfall. Accumulated water in the containment will be removed regularly so as not to diminish the capacity of the containment. Accumulated water will be checked to confirm the absence of fuel slicks, and appropriately remediated, before decanting to pathways that lead to storm drains.
	10. While refueling, the operator must stay with the fuel nozzle.
	11. Vehicles and equipment must be shut off while refueling.
	12. Smoking will not be permitted during refueling.
Environmentally Sensitive Oil	13. Where possible, environmentally sensitive (*e.g.*, biodegradable /food-grade/environmentally friendly) oils, hydraulic fluids and lubricants that are non-toxic to aquatic life and that are readily or inherently biodegradable will be used in equipment and machines unless the CM can demonstrate that it is not feasible because of: a) Unavailable biodegradable/food-grade/environmentally friendly oils and lubricants b) Technical performance issues/constraints c) Negative impacts on equipment d) Other reasons deemed acceptable to BC Transit
Concrete Wash Water	14. **Under no circumstances will concrete wash water be discharged to any storm drain or catch basin**. All wash water, regardless of its source and no matter the quantity, must be contained and properly disposed of off-site.
	15. Uncured concrete will be covered for a period of 72 hours to prevent the conveyance of wash water to nearby watercourses.
	16. Hand tools must only be washed into a container of sufficient volume to contain the wash water. The container must be secured against spills and against wildlife access.
Equipment	17. Equipment will be maintained in good working condition to prevent leaking or spilling of potentially hazardous or toxic products. This includes hydraulic fluid, diesel, grease, gasoline, and other petroleum products.
	18. Containers, hoses, and nozzles will be free of leaks.
	19. Small machinery (*e.g.*, generators) must be placed in secondary containment, such as within drip trays with sorbent pads.
	20. Hydraulic hoses and couplings should be inspected and free of leaks and excess hydrocarbons prior to use.
	21. Containers not in use will be sealed with a proper fitting cap or lid.
Equipment Maintenance/ Servicing	22. Impervious materials, such as tarps, drip pans, or spill trays must be placed underneath equipment and machinery during servicing when there is a potential for accidental drips or spills.

Table 6.3 Spill Response Materials

Category	
Spill Response Materials	1. Spill response materials are required to be readily available when working at the Project site. These materials include, but are not limited to: a) Spill kits b) Containment booms long enough to span Gabo Creek c) Personal protective equipment (*e.g.*, nitrile gloves, safety glasses, suits) d) Fire extinguishers e) Shovels f) Poly sheeting to cover the area of spill and prevent rain or snow intrusion g) Weights for poly sheeting, such as sandbags and ropes
Spill Kits	2. The CM will provide an appropriate number of spill kits on site; commensurate with the activity on site. The suggested minimum contents of a spill kit are as follows: a) 5 sorbent pads (oil, gas, and diesel) b) 5 universal sorbent pads suitable for water-based fluids (*e.g.*, coolant) c) 25 kg of dry oil sorbent d) 4 x 4’ (~1.2 m) sorbent linkable socks (oil, gas and diesel) e) 4 x 4’ (~1.2 m) universal sorbent linkable socks (coolant) f) 4 x 10’ (3 m) sorbent linkable floating booms g) 4 rolls of 25 x 4 m polyethylene sheeting (for underlay) h) 25 heavy-duty plastic garbage bags i) Personal protective gear as required
	3. Spill kits will be inspected by the CM on a regular basis and will be re-filled immediately after use.

Table 6.4 Spill Response Procedure

Response	1. The initial response to the spill should include: a) Stop work b) Ensure your own safety and the safety of others c) On-site personnel wear personal protective equipment, such as nitrile gloves and safety glasses d) Identify the spilled materials and refer to the Material Data Safety Sheet(s) to determine if human health or ignition hazards exist e) If possible and safe to do so, contain the spill by any safe means possible (*e.g.*, plug leak, close/isolate leaking valve, etc.) f) Obtain assistance of others g) Begin containment of the spill and stop it from spreading h) Clean up the spilled substance using available supplies from the on-site spill kits i) If the spill reaches the storm drain where it could discharge to Gabo Creek, use measures such as installing sorbent rolls as floating booms to contain the spill and sorbent pads to soak up the material j) Report the spill to the EM and BCT-EM regardless of volume; the BCT-EM will notify BC Transit's Project Manager as necessary k) Document the clean-up with photographs
Clean-Up	2. Final clean-up and reclamation will be conducted following an assessment (by a qualified professional) of soil and/or water conditions. Conduct *in situ* remediation only if approved by BC Transit and appropriate regulatory agencies. Specific clean-up measures will be determined in consultation with BC Transit, regulatory agencies, and appropriately qualified professionals.
Reporting	3. BC Transit is responsible for notifying regulatory agencies or authorizing notification on their behalf (*e.g.*, BCT-EM) to regulatory agencies of all hazardous spills and for meeting spill reporting provincial and federal requirements. **BC Transit should report all spills to water to Emergency Management BC (1-800-663-3456). BC Transit should also immediately contact Saanich Public Works (250-475-5999)**
	4. The Spill Reporting Regulation under the British Columbia *Environmental Management Act* identifies externally reportable quantities for certain substances.
Environmental Incident / Non-Compliance Report	5. The CM or designate (*e.g*. EM) will prepare an Environmental Incident/Non-Compliance Report in the event of a spill for review by the BCT-EM.

Table 6.4 Spill Response Procedure

	6. The following information should be collected as it may be required when reporting a spill to regulatory agencies and should be included in the Environmental Incident/Non-Compliance Report: a) Contact information of the individual making the report b) Contact information of the responsible person* c) Contact information for the owner of the substance spilled d) Location, date, and time of the spill e) Description of the spill site and surrounding area, including receiving environment (e.g. creek) with photographs f) A description of the source of the spill g) Type and quantity of the substance spilled h) If the spill or leaked product is contained, and if not, where is it flowing i) Cause and impact of the spill j) Details of the actions taken or proposed k) The details of further action contemplated or required l) The names of agencies on scene m) The names of other persons or agencies advised concerning the spill * "A responsible person has possession, charge or control of a substance or thing when a spill of the substance or thing occurs or is at imminent risk of occurring", per the *EMA* and *Spill Reporting Regulation.*

6.4 EROSION AND SEDIMENT CONTROL

Proper erosion and sediment control (ESC) practices are necessary to prevent harm to downstream receiving environments which include Gabo Creek and the Colquitz River. Sediment inputs to the aquatic environment can increase turbidity levels, directly affecting the quality of fish habitat and sediment is considered a deleterious substance under the federal *Fisheries Act*. Construction mitigation measures designed to protect freshwater resources from the potential adverse effects associated with erosion and sedimentation are provided in Table 6.5. Water quality guidelines for the protection of aquatic life are shown in Table 6.6.

Table 6.5 Sediment and Erosion Control

Category	Mitigation Measure
Exposed Soils	1. Activities should be completed in such a way as to limit the volume of fines and organic debris that may enter nearby aquatic environments. Work should be phased to limit the duration of soil exposure.
Rain Events	2. The CM shall be prepared for rain events and have sediment and erosion control measures implemented prior to rainfall with additional materials readily available and in sufficient quantity.
	3. Work will be stopped during heavy rain events (*i.e.*, >25 mm in a 24-hr period) and site conditions assessed to determine if mitigation is functioning. Work will only resume once the BCT-EM confirms measures to be effective.
	4. When the site is active or exposed soils are present, site visits will be at least once per week by the EM and BCT-EM, unless otherwise approved by the BCT-PM. Extra site visits shall be conducted by the EM and BCT-EM during extreme weather or during high-risk activities, and after any rainstorm greater than 10 mm in 24 hours.
Vegetation	5. Limit disturbance to existing vegetation as part of sediment and erosion control measures to reduce the potential for a sediment release.
Erosion and Sediment Control Measures	6. When Project activities have the potential to release sediment, erosion and sediment control measures (*e.g.*, erosion control fabric, plastic sheeting, silt fences, gravel check dams, etc.) will be installed by the CM. Additional site-specific protection measures may be required at the direction of the BCT-EM.
	7. The CM shall employ a precautionary approach to erosion and sediment control. **Sediment control measures will be in place before starting any works** that may result in sediment mobilization or cause erosion. **Works will not start until sediment and erosion control measures are in place and deemed functional by the BCT-EM.**
	8. The CM will stage the work site such that exposed soil is limited to that which is required to undertake construction. Clearing of the entire site simultaneously should be avoided to the extent possible.
	9. An adequate stockpile of materials including, silt fencing, straw mulch, fully biodegradable erosion control blankets, straw wattles, polyethylene sheeting, sandbags, pea gravel, catch basin silt sacks ('witches hats'), hand tools etc. must be available on site at all times in a secure and readily accessible location.

Table 6.5 Sediment and Erosion Control

Category	Mitigation Measure
	10. Silt fence, sediment logs, etc. will be installed adjacent to drainage courses where local topography can direct runoff to catch basins or open water. Where silt fence is used, it will be dug into a trench in the ground to a depth of 30 cm with the toe (fabric flap) oriented upslope. The ends of sections of silt fence, sediment logs, etc. will overlap by 1 m.
	11. The CM shall make use of coverings to limit exposed erodible material (*e.g.*, straw mats, poly sheeting).
	12. Soil that is placed amongst riprap as a growing medium will be seeded to promote grass cover and reduce the potential for sedimentation downslope.
	13. Erosion and sediment control measures will be maintained and repaired regularly by the CM and functionality and effectiveness will be monitored by the EM.
	14. Erosion and sediment control measures will remain in place and be maintained throughout construction regardless of weather conditions, and will only be removed once construction is complete, ground conditions have stabilized, and water quality (measured by turbidity) downstream of the control measures meets background conditions or water quality guidelines as measured by the BCT-EM.
Spoil Piles and Stock Piles	15. Excavated soils / spoil piles will be trucked off-site for disposal at an approved facility. If piles are required onsite, they will be situated as far from active catch basins or drains as conditions permit.
	16. Piles of erodable material that will be maintained onsite and inactive for more than 10 days, or when rainfall of **more than 5 mm is expected**, will be covered with weighed down poly-sheeting to reduce the runoff potential.
Dewatering	17. Site-specific protocols may be developed if dewatering of soils is required as part of site preparation. Only clean water may be discharged into drainage ways or storm drains. See Water Quality Standards below.

6.5 WATER QUALITY STANDARDS

There are no watercourses on site, but the site drains to Gabo Creek. Care must be taken to ensure that only clean water enters storm drains. The BC Approved Water Quality Guidelines for Aquatic Life must be met for all drainage leaving the Project site. While these guidelines are extensive, and include metals, PAHs and other substances, sediment is the substance most likely to be of concern. Erosion and Sediment Control (ESC) measures must function such that the turbidity and Total Suspended Solids (TSS) limits outlined in Table 6.6 (MWLRS, 2025) are not exceeded. Note that additional parameters of concern, related to contaminated water or soil, may be identified by the site investigation phase of the Project.

With regard to the pH of the receiving environment (*i.e*. Gabo Creek), discharge from the Project must not shift pH from the background range of between 6.5 and 9.0.

Table 6.6 BC Approved Water Quality Guidelines for Turbidity and TSS

Water Use	Turbidity	Total Suspended Solids (TSS)
Aquatic Life (Freshwater, Marine, Estuarine)	Change from background of 8 nephelometric turbidity units (NTU) at any one time for a duration of 24 hours in all waters during clear flows or in clear waters	Change from background of 25 mg/L at any one time for a duration of 24 hours in all waters during clear flows or in clear waters
	Change from background of 2 NTU at any one time for a duration of 30 days in all waters during clear flows or in clear waters	Change from background of 5 mg/L at any one time for a duration of 30 days in all waters during clear flows or in clear waters
	Change from background of 5 NTU at any time when background is 8–50 NTU during high flows or in turbid waters	Change from background of 10 mg/L at any time when background is 25–100 mg/L during high flows or in turbid waters
	Change from background of 10% when background is >50 NTU at any time during high flows or in turbid waters	Change from background of 10% when background is >100 mg/L at any time during high flows or in turbid waters

6.6 VEGETATION MANAGEMENT

Vegetation at the site is limited to the margins of the site. The arborist's report outlines tree protection measures. Other mitigation measures that will be implemented to limit vegetation disturbance are outlined in Table 6.7. Key areas of concern are noted in Figure 4.

Table 6.7 Vegetation Protection Measures

Category	Mitigation Measure
Access	1. Designate access points. Do not create alternate access routes unless required for safety reasons.
Laydown	2. Construction materials will not be stored on vegetated areas, unless approved by the BCT-EM.
Traffic	3. Vehicle and equipment traffic will avoid vegetated areas, except where specified by construction plans and authorized by the BCT-EM.
	4. Tree protection fencing or an alternate barrier approved by the Project Arborist and BCT-EM will be placed along the dripline of trees and other significant vegetation that is to be retained onsite.
Tree Injury	5. Physical injury to the roots, bark, trunks, and crowns of trees from machinery or vehicles will be avoided.
	6. Tree protection fencing must be installed and work in and around trees and their roots, including demolition activities and capping of utilities, must be overseen by the Project Arborist. See Arborist's report and site plan.

Table 6.7 Vegetation Protection Measures

Category	Mitigation Measure
Parking	7. Designated parking areas will be identified away from significant vegetation.
Rare Plants	8. If a previously unidentified rare plant is found prior to or during construction, those areas will be flagged and avoided where possible. If not possible, then the BCT-EM will determine appropriate mitigation.
Revegetation	9. All soil covered areas will be hydroseeded with a coastal reclamation mixture approved by BC Transit as soon as weather permits, or stabilized per the site closure/long-term stabilization plan, yet to be developed.

6.7 INVASIVE SPECIES CONTROL

The Project has the potential to disturb soils such that the establishment and spread of invasive terrestrial vegetation species is increased. This is particularly true if the site is left dormant for an extended period between project phases. Mitigation and management measures to reduce, prevent, and control invasive species proliferation during and after Project construction are described in Table 6.8.

Table 6.8 Invasive Species Control Measures

Category	Mitigation Measure
Equipment	1. Equipment, vehicles, and machines will arrive to site clean, paying special attention to undercarriages, tracks, tires, and blades prior to arrival at the Project site.
	2. Equipment and machines used to remove invasive species will be washed before leaving the site.
Material	3. Imported material, including planting soil, must be free of invasive species.
Transportation	4. If invasive species are found to be located within the construction footprint, removal will require special attention to contain the vegetation and prevent its spread. Species-specific removal plans will be developed by a QEP.
	5. Removed invasive species must be properly contained and transported to an appropriate disposal facility approved by BC Transit.

If the site is to be left dormant for more than two seasons, a site closure/ long-term stabilization plan should be developed for the site which includes measures to prevent and control the spread of invasive plants.

6.8 WASTE CONTROL

Waste from Project activities has the potential to adversely affect the aquatic and terrestrial environments; therefore, the mitigation measures outlined in Table 6.9 will be implemented.

Table 6.9 Waste Control Measures

Category	Mitigation Measure
Waste	1. Waste or any miscellaneous unused materials will be recovered for either disposal in a designated facility or placed in storage. Under no circumstances will materials be deliberately thrown into the aquatic or terrestrial environment.
	2. All on-site personnel will make best efforts to prevent debris from entering the surrounding environment.
	3. Litter in the form of coffee cups, lunch wrappers, cigarette butts, and other such items will be stored and secured in such a way as to prevent attracting wildlife.
	4. Construction debris/waste will be collected, sorted, transported, and recycled or disposed of off-site and in accordance with applicable legislation, guidelines, and BMPs.
Portable Toilets	5. Portable toilets, if required, will be located a minimum of 30 m from any drainage course or storm drain. Sewage from portable toilets will be disposed of in an approved sewage disposal facility on an as-needed basis.
Hazardous Waste	6. Sorbent materials or soils saturated with hydrocarbons (greater than or equal to 3 percent by weight) are classified as hazardous waste under the *British Columbia Environmental Management Act* and must be managed accordingly.
	7. Used petroleum products, including their empty containers, will be collected and transported to a licensed recycling facility in approved storage containers following applicable regulations.
	8. Wastes controlled under the *Environmental Management Act* or *Hazardous Waste Regulation* must be controlled and handled per site-specific procedures prepared by a professional qualified in such work.

6.9 AIR QUALITY

Construction activities can cause adverse impacts to local air quality. The mitigation measures outlined in Table 6.10 will be implemented to mitigate concerns regarding the potential degradation of local air quality during construction.

Table 6.10 Air Quality Mitigation Measures

Category	Mitigation Measure
Equipment	1. Mechanical equipment that is required on-site will be in good working order.
	2. Idling of vehicles and equipment will be kept to a minimum.
	3. Low-sulphur fuels will be used for on-site machinery.
	4. The CM will visually inspect vehicles and equipment. Vehicles or equipment producing excessive exhaust pollution will be repaired or replaced prior to being used on the Project.
Burning	5. No on-site burning of cleared vegetation or other construction-related materials will be permitted.
Dust Management	6. Loads of dusty material will be covered when entering or leaving the site.
	7. Track-out of vehicles from the site will be managed (*e.g.*, wheel wash station, debris mats and/or cleaning of roadways) to reduce dispersion of debris and dust.
	8. Water or another environmentally acceptable dust suppressant and appropriate application equipment will be available for use as needed. Dust suppressants to be reviewed by the BCT-EM before use.

6.10 CONSTRUCTION NOISE

Short-term noise generation will result from construction equipment and associated activities during Project construction. The general mitigation measures outlined in Table 6.11 will limit the potential for construction-related noise effects:

Table 6.11 Construction Noise Mitigation Measures

Category	Mitigation Measure
Equipment	1. Equipment will be properly maintained to limit noise generation and fitted with functioning exhaust and muffler systems.
	2. Equipment and machinery will be turned off (as appropriate and in compliance with Section 6.11 Air Quality) when not in use.
Timing	3. As much as possible, construction activities will be coordinated with daytime periods.
	4. The work will occur in compliance with the Noise Suppression Bylaw No. 7059.

6.11 WILDLIFE MANAGEMENT

Activities associated with this Project, such as vegetation clearing and heavy equipment operations, have the potential to directly and/or indirectly affect wildlife. The following measures (Table 6.12) will be implemented to mitigate potential impacts and effects:

Table 6.12 Wildlife Mitigation Measures

Category	Mitigation Measure
Wildlife Feature Pre-Construction Survey	1. Prior to construction, the site will be inspected by a QEP for wildlife features, such as occupied bird nests. If wildlife and/or wildlife habitat features are observed on site, guidance documents for wildlife and wildlife habitat features will be followed. BCT-EM to co-ordinate.
Birds and Bird Nests	2. The CM is not permitted to fall trees or clear areas with bird nests without approval from the BCT-EM and, if applicable, regulatory agencies.
	3. If clearing is proposed during a nesting window, a nest sweep will be required beforehand. Clearing must commence within 48 hours of completion of the sweep. Multiple nest sweeps may be required.
	4. If a nest with young has been exposed to the elements or predation by removal of surrounding vegetation, the nest with young should immediately be taken to the nearest Wildlife Rehabilitation Centre. Contact the BCT-EM for instructions and assistance.
Feeding	5. Feeding of wildlife shall not be permitted. All meals and food waste shall be securely stored in vehicles, offices, or appropriate disposal facilities to prevent attraction of wildlife.
Dead, Sick, or Injured Animals	6. If dead, sick, or injured animals are observed, including a nest with young that has been exposed to the elements or predation by removal of surrounding vegetation, report to the BCT-EM immediately.
	7. If injured wildlife is discovered, or a nest with young has been exposed to the elements or predation by removal of surrounding vegetation, contact BC SPCA WildARC at 1-855-622-7722 for instructions. In the absence of other direction from the BCT-EM or WildARC, immediately take the animal (if safe to do so) or the nest with young to BC SPCA WildARC at 1020 Malloch Rd. in Metchosin.
Site Access and Footprint	8. The CM should consult with the BCT-EM when selecting site access routes, as they should consider resident flora and fauna, especially during times of the year when they are most sensitive.
	9. The Project footprint should be clearly defined by the CM. Equipment presence will be restricted to the immediate work area. The establishment of approved work areas will limit disturbance and the potential to alter, damage, and/or destroy fish and wildlife habitat and sensitive ecosystems.
Wildlife Stress	10. All activities should be completed in such a way as to reduce stress and disturbance to resident fauna, including birds.
	11. Prior to construction, the active work footprint should be inspected for sensitive habitats and routinely inspected during work.

6.12 ARCHAEOLOGICAL AND CULTURAL RESOURCE PROTECTION

An Archaeological Overview Assessment (AOA) and Preliminary Field Reconnaissance (PFR) have been completed for the site. Monitoring by the Project archaeology team of the initial site assessment procedures may result in the amendment of this CEMP. Regardless, the Provincial archaeological standards and practices (MSBTC, 1998) will be in place for this Project.

Human remains may be present on site. The Project site may also contain the following site types:

- Artifacts (stone, bone, antler, and teeth)
- Midden (with or without shell)
- Cooking features (hearth and fire-altered rock)
- Cultural depressions
- Mounds or cairns
- Painted or carved stone

Photo 1. Shell midden eroding. Photo courtesy of Terra Archaeology.

If an archaeological or heritage resource is encountered during construction, the work must be stopped in the vicinity of the find and the Project Archaeologist, the BC Transit Project Manager and the BCT-Environmental Monitor must be notified as shown in Figure 3.

7 ENVIRONMENTAL MONITORING, REPORTING AND COMPLIANCE

7.1 ENVIRONMENTAL MONITORING FREQUENCY

Environmental monitoring will be undertaken independently, but in a co-ordinated fashion by both the CM or EM and by the BCT-EM. Frequency will be determined by BC Transit and the BCT-EM.

Environmental monitoring will be conducted by both the EM and the independent BCT-EM on a routine basis. When the site is active or exposed soils are present, site visits will be at least once per week by each monitor. Extra site visits shall be conducted during extreme weather or during high risk activities, and after any rainstorm greater than 10 mm in 24 hours. In the event of a spill or emergency, additional reporting will be required. Less frequent monitoring by one or both monitors may be approved by the BCT-PM if the site soils are stable, erosion and sediment controls are in place and functional, on-site activities are deemed low risk, and weather is favourable.

Project components will be monitored against this CEMP, site-specific BMPs as outlined in the EPP, and applicable regulatory and legal requirements on an on-going basis. If this CEMP is followed, the potential for environmental impacts and adverse environmental effects will be limited.

The Construction Manager will undertake routine supervision of the Project and site to assess conformance to the CEMP and EPP and note any environmental issues or concerns.

The BCT-EM shall be onsite during all construction work being performed in and around environmentally sensitive areas, if any are identified. The BCT-EM will be required regularly to attend tailgate meetings, complete machinery inspections, conduct water quality sampling (if required), and provide support/advice as required to advance construction activities. The CM will communicate with the BCT-EM to discuss the on-site construction activities, potential environmental risks, and specific mitigation measures. In addition, the CM will confirm with the BCT-EM that any new on-site personnel understand their environmental responsibilities and the requirements of the CEMP.

7.2 STOP WORK ORDER

The EM and BCT-EM will each have authority to alter the work methodology and/or issue stop work orders to prevent environmental impacts and/or adverse environmental effects, whether probable, imminent, or occurring. The BCT-EM may also stop work if circumstances are likely to result in a non-compliance with legislation, Project approvals, Project-specific mitigation measures, or this CEMP. If the EM issues a Stop Work Order, the BCT-EM and BCT-PM must be informed immediately.

Once corrective actions have been implemented and deemed appropriate by the BCT-EM or BC Transit Project Manager, suspended Project activity will be allowed to resume under their guidance.

7.3 MONITORING REPORTS

Environmental monitoring reports are intended to provide an overview of site activities, document compliance and non-compliance, and assist the Project team in managing the site. They may also be used to communicate best practices, and identify potential issues before they arise. The EM and BCT-EM will submit reports within 5 calendar days of the site visit. If multiple visits are conducted in a given week, a single weekly report may be issued covering the visits. Urgent issues must be communicated immediately in person, by phone, text and/or email, as appropriate, with confirmation that a responsible party has received the information and is addressing the concern in a timely way.

Photographs are an essential element of reporting. Each monitoring report should include, at a minimum:

- The name of the environmental monitor(s)
- The date and time
- Weather conditions
- Rainfall in the previous 24 or 48 hours
- Assessment of the effectiveness and condition of erosion and sediment control measures
- Availability of erosion and sediment control supplies
- Confirmation of the proper storage/ containment of fuels and other chemicals
- Confirmation that garbage and debris is properly contained and managed
- Confirmation of the availability and contents of spill clean-up kits and fire extinguishers
- Assessment of condition of equipment (*e.g.* leaks)
- Confirmation that fencing or other measures to protect environmentally sensitive areas (*e.g.* critical root zones, riparian zones) is in place and functioning properly
- Contact information for key members Project team
- Identification of parties responsible for corrective actions, if any
- A timeline for corrective actions, if any
- Descriptive comments/ notes
- Documentation of wildlife observed on or around the site
- Date stamped photos of key site elements including major site activities, environmentally sensitive areas, road surfaces at site exit (to document off -site tracking), erosion control and other protective measures, and photo documentation of any corrective action taken since the last report.

The BCT-EM is responsible for keeping notes of site activities and for preparing a final monitoring report upon completion of the Project. This report will be submitted as draft to BC Transit for review and comment, before it is finalized and submitted.

The final monitoring report will summarize the following:

- Construction activities
- Monitoring period
- Mitigation measures and activities that were implemented or recommended
- Non-compliances and environmental incidents
- Details and results of water quality testing, if required
- Photographs
- Overall compliance or non-compliance with the CEMP and/or regulatory permits/authorizations

7.4 NON-COMPLIANCE AND INCIDENT REPORTING

Non-compliances and incidents must be reported to BC Transit by the Construction Manager. Non-compliances include non-compliance with this CEMP, Project-specific mitigation plans, or Project permits/authorizations/legislation (*e.g.*, fish kills or spills). Incidents include workplace incidents such as spills, hazards, injuries etc. The CM is responsible for WorkSafe BC reporting separately from requirements in this CEMP.

Non-compliance and incident reports should include:

- Contact information of the individual making the report
- Contact information of the responsible person
- Nature and description of the incident
- Location, date, and time of the incident
- Weather conditions at the time of the incident, or other aggravating factors
- Nature of the non-compliance (CEMP, Bylaw, Regulation etc.)
- Description of the specific site and surrounding area, including receiving environment if applicable (*e.g*. creek)
- A description of the cause of the issue, if known
- Type and quantity of any substances spilled, details of damages to structures or features, description of any injuries
- Details of the actions taken or proposed
- The details of further action contemplated or required
- The names of the personnel involved
- The names of other persons or agencies advised concerning the issue

7.4.1 ISSUE RESOLUTION

Issues such as non-compliances and incidents must be resolved immediately by the BC Transit Project Manager, the BCT-EM, and the CM. When a non-compliance or incident occurs, remedial actions must be taken as soon as possible (*i.e.*, as soon as it is safe and practical to do so).

7.5 EMERGENCY RESPONSE AND COMMUNICATION

Emergency contacts for the Project are provided in Table 7.1. The incident communication protocol is outlined in Figure 2. Communication related to an Archaeological Find is outlined in Figure 3. For convenience, the communication protocol for chance archaeological finds is shown in Figure 5, as provided by the Project Archaeologist.

Table 7.1 Emergency Contact List			
Contact		**Phone Number**	**Email**
All Major Emergencies			
BC Transit 24-Hour emergency line (TComm)		250-419-5900	
BC Transit Project Manager, Lori Beaulieu	Lori Beaulieu	250-217-3869	LBeaulieu@bctransit.com
Construction Manager	TBD	TBD	TBD
Site Security, Site Access	Grant Hamilton	250-880-0465	grant@tavolagroup.com
Saanich Public Works, 24-hour emergency line		250-475-5999	
BC Transit Environmental Monitor	Cori Barraclough Patrick Lucey	1-250-427-0348 1-250-427-5906	aqua-tex@islandnet.com
Medical Emergency/ Accident			
Medical Emergency		911	
Fire, Police, or Ambulance		911	
Saanich Police – Non-emergency		250-475-4321	
Work Safe British Columbia		1-866-621-7233	
Spills			
Saanich Public Works, 24-hour emergency line		250-475-5999	
Emergency Management BC, 24-hour Spill Reporting	Provincial Emergency Program	1-800-663-3456	
BC Transit Environmental Monitor, Aqua-Tex Scientific	Victoria Office	250-598-0266	aqua-tex@islandnet.com
	Cori Barraclough	1-250-427-0348	aqua-tex@islandnet.com
	Patrick Lucey	1-250-427-5906	aqua-tex@islandnet.com
	Tracy Motyer	250-896-7040	t.motyer@gmail.com
	Lehna Malmkvist	250-217-9190	lehna@swell.ca
	Sara Stallard	250-885-7275	sstallard@shaw.ca
	Steve Voller	250-709-1550	seamount61@gmail.com

Gas Leaks			
Fortis BC, emergency and gas leaks		1-800-663-9911	
Saanich Public Works, 24-hour emergency line		250-475-5999	
Saanich Fire Department (non-emergency)		250-475-6111	
Archaeology			
Archaeologist, Prime contact	Rob Milward	Office: 250-590-8982 ext. 119 250-571-7601	Rob@terraarchaeology.com
Archaeologist, Alternate contact	Ewan Anderson	250-361-7911	ewan@terraarchaeology.com
BC Archaeology Branch		250-953-3334	
First Nations Engagement, Scoble	Sarah McPherson	778-892-5191	
Other Important Numbers			
Arborist, Talbot and McKenzie	Tom Talbot	250-479-8733	trees@talmack.ca
BC Hydro	Emergency Line	1-888-769-3766	
BC One Call (Utility locates)		1-800-474-6886	
Community Engagement, Tavola	Katie Hamilton	250-217-8343	katie@tavolagroup.com
Design Consultant, McElhanney	Brian White	778-677-1416	bwhite@mcelhanney.com
DFO, Violations and Reporting		1-800-465-4336	DFO.ORR-ONS.MPO@dfo-mpo.gc.ca
Island Health – Environmental Health Officer		250-519-3401	
Report All Poachers and Polluters (RAPP)		1-877-952-RAPP (7277)	
WorkSafe BC		1-888-621-7233	
WildARC Wildlife Rescue 1020 Malloch Rd. Metchosin		1-855-622-7722	

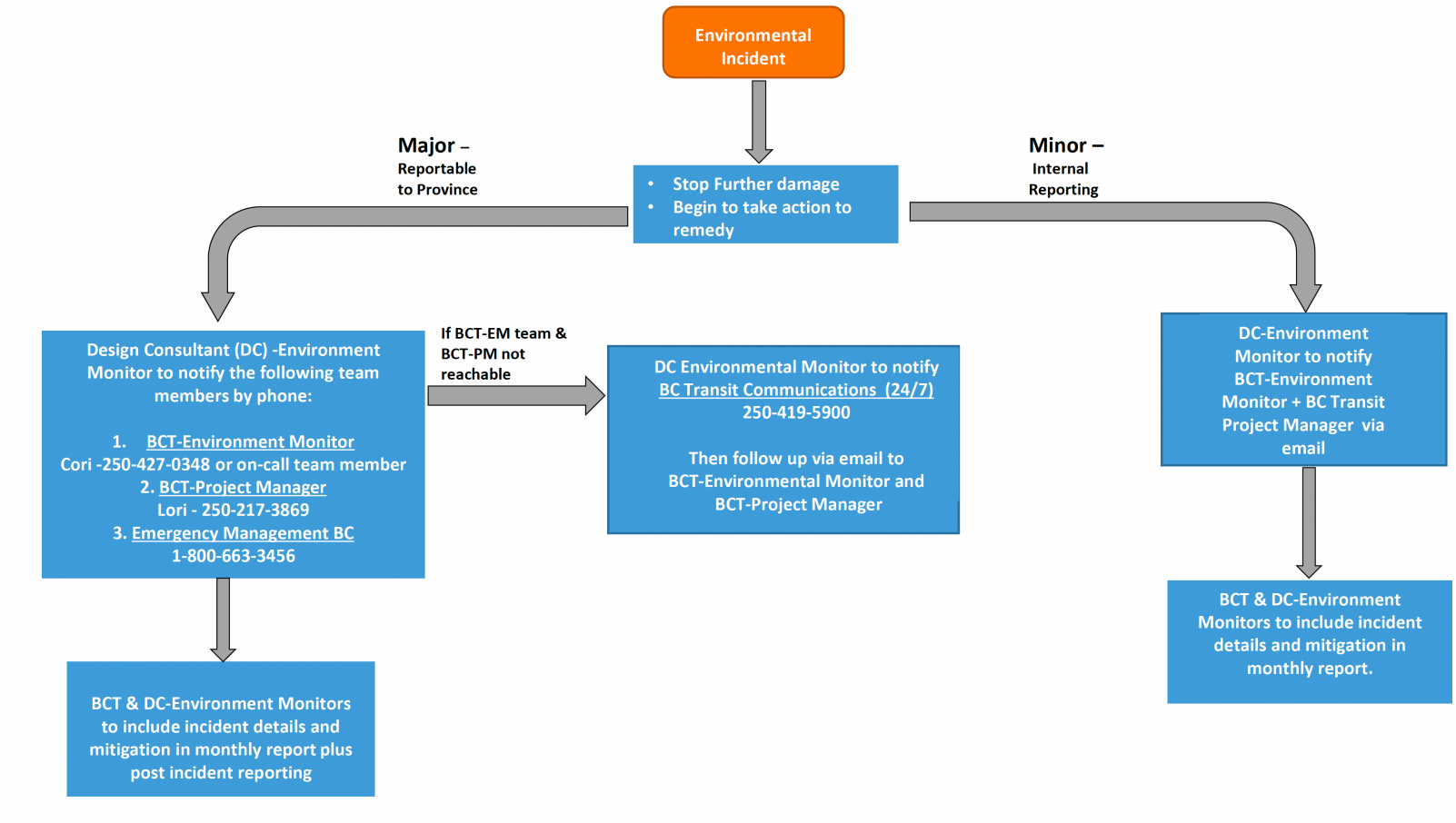


Figure 2. STC Incident Communication Protocol.

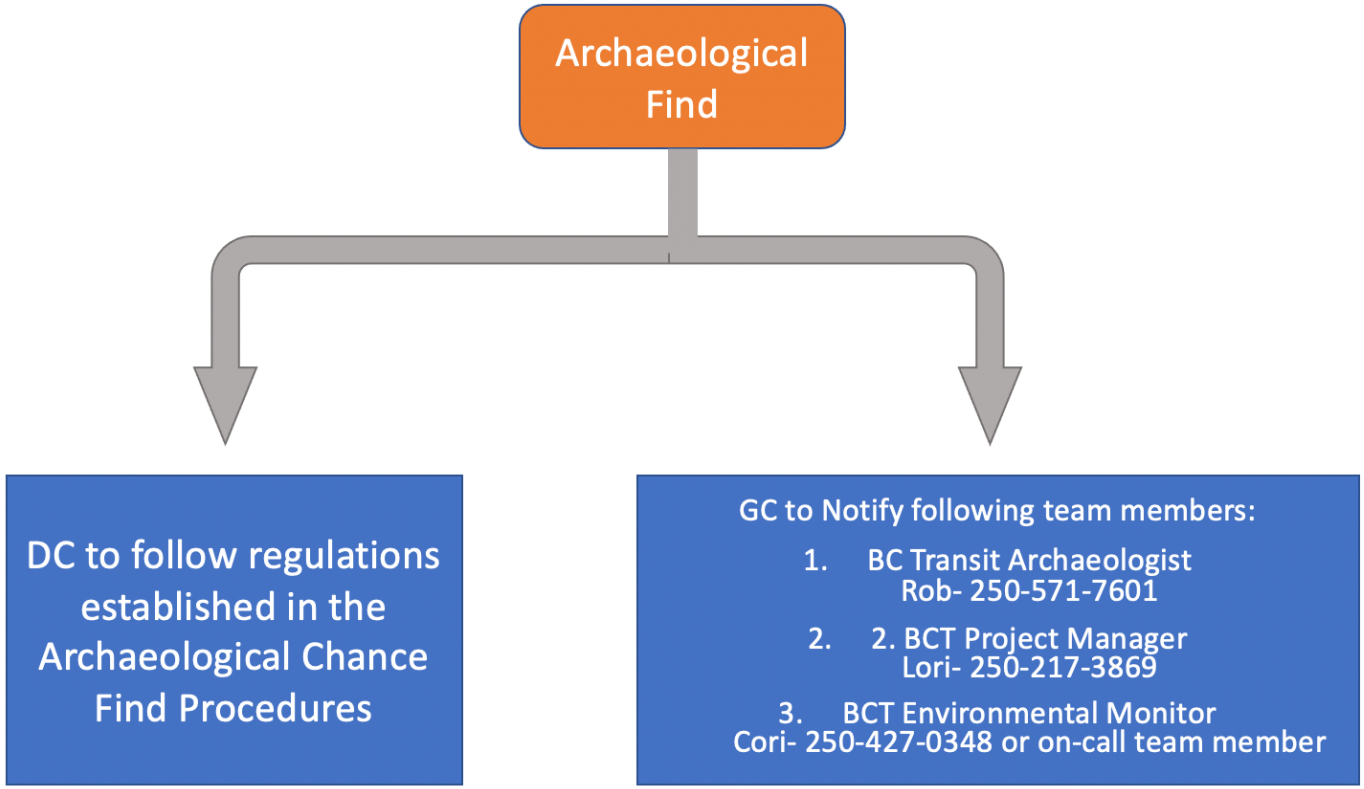
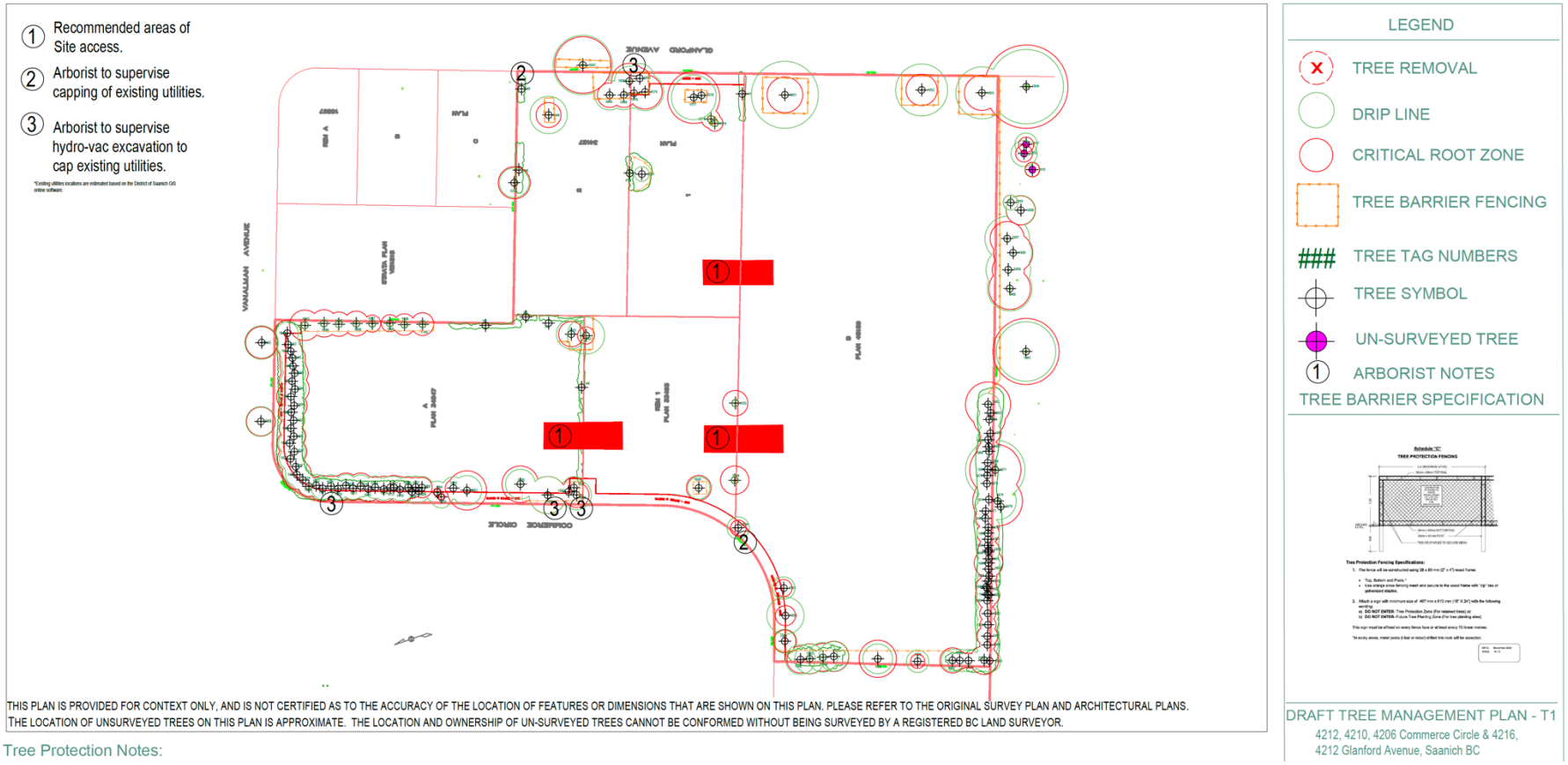
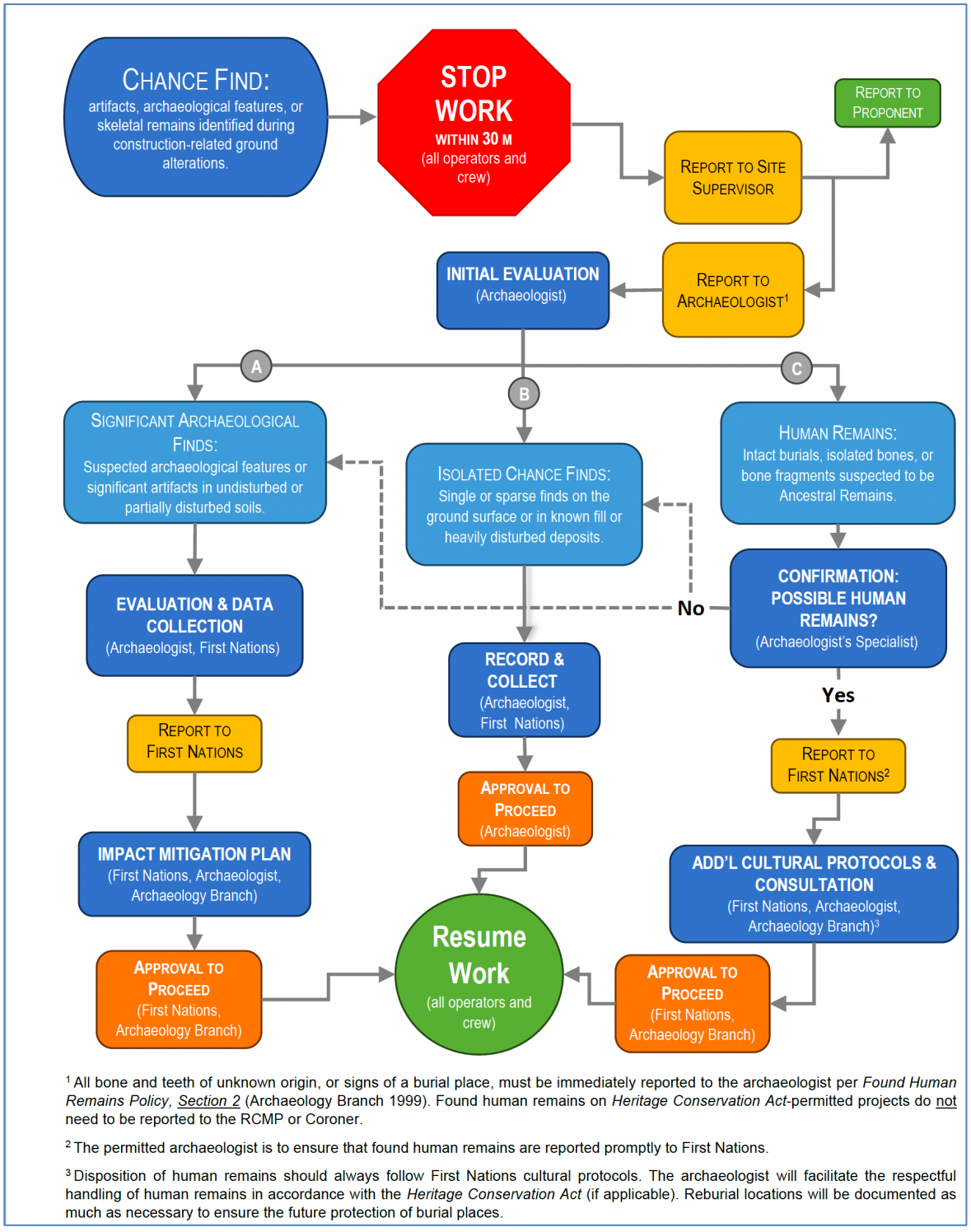


Figure 3. Archaeological Find Communication Protocol.



Tree Protection Notes:

Figure 4. Draft Tree Management Plan from Arborist's report outlining key tree protection features. Provided for convenience only. Please consult the finalized Arborist's report which shall take precedence.



[1] All bone and teeth of unknown origin, or signs of a burial place, must be immediately reported to the archaeologist per *Found Human Remains Policy, Section 2* (Archaeology Branch 1999). Found human remains on *Heritage Conservation Act*-permitted projects do not need to be reported to the RCMP or Coroner.

[2] The permitted archaeologist is to ensure that found human remains are reported promptly to First Nations.

[3] Disposition of human remains should always follow First Nations cultural protocols. The archaeologist will facilitate the respectful handling of human remains in accordance with the *Heritage Conservation Act* (if applicable). Reburial locations will be documented as much as necessary to ensure the future protection of burial places.

Figure 5. Chance Find flowchart as provided by the Project Archaeologist.

8 POST-CONSTRUCTION

A post-construction environmental monitoring report (see Section 7.3) will be prepared after the site has been stabilized and equipment demobilized at the end of the Project. The report will outline construction as it relates to environmental protection, the efficacy of mitigation, adherence to the CEMP, environmental incidents and responses (if any), and areas of concern to focus on during post-construction, as required.

A post-construction monitoring program will be developed upon receipt of the applicable permits and municipal approvals. Post-construction assessment of the site will be required to confirm that the site is stable and poses no threat to downstream habitats and will continue until these goals are achieved and/or as required under environmental permits for the site.

9 CLOSURE

This document has been prepared according to the best information available at the time of preparation. Should any Project team member have any questions, note any discrepancies, or require additional information, please do not hesitate to contact the undersigned.

Aqua-Tex Scientific Consulting Ltd.

Prepared By:

Cori L. Barraclough M.Sc., RPBio, PAg, CBiol, MRSB, PMP

Freshwater Ecologist

Phone: (250) 427-0348

aqua-tex@islandnet.com

Reviewed By:

Wm. Patrick Lucey M.Sc., RPBio, CBiol, MRSB.

Sr. Aquatic Ecologist

Phone: (250) 427-5906

aqua-tex@islandnet.com

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October 3, 2025