



By EMAIL: pacificeastdevelopments@gmail.com

Victoria File: 26250-20/25700
Site ID: 25700

Date: November 4, 2022

Aaron Flaig
Park Pacific Lumberworld Ltd.
3955 Quadra Street,
Victoria, BC V8X 1J7

Dear Aaron Flaig:

Re: Certificate of Compliance - 3951 and 3955 Quadra Street and 3952 Borden 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 Regulationand may be encountered during any future subsurface work at the site.
4. 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 236-478-1407 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: District of Saanich, Planning Department
planning@saanich.ca

Canadian Imperial Bank of Commerce, Matt Gillberg
1175 Douglas Street, Victoria, BC V8W 2E1
matt.gillberg@cibc.com

Ministry of Environment and Climate Change Strategy, Land Remediation Section
csp_cio@Victoria1.gov.bc.ca

CSAP Society, apopova@csapsociety.bc.ca

Travis Deeter, P.Ag., CSAP, tdeeter@thurber.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.

November 4, 2022

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Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3951 and 3955 Quadra Street and 3952 Borden Street, Saanich, British Columbia which is more particularly known and described as:

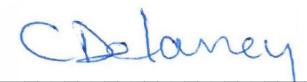
3952 Borden Street, Saanich, BC	3955 Quadra Street, Saanich	3951 Quadra Street, Saanich
THAT PART OF THE SOUTHERLY 244.2 FEET OF LOT 30, SECTION 32, VICTORIA DISTRICT PLAN 721, LYING TO THE EAST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 267.5 FEET FROM THE EASTERLY BOUNDARY OF SAID LOT	LOT 1, SECTION 32, VICTORIA DISTRICT PLAN 14606, EXCEPT PARCEL A (DD 340006I) THEREOF	PARCEL A (DD 340006I), LOT 1, SECTION 32, VICTORIA DISTRICT PLAN 14606
008-621-896	004-237-676	004-236-149

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

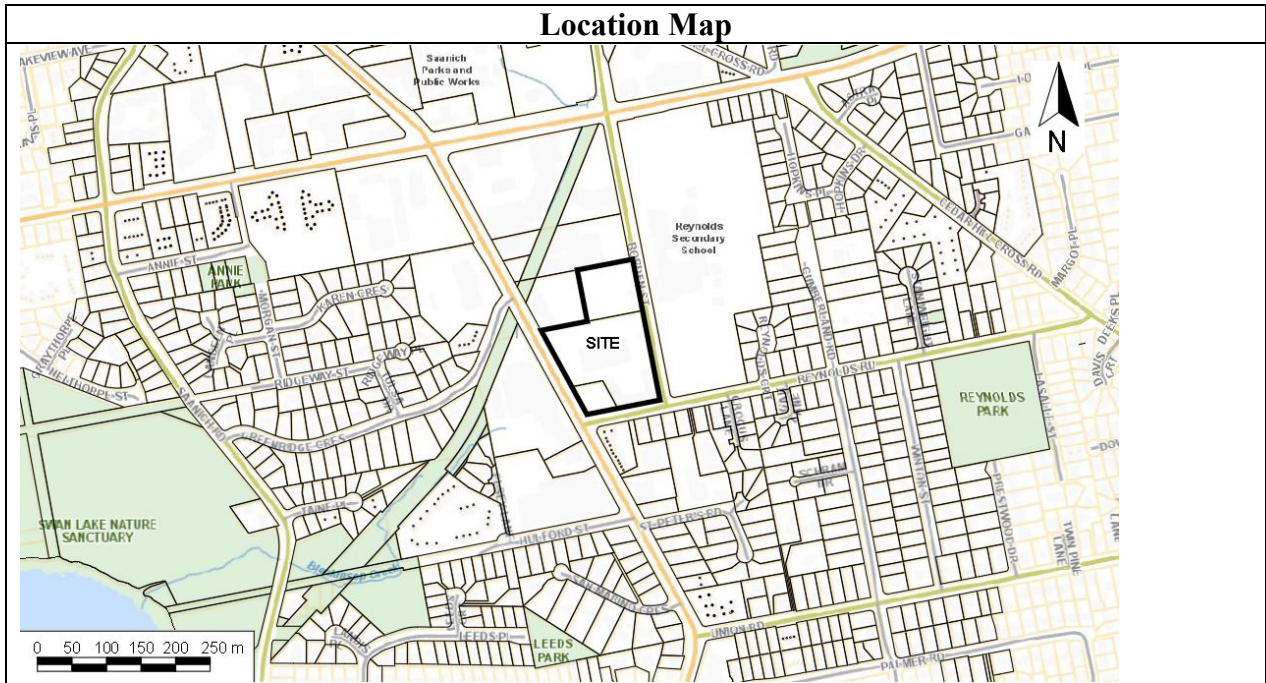
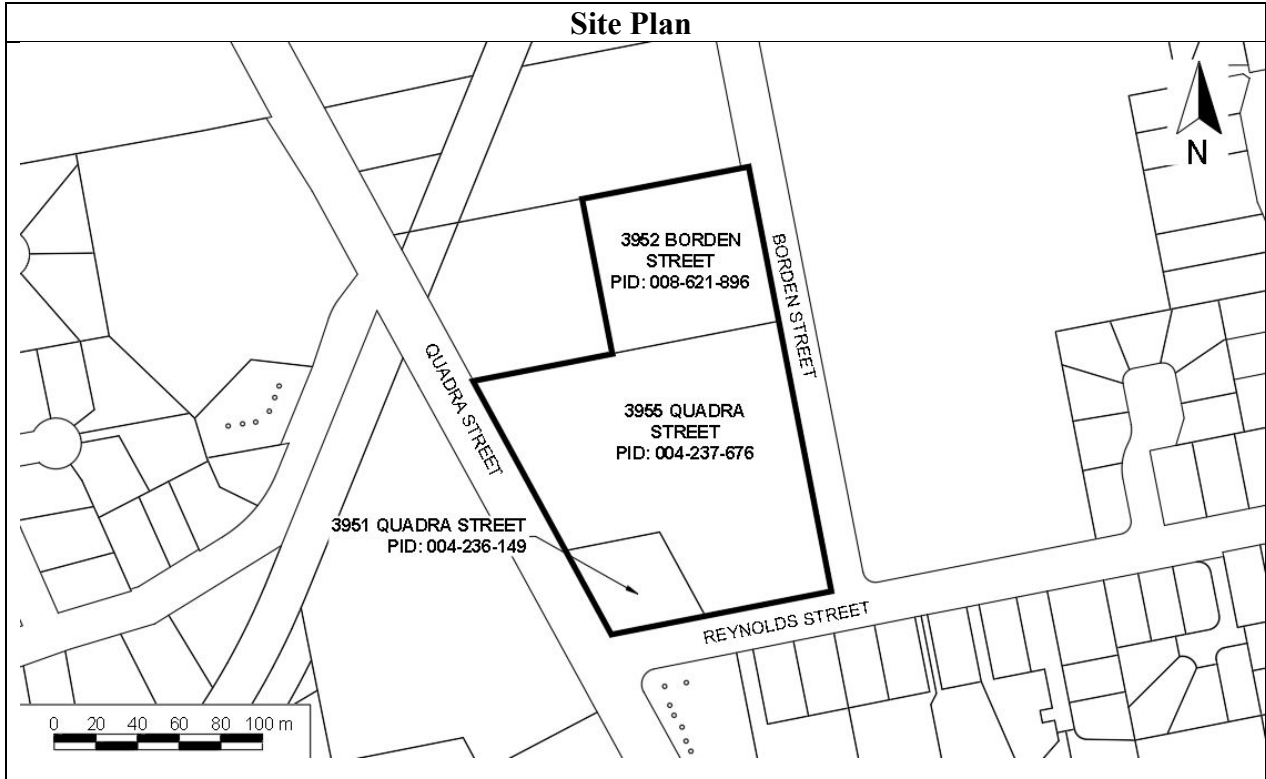
Latitude: 48° 28' 2.65"
Longitude: 123° 21' 40.52"

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CDelaney

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

- (a) *Current site buildings may remain in their current configuration or be expanded as slab-on-grade structures; and*
- (b) *Future site buildings will consist of either slab-on-grade structures or include underground parkades.*

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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential low-density land soil use:

To meet numerical remediation standards:

- Arsenic 7440-38-2
- Chromium 7440-47-3
- Copper 7440-50-8

Substances evaluated in soil for residential low-density land soil use:

To meet local background concentrations:

- Cobalt 7440-48-4
- Iron 7439-89-6

Substances evaluated in water for drinking water use:

To meet local background concentrations:

- Cobalt 7440-78-4

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Schedule D

Documents

Summary of Site Condition, Thurber Engineering Ltd., July 2022.

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation 3951 and 3955 Quadra Street, and 3952 Borden Street, Saanich, British Columbia, Site ID 25700, Thurber Engineering Ltd., July 28, 2022.

Stage 1 Preliminary Site Investigation 3951 and 3955 Quadra Street, and 3952 Borden Street, Saanich, British Columbia, Site ID 25700, Thurber Engineering Ltd., July 28, 2022.

Phase I Environmental Site Assessment Update, 3951 & 3955 Quadra Street and 3952 Borden Street, Saanich, BC, Thurber Engineering Ltd., January 31, 2018.

Phase I Environmental Site Assessment Addendum, 3951 & 3955 Quadra Street and 3952 Borden Street, Saanich, BC, Thurber Engineering Ltd., June 4, 2013.

Phase II Environmental Site Assessment, 3951 & 3955 Quadra Street and 3952 Borden Street, Saanich, British Columbia, Thurber Engineering Ltd., May 29, 2013.

Phase I Environmental Site Assessment, 3951 & 3955 Quadra Street and 3952 Borden Street, Saanich, British Columbia, Thurber Engineering Ltd., May 27, 2013.

Phase II Environmental Site Assessment, ACE Lumberworld 3951, 3955 Quadra Street and 3952 Borden Street, Victoria, BC, AMEC Earth and Environmental, February 5, 2007.

Stage 2 Preliminary Site Investigation, 3955 Quadra Street, Victoria, BC, Levelton Consultants Ltd., March 12, 2004.

Stage 1 Preliminary Site Investigation, 3955 Quadra St and 3952 Borden St, Victoria, BC, Levelton Consultants Ltd., February 23, 2003.

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