



BY MAIL

Victoria File: 26250-20/22527
Site ID: 22527

Date: December 23, 2019

Eveline Black
Store Street Holdings Ltd., Inc. No. BC0958658
4961 Georgia Park Terrace
Victoria, BC V8Y 2B8

Dear Eveline Black:

**Re: Certificate of Compliance - 1907 Store Street and 1950 Government Street,
Victoria, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

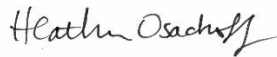
buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 236-468-2243 or Heather.Osachoff@gov.bc.ca.

Yours truly,



Heather Osachoff, MSc, PhD, RPBio
Manager, Risk Assessment and Remediation

Enclosure

cc: City of Victoria (BY MAIL)
1 Centennial Square, Victoria, BC V8W 1P6

Addenda Capital Inc. (BY MAIL)
1920 College Avenue, Regina, SK S4P 1C4

First West Credit Union (BY MAIL)
3195 Douglas Street, Victoria, BC V8Z 3K3

Ronald and Ann Greene (BY MAIL)
3505 Upper Terrace, Victoria, BC V8R 6E8

Ingo Lambrecht, Approved Professional
PGL Environmental Consultants (BY EMAIL) ilambrecht@pggroup.com

CSAP Society, Anna Popova
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca



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 23, 2019
Date Issued



Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1907 Store Street and 1950 Government Street, Victoria, British Columbia which is more particularly known and described as:

Lot A, Lots 487, 488, 489, 490, 491, 500, 501, 506, 507 and 508 Victoria City, Plan 45292;
PID: 007-827-377 and,

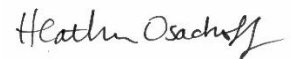
Lot B, Lots 491, 492, 493, 494, 495, 496, 497, 498, 499 and 500, Victoria City, Plan 45292
PID: 007-827-385

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

Latitude: 48° 25' 53.3"
Longitude: 123° 22' 6.4"

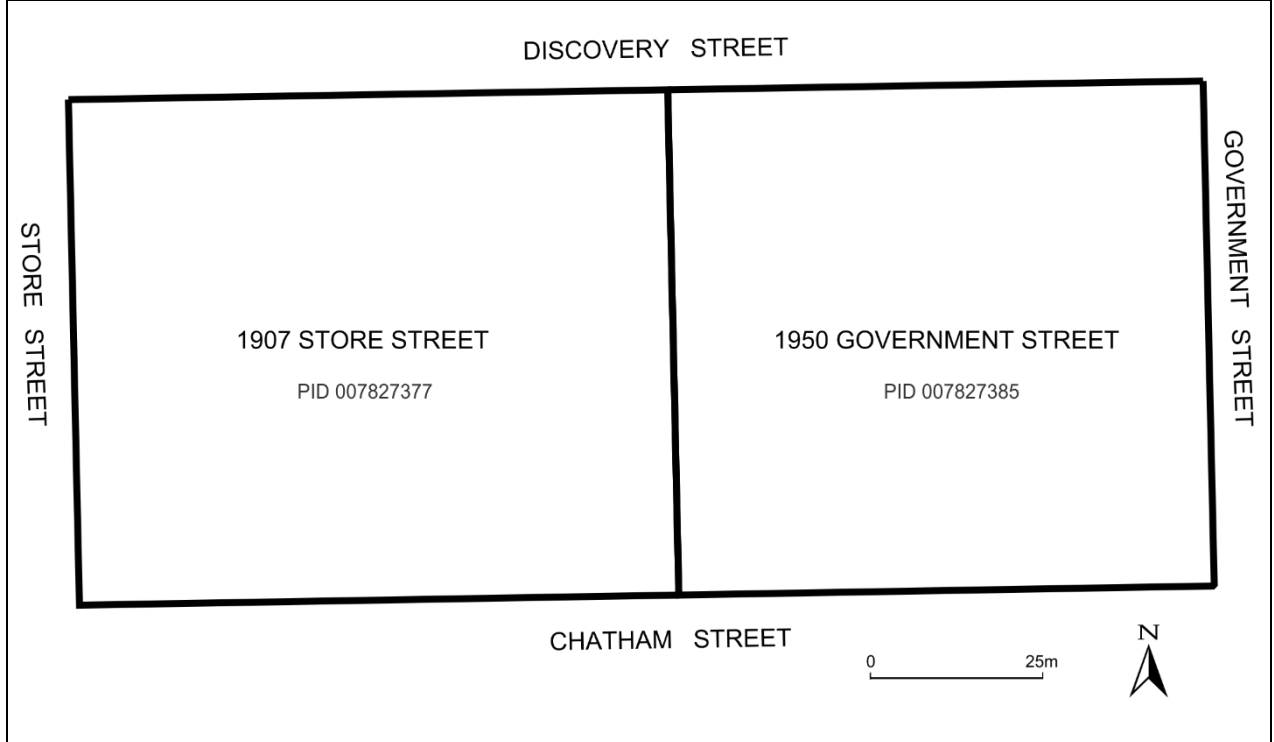
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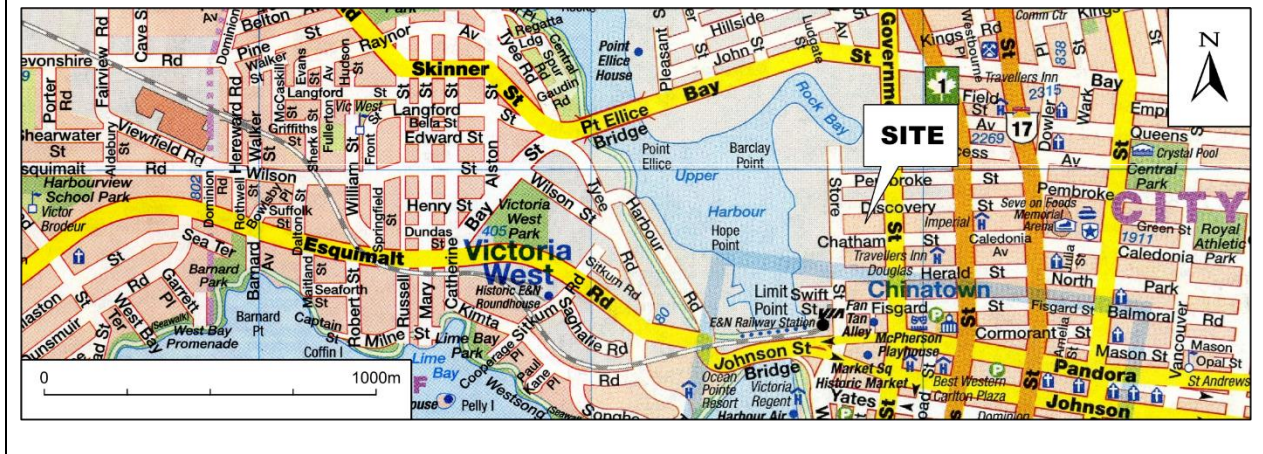


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For Director, *Environmental Management Act*

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 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 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) For current use, the site must remain paved or covered with slab-on-grade buildings;
- (b) For future use, 100% of the site must be covered by paved surfaces, buildings or one storey of underground parkade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) The existing asphalt and concrete barriers covering the site surface must be maintained; or, an equivalent permanent barrier must be in place.
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. 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; and
 - (c) Supporting documentation.

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Schedule C

Substances and Uses

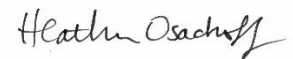
Substances remediated in soil for residential land (high density) soil use:

To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
cadmium	7440-43-9
cobalt	7440-48-4
copper	7440-50-8
iron	7439-89-6
lead	7439-9-1
manganese	7439-96-5
mercury	7439-97-6
nickel	7440-02-0
tin	7440-31-5
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, Site 22527, prepared by Ingolf Lambrecht / PGL Environmental, dated Oct. 1, 2019;

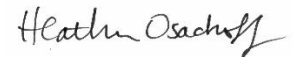
Addendum Report, 1907 Store Street and 1950 Government Street, Victoria, BC, prepared by PGL Environmental, dated Oct. 1, 2019.

Stage 1 and Stage 2 PSI and DSI, and Remediation Plan, 1907 Store Street and 1950 Government Street, Victoria, BC, prepared by PGL Environmental, dated Aug. 2019; and

Screening Level Risk Assessment, 1907 Store Street and 1950 Government Street, Victoria, BC prepared by PGL Environmental, dated Aug. 2019.

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