



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.

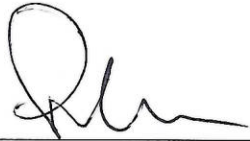
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

December 12, 2017
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located 819 Yates Street, Victoria, British Columbia which is more particularly known and described as:

Lot A, District Lots 306, 307, 324 & 325, Victoria City, Plan 33016
PID: 000-223-158

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

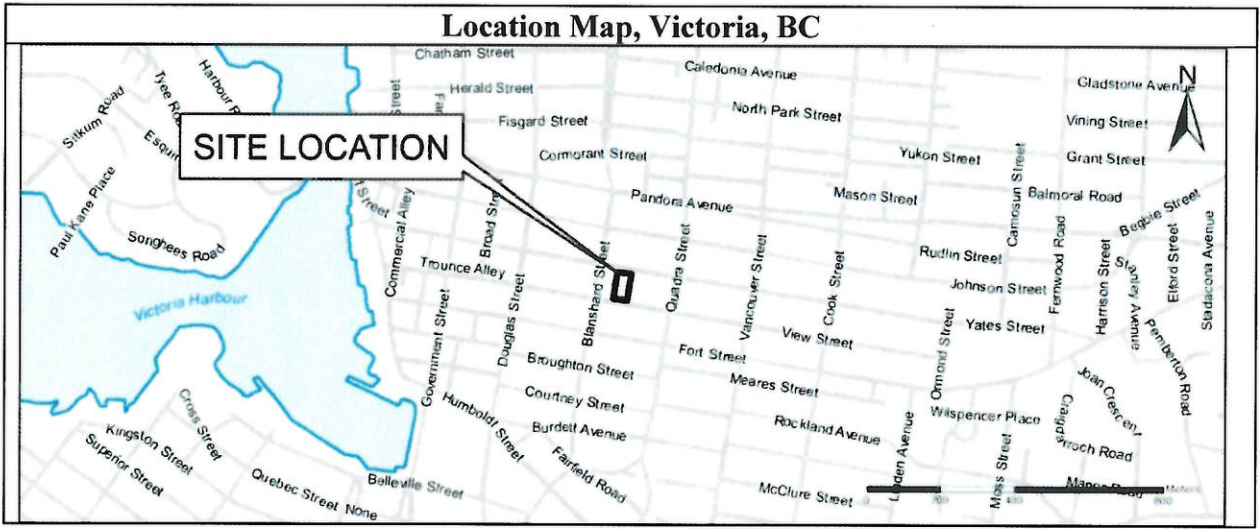
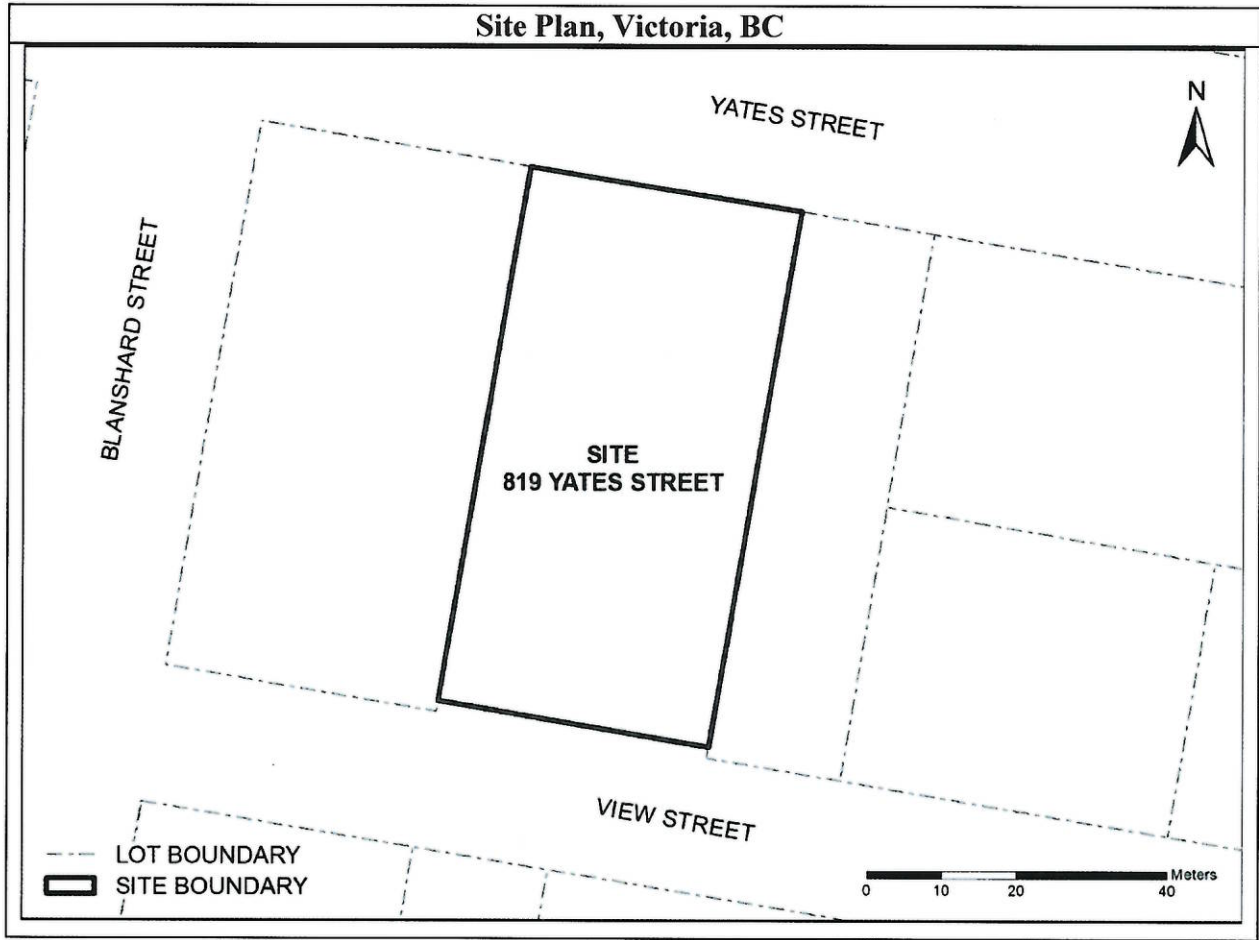
Latitude: 48° 25' 31.5"
Longitude: 123° 21' 40.5"

December 12, 2017

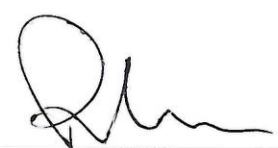
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Schedule B

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 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) Any buildings to be constructed will have a basement or parkade no more than 10.0 metres below current grade.

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(s) 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 residential land soil use:

To meet numerical remediation standards:

- Antimony, barium, lead, tin and zinc;
- VPHs, HEPHs and LEPHs; and
- Benz[a]anthracene.

December 12, 2017
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Site Identification Number 9787
Version 8.0 R



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Schedule D

Documents

- *Summary of Site Condition*, prepared by Michael Sloan / SLR Consulting (Canada) Ltd., dated 29 Sep 2017;
- *Confirmation of Remediation & Stage 1 Preliminary Site Investigation Update – 819 Yates Street, Victoria, BC*, prepared by SLR Consulting (Canada) Ltd., dated 25 Sep 2017;
- *Ministry of Environment Decision Letter. Re: Application for Determination of Local Background Concentration for Dissolved Sodium in Groundwater, 819 Yates Street, Victoria, BC.*, prepared by Ministry of Environment, dated 11 Jul 2017;
- *Request for Approval Under Protocol 9 to Determine Local Background Concentration of Sodium in Groundwater at 819 Yates Street, Victoria, BC.*, prepared by SLR Consulting (Canada) Ltd., dated 07 Feb 2017;
- *Statement Regarding Remediation at 819 Yates Street, Victoria, BC.*, prepared by SLR Consulting (Canada) Ltd., dated 09 Dec 2016;
- *Detailed Site Investigation – Supplemental, 819 Yates Street, Victoria, BC*, prepared by SLR Consulting (Canada) Ltd., dated 06 Mar 2015;
- *Site Profile, 819 Yates St. Victoria, BC*, prepared by SLR Consulting (Canada) Ltd., dated 07 Oct 2014;
- *Approval in Principle Expired, 819 Yates Street, Victoria . PID: 000-223-158*, prepared by Ministry of Environment, dated 03 Mar 2013;
- *Proposed Development at 819 Yates Street, Geotechnical Assessment*, prepared by Thurber Engineering Ltd., dated 14 May 2008;
- *Approval in Principle – 819 Yates Street, Victoria, BC*, prepared by Ministry of Environment, dated 26 Nov 2007;
- *819 Yates Street, Victoria, B.C., Soil Remediation Plan*, prepared by Thurber Engineering Ltd., dated 09 Nov 2007;
- *Site Profile Submission – Zoning Application, 819 Yates Street, Victoria. PID: 000-223-158*, prepared by Ministry of Environment, dated 30 Jul 2007;
- *819 Yates Street, Victoria, B.C. Preliminary & Detailed Site Investigation*, prepared by Thurber Engineering Ltd., dated 05 Oct 2006;

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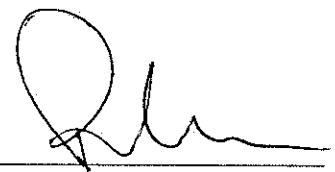


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- *819 Yates Street, Victoria, B.C. Phase II Groundwater Assessment Update*, prepared by Thurber Engineering Ltd., dated 25 Apr 2006;
- *819 Yates Street, Victoria, B.C. Site Soil Remediation*, prepared by Thurber Engineering Ltd., dated 22 Mar 2006;
- *819 Yates Street, Victoria, B.C. Phase II Assessment Update*, prepared by Thurber Engineering Ltd., dated 02 Feb 2006;
- *819 Yates Street, Victoria, B.C. Phase II Site Investigation*, prepared by Thurber Engineering Ltd., dated 12 Jan 2006; and
- *Phase I Environmental Assessment, 819 Yates Street, Victoria, B.C.*, prepared by Thurber Engineering Ltd., dated 07 Oct 2005.

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A handwritten signature in black ink, consisting of a large loop followed by several smaller loops and a horizontal stroke at the end.

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