



VIA EMAIL

Victoria File: 26250-20/7112
Site ID: 7112

November 18, 2021

Max Kerr
Brenhill Commercial Properties Ltd., Inc. No. 1080273
1900 - 885 West Georgia Street
Vancouver, BC V6C 3H4
max@brenhill.com

Dear Mr. Kerr :

Re: Certificate of Compliance - 508 Helmcken Street, Vancouver, British Columbia

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 Soil Relocation Agreement set out in Part 8 of the Contaminated Sites Regulationand may be encountered during any future subsurface 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver
453 West 12th Avenue, Vancouver, BC V5Y 1V4 Nicole.Montgomery@vancouver.ca

Max Kerr, Brenhill Commercial Properties Limited
1900 – 885 West Georgia Street, Vancouver, BC V6C 3H4 max@brenhill.com

Margot J. Gunn, CRF, BCIMC Mortgage and Real Estate Investments
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Jason Wilkins, Approved Professional, Legacy Environmental Ltd. jwilkins@legacyenv.ca

Jeff Schmidt, Hemmera Envirochem Inc. jschmidt@hemmera.com

CSAP Society, apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria advisor.siteinformation@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.

November 18, 2021
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 508 Helmcken Street, Vancouver, British Columbia which is more particularly known and described as:

Lot C, Block 94, District Lot 541, Group 1, New Westminster District, Plan EPP35544
Except Air Space Plan EPP109699

PID: 029-261-317

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

Latitude: 49° 16' 37.0"
Longitude: 122° 7' 23.5"

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For Director, *Environmental Management Act*

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

A high density residential building with a daycare facility (RL) on the first floor with multiple levels of underground parkade.

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.

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Schedule C
Substances and Uses

Substances remediated in soil for High Density Residential Land soil use:

To meet numerical remediation standards:

HEPHs

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For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition*, prepared by Jason Wilkins / Hemmera Envirochem Inc, dated October 19, 2021.
- *Stage 1 Preliminary Site Investigation Update & Confirmation of Remediation, 508 Helmcken Street, Vancouver, BC*, prepared Hemmera Envirochem Inc, dated June 28, 2021.
- *Final Determination, 508 Helmcken Street, Vancouver, BC*, Ministry of Environment and Climate Change Strategy, May 7, 2018 (Site ID 7112).
- *Addendum Stage 1 & 2 Preliminary Site Investigation Reports, 508 Helmcken Street, Vancouver, BC*, prepared Hemmera Envirochem Inc, dated February 15, 2018.
- *Stage 1 Preliminary Site Investigation, 508 Helmcken Street, Vancouver, BC*, prepared Hemmera Envirochem Inc, dated October 2017.
- *Stage 2 Preliminary Site Investigation, 508 Helmcken Street, Vancouver, BC*, prepared Hemmera Envirochem Inc, dated October 2017.

November 18, 2021

Date Issued



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