



**VIA E-MAIL: Michael.Reed@gwlra.com**

Victoria File: 26250-20/21248  
Regional File: 26250-20/21248  
Site ID: 21248

Date: June 8, 2023

Michael Reed  
1296 Station Street Properties Ltd.  
Suite 1600 – 650 West Georgia Street  
Vancouver, BC V6B 4N7

Dear Michael Reed:

**Re: Certificate of Compliance – 1296 Station Street, Vancouver, 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 Regulation

and may be encountered during any future subsurface 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, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Jody Fisher  
for Director, *Environmental Management Act*

Enclosure

cc: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)  
Society of Contaminated Sites Approved Professionals of BC  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria  
[esp\\_cio@Victoria1.gov.bc.ca](mailto:esp_cio@Victoria1.gov.bc.ca)

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.  
[egerencher@slrconsulting.com](mailto:egerencher@slrconsulting.com)



**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.

June 8, 2023  
Date Issued

A handwritten signature in black ink, appearing to read "Jody Fisher".

Jody Fisher  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1296 Station Street, Vancouver, British Columbia which is more particularly known and described as:

LOT D BLOCK G DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 22488 EXCEPT PLAN 22525


PID: 015-081-575

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

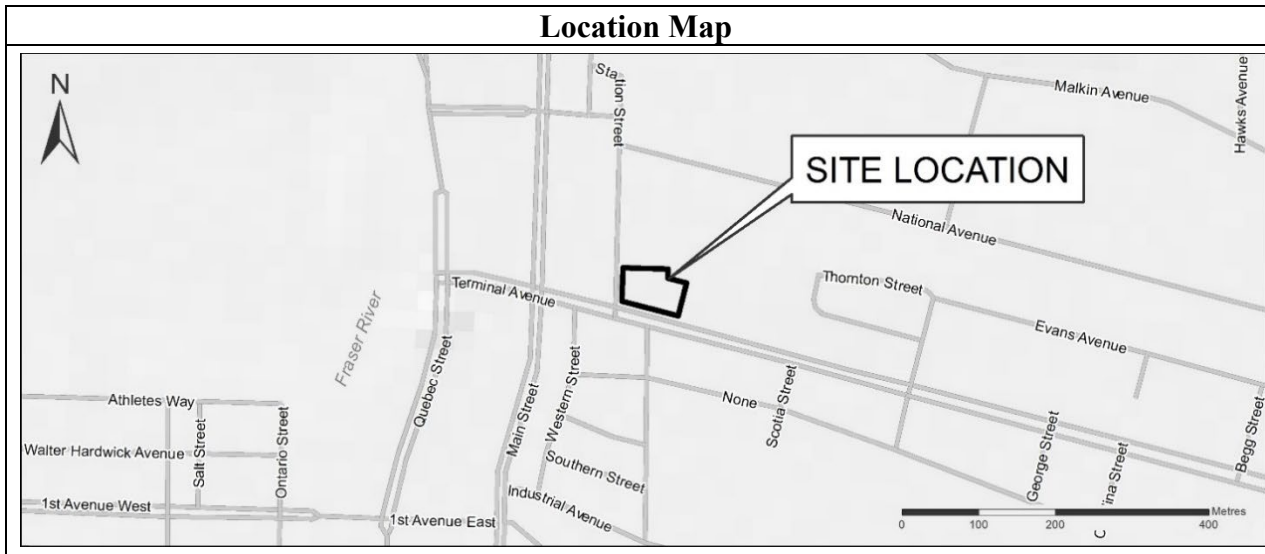
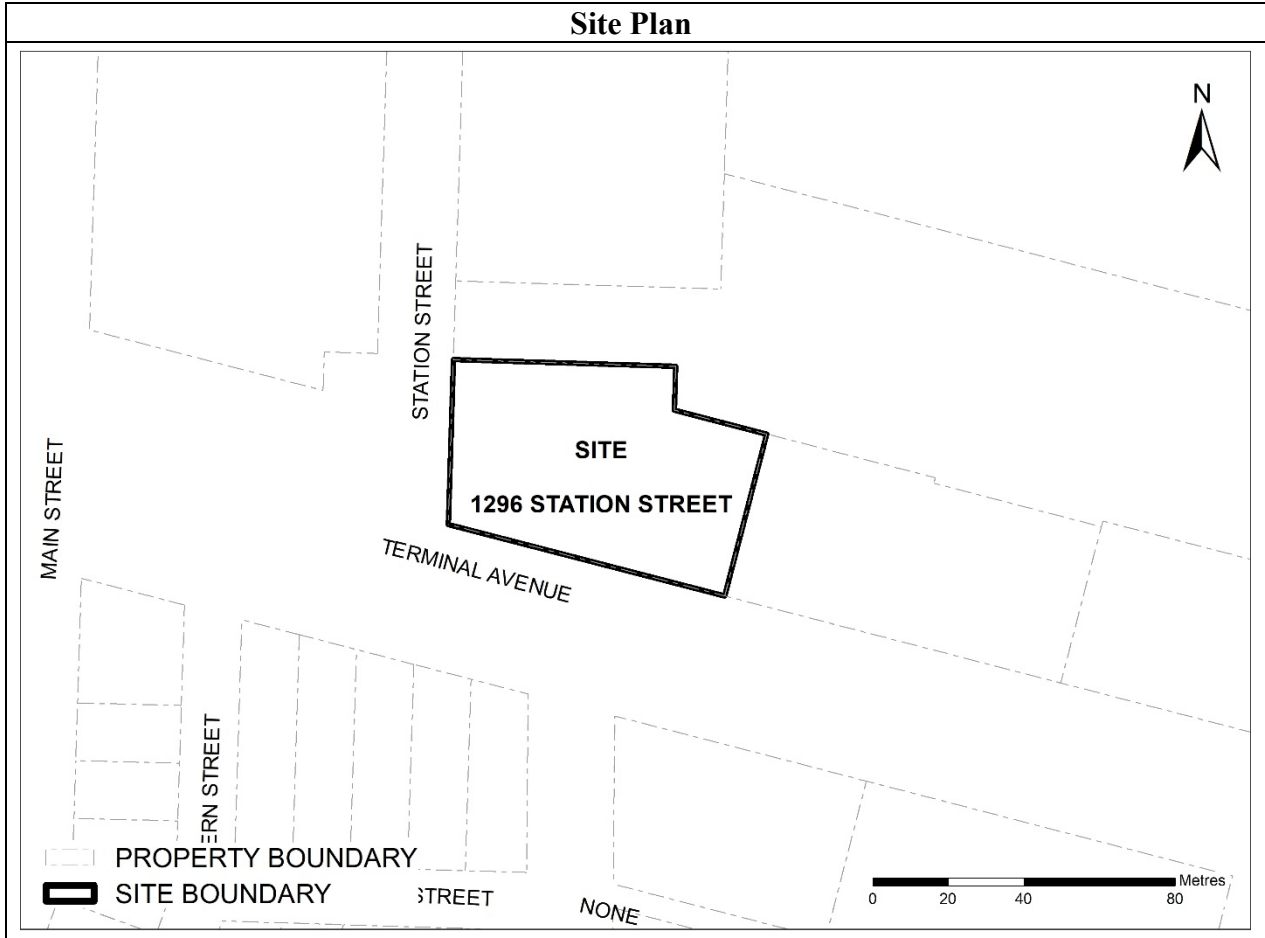
Latitude: 49° 16' 22.00"  
Longitude: 123° 5' 52.00"

June 8, 2023  
Date Issued

---

  
Jody Fisher  
For Director, *Environmental Management Act*

---



June 8, 2023

Date Issued

Jody Fisher  
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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *A residential or commercial building with a basement above the water table; or*
- (b) *A building with a parkade constructed to any depth.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

June 8, 2023

---

Date Issued



---

Jody Fisher  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

- lead 7439-92-1
- zinc 7440-66-6

June 8, 2023

---

Date Issued

Site Identification Number 21248  
Version 9.0 R



---

Jody Fisher  
For Director, *Environmental Management Act*

5 of 6

## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2023.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1296 Station Street, Vancouver*, SLR Consulting (Canada) Ltd., March 2023.
- *Site Profile Submission/Release Request – Demolition, Subdivision, Zoning and Development Permit Applications, 1296 Station Street, Vancouver BC*, ENV, December 19, 2017.
- *Release Request – Scenario 5, Demolition, Rezoning, Subdivision, Development and Building Permits Application, 1296 Station Street, Vancouver, BC*, Keystone, October 23, 2017.

June 8, 2023

---

Date Issued

Site Identification Number 21248  
Version 9.0 R



---

Jody Fisher  
For Director, *Environmental Management Act*

6 of 6