



VIA EMAIL

Victoria File: 26250-20/25513
Site ID: 25513

January 7, 2025

Target Storage (2021) Ltd.
2-505 Tolmie Lane
Victoria, BC V8Z 1B8
Glenwilson@searidgeproperties.com

Re: Certificate of Compliance – 2120 Quadra Street, Victoria, BC

Dear Glen Wilson:

Please find enclosed a Certificate of Compliance respecting the site referenced above.

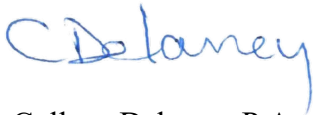
In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

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 professional 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 that may be encountered during any future 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 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 site@gov.bc.ca.

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc: Diane Zorn, Ausenco Sustainability ULC
18th Floor, 4515 Central Boulevard
Burnaby, BC V5H 0C6
dzorn@ausenco.com

Peter Reid, Ausenco Sustainability ULC
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CSAP Society
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Vancouver, BC V6C 1A5
submissions@csapsociety.bc.ca

Tate Knowles, Coast Capital Savings Federal Credit Union
310 – 1515 Douglas Street
Victoria, BC V8W 2G4
Tate.Knowles@coastcapitalsavings.com

Katie Lauriston, City of Victoria, klauriston@victoria.ca

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



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation numerical or risk-based standards.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person, Glen Wilson.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The following land, water, and vapour uses were evaluated and apply for this site:

Medium	Use(s)
Soil	CL
Water	DW
Vapour	CL

The substances for which contamination was identified, remediation was satisfactorily completed, and for which this Certificate of Compliance is valid, are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

January 7, 2025

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2120 Quadra Street, Victoria, British Columbia, which is more particularly known and described as:

Lot A, Section 3, Victoria Land District, Plan EPP109081 PID# 031-888-950

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

Latitude: 48° 25' 58.40"

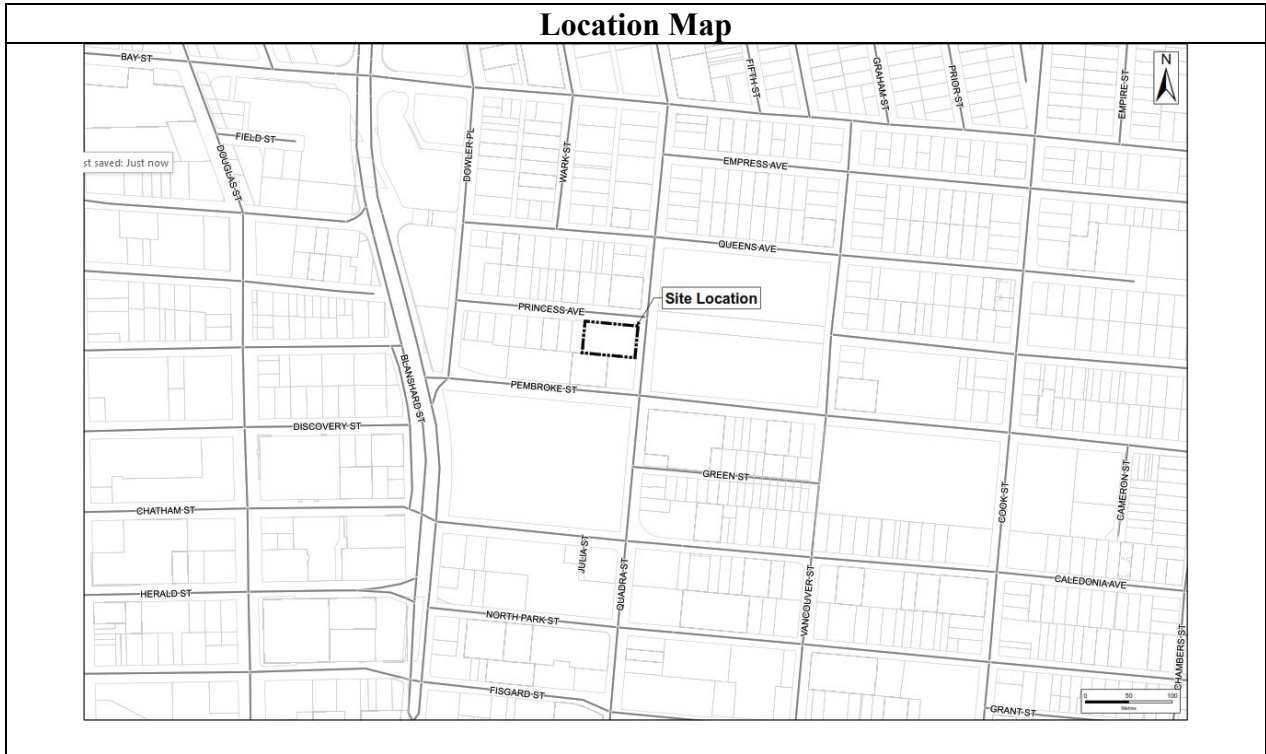
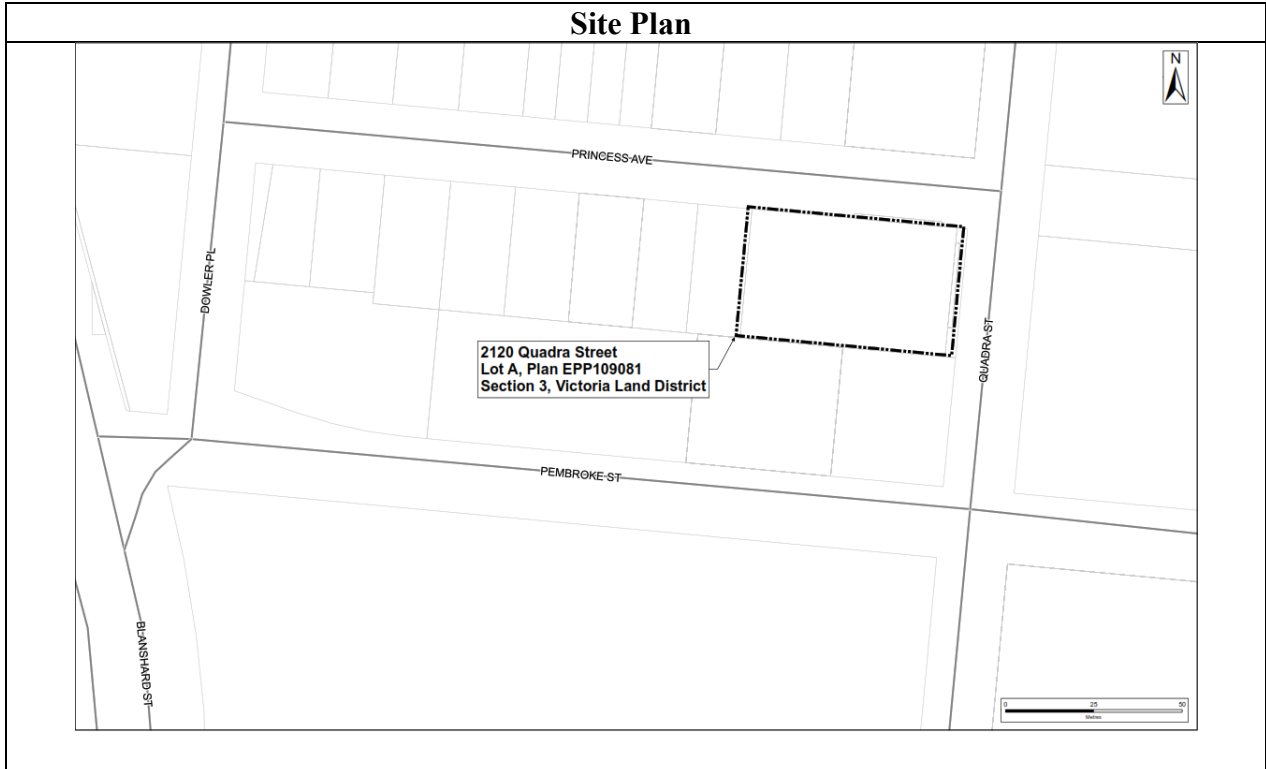
Longitude: 123° 21' 32.00"

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Site Identification Number 25513
Version 10.0 R


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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour, or water uses, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances evaluated to background in soil:

To meet local background concentrations:

chromium	7440-47-3
vanadium	7440-62-2

Substances remediated in soil for Commercial land use:

To meet numerical remediation standards:

chromium	7440-47-3
lead	7439-92-1
xylenes	1330-20-7
LEPHs	N/A
VPHs	N/A

Substances remediated in vapour for Commercial use:

To meet numerical remediation standards:

benzene	71-43-2
naphthalene	91-20-3
VPHv	N/A

Substances evaluated to background in water:

To meet local background concentrations:

cobalt	7440-48-4
lithium	7439-93-2

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Substances remediated in water for Drinking Water use:

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
naphthalene	91-20-3
xylenes, total	1330-20-7

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Schedule D

Documents

- *Addendum to Numerical Certificate of Compliance, 2120 Quadra Street, Victoria, BC (Site ID 25513)*, prepared by Ausenco Sustainability ULC, dated November 14, 2024.
- *Summary of Site Conditions, 2120 Quadra Street, Victoria, BC*, prepared by Ausenco Sustainability ULC, dated November 13, 2024.
- *Stage 1 PSI Update, DSI, and COR – 2120 Quadra Street, Victoria, BC*, prepared by Ausenco Sustainability ULC, dated October 1, 2024.
- *Stage 1 PSI Update, DSI, and RAP, 2120 Quadra Street, Victoria, BC*, prepared by Hemmera Envirochem Inc., dated February 2022.
- *Recommendations for the Stage 2 Preliminary Site Investigation and Detailed Site Investigation Completed at 2120 Quadra Street, Victoria, BC*, prepared by McElhanney Consulting Services, dated March 2017.
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation for 2120 Quadra Street, Victoria, BC*, prepared by McElhanney Consulting Services, dated March 2017.
- *Phase I Environmental Site Assessment (ESA) at 2120 Quadra Street, Victoria, BC*, prepared by McElhanney Consulting Services, dated June 2015.
- *Stage 1 and Limited Stage 2 Preliminary Site Investigation (PSI), 2120 Quadra Street, Victoria, BC*, prepared by AGRA Earth & Environmental Limited, dated February 1998.

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Colleen Delaney
For Director, *Environmental Management Act*