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CITY OF NEW WESTMINSTER

Risk Management Plan

224 Front Street, New Westminister, BC

09216

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EXECUTIVE SUMMARY

This report constitutes the post-remedial risk management plan (RMP) for 224 Front Street, New Westminster, British Columbia (BC; the “Site”). The document provides an outline of work completed on the Site prior to and concurrent with redevelopment of the Site into the Westminster Pier Park. The RMP presented herein constitutes the final document in a series of five (5) reports that details work completed for submission to BC Ministry of Environment (MoE) in support of obtaining a Certificate of Compliance for the Site.

The human health risk assessment (HHRA) concluded that risk-based standards are met on site. The detailed ecological risk assessment (DERA) concluded that risks were low to aquatic and terrestrial life.

The monitoring plan was developed to confirm that remedial measures (soil removal, installation of a grout wall for containment, vapour mitigation in the concession building and sediment capping) were successful and that assumptions made as part of the HHRA and DERA are accurate. This includes discussion of certain features associated with park construction (e.g. raising ground levels, placement of hard-covered areas such as playgrounds and sidewalks, placement of shoreline protection) and their relevance to the risk assessment and risk management process. These features require maintenance throughout the lifetime of the park and changes to these features (e.g. reduction of ground levels, construction of additional buildings) will need to be designed with consideration of their impacts to the risk assessment.

The purpose of proposed monitoring is described in this report. Where monitoring includes chemical analysis, the proposed analytical, sampling frequency and duration, criteria for evaluation of results and closure criteria for cessation of the monitoring program are presented (Tables A and B). The proposed duration for monitoring varies between one and two years, depending on the parameters being assessed and the rationale for their assessment. Consideration for additional monitoring is provided and is dependent on the results for the initial program.

It is proposed that quarterly memoranda, which summarize results, be issued to the City of New Westminster and the BC MoE. Additionally, an annual report is recommended that includes an evaluation of data, actions required and proposed changes to the following year’s monitoring schedule.