



January 20, 2023

Victoria File: 26250-20/21586 & 21587  
Site ID: 21586 & 21587

James Liu  
1132785 B.C. LTD., INC. NO. BC1132785  
2970 Phyllis Street  
Victoria, BC V8N 1Z1  
[jamesliu@royalpage.ca](mailto:jamesliu@royalpage.ca)

Terry Hoff  
1287843 BC LTD. c/o WestUrban  
Developments Ltd.  
111-2036 Island Hwy S,  
Campbell River, BC, V9W 0E8  
[thoff@westurban.ca](mailto:thoff@westurban.ca)

Dear James Liu and Terry Hoff:

**Re: Certificate of Compliance - 7 Erskine Lane, View Royal, and Portion of 9 Erskine Lane, View Royal, 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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Town of View Royal - 45 View Royal Avenue, Victoria, BC, V9B 1A6  
[engineering@viewroyal.ca](mailto:engineering@viewroyal.ca)

Islander Engineering Ltd. Attention: Brad Harrold, P.Geo. 623 Discovery Street, Victoria, BC, V8T 5G4

[bharrold@islanderengineering.com](mailto:bharrold@islanderengineering.com)

Title Registration Number: CA9632582 First West Credit Union Incorporation No. FI-156  
3195 Douglas Street, Victoria, BC, V8Z 3K3

[contact@islandsavings.ca](mailto:contact@islandsavings.ca)

Title Registration Number: CA9560449 BCMP Mortgage Investment Corporation  
Incorporation No. A0040387 718 - 1177 West Hastings Street, Vancouver, BC V6E 2K3

[boblee@pencorcapital.com](mailto:boblee@pencorcapital.com)

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

Lori C. Larsen, P.Ag. CSAP, [lori@LarsenEnviro.com](mailto:lori@LarsenEnviro.com)

Client Information Officer, BC ENV, Victoria [csp\\_cio@victorial.gov.bc.ca](mailto:csp_cio@victorial.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.

January 20, 2023  
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Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 7 Erskine Lane and a portion of 9 Erskine Lane, View Royal, British Columbia which is more particularly known and described as:


PID	Legal Address	Civic Address
018-361-790	Lot A, Section 93 Esquimalt District Plan VIP 57062 Except Parts in Plans VIP 61160 & VIP 61161	7 Erskine Lane, View Royal, BC
<b>AND</b>		
002-364-531  OFF-SITE METES AND BOUNDS PORTION	<p>A portion of PID 002-364-531 – Lot B, Section 93, Esquimalt District, Plan 26648, Except Part in Plan VIP62088:</p> <p>Starting from the southwest corner of Lot A, Section 93 Esquimalt District Plan VIP 57062 Except Parts in Plans VIP 61160 &amp; VIP 61161 thence northerly on a grid bearing of 55°33'48.96" a distance of 10.155 metres to the first point of commencement,</p> <ul style="list-style-type: none"> <li>- Thence on a grid bearing of 78°27'54.44" a distance of 2.749 metres;</li> <li>- Thence on a grid bearing of 60°35'15" a distance of 9.401 metres;</li> <li>- Thence on a grid bearing of 54°46'56.64" a distance of 18.299 metres;</li> <li>- Thence on a grid bearing of 46°33'31.32" a distance of 11.43 metres;</li> <li>- Thence on a grid bearing of 235°21'45" a distance of 41.484 metres;</li> </ul> <p>Returning to the point of commencement</p>	9 Erskine Lane, View Royal, BC

The site contains part of a legal parcel depicted in an engineering drawing prepared by Islander Engineering on December 2021.

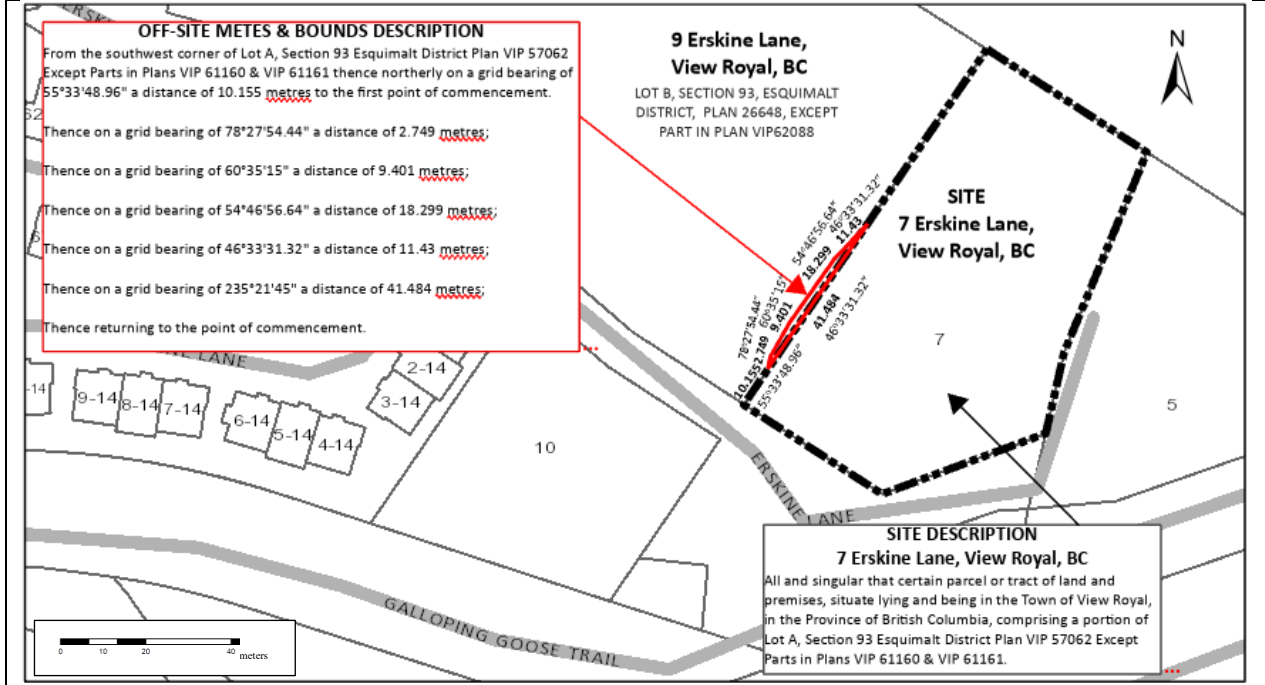
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:     48°   27'   52.5"  
Longitude:   123°  26'    5.5"

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## Site Plan



## Location Map



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## Requirements and Conditions

1. Any changes in land use 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. The use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. Any changes in land or vapour use 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. 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 the 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/or parkade expected at the site. These assumptions include the following:

*(a) Underground parking will be constructed on the Site under a proposed high density residential or commercial land use building.*

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 high density land soil use:*

To meet numerical remediation standards:

Parameter	CAS #
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benzene	71-43-2
Cadmium	7440-43-9
Chromium	7440-47-3
Cobalt	7440-48-4
Copper	7440-50-8
HEPHs	n/a
LEPHs	n/a
Lead	7439-92-1
Molybdenum	7439-98-7
Zinc	7440-66-6

To meet local background concentrations:

Parameter	CAS #
Selenium	7782-49-2
Vanadium (V)	7440-62-2

*Substances remediated in water for freshwater aquatic life water use:*

To meet local background concentrations:

Parameter	CAS #
Cobalt	7440-48-4
Lithium	7439-93-2
Manganese	7439-96-5

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Lori C. Larsen, Larsen Environmental, December 18, 2022.

*Preliminary Site Investigation, Detailed Site Investigation & Confirmation of Remediation, Former Boat Repair Operation, 7 Erskine Lane, View Royal, BC*, prepared by Islander Engineering Ltd., July 28, 2022.

*Application for Site Reclassification Under Protocol 12, Site 21586, 7 Erskine Lane, View Royal, PID 018-361-790*, prepared by Heather Osachoff, For Director of Environmental Management Act. BC Ministry of Environment and Climate Change Strategy, July 25, 2022.

*7 Erskine Lane [AG 11 Consent Emails]*, prepared by Terry Hoff, WestUrban Developments, December 21, 2021 and November 23, 2022.

*AG 11 Communication Package*, prepared by Islander Engineering, December 21, 2021

*Independent Assessment of Potential for Bedrock Aquifer Contamination Regarding PSI, DSI, Remediation and Confirmation of Remediation, 7 Erskine Lane, View Royal, BC*, prepared by Keystone Environmental Ltd., October 5, 2021.

*DRAFT – PSI, DSI & Remediation Plan, 7 Erskine Lane, View Royal, BC*, prepared by Islander Engineering Ltd., April 4, 2018.

*Preliminary Site Investigation Stage 1 Report, 7 Erskine Lane, View Royal, BC*. Prepared by Wittich Environmental Services Ltd., March 1, 2016.

*Preliminary Soils Investigation Data Tables*, prepared by Wittich Environmental Services Ltd. Unpublished (Appendix A, *Preliminary Site Investigation, Detailed Site Investigation & Confirmation of Remediation, Former Boat Repair Operation, 7 Erskine Lane, View Royal, BC*).

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