



VIA EMAIL: john.wilbeck@greystar.com

Victoria File: 26250-20/0221
Site ID: 6815

April 21, 2023

University Heights Shopping Centre Ltd. Inc. No. BC1049432
1002 Wharf Street
Victoria, BC V8W 1T4
Attn. John Wilbeck

Dear John Wilbeck:

Re: Certificate of Compliance - 3956 Shelbourne Street, 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 which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 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.



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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3956 Shelbourne Street, Saanich, British Columbia which is more particularly known and described as:

A portion of Lot A, Sections 56 and 57, Victoria District, Plan EPP84722 further describes as:

Commencing at point 32.25 metres at a bearing of 147° 20' 24" from the North West corner of Lot A, Plan EPP84722;

Thence easterly 16.10 metres at a bearing of 90° 44' 27";

Thence southerly 7.70 metres at a bearing of 180° 44' 27";

Thence easterly 48.15 metres at a bearing of 90° 44' 27";

Thence southerly 36.08 metres at a bearing of 181° 02' 21";

Thence easterly 6.24 metres at a bearing of 90° 55' 23";

Thence southerly 101.18 metres at a bearing of 180° 53' 22"

Thence westerly 70.50 metres at a bearing of 270° 55' 23";

Thence northerly 144.75 metres, more or less, to the point of commencement.

As depicted in the metes-and-bounds survey drawing prepared by McIlvaney Riley BC Land Surveying Inc. on June 18, 2020.

Portion of PID: 030-547-342

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

Latitude: 48° 28' 15.2"

Longitude: 123° 20' 2.51"

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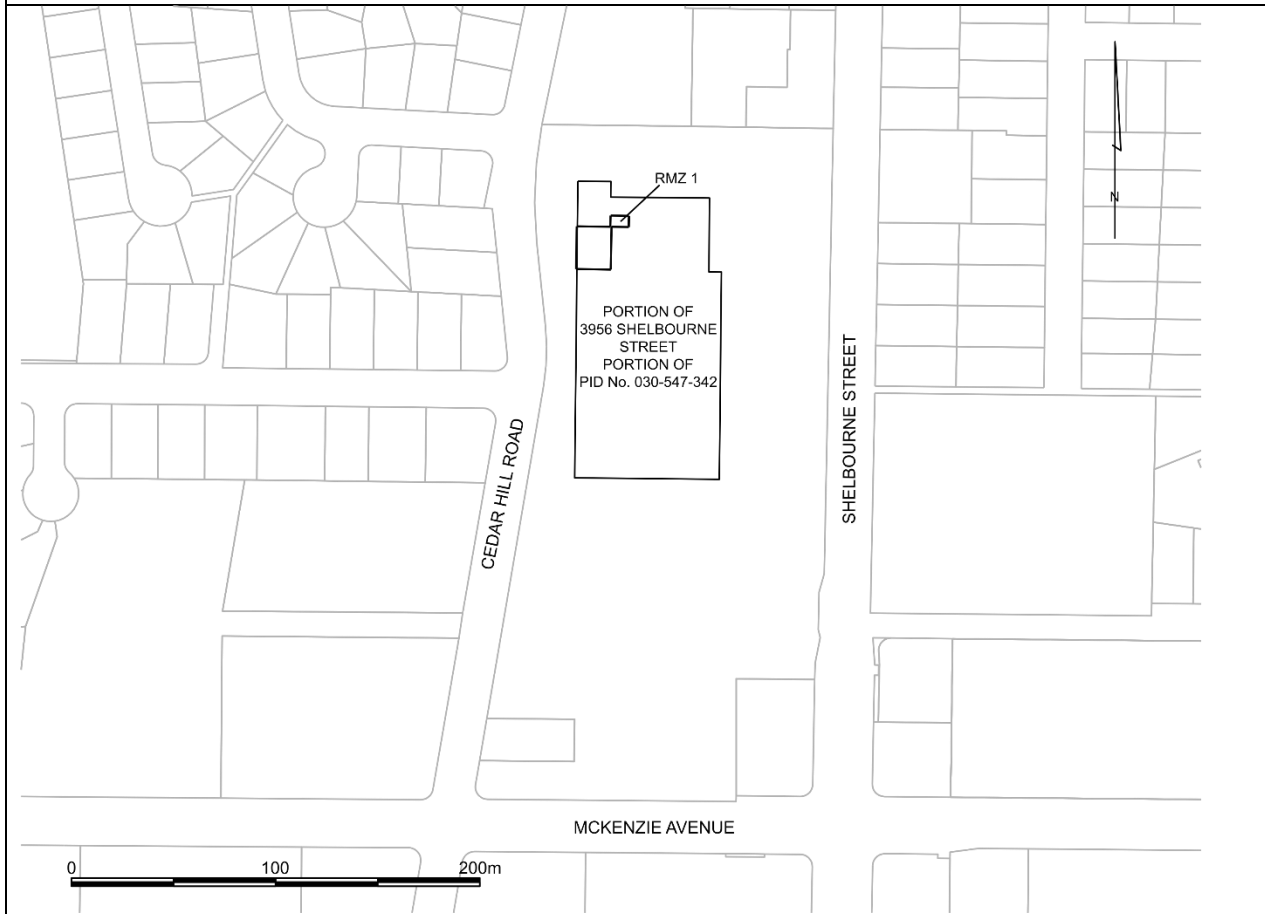
Date Issued



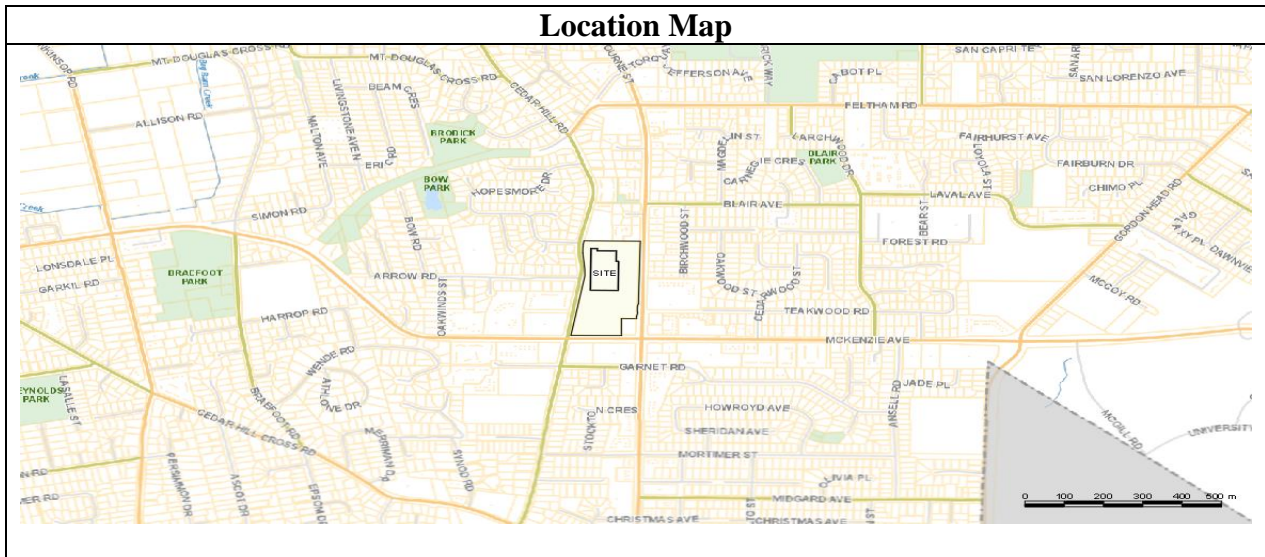
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Site Plan



Location Map



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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 persons 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 is 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) All buildings will have a concrete floor slab.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) A cap, consisting of pavement, a building slab or 1 m of clean soil, must be present to prevent potential human or ecological exposure to deeper contaminated soil.

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

Commencing at the NW corner of
Lot 1, Plan EPP84722, then

S 18° 50' 59" E 52.7m to Point of Commencement (P.o.C.), then

S 00° 55' 23" W 21.0m to P1, then

S 89° 04' 37" E 17.0m to P2, then

N 00° 55' 23" E 21.0m to P3, then


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S 89° 04' 37" E 8.5m to P4, then
N 00° 55' 23" E 5.5m to P5, then
N 89° 04' 37" W 9.0m to P6, then
S 00° 55' 23" W 5.5m to P7, then
N 89° 04' 37" W 16.5m 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.
7. The Director must be notified promptly by the person<s> 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 excursion<s>;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
9. 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<s> described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land use soil use:

To meet risk-based remediation standards:

HEPH	NA
VPH	NA

To meet local background concentrations:

selenium	7782-49-2
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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
EPHw10-19	NA
Xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Conditions, 3956 Shelbourne Street, Saanich, BC, ENV Site 6815, PGL Environmental, November 15, 2022

Stage 1 Preliminary Site Investigation, 3956 Shelbourne Street, Saanich, British Columbia, Site 6815, Thurber Engineering Ltd., July 7, 2020

Detailed Site Investigation, University Heights Shopping Centre, 3956 Shelbourne Street, Saanich, British Columbia, Thurber Engineering Ltd., July 8, 2020

Stage 1 Preliminary Site Investigation Update, University Heights Shopping Centre, 3956 Shelbourne Street, Saanich, British Columbia, Thurber Engineering Ltd., November 4, 2022

Supplemental Detailed Site Investigation, University Heights Shopping Centre, 3956 Shelbourne Street, Saanich, British Columbia, Thurber Engineering Ltd., October 19, 2022

Screening-Level Risk Assessment, 3956 Shelbourne Street, Saanich, BC, PGL Environmental Consultants, October 25, 2022

Performance Verification Plan, 3956 Shelbourne Street, Saanich, BC, ENV Site 6815, PGL Environmental, November 4, 2022

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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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Ingolf Lambrecht, P.Geo., CSAP, PGL Environmental Consultants;
ilambrecht@pggroup.com

CSAP Society; apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@victoria1.gov.bc.ca

Neil Findlow, District of Saanich; Neil.findlow@saanich.ca

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