



Victoria File: 26250-20/22990
Site ID: 22990

December 20, 2022

Dan Robbins
66 Development Ltd.
295 King George Terrace
Victoria, BC V8S 2J8
dan@sakuradevelopments.com

Dear Dan Robbins:

Re: Certificate of Compliance – 1150 Cook Street, Victoria, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

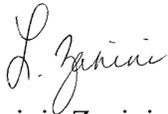
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: Charlotte Wain, City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6
(BY EMAIL) cwain@victoria.ca

Bradley Leysath, Coast Capital Savings Federal Credit Union
310 – 1515 Douglas Street, Victoria, BC V8W 2G4
(BY EMAIL) bradley.leysath@coastcapitalsavings.com

Sheriar Irani, Intact Insurance Company
246 - 2401C Millstream Road, Victoria, BC V9B 3R5
(BY EMAIL) sheriar.irani@intact.net

Chuck Jochems, Approved Professional, Active Earth Engineering Ltd.
201 – 3989 Henning Drive, Burnaby, BC V5C 6P8
(BY EMAIL) chuck.jochems@activeearth.ca

Anna Popova, CSAP Society
744 W Hastings Street, Vancouver, BC V6C 1A5
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) csp_cio@Victoria1.gov.bc.ca



CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

December 20, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1150 Cook Street, Victoria, British Columbia which is more particularly known and described as:

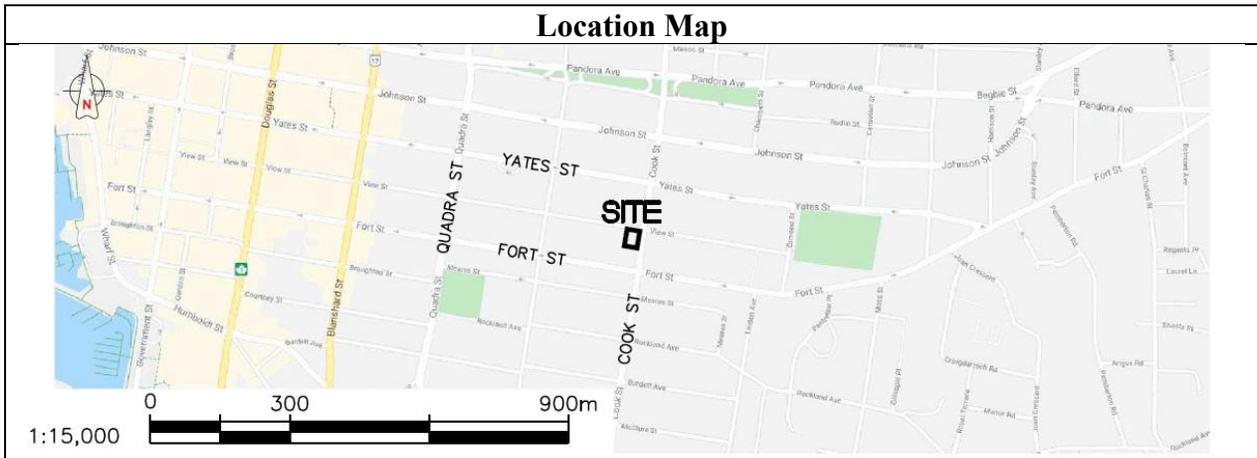
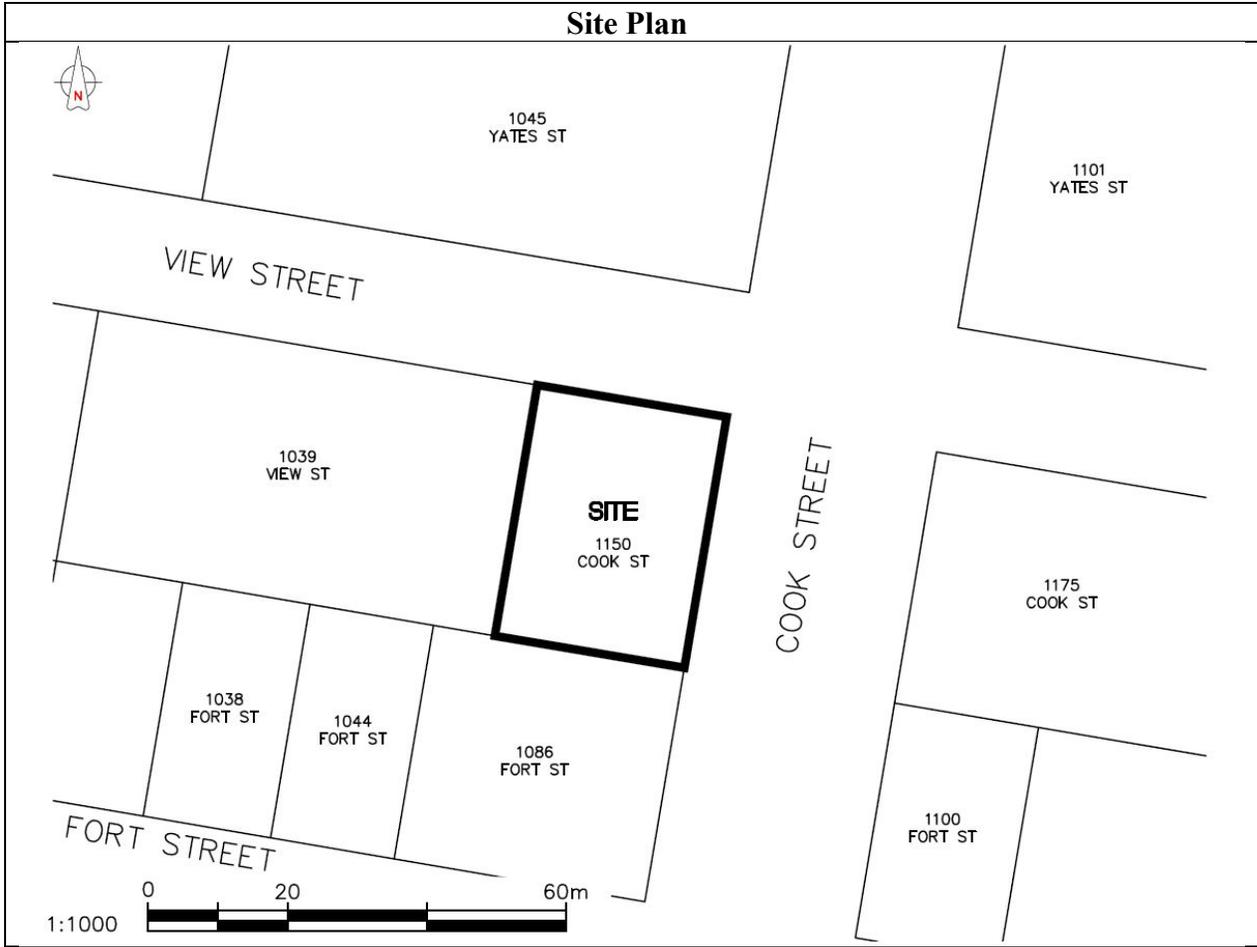
Lot 1 of Lots 996 and 997 Victoria City Plan EPP112147
PID: 031-493-858

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 25' 26.2"
Longitude: 123° 21' 15.1"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

(a) The future site building will include two or more levels of underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances to be remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
copper	7440-50-8
lead	7439-92-1
nickel	7440-02-0
toluene	108-88-3
xylenes, total	1330-20-7
zinc	7440-66-6

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
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Substances to be remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

VPHv	N/A
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Schedule D

Documents

Summary of Site Condition, 1150 Cook Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated October 2022.

Communications Record, View Street, City of Victoria, BC, prepared by Active Earth Engineering Ltd., dated October 27, 2022.

Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 1150 Cook Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated September 2022.

Approval in Principle – 1150 Cook Street, Victoria, British Columbia, issued by BC ENV, dated September 23, 2021.

Remediation Plan, 1150 Cook Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated August 2021.

Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation, 1150 Cook Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated August 2021.

Stage 1 Preliminary Site Investigation, 1150 Cook Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated November 2018.

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