



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.

September 13, 2017

Date Issued

Liliana Jerade

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 848 Yates Street, Victoria which is more particularly known and described as:

LOT 374 VICTORIA CITY
PID: 009-359-184

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Bradley W Cunnin, B.C. Land Surveyor on April 26, 2016.

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

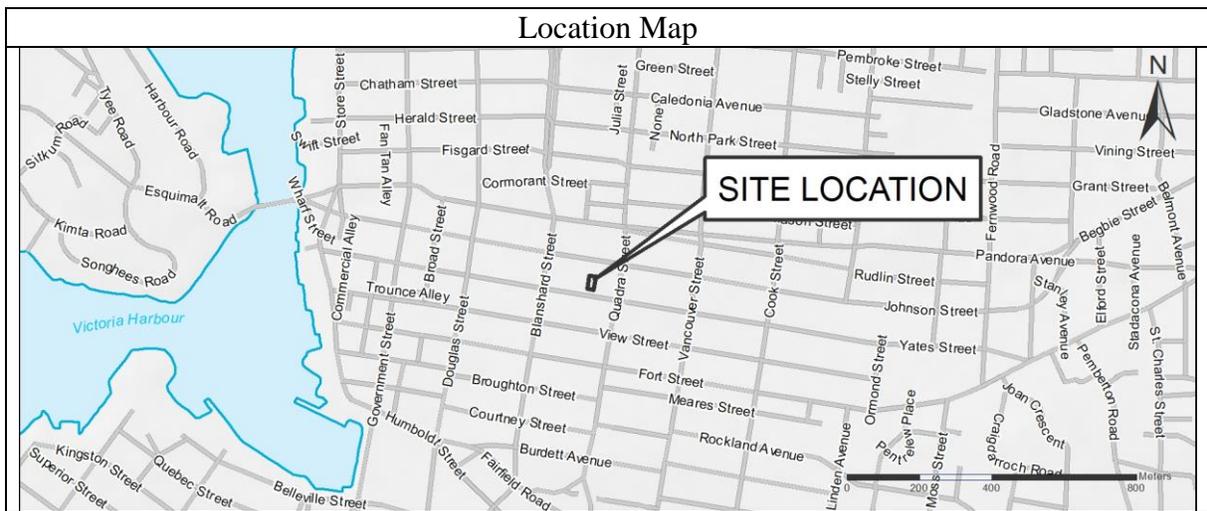
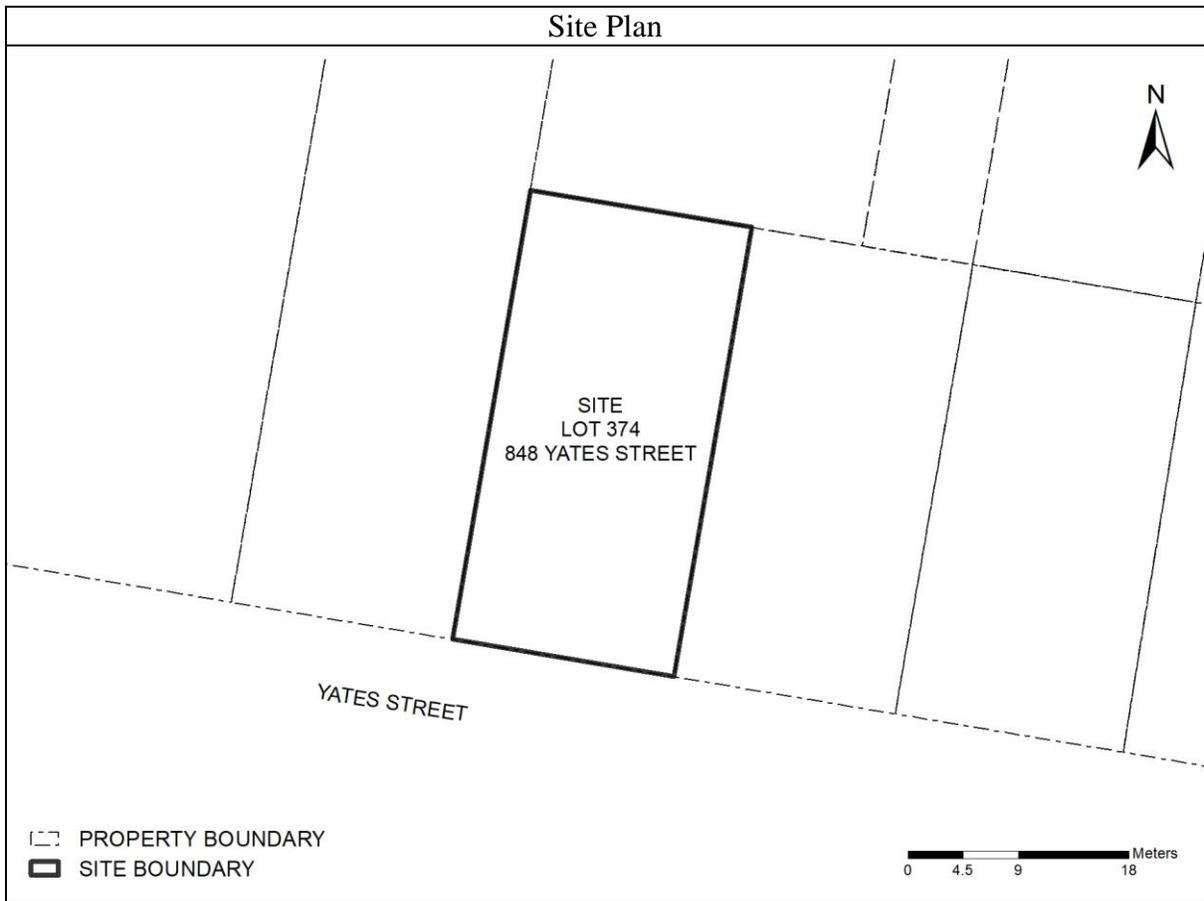
Latitude: 48° 25' 34.6"
Longitude: 123° 21' 36.3"

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

- (a) Any future building constructed on Site will include a perimeter drainage system to prevent groundwater contact with the slab of the building and any sumps associated with the perimeter drainage system will be vented to the exterior of the building.

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

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Barium, lead, and zinc.

Substances remediated in soil-vapour for residential land use:

To meet risk based standards:

- Benzene,
- VPHv.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by PGL Environmental Consultants, dated 1 September 2017;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 848 Yates Street, Victoria, BC*, prepared by PGL Environmental Consultants, dated July 2017.
- *Confirmation of Remediation, 848 Yates Street, Victoria, BC*, prepared by PGL Environmental Consultants, dated August 2017;
- *Human Health & Ecological Risk Assessment, 848 Yates Street, Victoria, BC*, prepared by PGL Environmental Consultants, dated August 2017;
- *Release Request - Development Permit Application (Scenario 5), 848 Yates Street, Victoria, BC, PID: 009-359-184, Site ID: 19662*, prepared by PGL Environmental Consultants, dated 14 Jul 2017;
- *Site Profile Submission and Release Request - Development Permit Application, 848 Yates Street, Victoria, PID: 009-359-184, prepared by BC Ministry of Environment, dated 25 Jul 2017;*
- *Phase 1 Environmental Site Assessment, 848 Yates Street, Victoria, BC, Thurber Engineering Ltd., February 24, 2016; and*
- *Phase 2 Environmental Site Assessment, 848 Yates Street, Victoria, BC Thurber Engineering Ltd., April 7, 2015.*

September 13, 2017

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*