



**VIA EMAIL**

Victoria File: 26250-20/22306  
Site ID: 22306

May 27, 2020

Laurie Murphy Armstrong  
Matullia Holdings General Partner Corporation, Inc.No. BC1078703  
445 Head Street  
Victoria, BC, V9A 5S1  
[murphyarmstrong@gmail.com](mailto:murphyarmstrong@gmail.com)

Dear Laurie Murphy Armstrong:

**Re: Certificate of Compliance – 2140 Store St, 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 Part 8 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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) 468-2247 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



George Szefer, M.Eng., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Andrea Hudson, City of Victoria, [ahudson@victoria.ca](mailto:ahudson@victoria.ca)

Reidar Zapf-Gilje, Approved Professional, GeoEnviroLogic Consulting Ltd,  
[Reidar.geoenvirologic@gmail.com](mailto:Reidar.geoenvirologic@gmail.com)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Site Information Advisor, Ministry of Environment and Climate Change Strategy  
[Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.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.

May 27, 2020  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2140 Store Street, Victoria, British Columbia which is more particularly known and described as:


Lot A the bed of the Public Harbour Victoria District Plan EPP64150,  
PID: 030-030-706

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

Latitude:     48° 26'    2.1"  
Longitude:   123° 22'   12.9"

May 27, 2020  
Date Issued

---

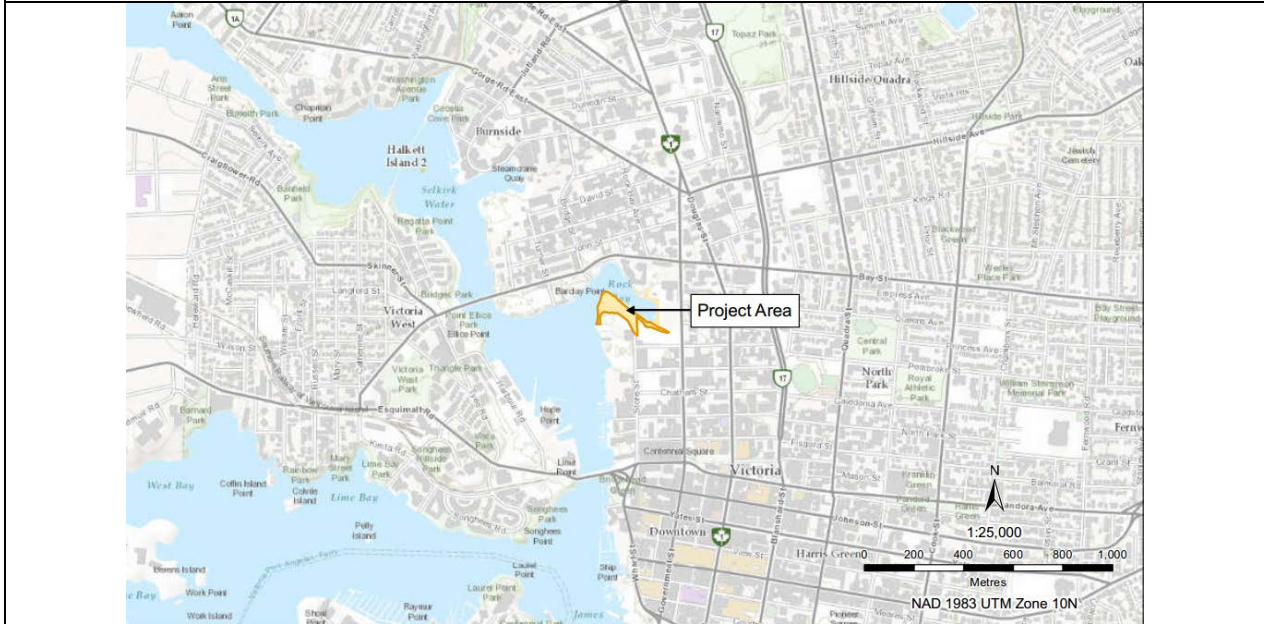
  
Signing Authority  
For Director, *Environmental Management Act*

---

# Site Plan, Victoria, BC



# Location Map, Victoria, BC



May 27, 2020  
Date Issued

Signing Authority  
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 existing or expected at the site. These assumptions include the following:

*(a) A building with commercial use on the first floor and the potential for residential above will be constructed on the Site with underground parking.*

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 persons 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) 1 meter of uncontaminated soil with a minimum base elevation of 1.70m geodetic, must be maintained on site, except where buildings and surface barrier (e.g. paved parking areas and walkways) will be constructed. Buildings and surface barrier must be maintained to design specifications.*

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.

May 27, 2020  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
LEPHs	N/A
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
toluene	108-88-3
polychlorinated biphenyls, total [PCBs]	1336-36-3
xylenes	1330-20-7

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

lead	7439-92-1
zinc	7440-66-6

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

##### To meet numerical remediation standards:

copper	7440-50-8
cyanide	57-12-5
LEPHw	NA
naphthalene	91-20-3
pyrene	129-00-0

May 27, 2020

Date Issued

Signing Authority  
For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition*, Hemmera Envirochem Inc., May 14, 2020.

*Protocol 6 Approval Application for Relief from Delineation Beyond the Site Boundaries of the Former Transport Canada Lands at Rock Bay, Victoria, BC*, BC Ministry of Environment and Climate Change Strategy, November 20, 2019.

*Detailed Human Health and Ecological Risk Assessment, Rock Bay Remediation Project, Rock Bay, Victoria, BC*, Hemmera Envirochem Inc., November, 2019.

*Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, Rock Bay Remediation Project, Rock Bay, Victoria, BC*, Hemmera Envirochem Inc., November 14, 2019.

*Protocol 6 Approval Application*, Hemmera Envirochem., Inc., February 28, 2019

*Upland Soil and Marine Sediment Statistical Comparison, Rock Bay, Victoria, BC*, Hemmera Envirochem Inc., February 28, 2019.

*Detailed Site Investigation, Rock Bay and Victoria Harbour*, Hemmera Envirochem Inc. and Golder Associates Ltd., October 2001.

May 27, 2020

Date Issued



Signing Authority  
For Director, *Environmental Management Act*