



VIA EMAIL: [Tara.hunter@cantire.com](mailto:Tara.hunter@cantire.com)

Victoria File: 26250-20/23112  
Site ID: 23112

June 7, 2022

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

Dear Tara Hunter:

**Re: Certificate of Compliance – Portion of 700 Block, Spruce Avenue, 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 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 236-468-2209 (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](mailto:asteele@victoria.ca)

Bridget Trousdell, Arcadis; [bridget.trousdell@arcadis.com](mailto:bridget.trousdell@arcadis.com)

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Ajeet Singh Manhas, Beacon Pacific Properties Ltd. ; [suki@crsgroup.ca](mailto:suki@crsgroup.ca)

Anna Popova, CSAP Society; [apopova@csapsociety.bc](mailto:apopova@csapsociety.bc)

Client Information Officer, BC ENV, Victoria, [csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

June 7, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located on a portion of the 700-block of Spruce Avenue, Victoria, British Columbia which is more particularly known and described as:

Starting at the most southwest corner of Lot 1, Section 4, Victoria District, Plan 33389 (PID 000-005-487)


- thence  $79^{\circ} 29' 7.00''$  for 32.681 metres along the southern boundary of Lot 1 Plan 33389; the Point of Beginning
- thence  $162^{\circ} 2' 30.33''$  for 20.277 metres to a point on the north property line of Lot 1 (DD EF57621), Section 4, Victoria Plan 37622
- thence  $79^{\circ} 29' 10.00''$  for 31.759 metres along the northwest boundary of Lot 1, Section 4, Plan 37622
- thence 12.879 metres along the north property line of Lot 1, Section 4, Plan 37622, along the arc of radius 24.384 metres, whose chord bears  $64^{\circ} 8' 45.99''$  with length of 12.747metres
- thence  $2^{\circ} 44' 1.18''$  for 30.383 metres to a point on the southeast property line of Lot 1, Section 4, Plan 33389.
- thence  $201^{\circ} 0' 4.59''$  for 1.904 metres along the southeast property line of Lot 1, Section 4, Plan 33389
- thence  $210^{\circ} 51' 16.21''$  for 14.930 metres along the south property line of Lot 1, Section 4, Plan 33389
- thence  $259^{\circ} 29' 7''$  for 42.853 metres along the southeast property line of Lot 1, Section 4, Plan 33389, returning to the Point of Beginning.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Arcadis Canada Inc. on December 1, 2021.

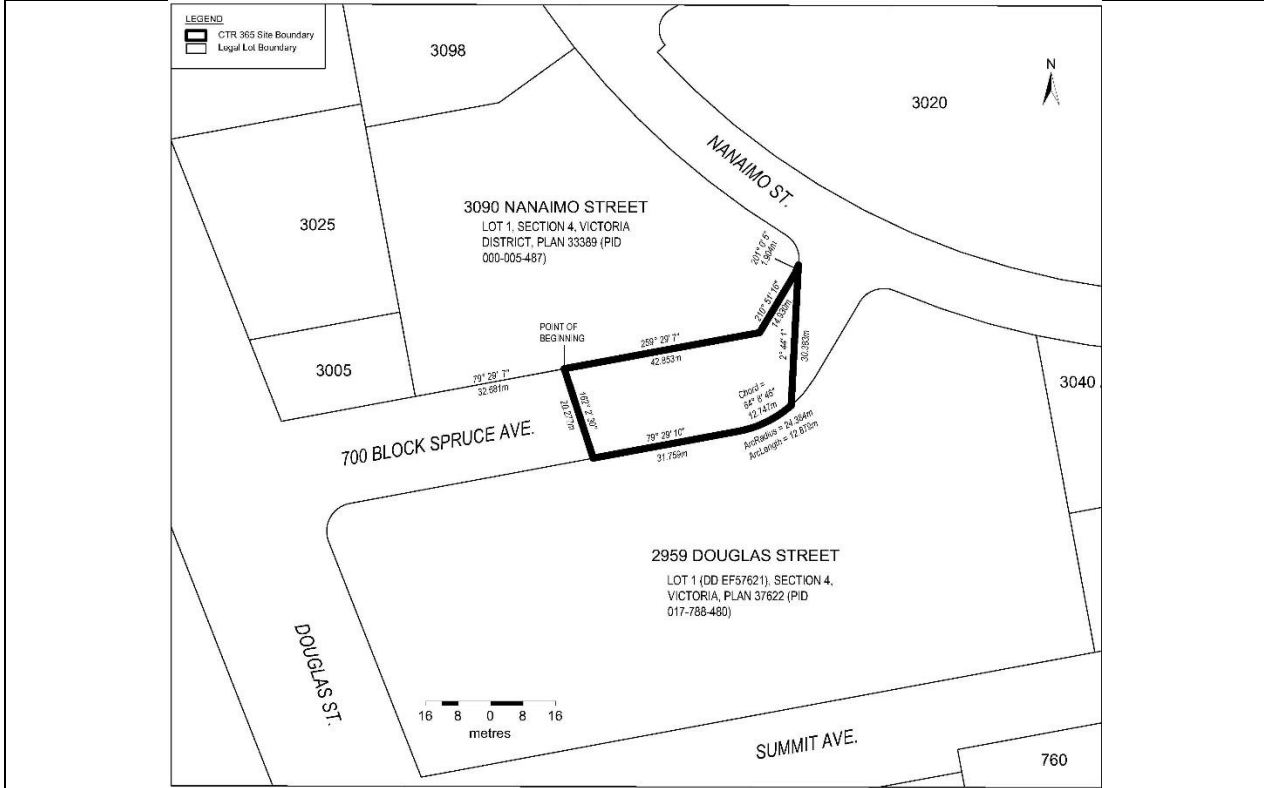
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:  $48^{\circ} 26' 36.90''$   
Longitude:  $123^{\circ} 22' 6.40''$

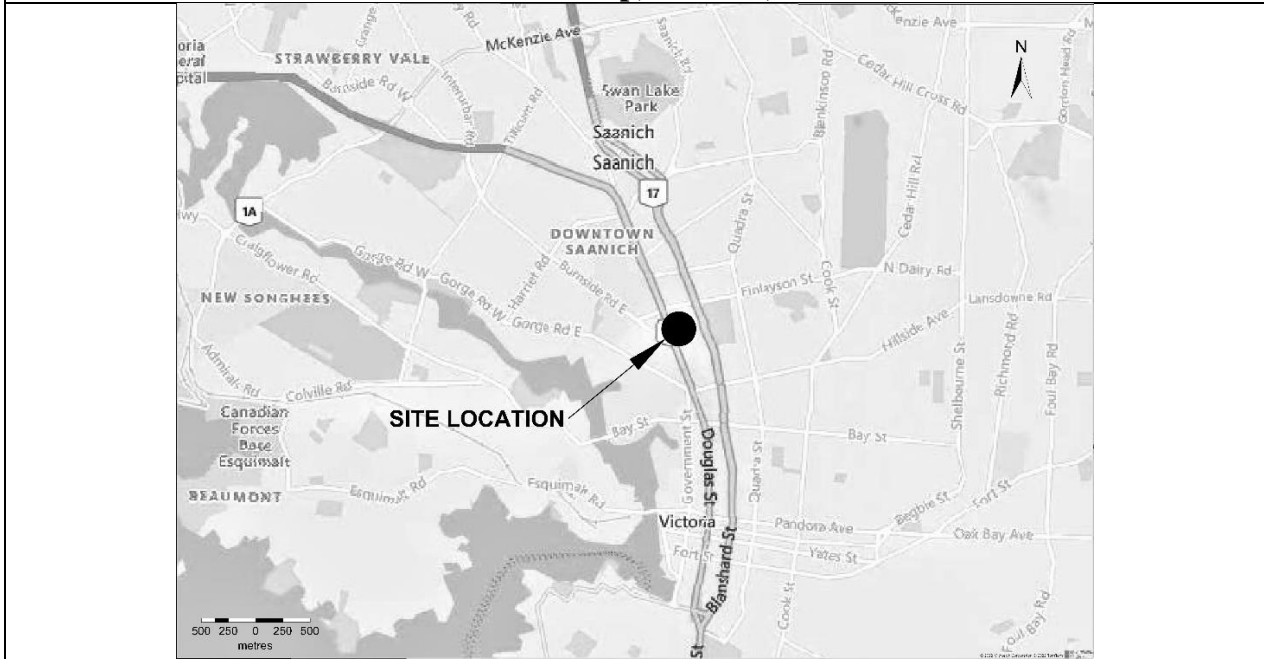
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## Site Plan, Victoria, BC



## Location Map, Victoria, BC



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 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 trenches existing or expected at the site. These assumptions include the following:

- (a) The site will remain a municipal roadway and the asphalt cap will be maintained on a routine basis.

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; and
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.

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## Schedule C

### Substances and Uses

*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

dichloropropane, 1,2-            78-87-5

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## 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.*

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