

BAMBERTON BULLETIN

Winter 2006

Remediating a Landscape - Rejuvenating a Community

Issue 1



BAMBERTON

THIS ISSUE:

Environmental Remediation News



Page 1 & 2

Community Update: Open House Update



Page 3

Bamberton Historical Society



Page 3

Community Profile: SEACOR Environmental



Page 3

Keeping the Community Involved

Welcome to the first edition of the Bamberton Bulletin. This newsletter will be published quarterly. Short updates will be sent by e-mail as news arises.

Look for information on the Bamberton lands remediation and community consultation process, community news and profiles on people who are involved with the project. As well, look for links to more detailed information on our new website: www.bamberton.com

Please forward this newsletter on to others who may be interested or have them sign up on our website to receive the newsletter personally. If you have comments or suggestions, please send

them to Becky Julseth, Communications Director for Three Point Properties: info@bamberton.com



Aerial view of Bamberton looking south-east across Saanich Peninsula.

Environmental Remediation *Making a Clean Sweep*

Sixty-eight years of intensive industrial activity have left their mark on the Bamberton Lands. Although many acres of land on the periphery of the development are still in a clean, natural state the industrial core is burdened by a legacy of environmental contaminants including asbestos, contaminated soil and left over fuels. In addition, the buildings from the original plant were crumbling and unsafe for use.

In July 2005 Three Point Properties hired SEACOR Environmental Inc. to develop and oversee a comprehensive remediation plan that would ensure the property could be returned to a healthy, usable state and that all remediation activities would be in compliance with the



Once key to the production of concrete, these derelict precipitators were deconstructed in preparation for the environmental remediation process.

current BC Environmental Assessment Act. (See SEACOR profile on page 3 for more information.)



Environmental Concerns: Remains of Industrial Activity Linger

Following a study of the site, SEACOR noted a number of issues that required immediate attention:

- Asbestos had been used as insulation in underground piping throughout the site. Over time, asbestos exposure can cause serious disease including cancer and asbestosis, an illness that destroys lung capacity—construction workers are at particular risk of exposure.
- Residual fuels were found in several of the old fuel lines and three on-site storage tanks, including two tanks located near the shoreline. Though these do not pose a current hazard, there is a risk that the tanks could be breached and contaminate surrounding land or soil.



- There is a large volume of contaminated soil located in old landfills and on the sites of the industrial buildings. These soils are fouled by a variety of materials used in the manufacture of cement, primarily heavy metals.

In response to this information, a detailed remediation plan was developed. This plan required deconstruction of the old buildings before the full environmental remediation strategy could be implemented.

A Three-Pronged Remediation Plan to Restore the Land

Removing the old buildings has been a massive task—some buildings had six-foot thick concrete walls, thanks to a convenient and plentiful supply of concrete. Despite initial forecasts that the work would take over two years, the deconstruction job was largely completed by February of this year, just seven months from when it first began. Scrap metal removed from the buildings has been stockpiled on site and will be barged to a recycling facility, likely in March. Concrete rubble is stockpiled in the existing quarry on site. Where possible, deconstructed building materials will be recycled or re-used on site.

Asbestos removal took place under the guidance of North West Environmental Ltd., asbestos-removal specialists, who followed current WCB guidelines to protect worker safety. To date, approximately 20 tonnes of asbestos-containing insulation has been removed from the site, completing this part of the project.

Some of the underground piping had been remediated by previous owners. In January 2006, the remaining fuel lines were flushed

of residual fuel and the resulting 7,100 litres of oily water was removed from the property and recycled. It is anticipated that the remaining three storage tanks, including the two largest near the shoreline, will be emptied in the spring and any remaining residual fuels will be removed from the site.

Remediation of the contaminated soil is in its early days. Affected soil will be excavated from the three existing landfills and removed to a newly engineered landfill in the quarry. The new landfill will be designed using commonly accepted engineering practices, minimizing groundwater and surfacewater contact with the relatively-inert contaminated soil. In addition, the new landfill will include controls to test water quality. This technology is seen as superior to landfill “capping”, which requires covering an old landfill with impermeable soil or pavement.

At this time, we are awaiting approval for the new landfill from the Ministry of Environment. Soil remediation will begin pending approval. After the soil remediation process has been completed, SEA-

COR will provide a detailed report and documentation to the provincial government recommending a final Certificate of Compliance, or approval, to proceed with property development. It is anticipated that the clean-up will be substantially complete in the Fall of 2006.



Did You Know? *Cement is the powder, made out of raw materials such as limestone and clay, which in turn is used to make concrete. For a visual explanation of how concrete is made visit our website at:*

www.bamberton.com



Community News

Honouring the Past

Our first open house was held on October 1 and we were overwhelmed by public interest. More than 400 people attended, ranging from people who had lived in Bamberton many years ago to people who had never set foot on the property. Thank you to everyone who participated.

Many people shared their personal history and others brought along interesting mementos from their time here. These actions underscored the importance of Bamberton's history to the region and the country. And so Maureen Alexander, a trained librarian, was hired to sort and catalogue the substantial archival materials left behind over the years. Although her work has just begun we are excited by the variety and depth of information that she has unearthed.



Community Consultation Update

Visioning Session in the Works for the Spring

Three Point Properties is planning a series of community visioning workshops to seek public input into future development plans for the Bamberton lands. The first session is planned for the spring and dates will be announced through the website and community links.

Do you want to be included on a mailing list for upcoming meetings? If so, please contact Fran Generous at Three Point Properties: fgenerous@threepointproperties.com or by phone at (250) 743-3737.



Workers from the old days at the cement plant.

Introducing the Bamberton Historical Society

In order to preserve and share Bamberton's rich history, we are working to establish the Bamberton Historical Society, a not for profit society. In cooperation with Three Point Property's archival efforts, the aim of the society will be to find innovative ways to make these materials accessible to the public.

In time, we hope to create an on-line museum featuring images and stories from Bamberton. Until then, some of the stories and images will be shared in this newsletter and on our website: www.bamberton.com

Who Is On The Team?

Three Point Properties has hired SEACOR Environmental Inc. to manage the remediation activities for Bamberton.

"We sought out SEACOR due to the outstanding reputation of John Wiens [Technical Director, Site Assessments with SEACOR]," says Ross Tennant, Bamberton Development Manager. The company was initially contracted to assist with pre-purchase due diligence of the property, but when Tennant learned that Wiens was one of a small number of Approved Professionals under the provincial Environmental Management Act to both prescribe and review site remediation activities, they were hired.

In addition to supervising the remediation activities, SEACOR has brought in a very capable team of subcontractors to handle specific needs on the site such as sampling analysis, asbestos remediation, and hydrocarbon analysis.

"The team that John put together, under the leadership of Michelle Mahovlich has been knowledgeable, thorough, and professional," says Tennant. "With a remediation task of this complexity, I could not be happier with the work that the SEACOR team has performed."

SEACOR has 16 offices across Canada and employs more than 140 employees. Since it was established in 1991, SEACOR has successfully completed several thousand projects in Canada, the United States, Europe and South America. On the island, SEACOR has been in Victoria since 1994 (with a current staff of 12) and in Nanaimo since 1992.

For more information on SEACOR visit their website at: www.seacorcanada.com