



## **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 a Management Area that comprises the entire area of the site located at 2220/2230 Government Street, Victoria, British Columbia which is more particularly known and described as:

Lot B, District Lot 121, Victoria District, And Part Of The Bed Of The Public Harbour Of Victoria, Plan 48591.

PID: 014-081-164

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

Latitude: 48° 26' 3.0"  
Longitude: 123° 22' 4.4"

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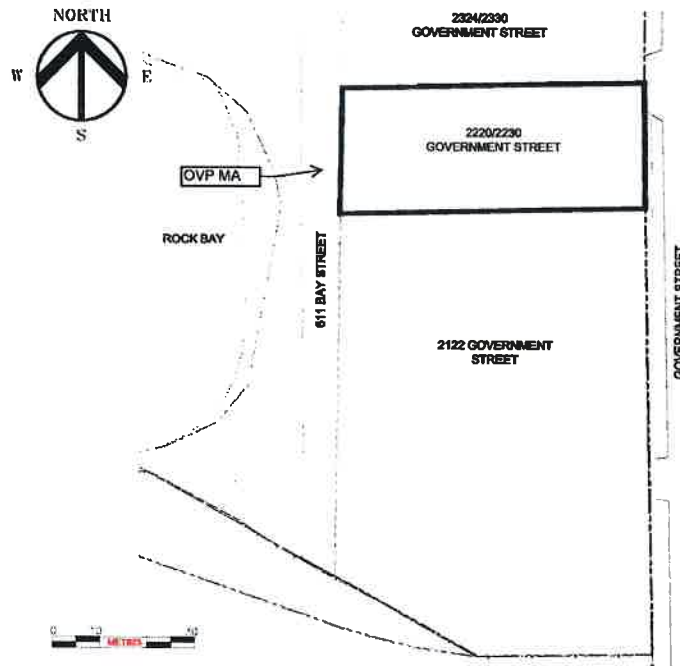
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## Site Plan, Victoria, BC

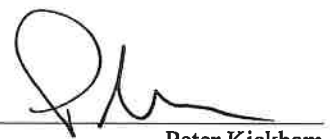


## Location Map, Victoria, BC



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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 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 or risk-based 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:

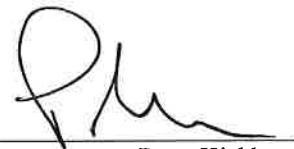
- (a) The Management Area would continue to be used as a commercial property.
- (b) Vapour attenuation factors are based on the assumption that future building(s) will be either:
  - Slab on grade and no groundwater contact with the slab will occur; or,
  - If any non-slab on grade buildings are constructed at the Management Area, the buildings will include a drainage system to prevent groundwater contact with the slab of the building, and any sumps associated with the drainage system will be located or vented exterior to the building.

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) If any non-slab on grade buildings are constructed at the Management Area, the buildings will include a drainage system to prevent groundwater contact with the slab of the building, and any sumps associated with the drainage system will be located or vented exterior to the building.

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3. 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.
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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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

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

##### To meet risk-based remediation standards:

- HEPHs.

#### *Substances remediated in vapour for commercial land vapour use:*

##### To meet risk-based remediation standards:

- Benzene, 1,3-butadiene, and VPHv.

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

##### To meet numerical remediation standards:

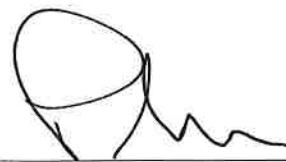
- LEPHw; and
- Chrysene and fluoranthene.

##### To meet risk-based remediation standards:

- Sulphide (as H<sub>2</sub>S); and
- Benzo[a]pyrene and pyrene.

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## Schedule D

### Documents

*Summary of Site Condition (for OVP Management Area), SNC-LAVALIN INC., February 2017.*

*Performance Verification Plan, OVP MA, 2220/2230 Government Street, Victoria, BC, Site ID: 16582, 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, SNC-LAVALIN INC. and AZIMUTH CONSULTING GROUP, 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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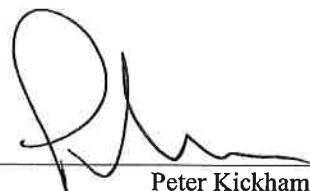
*Stage 1 Preliminary Site Investigation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2324 Government Street and 611 Bay Street, Victoria, BC Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., November 2015.*

*Site 16780 – Water Use Determination Request for the Rock Bay Remainder WA4 Drinking Water Management Area, Victoria, BC. BC MINISTRY OF ENVIRONMENT, 2014.*

*Water Use Determination Request for the Rock Bay Remainder WA4 Drinking Water Management Area, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., April 2014.*

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