



VIA EMAIL

Victoria File: 26250-20/5184
Site ID: 5184

March 13, 2023

Biki Kang
KG2 Developments Ltd.
Suite No.4, 3318 Oak Street
Victoria, BC V8X 1R1
bkang@kangandgill.com

James Gardiner
643257 BC Ltd.
4043 Braefoot Road
Victoria, BC V8X 2B8
jgconstruction@shaw.ca

Dear Mr. Kang and Mr. Gardiner:

Re: Certificate of Compliance – 5118, 5120 and 5122 Cordova Bay Road, District of Saanich, BC

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 subject to removal and notice under 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: District of Saanich, 770 Vernon Avenue, Victoria, BC V8X 2W7; neil.findlow@saanich.ca
CSAP Society 744 Hastings Street, Vancouver, BC V6C 2X1 apopova@csapsociety.bc.ca
Duncan Macdonald, PGL Environmental Consultants, 1500 – 1185 West Georgia Street,
Vancouver, BC V6C 1A5, dmacdonald@pggroup.com
Scott Steer, Steer Environmental, 1515 Holland Avenue, Nelson, BC V1L 3E2,
scott.steer@steerenvironmental.com
Ingo Lambrecht, PGL Environmental Consultants, 402-645 Fort Street, Victoria, BC,
V8W 1G2, ilambrecht@pggroup.com
Client Information Officer, csp_cio@Victoria1.gov.bc.ca
Brenda Hatch, British Columbia Hydro and Power Authority, 12th Floor, 333 Dunsmuir Street,
Vancouver, BC V6B 5R3, brenda.hatch@bchydro.com
The Owners Strata Plan EPS8044, c/o the Property Manager Cornerstone Properties. Ltd., 301 -
1001 Cloverdale Avenue Victoria, BC V8X 4C9, geoff@cornerstoneproperties.bc.ca

VIA MAIL To the Following:

Telus Communications Inc., #1 - 15079 - 64th Avenue, Surrey, BC V3S 1X9

Dell-Bar Developments Ltd., Box 150, 910 Government Street, Victoria, BC V8W 1X3
Bank Of Montreal, 2465 Argentinia Road, 8th floor, Toronto, ON L5N 0B4
Business Development Bank Of Canada, 320 -1515 Douglas Street, Victoria, BC V8W 2G4
Canadian Imperial Bank Of Commerce, PO BOX 115 Commerce Court Postal Station, Toronto
On, M5L 1E5
Computershare Trust Company Of Canada, C/O CMLS Financial Ltd. Suite 1500, 18 York
Street, Toronto, ON M5J 2T8
Cynthia Ann Solylo-Kennedy, 5196 Cordova Bay Road, Saanich, BC V8Y 2K8
Duane Fredrick Pointkoski, 2531 - 121 Ave NE, Edmonton, AB T6S 1B2
Equitable Bank, 30 St. Clair Ave W, Suite 700, Toronto, ON M4V 3A1
Fisgard Capital Corporation, 3378 Douglas Street, Victoria, BC V8Z 3L3
Gerasime Koutougos, 23 - 6782 Veyaness Road, Saanichton, BC V8M 2C2
HSBC Bank Canada, 3rd Floor 2910 Virtual Way, Vancouver, BC V5M 0B2
Royal Bank Of Canada, 3rd Floor 10 York Mills Road, Toronto, ON M2P 0A2
Scotia Mortgage Corporation, #3, 103 - 3541 Blanshard Street, Victoria, BC V8Z 0B9
The Bank Of Nova Scotia, 933 Douglas Street, Victoria, BC V8W 2C2
The Bank Of Nova Scotia, 10 Wright Blvd., Stratford, ON N4Z 1H3
The Toronto-Dominion Bank, 500 Edmonton City Centre, Edmonton, AB, T5J 5E8
National Bank Of Canada, 500 Place D'armes, 10th Floor, Montreal, QC H2Y 2W3
Neighbourhood Holding Company Ltd 440 - 355 Burrard Street, Vancouver, BC V6C 2G8
Vancouver City Savings Credit Union, 5th Floor, 183 Terminal Avenue, Vancouver, BC
V6A 4G2



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.

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.

March 13, 2023
Date Issued

George Szefer
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5118, 5120 and 5122 Cordova Bay Road, District of Saanich, British Columbia, which is more particularly known and described as:

PID	Legal Description
031-580-823	Strata Lot 1, Section 31, Lake District, Strata Plan EPS8044
031-580-831	Strata Lot 2, Section 31, Lake District, Strata Plan EPS8044
031-580-840	Strata Lot 3, Section 31, Lake District, Strata Plan EPS8044
031-580-858	Strata Lot 4, Section 31, Lake District, Strata Plan EPS8044
031-580-866	Strata Lot 5, Section 31, Lake District, Strata Plan EPS8044
031-580-874	Strata Lot 6, Section 31, Lake District, Strata Plan EPS8044
031-580-882	Strata Lot 7, Section 31, Lake District, Strata Plan EPS8044
031-580-891	Strata Lot 8, Section 31, Lake District, Strata Plan EPS8044
031-580-904	Strata Lot 9, Section 31, Lake District, Strata Plan EPS8044
031-580-912	Strata Lot 10, Section 31, Lake District, Strata Plan EPS8044
031-580-921	Strata Lot 11, Section 31, Lake District, Strata Plan EPS8044
031-580-939	Strata Lot 12, Section 31, Lake District, Strata Plan EPS8044
031-580-947	Strata Lot 13, Section 31, Lake District, Strata Plan EPS8044
031-580-955	Strata Lot 14, Section 31, Lake District, Strata Plan EPS8044
031-580-963	Strata Lot 15, Section 31, Lake District, Strata Plan EPS8044
031-580-971	Strata Lot 16, Section 31, Lake District, Strata Plan EPS8044
031-580-980	Strata Lot 17, Section 31, Lake District, Strata Plan EPS8044
031-580-998	Strata Lot 18, Section 31, Lake District, Strata Plan EPS8044
031-581-005	Strata Lot 19, Section 31, Lake District, Strata Plan EPS8044
031-581-013	Strata Lot 20, Section 31, Lake District, Strata Plan EPS8044
031-581-021	Strata Lot 21, Section 31, Lake District, Strata Plan EPS8044
031-581-030	Strata Lot 22, Section 31, Lake District, Strata Plan EPS8044
031-581-048	Strata Lot 23, Section 31, Lake District, Strata Plan EPS8044
031-581-056	Strata Lot 24, Section 31, Lake District, Strata Plan EPS8044
031-581-064	Strata Lot 25, Section 31, Lake District, Strata Plan EPS8044
031-581-072	Strata Lot 26, Section 31, Lake District, Strata Plan EPS8044
031-581-081	Strata Lot 27, Section 31, Lake District, Strata Plan EPS8044
031-581-099	Strata Lot 28, Section 31, Lake District, Strata Plan EPS8044
031-581-102	Strata Lot 29, Section 31, Lake District, Strata Plan EPS8044
031-581-111	Strata Lot 30, Section 31, Lake District, Strata Plan EPS8044
031-581-129	Strata Lot 31, Section 31, Lake District, Strata Plan EPS8044
031-581-137	Strata Lot 32, Section 31, Lake District, Strata Plan EPS8044
031-581-145	Strata Lot 33, Section 31, Lake District, Strata Plan EPS8044
031-581-153	Strata Lot 34, Section 31, Lake District, Strata Plan EPS8044

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*

PID	Legal Description
031-581-161	Strata Lot 35, Section 31, Lake District, Strata Plan EPS8044
031-581-170	Strata Lot 36, Section 31, Lake District, Strata Plan EPS8044
031-581-188	Strata Lot 37, Section 31, Lake District, Strata Plan EPS8044
031-581-196	Strata Lot 38, Section 31, Lake District, Strata Plan EPS8044
031-581-200	Strata Lot 39, Section 31, Lake District, Strata Plan EPS8044
031-581-218	Strata Lot 40, Section 31, Lake District, Strata Plan EPS8044
031-581-226	Strata Lot 41, Section 31, Lake District, Strata Plan EPS8044
031-581-234	Strata Lot 42, Section 31, Lake District, Strata Plan EPS8044
031-581-242	Strata Lot 43, Section 31, Lake District, Strata Plan EPS8044
031-581-251	Strata Lot 44, Section 31, Lake District, Strata Plan EPS8044
031-581-269	Strata Lot 45, Section 31, Lake District, Strata Plan EPS8044
031-581-277	Strata Lot 46, Section 31, Lake District, Strata Plan EPS8044
031-581-285	Strata Lot 47, Section 31, Lake District, Strata Plan EPS8044
031-581-293	Strata Lot 48, Section 31, Lake District, Strata Plan EPS8044
031-581-307	Strata Lot 49, Section 31, Lake District, Strata Plan EPS8044
031-581-315	Strata Lot 50, Section 31, Lake District, Strata Plan EPS8044
031-581-323	Strata Lot 51, Section 31, Lake District, Strata Plan EPS8044
031-581-331	Strata Lot 52, Section 31, Lake District, Strata Plan EPS8044
031-581-340	Strata Lot 53, Section 31, Lake District, Strata Plan EPS8044
031-581-358	Strata Lot 54, Section 31, Lake District, Strata Plan EPS8044
031-581-366	Strata Lot 55, Section 31, Lake District, Strata Plan EPS8044
031-581-374	Strata Lot 56, Section 31, Lake District, Strata Plan EPS8044
031-581-382	Strata Lot 57, Section 31, Lake District, Strata Plan EPS8044
031-581-391	Strata Lot 58, Section 31, Lake District, Strata Plan EPS8044
031-581-404	Strata Lot 59, Section 31, Lake District, Strata Plan EPS8044
031-581-412	Strata Lot 60, Section 31, Lake District, Strata Plan EPS8044
031-581-421	Strata Lot 61, Section 31, Lake District, Strata Plan EPS8044
031-581-439	Strata Lot 62, Section 31, Lake District, Strata Plan EPS8044
031-581-447	Strata Lot 63, Section 31, Lake District, Strata Plan EPS8044
031-581-455	Strata Lot 64, Section 31, Lake District, Strata Plan EPS8044
031-581-463	Strata Lot 65, Section 31, Lake District, Strata Plan EPS8044
031-581-471	Strata Lot 66, Section 31, Lake District, Strata Plan EPS8044
031-581-480	Strata Lot 67, Section 31, Lake District, Strata Plan EPS8044
031-581-498	Strata Lot 68, Section 31, Lake District, Strata Plan EPS8044
031-581-501	Strata Lot 69, Section 31, Lake District, Strata Plan EPS8044
031-581-510	Strata Lot 70, Section 31, Lake District, Strata Plan EPS8044
031-581-528	Strata Lot 71, Section 31, Lake District, Strata Plan EPS8044
031-581-536	Strata Lot 72, Section 31, Lake District, Strata Plan EPS8044
031-581-544	Strata Lot 73, Section 31, Lake District, Strata Plan EPS8044
031-581-552	Strata Lot 74, Section 31, Lake District, Strata Plan EPS8044



March 13, 2023
Date Issued

George Szefer
For Director, *Environmental Management Act*

PID	Legal Description
031-581-561	Strata Lot 75, Section 31, Lake District, Strata Plan EPS8044
031-581-579	Strata Lot 76, Section 31, Lake District, Strata Plan EPS8044
031-581-587	Strata Lot 77, Section 31, Lake District, Strata Plan EPS8044
031-581-595	Strata Lot 78, Section 31, Lake District, Strata Plan EPS8044
031-581-609	Strata Lot 79, Section 31, Lake District, Strata Plan EPS8044
031-581-617	Strata Lot 80, Section 31, Lake District, Strata Plan EPS8044
031-581-625	Strata Lot 81, Section 31, Lake District, Strata Plan EPS8044
031-581-633	Strata Lot 82, Section 31, Lake District, Strata Plan EPS8044
031-581-641	Strata Lot 83, Section 31, Lake District, Strata Plan EPS8044
031-581-650	Strata Lot 84, Section 31, Lake District, Strata Plan EPS8044
031-581-668	Strata Lot 85, Section 31, Lake District, Strata Plan EPS8044
031-581-676	Strata Lot 86, Section 31, Lake District, Strata Plan EPS8044
031-581-684	Strata Lot 87, Section 31, Lake District, Strata Plan EPS8044
031-581-692	Strata Lot 88, Section 31, Lake District, Strata Plan EPS8044
031-581-706	Strata Lot 89, Section 31, Lake District, Strata Plan EPS8044
031-581-714	Strata Lot 90, Section 31, Lake District, Strata Plan EPS8044
031-581-722	Strata Lot 91, Section 31, Lake District, Strata Plan EPS8044
031-581-731	Strata Lot 92, Section 31, Lake District, Strata Plan EPS8044
031-581-749	Strata Lot 93, Section 31, Lake District, Strata Plan EPS8044
031-581-757	Strata Lot 94, Section 31, Lake District, Strata Plan EPS8044
031-581-765	Strata Lot 95, Section 31, Lake District, Strata Plan EPS8044
031-581-773	Strata Lot 96, Section 31, Lake District, Strata Plan EPS8044
031-581-781	Strata Lot 97, Section 31, Lake District, Strata Plan EPS8044
031-581-790	Strata Lot 98, Section 31, Lake District, Strata Plan EPS8044
031-581-803	Strata Lot 99, Section 31, Lake District, Strata Plan EPS8044
031-581-811	Strata Lot 100, Section 31, Lake District, Strata Plan EPS8044
031-581-820	Strata Lot 101, Section 31, Lake District, Strata Plan EPS8044
031-581-838	Strata Lot 102, Section 31, Lake District, Strata Plan EPS8044
031-581-846	Strata Lot 103, Section 31, Lake District, Strata Plan EPS8044
031-581-854	Strata Lot 104, Section 31, Lake District, Strata Plan EPS8044
031-581-862	Strata Lot 105, Section 31, Lake District, Strata Plan EPS8044

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

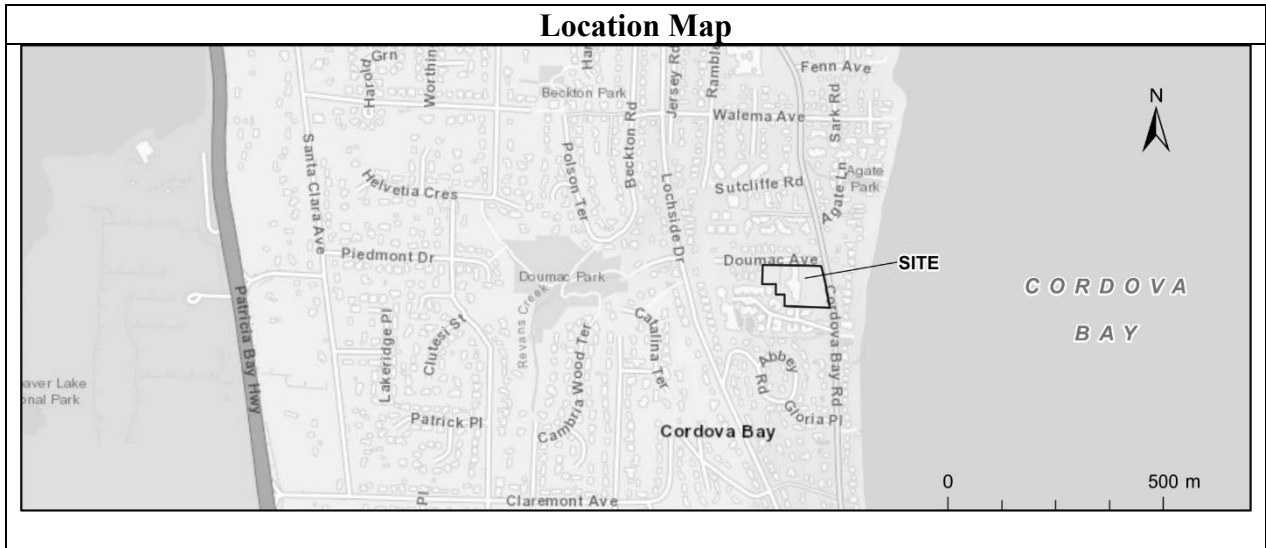
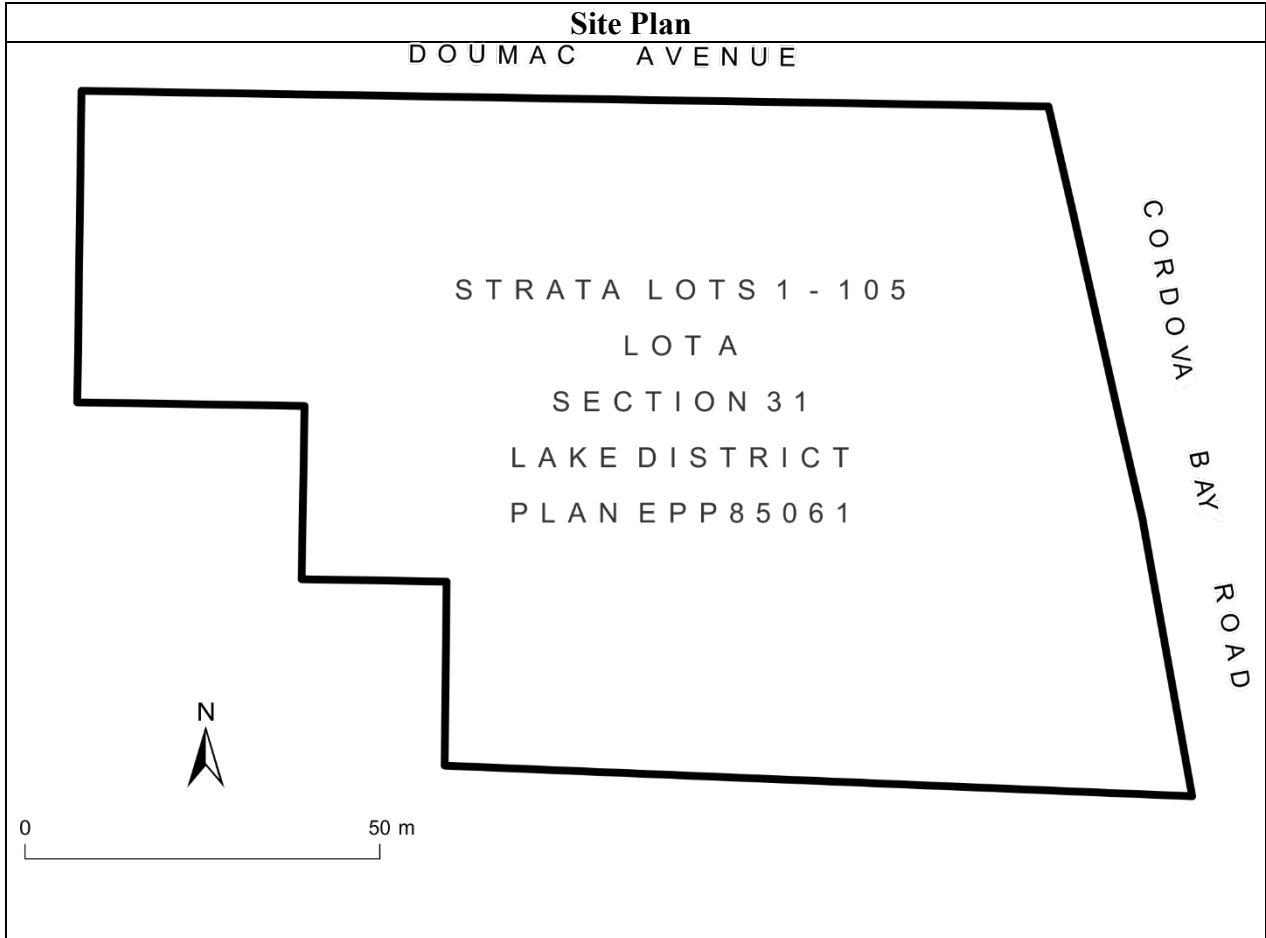
Latitude: 48° 31' 21.3"
Longitude: 123° 22' 5.0"

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*



March 13, 2023

Date Issued

George Szefer
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 a Contaminated Sites Regulation numerical standard 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 concrete slab covers the area with soil vapour contamination below the parkade and the building;*

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) Site groundwater must not be used for drinking water purposes; and*
 - (b) The vapour management system must continue to operate as designed.*
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.

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*

6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. 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;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- benzene 71-43-2
- ethylbenzene 100-41-4
- toluene 108-88-3
- VPHs NA
- xylenes 1330-20-7

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

- benzene 71-43-2
- ethylbenzene 100-41-4
- n-hexane 110-54-3
- methylcyclohexane 108-87-2
- naphthalene 91-20-3
- toluene 108-88-3
- trimethylbenzene, 1,2,4- 95-63-6
- trimethylbenzene, 1,3,5- 108-67-8
- VPHv NA
- xylenes, total 1330-20-7

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPHw10-19 NA
- lead 7439-92-1
- VHw6-10 NA

To meet risk-based remediation standards:

- arsenic 7440-38-2
- benzene 71-43-2
- benzo(a)pyrene 50-32-8
- ethylbenzene 100-41-4
- methylnaphthalene, 1- 90-12-0
- methylnaphthalene, 2- 91-57-6
- naphthalene 91-20-3
- toluene 108-88-3
- tetraethyl lead 78-00-2
- trimethylbenzene, 1,3,5- 108-67-8
- xylenes, total 1330-20-7

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- copper 7440-48-4
- EPHw10-19 NA
- lead 7439-92-1
- VHw6-10 NA

To meet risk-based remediation standards:

- LEPHw NA
- naphthalene 91-20-3
- VPHw NA
- xylenes, total 1330-20-7

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, PGL Environmental Consultants, March 9, 2023.

Emails to the Ministry of Environment and Climate Change Strategy dated October 4, October 6, November 30, 2022, and March 1, 2023, PGL Environmental Consultants.

Performance Verification Plan, 5120 Cordova Bay Road, District of Saanich, BC, PGL Environmental Consultants, October 6, 2022.

Stage 1 PSI Update, Supplemental DSI and Confirmation of Remediation Report, 5120 Cordova Bay Road, District of Saanich, BC, PGL Environmental Consultants February 2022.

Human Health and Ecological Risk Assessment, 5120 Cordova Bay Road, District of Saanich, BC, PGL Environmental Consultants, February 2022.

March 13, 2023

Date Issued



George Szefer
For Director, *Environmental Management Act*