



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.

AUG 23 2017

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2122 Government Street, Victoria, British Columbia which is more particularly known and described as:

Lot C, Part of Bed of Public Harbour of Victoria, Victoria District Plan 48591;
PID: 014-081-393.

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

Latitude: 48° 26' 0.6"
Longitude: 123° 22' 5.1"

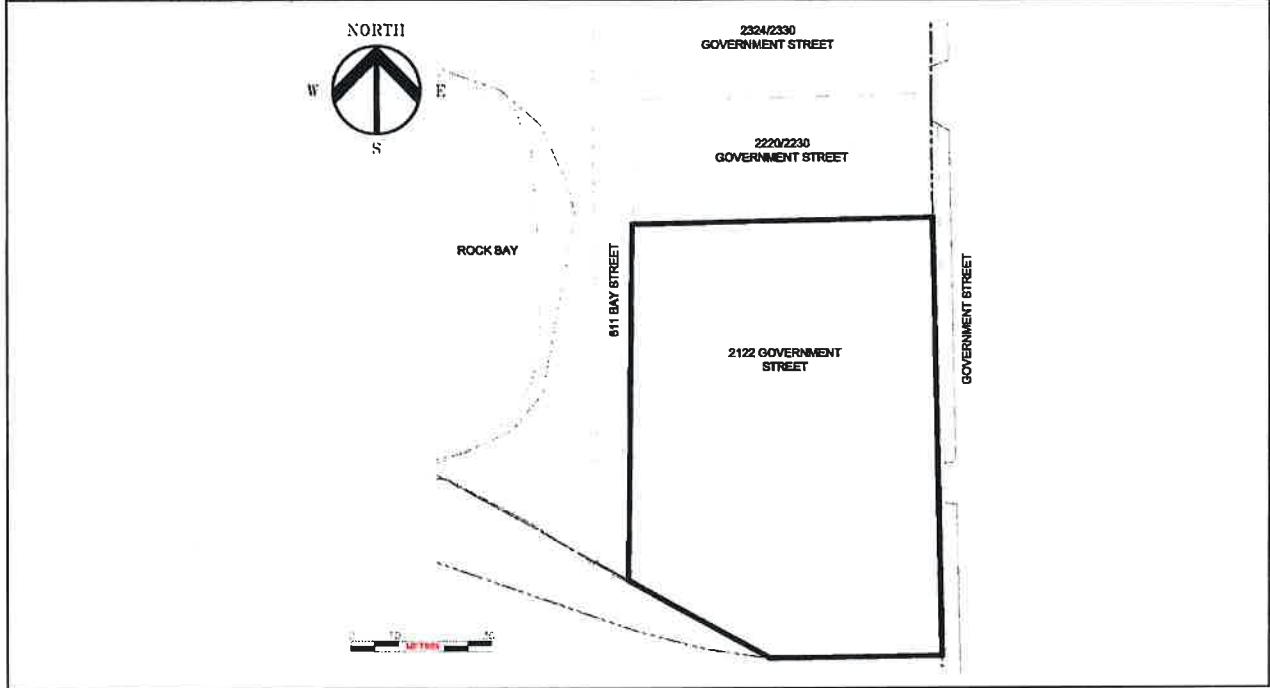
AUG 23 2017

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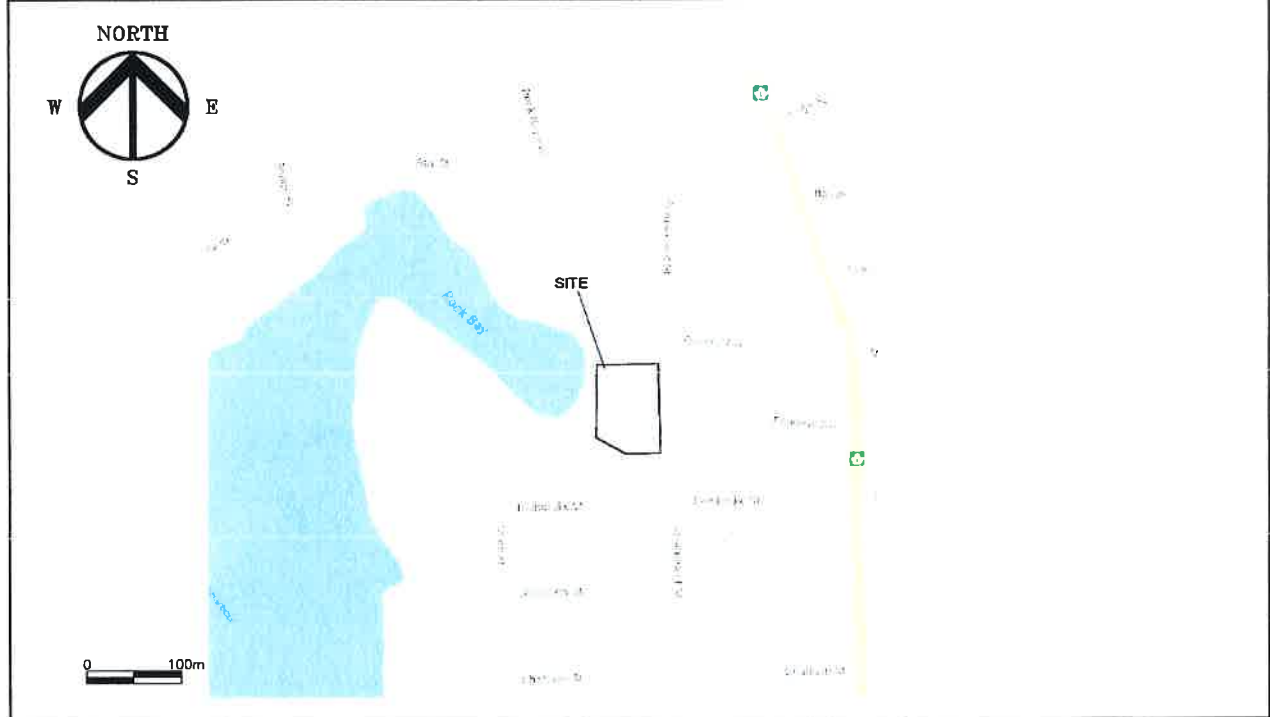


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Site Plan, Victoria, BC



Location Map, Victoria, BC



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Site Identification Number 15493
Version 8.0 R

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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses 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. 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 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 the site. These assumptions include the following:

- (a) The Site will continue to be used as a commercial property with future buildings being slab on grade and no groundwater contact with the slab will occur.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at 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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) The impacted soil identified at depth greater than 1 m bgs must remain at least 1 m bgs at the BC Hydro Property.
3. If requested by the Director, the responsible person 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.
4. 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.
5. 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.

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6. 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 excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. 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 plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Antimony, and tin;
- Ethylbenzene, toluene, and xylene;
- VPHs, LEPHs, and HEPHs; and
- Dibenz[a,h]anthracene, naphthalene and pyrene.

To meet risk-based remediation standards:

- Cadmium, copper, lead, and zinc;
- Benzene; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene , indeno[1,2,3-cd]pyrene, and phenanthrene.

Substances remediated in water for marine aquatic water use:

To meet numerical remediation standards:

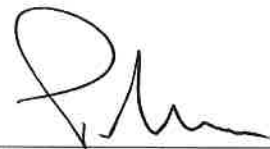
- Ammonia and cyanide (WAD);
- LEPHw; and
- Acenaphthene, acridine, benzo[a]anthracene, benzo[a]pyrene, chrysene, and fluoranthene.

To meet risk-based remediation standards:

- Sulphide (as H₂S).
- Anthracene, naphthalene, phenanthrene and pyrene; and

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Schedule D

Documents

Summary of Site Condition (for BC Hydro Property). SNC-LAVALIN INC., June 2017.

Performance Verification Plan, BC Hydro Property, 2122 Government Street, Victoria, BC, Site ID: 15493. SNC-LAVALIN INC. and AZIMUTH CONSULTING GROUP, June 2017.

Detailed Ecological Risk Assessment, Rock Bay Remediation Project Working Area 3, 2122 and 2220/2230 Government Street and portions of 2234 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. AZIMUTH CONSULTING GROUP and SNC-LAVALIN, June 2017.

Human Health Risk Assessment, Rock Bay Remediation Project Working Area 3, 2122 and 2220/2230 Government Street and portions of 2234 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., June 2017.

Confirmation of Remediation, Rock Bay Remediation Project Working Area 3, 2122 and 2220/2230 Government Street and portions of 2234 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., June 2017.

Summary of Post Remediation Sulphate Groundwater Results, Working Area 3, Rock Bay Remediation Project, Victoria, BC, prepared for BC Hydro and Power Authority. BC MINISTRY OF ENVIRONMENT, February 2017.

Protocol 6 Approval Application Request Not to Delineate HEPH (soil) and PAH (groundwater) contamination to the North and East of Working Area 3, Rock Bay Remediation Project, Victoria, British Columbia. Prepared for BC Hydro & Power Authority. BC MINISTRY OF ENVIRONMENT, December 2016.

2014 and 2015 Remedial Excavation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2324 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., February 2016.

WA3 Stage 2 Preliminary Site Investigation / Detailed Site Investigation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2324 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., February 2016.

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Stage 1 Preliminary Site Investigation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2324 Government Street and 611 Bay Street, Victoria, BC Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., November 2015.

Site Risk Reclassification, 2122 Government Street, Victoria, PID: 014-081-393. BC MINISTRY OF ENVIRONMENT, January 2015.

Site 354 – Rock Bay Water Use Determination – 502 and 512 Pembroke Street, 2110 and 2112 Store Street, and 2122 Government Street, Victoria, BC. BC MINISTRY OF ENVIRONMENT, 2012.

Water Use Determination Request for the BC Hydro Rock Bay Properties 502 and 512 Pembroke Street, 2110 Store Street, and 2122 Government Street, Victoria, BC MoE Request for Additional Information, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., December 2011.

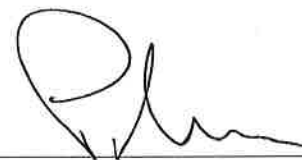
Summary of Additional Investigation Results, 2122 Government Street, Victoria, BC. AQUATERRA CONSULTANTS LTD., 2003.

Rock Bay Victoria Harbour, Detailed Site Investigation prepared for Transport Canada and BC Hydro. HEMMERA ENVIROCHEM INC.AND GOLDER ASSOCIATES LTD., October 2001.

Hydrochemical and Hydrogeological Investigations for Contaminated Groundwater Management of Canadian Coast Guard Property, Rock Bay, Victoria, B.C. Prepared for Public Works Canada. ENVIROCHEM SPECIAL PROJECTS, INC., 1994,

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