



**REGISTERED MAIL**

Victoria File: 26250-20/21985  
Site ID: 21985

01 December 2020

Mr. Ed Bulley  
Key Self Storage Ltd.  
5515 Churchill Avenue, PO Box 55  
Fort Nelson, BC V0C 1R0  
[edbulley@yahoo.ca](mailto:edbulley@yahoo.ca)

Dear Mr. Bulley:

**Re: Certificate of Compliance – 1615 Franklin 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. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
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](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Christiaan M. Iacoe, City of Vancouver ([christiaan.iacoe@vancouver.ca](mailto:christiaan.iacoe@vancouver.ca))  
507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michael Geraghty, Keystone Environmental Ltd. ([mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca))  
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3

Karanjit Kochar, Canadian Western Bank ([karanjit.kochar@cwbank.com](mailto:karanjit.kochar@cwbank.com))  
Unit #103, 15230 Highway 10, Surrey, B.C., V3S 5K7

Site Information Advisor, ENV, Victoria, [Advisor.SiteInformation@gov.bc.ca](mailto: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 and Hazardous Waste Regulation standards.

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.

01 December 2020  
Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1615 Franklin Street, Vancouver, British Columbia which is more particularly known and described as:


Lot A Block C District Lot 183 Group 1 New Westminster District Plan EPP86314  
PID: 031-060-668

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

Latitude: 49° 16' 56.80"  
Longitude: 123° 04' 18.90"

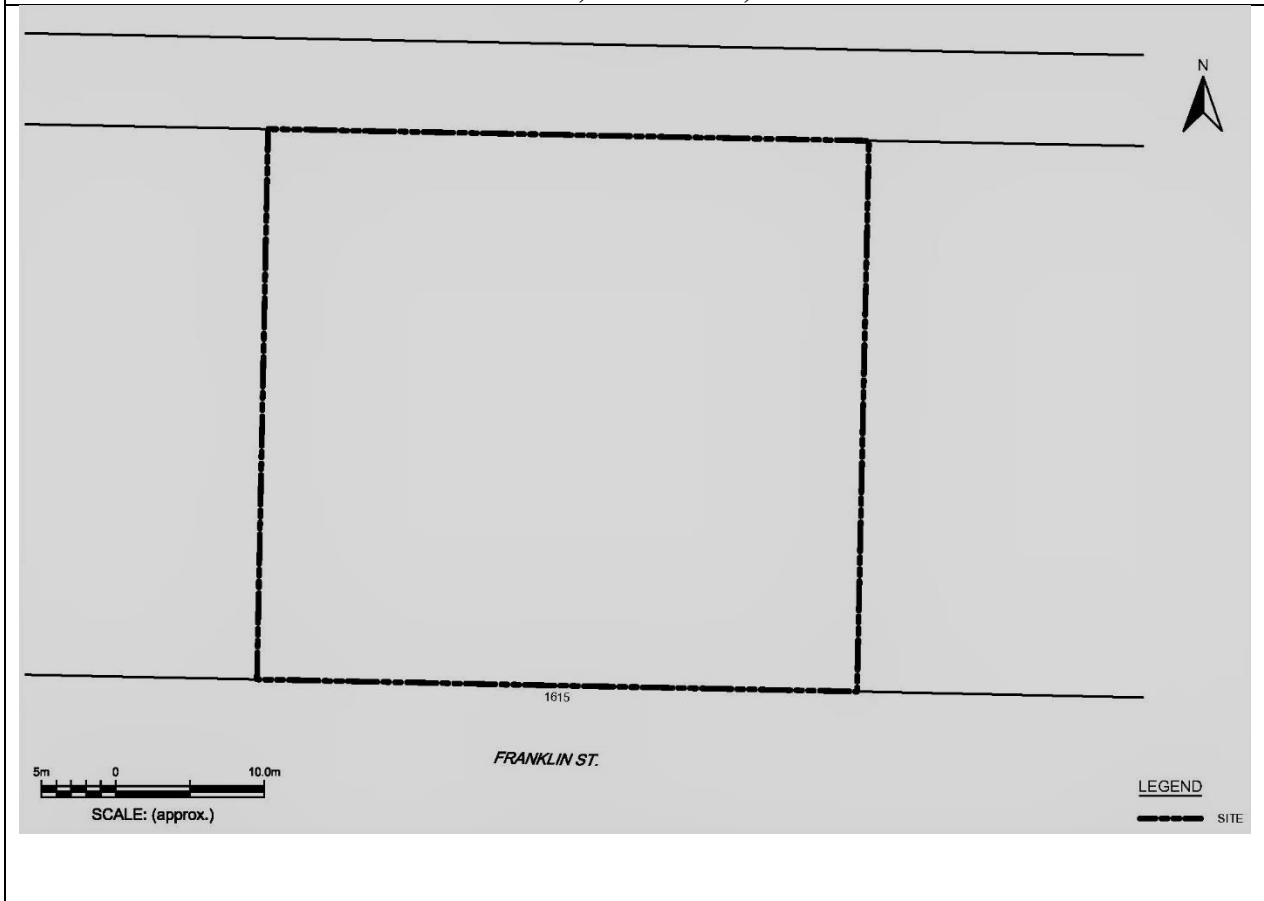
01 December 2020  
Date Issued

---

  
A. Mortensen  
For Director, *Environmental Management Act*

---

# Site Plan, Vancouver, BC



# Location Map, Vancouver, BC



01 December 2020

Date Issued

*A. Mortensen*  
A. Mortensen  
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 a 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 the site. These assumptions include the following:

- (a) The site will be occupied by a slab-on-grade building.

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

01 December 2020  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
cadmium	7440-43-9
chromium	7440-47-3
copper	7440-50-8
HEPHs	N/A
lead	7439-9-1
LEPHs	N/A
tin	7440-31-5
VPH	N/A
zinc	7440-66-6

##### To meet Hazardous Waste Regulation standards:

lead	7439-9-1
waste oil	N/A

01 December 2020

Date Issued



A. Mortensen  
For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, 1615 Franklin Street (Formerly 1615 to 1633 Franklin Street), Vancouver, BC, Keystone Environmental Ltd., August 2020;*

*Report of Findings – Preliminary Site Investigation – Stage 1 Summary, Preliminary Site Investigation – Stage 2, Detailed Site Investigation and Confirmation of Remediation, 1615 Franklin Street (Formerly 1615 to 1633 Franklin Street), Vancouver, BC, Keystone Environmental Ltd., August 2020;*


*Phase 2 Environmental Site Investigation, 1615 – 1633 Franklin Street, Vancouver, BC, PGL Environmental Consultants, dated February 2018;*

*Phase 1 Environmental Site Investigation, 1615 – 1651 Franklin Street, Vancouver, BC, PGL Environmental Consultants, dated December 2017;*

*Summary of Site Condition, 1909 Franklin Street and 200 Victoria Drive, Vancouver, BC (BC ENV Site ID: 15594), Keystone Environmental Ltd., dated February 2016; and*

*Borehole Log information for MW13-27, 1909 Franklin Street and 200 Victoria Drive, Vancouver, BC (BC ENV Site ID: 15594), Keystone Environmental Ltd., dated September 2013.*

01 December 2020  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*