



VIA EMAIL: don@jgordon.com

Victoria File: 26250-20/8428
Victoria File: 26250-20/8428
Site ID: 8428

January 10, 2025

J. Gordon Enterprises
Att: Donald Butt
PH1 – 2254 Cornwall Avenue
Vancouver, BC V6K 1B5

Re: Certificate of Compliance - 1124 Vancouver Street, Victoria, BC

Dear Donald Butt:

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 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: City of Victoria

cwain@victoria.ca

Donald Butt, 1121447 B.C. Ltd., Registered Owner

don@jgordon.com

James Graham, Vancouver City Savings Credit Union, Mortgage Holder

james_graham@vancity.com

British Columbia Housing Management Commission, Covenant Holder

dev-strategies@bchousing.org

David Mitchell, Approved Professional, Active Earth

david.mitchell@activeearth.ca

Client Information Officer, ENV, Victoria

esp_cio@victoria1.gov.bc.ca

CSAP Society

submissions@csapsociety.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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	RL _{HD}
Water	IWU
Sediment	N/A
Vapour	PU

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


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 substances for which remediation has been 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 10, 2025
Date Issued


Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1124 Vancouver Street, Victoria, British Columbia, which is more particularly known and described as:

Lot A Lot 782 783 784 Victoria City Plan EPP126734
PID: 031-877-826

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

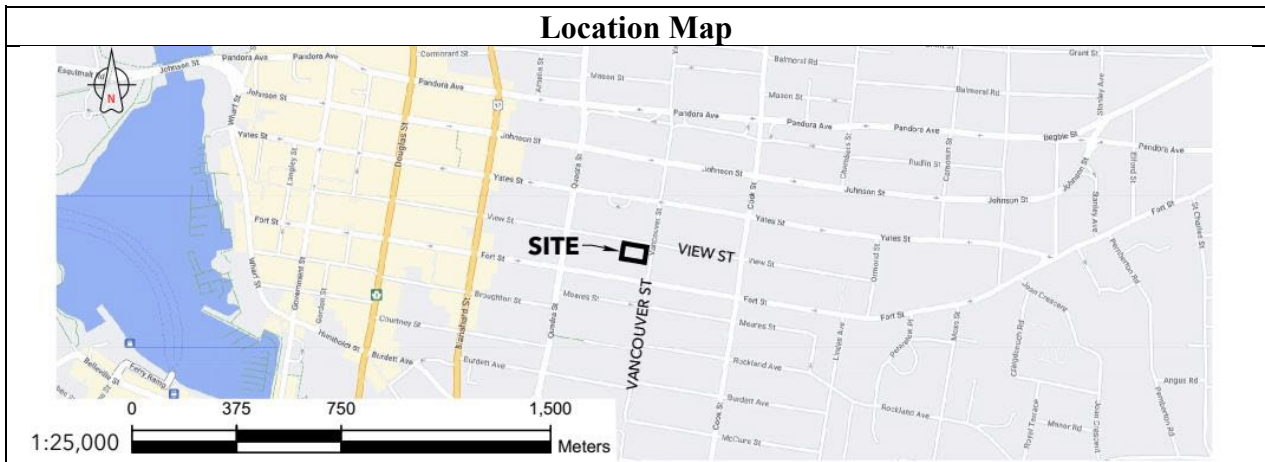
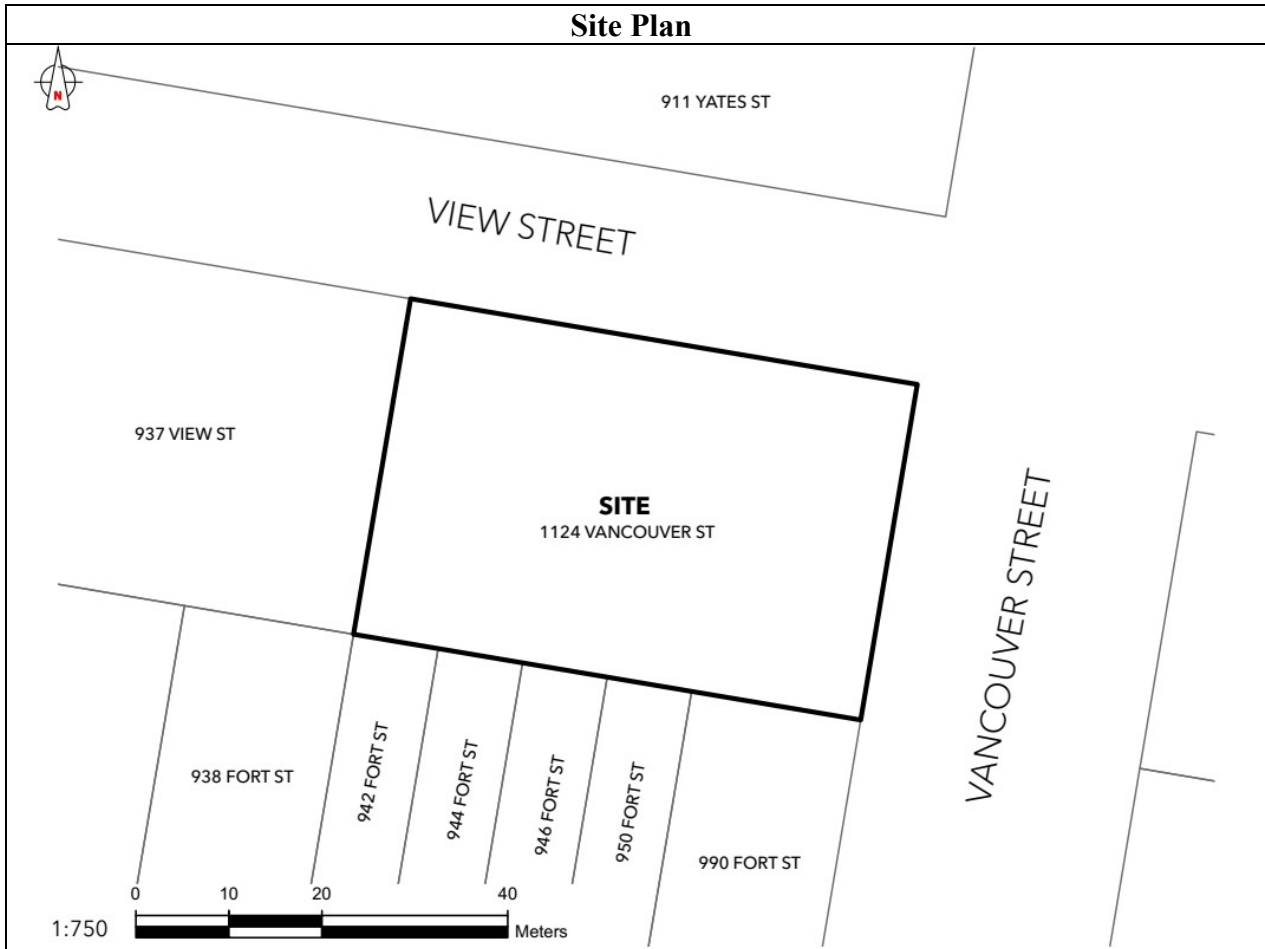
Latitude: 48° 25' 28.0"
Longitude: 123° 21' 27.0"

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For Director, *Environmental Management Act*



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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, water or vapour* use, 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 use 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 a Contaminated Sites Regulation *numerical* standard 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) *The building includes a 6-storey residential building over one partial level of underground parking.*

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 a revised or new Certificate of Compliance may be necessary.

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Roberto Prieto

For Director, *Environmental Management Act*

Schedule C

Uses, Substances and Chemical Abstract Service Numbers

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

To meet numerical remediation standards:

anthracene	120-12-7
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
copper	7440-50-8
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
LEPHs	NA
methylnaphthalene, 2-	91-57-9
naphthalene	91-20-3
pyrene	129-00-0
selenium	7782-49-2
zinc	7440-66-6

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

To meet local background concentration

selenium	7782-49-2
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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 1124 Vancouver Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated November 2024;

Stage 1 PSI Update, Stage 2 PSI, DSI, Confirmation of Remediation, 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated November 2024;

Approval In Principle – 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by BC ENV, dated March 7, 2023;

Stage 1 Preliminary Site Investigation Update, 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated November 2022;

Remediation Plan, 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated October 13, 2022;

Release Request - 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by BC ENV, dated August 30, 2019;

Release Request – Scenario 5 - 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated August 21, 2019;

Detailed Site Investigation, 1124 Vancouver Street, 941 & 953 View Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated July 24, 2019;

Stage 1 Preliminary Site Investigation, 941 View Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated June 2017;

Stage 1 Preliminary Site Investigation, 953 View Street & 1124 Vancouver Street, Victoria, BC, prepared by Active Earth Engineering Ltd., dated March 2017.

January 10, 2025

Date Issued



Roberto Prieto
For Director, *Environmental Management Act*