



Ministry of
Environment

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.

OCT 07 2015

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance (referred to as Lot 2) is located at 537 Superior Street, Victoria, British Columbia which is more particularly known and described as:

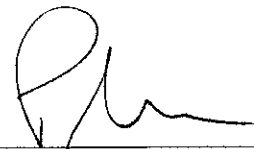
Lot 2 of lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743 Victoria City Plan EPP38872
PID: 029-274-486

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

Latitude: 48° 25' 03.00"
Longitude: 123° 22' 14.00"

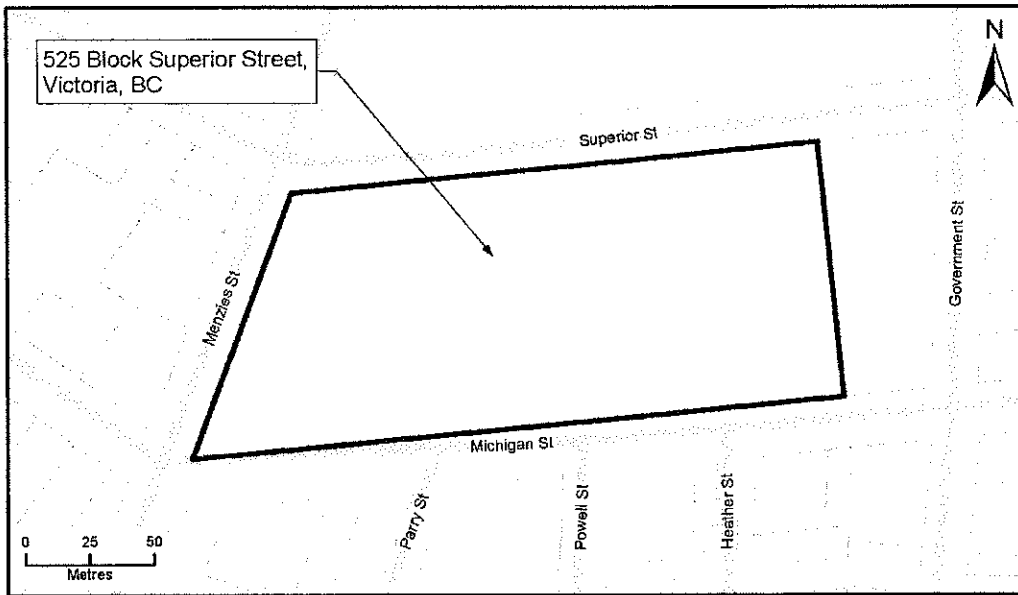
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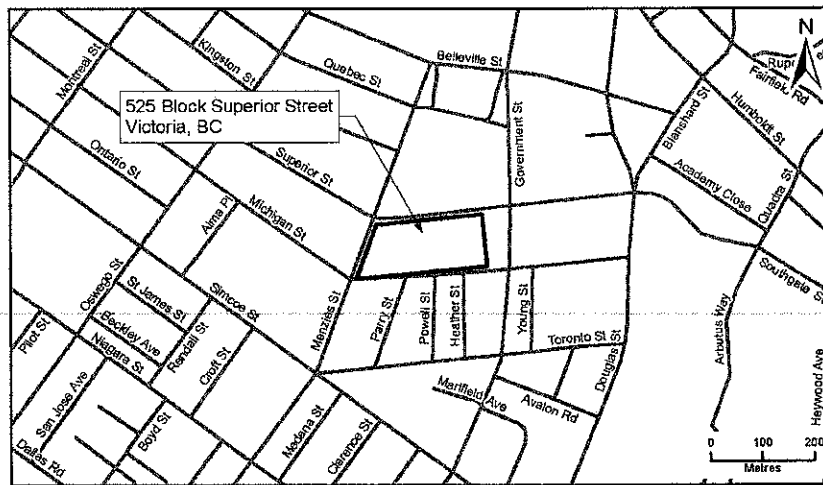
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Site Plan



Site Plan

Location Map



Site Location

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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 or risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) If future buildings are constructed at the Site, measures must be in place so that groundwater is not in contact with the building foundation and groundwater sumps, if required, must be sealed.

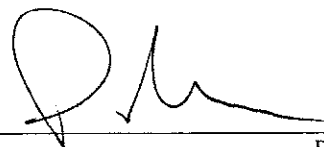
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed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

2. The proponent will retain the services of a qualified environmental consultant during any future subsurface work at the site to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.
3. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- (b) Groundwater must not be used for domestic purposes (i.e. drinking water).
- (c) If future buildings are constructed at the Site, measures must be in place so that groundwater is not in contact with the building foundation and groundwater sumps, if required, must be sealed.
- (d) Soil at the Site must not be redistributed as surface soils and used to grow vegetation.

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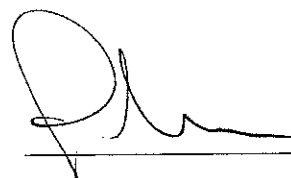


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4. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
5. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
6. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
7. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
8. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet risk-based remediation standards:

- Arsenic, barium, chloride, and zinc; and
- Benzene, and toluene.

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Benzene, bromodichloromethane (BDCM), n-hexane, naphthalene, tetrachloromethane (carbon tetrachloride), TCE (trichloroethylene), trichloromethane (chloroform), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Nitrate.

Substances remediated in water for marine aquatic life water use:

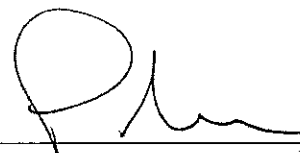
To meet risk-based remediation standards:

- Cadmium, cobalt, and nickel.

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Site Identification Number 16418
Version 8.0 R



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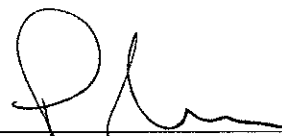
Schedule D

Documents

- *Summary of Site Condition, South Block, Superior Street, Victoria, British Columbia*, prepared Gabriel Viehweger and Michael McLeay / Hemmera, dated July 23, 2015;
- *Re: Addendum to Stage 1 and 2 Preliminary and Detailed Site Investigation, South Block, Superior Street, Victoria, BC (Site #16418)*, prepared by Diane Zorn, Hemmera, dated July, 2015;
- *Detailed Human Health and Ecological Risk Assessment, South Block – Lot 2, 537 Superior Street, and OMA 1, Victoria, British Columbia*, prepared by Adam Radlowski and Doug Bright / Hemmera, dated May 2015;
- *Re: Performance Verification Plan for Certificate of Compliance at South Block Lot 2, 537 Superior Street, Victoria, BC*, prepared by Adam Radlowski and Diane Zorn / Hemmera, dated May 21, 2015;
- *Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, South Block, Superior St., Victoria, British Columbia*, prepared by Kim Hancock, Tyler Wilen, Jake Gossen and Diane Zorn / Hemmera, dated May 2015;
- *Re: Revised Determination of Local Background Soil Quality, 537 Superior Street, Victoria, BC, Site ID 16418*, prepared by Peggy Evans / BC Ministry of Environment, dated May 13, 2015
- *Revised Determination of Local Background Soil Quality, 537 Superior Street, Victoria, BC*, prepared by Chuck Jochems and Paul Webb / Hemmera, dated April 9, 2015
- *Re: Application for Background Groundwater Quality Determination South Block, Victoria, BC, Site ID 16418*, prepared by Peggy Evans / BC Ministry of Environment, prepared September 30, 2014; and
- *Background Groundwater Quality Determination, South Block, Victoria, BC, Site ID 16418*, prepared by Jake Gossen, Haile Tolera, Chuck Jochems and Diane Zorn / Hemmera, dated August 20, 2014.

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