



VIA EMAIL: jsrebot@awin.ca

Victoria File: 26250-20/18911
Site ID: 18911

April 11, 2024

John Srebot
2925 Holdings Ltd., Inc. No. 1088982
220 Steeles Avenue West
Thornhill, ON L4J 1A1

Dear John Srebot:

Re: Certificate of Compliance - 2929 Douglas Street, Victoria, BC, V8T 4M8

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future work at the site.

4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 kevin.haines@gov.bc.ca.

Yours truly,



Kevin Haines
Senior Risk Assessment Officer

Enclosure

cc: City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6 coummunityplannning@victoria.ca

Robert Symington, CSAP, Gandalf Consulting Ltd.,
1000 – 355 Burrard Street. Vancouver, BC V6C 2G8 symington@gandalfconsulting.bc.ca

Scott Steer, CSAP, Steer Environmental Associates Ltd.,
1515 Holland Street, Nelson, BC VIL 3E2 scott.steer@steerenvironmental.com

Keith Miller, Wittich Environmental Services
5715 Sooke Road, Sooke, BC V9Z 0C4 keith@wesltd.net

Stefan Voges, Head of External Communications, VW Credit Canada, Inc.,
stefan.voges@vwfs.com

CSAP Society apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change
Strategy, Site Remediation Program, 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.

11 April 2024

Date Issued

Kevin Haines
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2929 Douglas Street, Victoria, British Columbia, which is more particularly known and described as:

Lot A Section 5 Victoria District Plan EPP66301
PID: 030-129-753

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

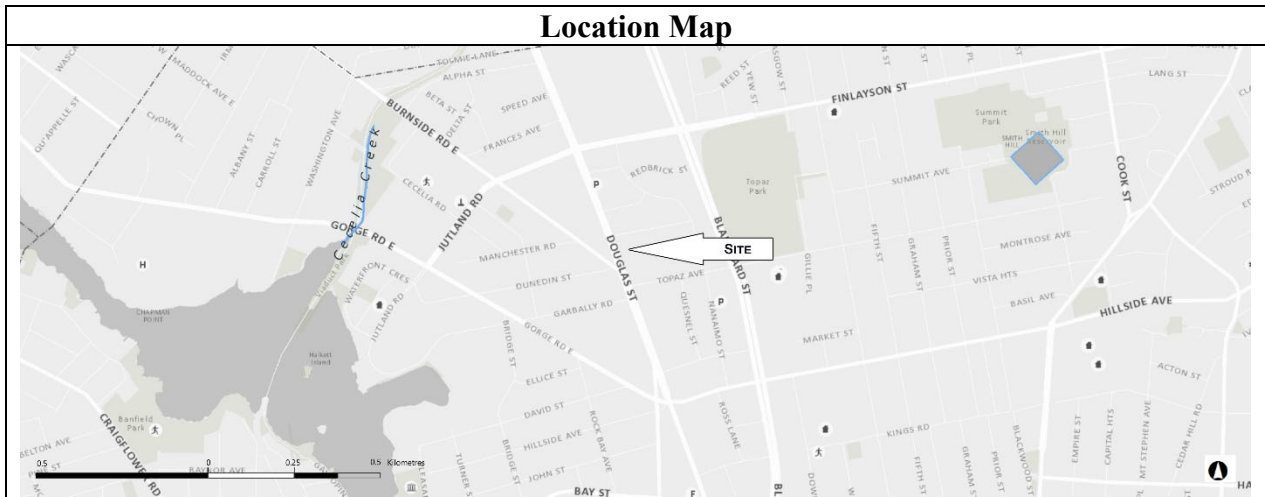
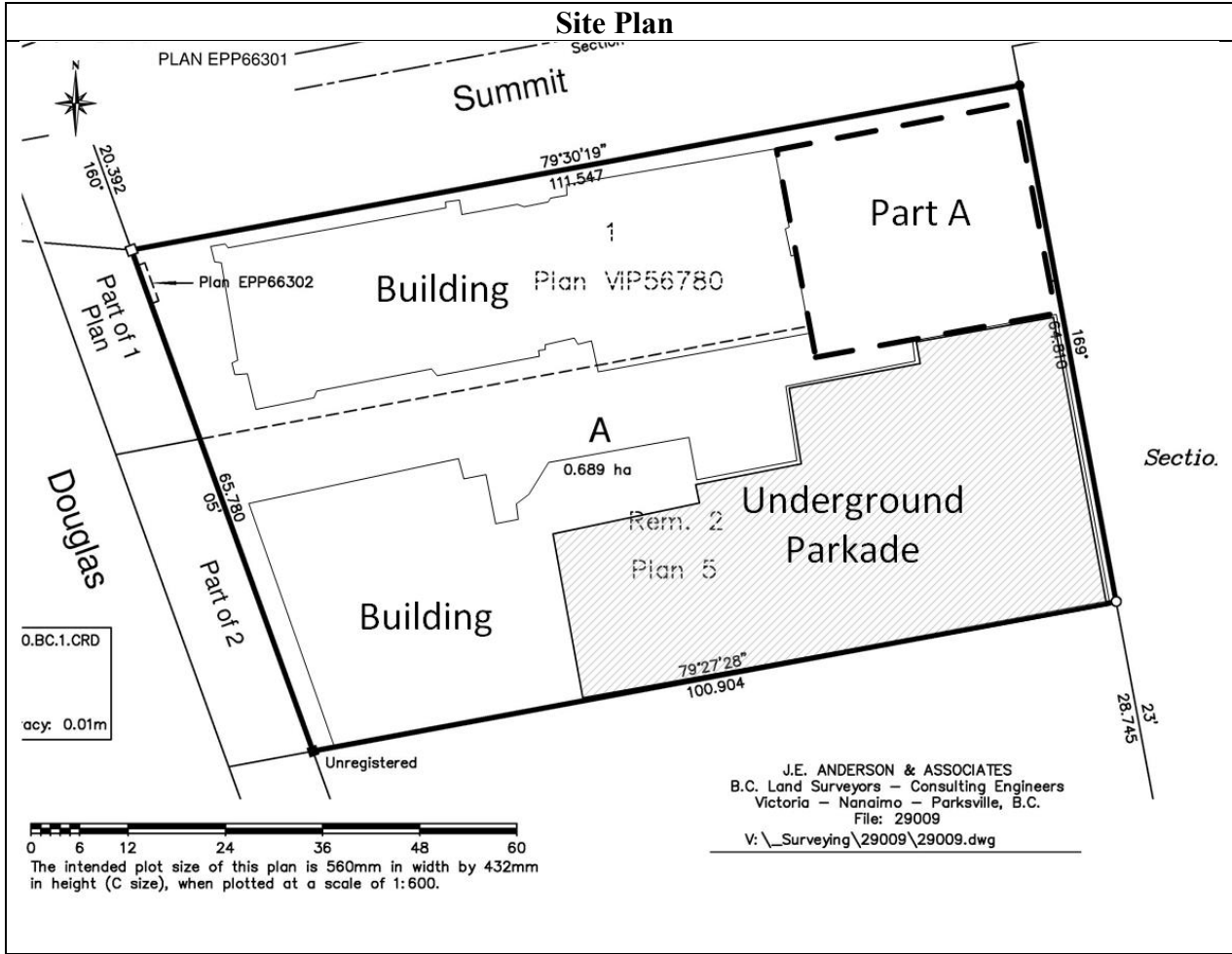
Latitude:	48°	26'	32.3"	North
Longitude:	123°	22'	7.3"	West

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For Director, *Environmental Management Act*



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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 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) Commercial buildings will be slab on grade;
- (b) A one-story underground parkade is located as constructed and shown on the Site Plan in Schedule A.

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) Contaminated soils located within Part A must remain covered by pavement. Part A is shown in the Site Plan in Schedule A and a metes-and-bounds description for Part A is attached on Page 8.
3. If requested by the Director, the responsible person<s> 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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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 person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person 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;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
6. 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical based remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
ethylbenzene	100-41-4
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
HEPHs	NA
LEPHs	NA
VPHs	NA
xylenes	1330-20-7

Substances remediated in water for marine water use:

To meet numerical remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
copper	7440-50-8
lead	7439-92-1
LEPHw	NA
naphthalene	91-20-3
phenanthrene	85-01-08
pyrene	129-00-0
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

Part A of the site

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
copper	7440-50-8
lead	7439-92-1
zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, Gandalf Consulting, December 8, 2023
- *Performance Verification Plan, 2929 Douglas Street, Victoria, BC*, Trillium Environmental Ltd., November 24, 2023
- *Human Health and Ecological Risk Assessment, 2929 Douglas Street, Victoria, BC*, Trillium Environmental Ltd., November 23, 2023
- *Stage 1 Preliminary Site Investigation Addendum Report, 2929 Douglas Street, Victoria, BC*, Wittich Environmental Services Ltd., Oct 11th, 2023
- *Supplemental Monitoring Report – 2929 Douglas Street, Victoria, BC*, Wittich Environmental Services Ltd., May 31st, 2023
- *Supplementary Confirmation of Remediation Report, 2929 Douglas Street, Victoria, BC*, Wittich Environmental Services Ltd., June 1st, 2019
- *Detailed Site Investigation and Confirmation of Remediation Report, 2929 Douglas Street, Victoria, BC*, Wittich Environmental Services Ltd., June 1st, 2019
- *Stage 1 and 2 Preliminary Site Investigation, 2929 Douglas Street, Victoria, BC*, Wittich Environmental Services Ltd., April 4th, 2019

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Description of Exclusion Area

PART A

That part of Lot A, Section 5, Victoria District, Plan EPP66301 commencing at a point on the Northeast boundary of said Lot A distant 1.20m from the North East corner of said Lot A

Then Southeast 10 degrees 36 minutes 11 seconds 26.0m

Then Southwest 79 degrees 23 minutes 49 seconds 31.0m

Then Northwest 10 degrees 36 minutes 11 seconds 26.0m

Then Northeast 79 degrees 23 minutes 49 seconds 31.0m to the point of commencement

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