



Victoria File: 26250-20/19144
Site ID: 19144

Date: May 7, 2020

Mr. Antonio Marinelli
Conwest (4001 Knight) GP Ltd.
250 – 1311 Kootenay Street
Vancouver, BC V5K 4Y3

Dear Mr. Marinelli:

**Re: Certificate of Compliance – City Lands Adjacent to 4001 Knight 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 Contaminated Soil Relocation Agreement set out in section 40 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 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 236-468-2211 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Stephen Dankevy, M.Sc. P.Geo.
For Director, *Environmental Management Act*

Enclosure

cc: Nicole Montgomery, City of Vancouver
320 – 507 West Broadway, Vancouver, BC
Nicole.Montgomery@vancouver.ca

CSAP Society,
apopova@csapsociety.bc.ca

Mike Geraghty, Keystone Environmental Ltd.
320 – 4400 Dominion Street, Burnaby, BC
mgeraghty@keystoneenvironmental.ca

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

Site Information Advisor, B.C. Ministry of Environment and Climate Change Strategy
(BY EMAIL)
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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

May 7, 2020

Date Issued

Stephen Dankev
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to the property referenced as 4001 Knight Street, Vancouver, British Columbia which is more particularly known and described by the metes and bounds below:

Starting at the northeast corner of Lot A of Plan of Subdivision of Lot 6 (Plan 187) and Lot A (Plan 12000), Block L, District Lot 301, Group One, New Westminster District: The Point of Commencement.

- thence 269° 24' 13" for 8.876 metres;
- thence 0° 00' 00" for 11.463 metres;
- thence 90° 00' 00" for 24.397 metres;
- thence 180° 00' 00" for 28.612 metres;
- thence 232° 19' 42" for 22.711 metres;
- thence 270° 00' 00" for 8.409 metres;
- thence 0° 00' 00" for 2.525 metres;
- thence 87° 49' 00" for 9.004 metres;
- thence 43° 57' 00" for 2.633 metres;
- thence 00° 05' 00" for 26.356 metres;

Returning to The Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd, on November 19, 2019

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

Latitude:	49°	14'	55.6"
Longitude:	123°	4'	34.5"

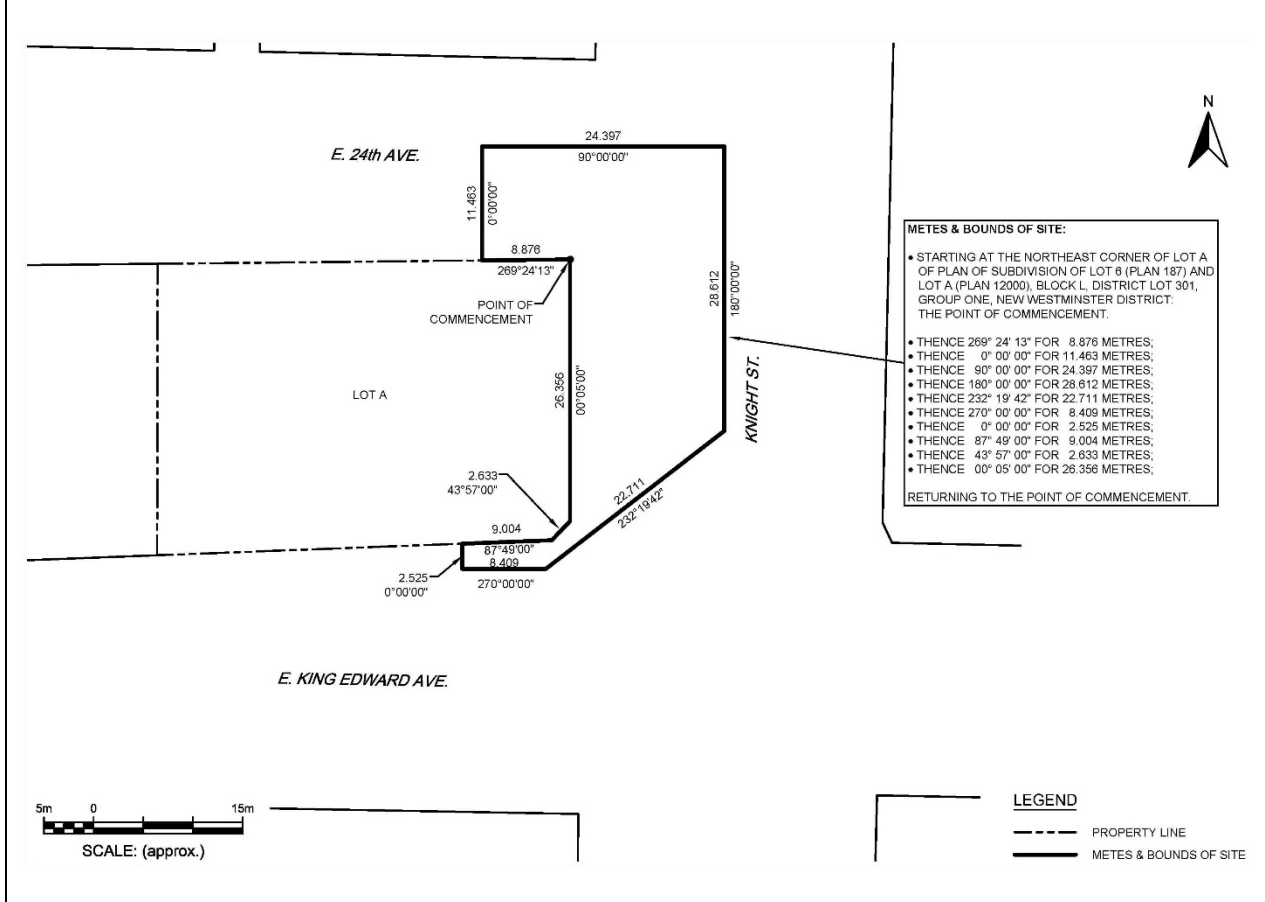
May 7, 2020

Date Issued

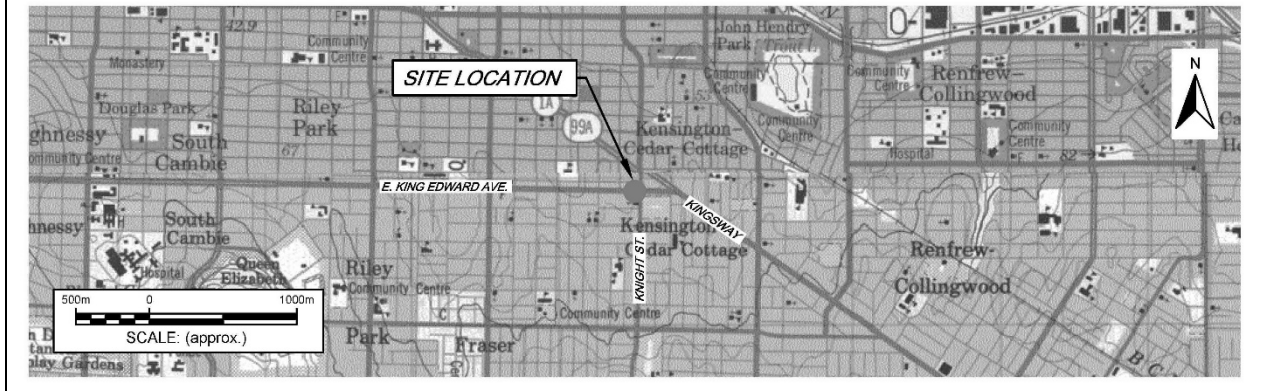


Stephen Dankev
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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 expected at the site. These assumptions include the following:

- (a) The site will be used as a sidewalk or roadway.

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) Site groundwater must not be used as drinking water.
3. If requested by the Director, the responsible person 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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Schedule C

Substances and Uses

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

dichloroethylene, 1,2 cis-	156-59-2
trichloroethylene	79-01-06
vinyl chloride	75-01-04

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Schedule D

Documents

Summary of Site Condition – City Lands Adjacent to 4001 Knight Street, Vancouver, Keystone Environmental Ltd., December 20, 2019;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation, and Remediation Plan – 4001 Knight Street, Vancouver, BC, Keystone Environmental Ltd., December 20, 2019;

Report of Findings – Human Health and Ecological Risk Assessment – 4001 Knight Street, Vancouver, BC. Keystone Environmental Ltd., December 20, 2019;

Administrative Guidance 11: Communications Between City of Vancouver and Keystone Environmental Ltd., December 20, 2019;

Stage 2 – Preliminary Site Investigation – 4001 – 4009 Knight Street, Vancouver, BC. JC Environmental Inc., April 20, 2016;

Report of Findings – Supplemental Site Investigation – 4001 Knight Street, Vancouver, BC. Keystone Environmental Ltd., July 25, 2014;

Report of Findings – Phase II Environmental Site Assessment – 4001 Knight Street, Vancouver, BC. Keystone Environmental Ltd., June 30, 2014; and

Stage 1 Environmental Site Assessment – 4001 – 4009 Knight Street, Vancouver, BC. JC Environmental Inc., April 9, 2004.

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For Director, *Environmental Management Act*