



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. 27, 2016  
Date Issued

J.A. Brooke  
J.A. Brooke  
For Director, *Environmental Management Act*

**Schedule A**

The site covered by this Certificate of Compliance is located at 1515 Douglas Street, Victoria, British Columbia which is more particularly known and described as:

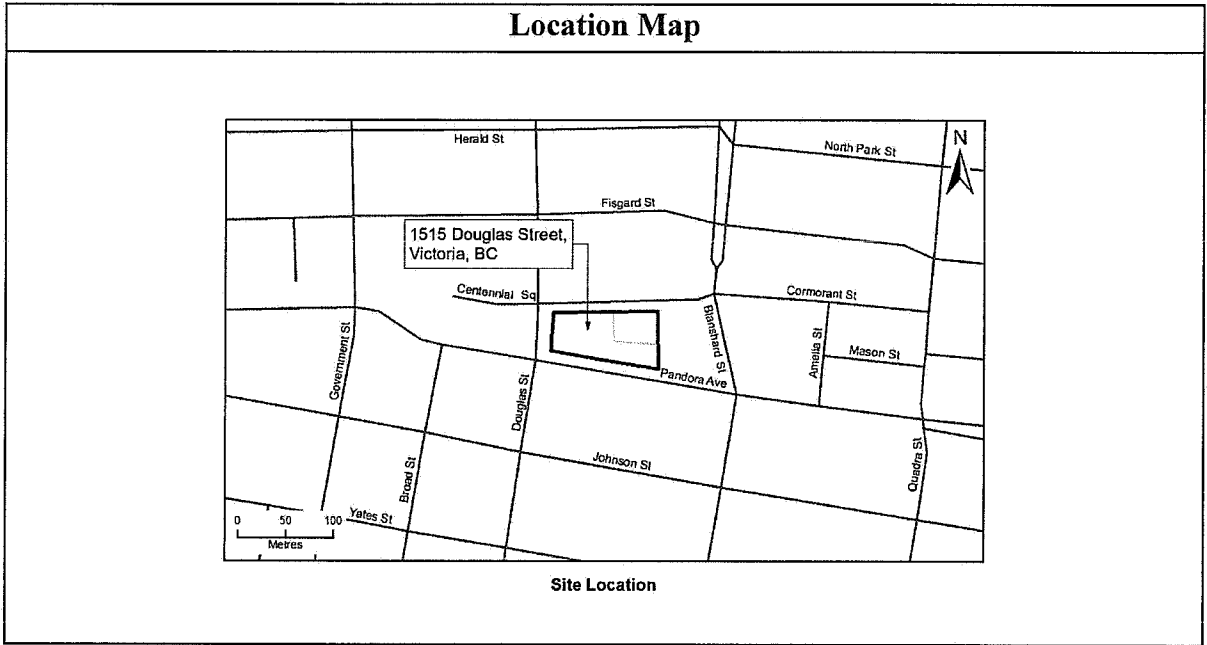
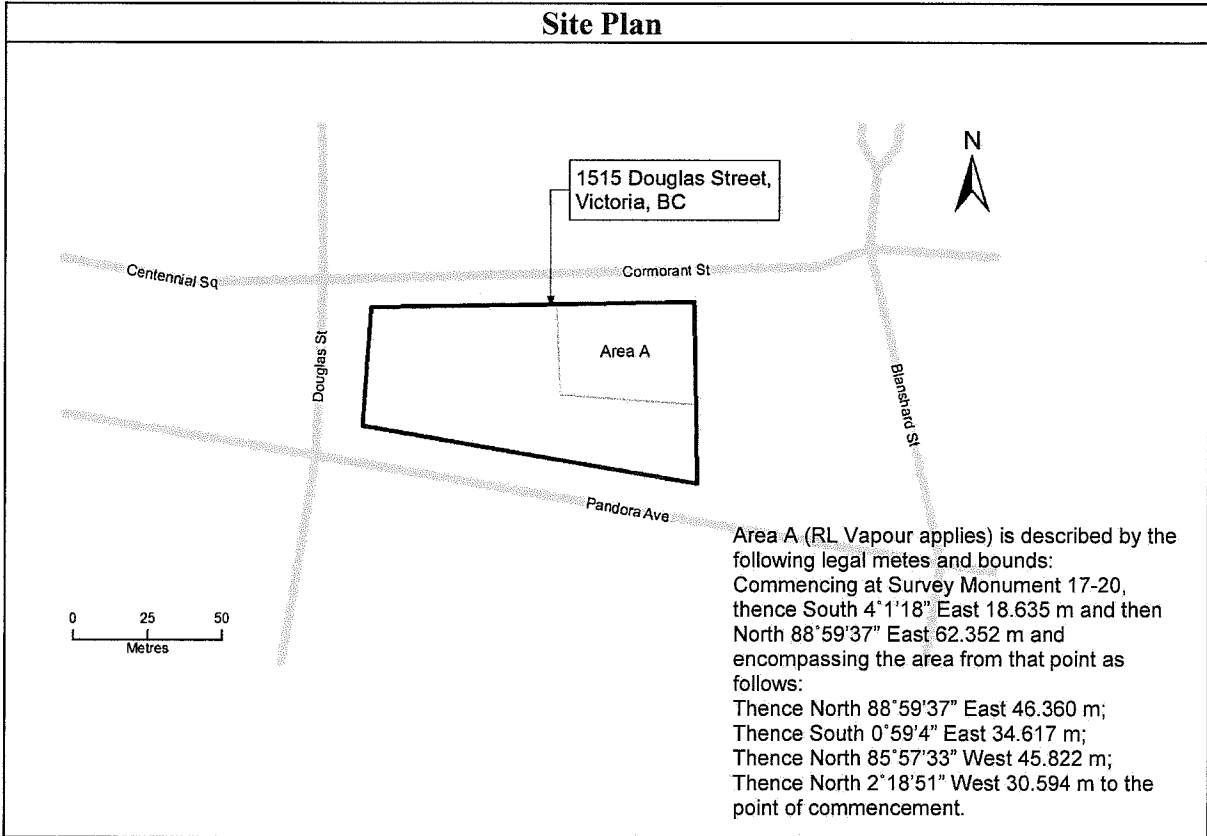
Lot 1 of Lots 1247, 1248 and 1257, Victoria City Plan EPP27886  
PID: 029-049-369

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

Latitude: 48° 25' 41.83"  
Longitude: 123° 21' 48.94"

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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 Contaminated Sites Regulation numerical standards 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) Off-Site residential / commercial building with two levels of underground parking within 30 m NORTH of Site;
- (b) Off-Site commercial and office buildings with single level basements, and at least one unlined crawl space, within 30 m SOUTH of Site.
- (c) The Site has been excavated to a depth of 6 – 8 m below the surrounding grade, completely into bedrock, from property line to property line. All potential sources of soil vapour have been removed from the Site.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 remediated in soil for commercial land soil use:*

To meet numerical remediation standards:

- Barium, lead, and tin; and
- LEPHs.

#### *Substances remediated in water for marine aquatic life water use:*

To meet numerical remediation standards:

- Zinc.

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Hemmera, dated June 2016;

*Stage 2 Preliminary Site Investigation, Detailed Site Investigation, Remedial Action Plan, and Confirmation of Remediation Report, 1515 Douglas Street, Victoria, BC*, prepared by Hemmera, dated June 2016;

*Stage 1 Preliminary Site Investigation Update, 1515 Douglas Street, Victoria, BC*, prepared by Hemmera, dated May 2016;

*Release Request – Soil Removal, Zoning, Demolition and Development Applications 1501 – 1517 Douglas Street and 750 Pandora Street, Victoria, BC, January 15, 2015*, prepared by BC Ministry of Environment, dated January 15, 2015;

*Application for Determination of Local Background Groundwater Concentration 1501, 1509-1517 Douglas Street and 750 Pandora Ave, Victoria, BC*, prepared by BC Ministry of Environment, dated December 4, 2014;

*REVISED Background Groundwater Quality Determination, 1501, 1509 – 1517 Douglas Street and 750 Pandora Avenue, Victoria, BC Site ID 9906*, prepared by Hemmera, dated November 17, 2014;

*Stage 1 Preliminary Site Investigation 1501, 1509 – 1517 Douglas Street and 750 Pandora Avenue, Victoria, BC*, prepared by Hemmera, dated February 2014;

*Letter Re: Notification of Migration of Contaminated Materials from 1501 Douglas Street to 1509 Douglas Street*, prepared by Robert K. Jawl, dated August 17, 2012;

*Remedial Excavation, 1501 Douglas Street, Victoria, BC*, prepared by PHH ARC Environmental, dated July 25, 2012;

*Letter Re: Notification of Migration of Likely or Actual Offsite Migration to Property from 1501 Douglas Street, Victoria, BC*, prepared by BC Ministry of Environment, dated July 17, 2012;

*Letter Re: Notification of Migration of Likely or Actual Offsite Migration, 1509 Douglas Street*, prepared by PHH ARC Environmental Ltd., dated July 10, 2012;

*Stage 2 Preliminary Site Investigation Report, 1501 Douglas Street, Victoria, British Columbia*, prepared by PHH ARC Environmental Ltd., dated May 7, 2012;

*Certificate of Compliance, 1517 Douglas Street, Victoria, BC*, prepared by BC Ministry of Environment, dated November 3, 2006;

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*Approval in Principle, 1517 Douglas Street, Victoria, BC, prepared by BC Ministry of Environment, dated November 3, 2006;*

*Detailed Site Investigation & Remediation Completion Report, 1517 Douglas Street, Victoria, BC, prepared by Trow Associates Inc., dated June 15, 2006;*

*East Property Line Investigation of CIBC Property, 1517 Douglas Street, Victoria, BC, prepared by Trow Associates Inc., dated June 14, 2006;*

*Letter Re: 750 Pandora Street, Victoria, BC, prepared by Seacor Environmental Inc., dated August 23, 2005;*

*Limited Stage 2 Preliminary Site Investigation, 750 Pandora Avenue, Victoria, BC, prepared by Seacor Environmental Inc., dated June 2005;*

*Phase I Environmental Site Assessment, 750 Pandora Avenue, Victoria, BC, prepared by Seacor Environmental Inc., dated May 2005; and*

*DRAFT Stage 2 Preliminary Site Investigation, 1517 Douglas Street, Victoria, BC, prepared by Trow Associates Inc., dated April 25, 2005.*

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