



VIA EMAIL: Tara.hunter@cantire.com

Victoria File: 26250-20/2309
Site ID: 2309

June 6, 2022

Canadian Tire Corporation, Limited
2180 Young Street (15th Floor S)
Toronto, ON M4P 2V8
Attn. Tara Hunter

Dear Tara Hunter:

Re: Certificate of Compliance – 2959 Douglas 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 236-468-2209 or toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Adam Steele, City of Victoria; asteele@victoria.ca

Bridget Trousdell, Arcadis; bridget.trousdell@arcadis.com

Stefan Quaglia, Approved Professional, Trillium Environmental
squaglia@trilliumenviro.com

Art Hildebrand, Approved Professional, Arcadis; arthur.hildebrand@arcadis.com

Ajeet Singh Manhas, Beacon Pacific Properties Ltd.; suki@crsgroup.ca

Anna Popova, CSAP Society; apopova@csapsociety.bc

Client Information Officer, BC ENV, Victoria, 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.

June 6, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2959 Douglas Street, Victoria, British Columbia which is more particularly known and described as:

Lot 1 (DD EF57621), Section 4, Victoria District Plan 37622
PID: 017-788-480

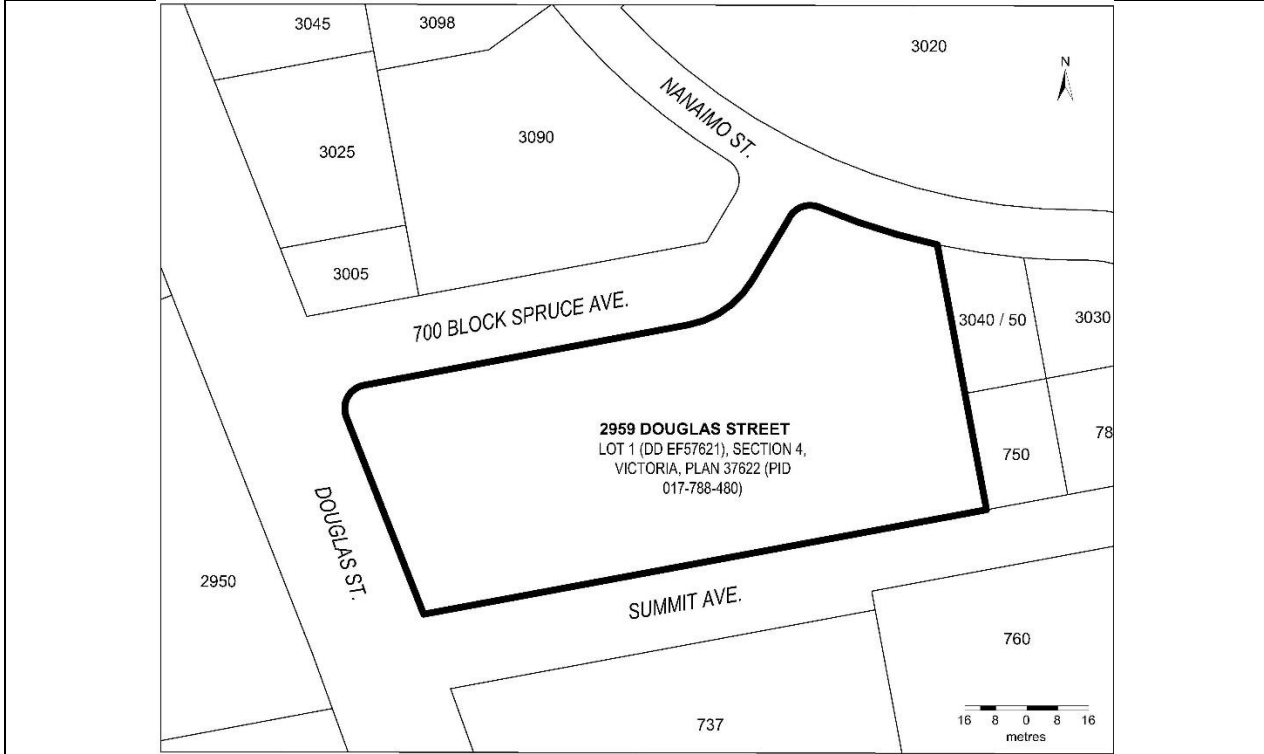
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 26' 35.50"
Longitude: 123° 22' 5.85"

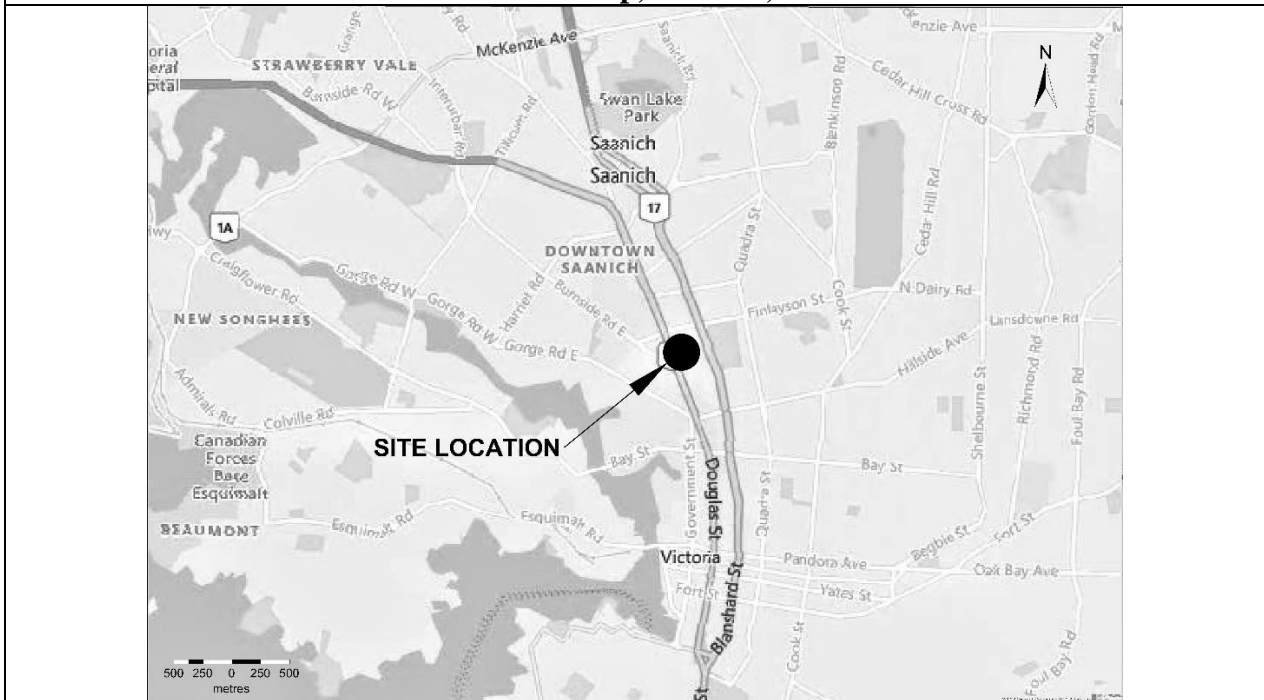
June 6, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, Victoria, BC



Location Map, Victoria, BC



June 6, 2022
Date Issued


Liliana Jerade
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 person 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 the site. These assumptions include the following:

- (a) Below grade development will consist of a parkade to any depth.

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 person 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;
3. If requested by the Director, the responsible person 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.

June 6, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
cadmium	7440-43-9
copper	7440-50-8
fluoranthene	206-44-0
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
manganese	7439-96-5
molybdenum	7439-98-7
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
tin	744-31-5

To meet risk-based remediation standards:


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

Substances evaluated in soil for commercial land soil use:

To meet local background concentrations:

vanadium	7440-62-2
----------	-----------

June 6, 2022
Date Issued


Liliana Jerade
For Director, Environmental Management Act

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

cadmium 7440-43-9

To meet risk-based remediation standards:

dichloropropane, 1,2- 78-87-5

Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt 7440-48-4
lithium 7439-93-2
sodium ion 17341-25-2

June 6, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Portion of 700-block Spruce Avenue, Victoria, BC, Arcadis Canada Inc., April 2022.

Human Health and Ecological Risk Assessment, Site ID: 2309, 2959 Douglas Street including Portion of 700-block Spruce Avenue (Site ID:23112), Victoria, BC, Arcadis Canada Inc., April 2022.


Communications Record – Offsite Parcels, Arcadis Canada Inc., April 2022.

Stage 2 PSI/DSI and Confirmation of Remediation, Site ID: 2309, 2959 Douglas Street including Portion of 700-block Spruce Avenue (Site ID: 23112), Victoria, BC, Arcadis Canada Inc., December 2021.

Stage 1 Preliminary Site Investigation, Site ID: 2309, 2959 Douglas Street including Portion of 700-block Spruce Avenue (Site ID: 23112), Victoria, BC, Arcadis Canada Inc., December 2021.

Application for Director's Preapproval under Protocol 6, Certificate of Compliance for Part of a Site, 2959 Douglas Street and affected parcels, Victoria, BC, British Columbia Ministry of Environment and Climate Change Strategy, November 2021.

June 6, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*
