



Victoria File: 26250-20/23388
Site ID: 23388

April 15, 2020

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

Dear Eveline Black:

**Re: Certificate of Compliance – 1924 and 2010 Store 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 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 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J.A. Brooke
Senior Contaminated Sites Officer

Enclosure

cc: City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6
communityplanning@victoria.ca

Ronald Allen Greene
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Island Savings Credit Union
499 Canada Avenue, Duncan, BC V9L 1T7
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Justin.Lee@islandsavings.ca

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CSAP Society, apopova@csapsociety.bc.ca

Duncan Macdonald, Approved Professional, PGL Environmental Consultants
dmacdonald@pggroup.com

Scott Steer, Approved Professional, Steer Environmental Associates
scott.steer@steerenvironmental.com

Client Information Officer, Land Remediation Section, csp_cio@Victoria1.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.

April 15, 2020

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at:

1924 Store Street, Victoria, British Columbia which is more particularly known and described as:

LOT A OF PART OF THE BED OF VICTORIA HARBOUR VICTORIA DISTRICT PLAN
VIP89366 EXCEPT PART IN PLAN EPP54189
Parcel Identifier: 028-823-729

2010 Store Street, Victoria, British Columbia which is more particularly known and described as:

THAT PART OF SECTION 18, VICTORIA DISTRICT, CONSISTING OF THE CLOSED PART OF DISCOVERY STREET, ABANDONED BY ORDER-IN-COUNCIL NO. 3163, DATED THE 6TH DAY OF DECEMBER 1963, SHOWN OUTLINED IN RED ON PLAN 588 B.L. LYING TO THE WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE NORTHERLY AND SOUTHERLY BOUNDARIES OF SAID PLAN 588 B.L. DISTANT 210.1 FEET AND 164.18 FEET RESPECTIVELY FROM THE NORTH EASTERLY AND SOUTH EASTERLY CORNERS OF SAID PLAN 588 B.L.

Parcel Identifier: 004-880-781

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

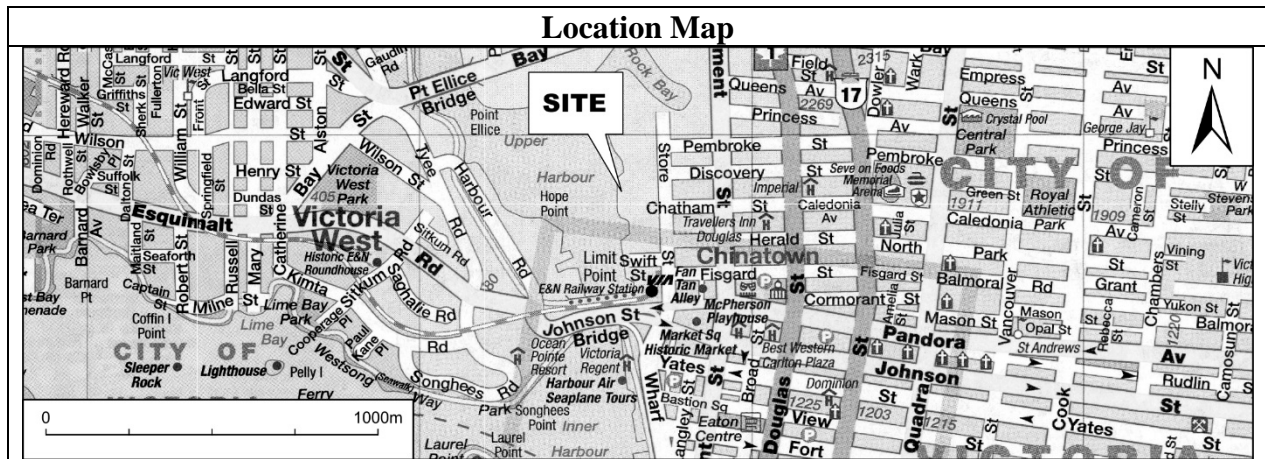
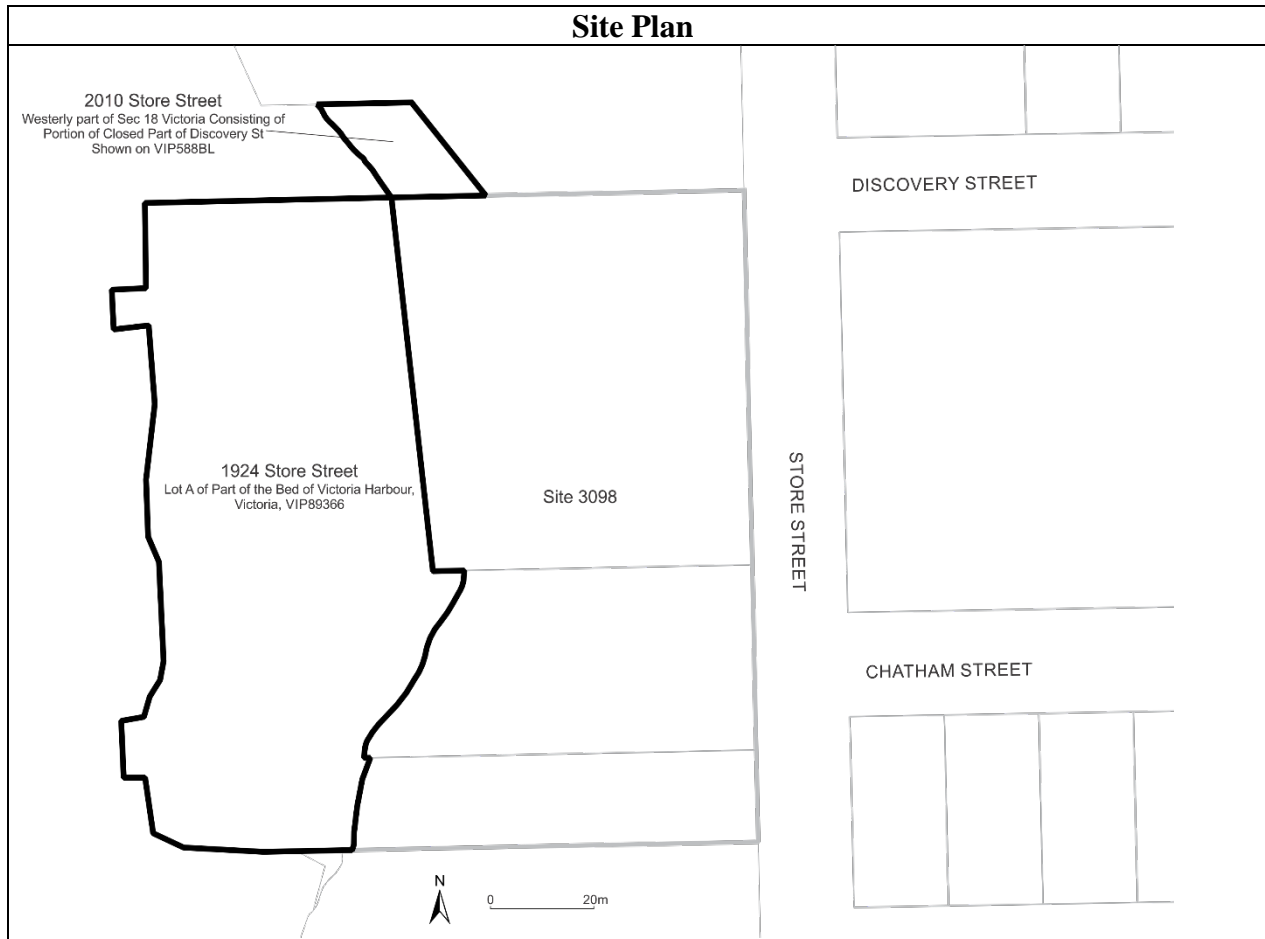
Latitude: 48° 25' 52.50"
Longitude: 123° 22' 15.50"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any current and future building(s) will have a concrete floor slab, at no deeper than 2.5 m ASL, constructed to the most recent building codes.
- (b) For future use, building foundations in AREA 1 will be constructed such that the underside of the building foundation or concrete slab is located a minimum of 0.4 m above the existing site grade to achieve an attenuation factor of 0.0023 to meet the future land use standard. See attached figure for the location of AREA 1, which is described by the following metes and bounds:

Commencing at the NE corner 1924 Store Street Victoria, BC, then
S 24° 07' 50.2261" W 56.6188 m to Point of Commencement (P.o.C.), then
S 4.8754 m, then
W 7.4867 m, then
N 4.8754 m, then
E 7.4867 m to P.o.C.

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

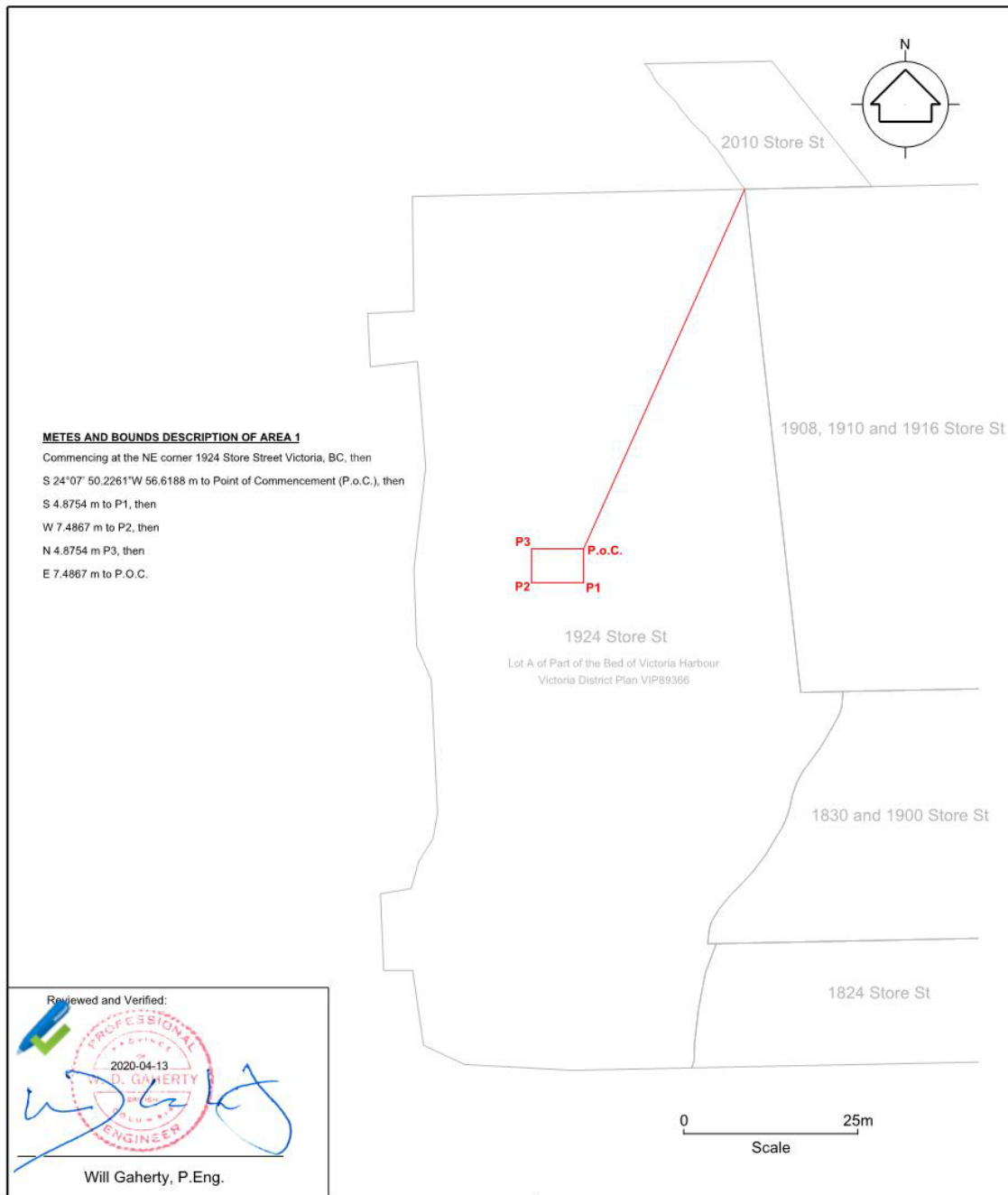
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2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- a) An impervious cap (asphalt, concrete, building foundations) must be maintained above contaminated soils in areas where pavement currently overlies contaminated soils.

The risk management area (RMZ 1) to which this applies is shown on the attached figure and is described as follows:

RMZ 1

Westerly part of Sec 18 Victoria Consisting of Portion of Closed Part of Discovery St Shown on VIP588BL and that portion of Lot A of Part of the Bed of Victoria Harbour, Victoria, VIP89366; the Point of Commencement (P.o.C.) being at the NE corner of said Lot, then

S the length of the E PL of said lot, then

W 7.574 m along the S PL of said lot, then

N 4.977 m, then

N 89° 03' 18.4627" W 27.084 m, then

N 00° 28' 37.977" W 10.609 m, then

N 01° 14' 35.4941" E 9.754 m, then

N 02° 00' 34.0595" E 30.355 m, then

W 1.357m, then

N 00° 33' 44.5912" W 4.472 m, then

N 72° 52' 47.4376" W 1.286 m, then

N 01° 22' 55.6458" E 40.830 m, then

N 01° 27' 40.1114" E 7.977 m, then

N 01° 30' 37.0525" W 15.697 m, then

E 42.944 m along N PL of said lot to P.o.C.

And

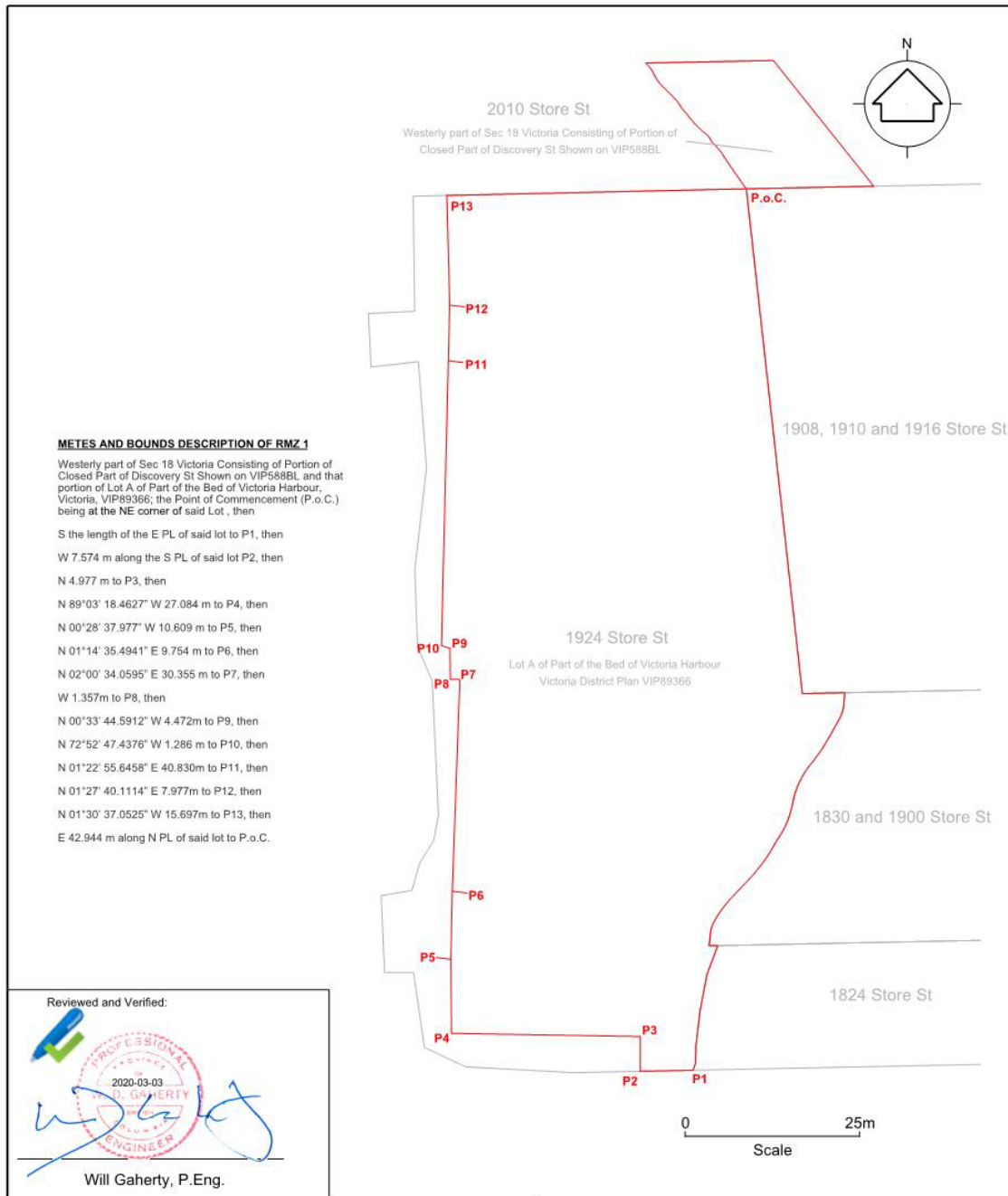
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- b) The existing geotextile fabric liner with overlying rip rap must be maintained, and reinstated if compromised, in areas where soil contamination exists, or may be present.

The risk management areas (RMZ 2a, RMZ 2b, RMZ 2c and RMZ 2d) to which this applies are shown on the attached figure and described as follows:

RMZ 2a

The Point of Commencement (P.o.C.) being the NW corner of Lot A of Part of the Bed of Victoria Harbour, Victoria, VIP89366, then
NE 4.817 m along the N PL of said lot to, then
S 01°30' 37.0525" E 15.697 m, then
S 83°43' 32.9539" W 5.055 m, then
N 16.149m along W PL of said lot to P.o.C.

RMZ 2b

Commencing at the NE corner of Lot A of Part of the Bed of Victoria Harbour, Victoria, VIP89366, then
S 60°02' 20.3851" W 49.312 m to P.o.C., then
S 01°22' 55.6458" W 40.830 m, then
S 89°19' 32.2574" W 3.424 m, then
N 40.624m along W PL of said lot, then
N 84°49' 45.8733" E 4.286 m to P.o.C.

RMZ 2c

Commencing at the SW corner of Lot A of Part of the Bed of Victoria Harbour, Victoria, VIP89366, then
N 30°52' 35.3894" E 69.558 m to P.o.C., then
S 02°00' 34.0595" W 30.355 m, then
N 88°41' 16.7395" W 5.799 m, then
N 31.040m along W PL of said lot, then
E 4.054m to P.o.C.

RMZ 2d

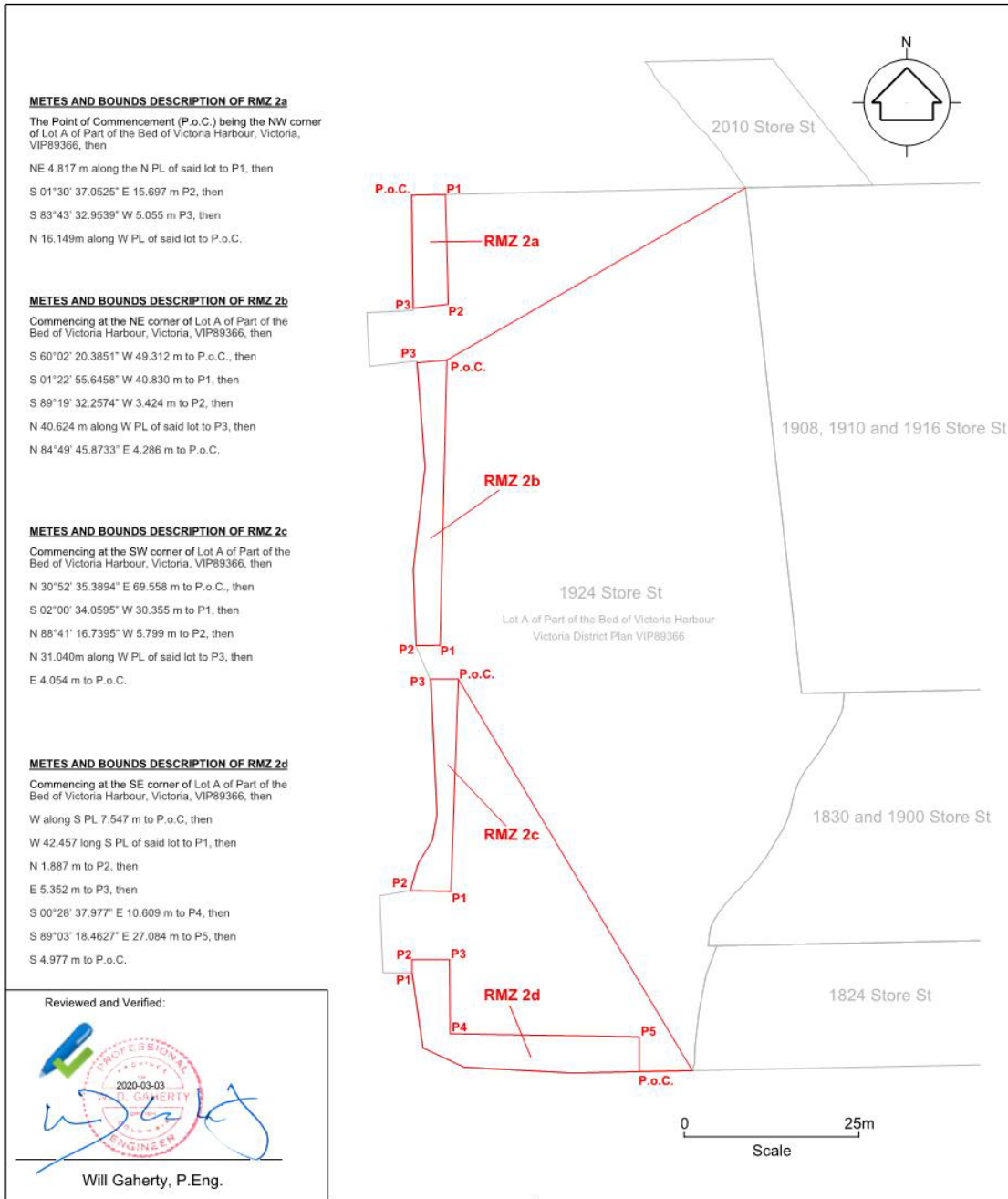
Commencing at the SE corner of Lot A of Part of the Bed of Victoria Harbour, Victoria, VIP89366, then
W along S PL 7.547 m to P.o.C, then
W 42.457 m long S PL of said lot, then
N 1.887 m to, then
E 5.352 m, then
S 00°28' 37.977" E 10.609 m, then
S 89°03' 18.4627" E 27.084 m, then
S 4.977 m to P.o.C.
And

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- c) Vegetation that roots deeper than 1m depth must be prevented from establishing in areas with soil contamination that are not hard capped at surface.

The risk management areas (RMZ 3a and RMZ 3b) to which this applies are shown on the attached figure and described as follows:

RMZ 3a

The Point of Commencement (P.o.C.) being on the E PL of Westerly part of Sec 18 Victoria Consisting of Portion of Closed Part of Discovery St Shown on VIP588BL 10.549 m S of the NE corner of said Lot, then
Continue S along said PL 7.307 m, then
S 84° 08' 08.0024" W 17.024 m, then
N 8.662 m along W PL of said lot, then
N 87° 11' 46.152" W 17.837 m, to P.o.C.

RMZ 3b

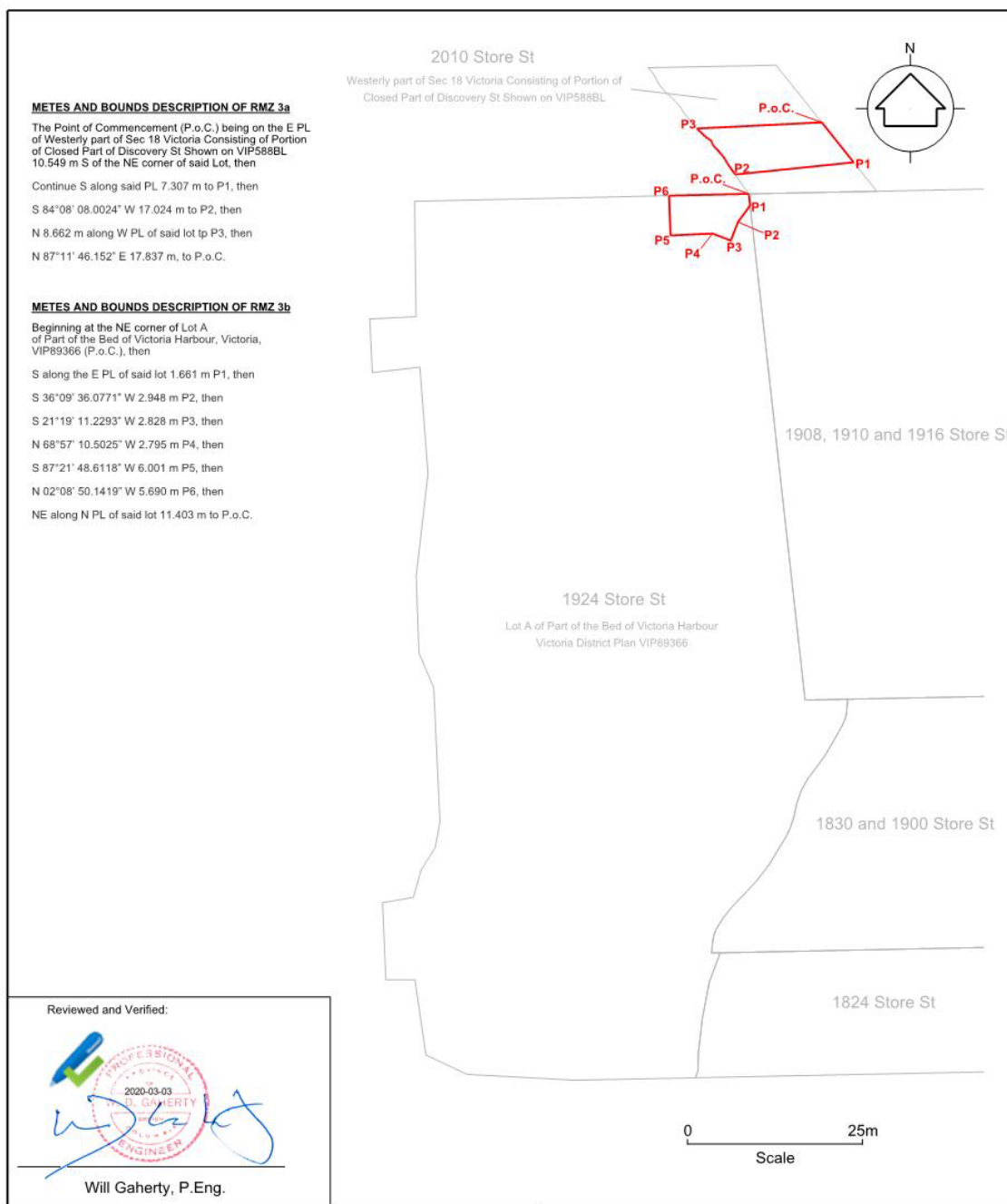
Beginning at the NE corner of Lot A of Part of the Bed of Victoria Harbour, Victoria, VIP89366 (P.o.C.), then
S along the E PL of said lot 1.661 m, then
S 36° 09' 36.0771" W 2.948 m, then
S 21° 19' 11.2293" W 2.828 m, then
N 68° 57' 10.5025" W 2.795 m, then
S 87° 21' 48.6118" W 6.001 m, then
N 02° 08' 50.1419" W 5.690 m, then
E along N PL of said lot 11.403 m to P.o.C.

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- d) Enclosed buildings must not be constructed within AREA 1 unless the underside of the building foundation or concrete slab is located a minimum of 0.4 m above the existing site grade.

The risk management area (AREA 1) to which this applies is shown on the attached figure and described as follows:

Commencing at the NE corner 1924 Store Street Victoria, BC, then
S 24° 07' 50.2261" W 56.6188 m to Point of Commencement (P.o.C.), then
S 4.8754 m, then
W 7.4867 m, then
N 4.8754 m, then
E 7.4867 m to P.O.C.

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 residential high-density land use soil use:

To meet risk-based remediation standards:

anthracene	83-32-9
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b)fluoranthene	205-99-2
benzo(f)fluoranthene	205-82-3
cadmium	7440-48-4
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
fluoranthene	86-73-7
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-9-1
LEPHs	N/A
mercury	7439-97-6
naphthalene	91-20-3
nickel	7440-02-0
polychlorinated biphenyls, total	1336-36-3
phenanthrene	85-01-8
pyrene	129-00-0
selenium	7782-49-2
tin	7440-31-5
zinc	7440-66-6

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

To meet risk-based remediation standards:

barium	7440-39-3
zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition, Site 3098*, PGL Environmental Consultants Ltd., March 10, 2020;
- *Stage 1, 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Summary – 1924 and 2010 Store Street, Victoria, BC*, PGL Environmental Consultants Ltd., February 2020;
- *Human Health and Ecological Risk Assessment, 1924 and 2020 Store Street, Victoria, BC*, PGL Environmental Consultants Ltd., March 2020;
- *Performance Verification Plan, 1924 and 2020 Store Street, Victoria, BC*, PGL Environmental Consultants Ltd., March 2020;
- *Request to Have two Certificates of Compliance Reviewed by an Approved Professional; 1824, 1920, 1900, 1910, 1916; and 1924 and 2100 Store Street, Victoria, BC*, Ministry of Environment and Climate Change Strategy, January 27, 2020;
- *Approval request where the entire extent of contamination has not been delineated and/or remediated (part-site application), 1824, 1930, 1900, 1908, 1910, 1916; and 1924 and 2010 Store Street, Victoria, BC*, Ministry of Environment and Climate Change Strategy, January 27, 2020; and
- *Application for a Director's Decision -1824 to 2010 Store Street, Victoria, BC*, Ministry of Environment and Climate Change Strategy, December 4, 2018.

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