



Victoria File: 26250-20/18035
Site ID: 18035

February 12, 2020

Mr. Bruno Benedet
Benedet Properties (Victoria Drive) Ltd., Inc. No. BC1041694
1465 Kootenay Street,
Vancouver, V5K 4Y3

Dear Mr. Benedet:

Re: Certificate of Compliance - 502 Victoria Drive, 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 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 236-468-2251 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: Mr. Andrew Napier Dalby Hackett
9426 Spilsbury Road, Maple Ridge, BC, V2W 1K8

Ms. Joyes Catherine Napier Hackett
9426 Spilsbury Road, Maple Ridge, BC, V2W 1K8

Heidi Horlacher, City of Vancouver
320 – 507 West Broadway, Vancouver, BC V5Z 0B4

Michael Muttersbach, Approved Professional, Next Environmental Inc.
215 – 2550 Boundary Road, Burnaby, BC V5M 3Z3

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.
1515 Holland Street, Nelson, BC V1L 3E2

CSAP Society



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.

February 12, 2020
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The lands covered by this Certificate of Compliance are located at 502 Victoria Drive, Vancouver, BC which is more particularly known and described as:

That portion of Lot 1, Block 48, DL 184, Plan 178, New Westminster District, lying in the City of Vancouver, British Columbia (Victoria Drive, Ferndale Street) described as follows: Commencing at the North East corner of the intersection of Victoria Drive and Ferndale Street in the City of Vancouver, British Columbia, also the South West corner of Lot 1, Block 48, District Lot 184, Plan 178;

Thence along the West property line of Lot 1, in a Northerly direction at a bearing of 0 degrees 42 minutes 36 seconds and 11.90 meters more or less to a point intersecting the projected line connecting BH1005 and BH1002, and the westerly boundary of Lot 1;

Thence in a South Easterly direction towards BH1002 at a bearing of 134 degrees 57 minutes and 42 seconds and 16.98 meters more or less to a Point along the South property line of Lot 1, Plan 178;

Thence along the South property line of Lot 1, in a Westerly direction at a bearing of 270 degrees 29 minutes 41 seconds and 12.16 meters more or less to the Point of Commencement and including an area of 72.3 square meters more or less.

PID 014-302-659

The site contains part of a legal parcel depicted in a legal sketch plan of prepared by Roland Bircher, B.C. Land Surveyor on March 29, 2018.

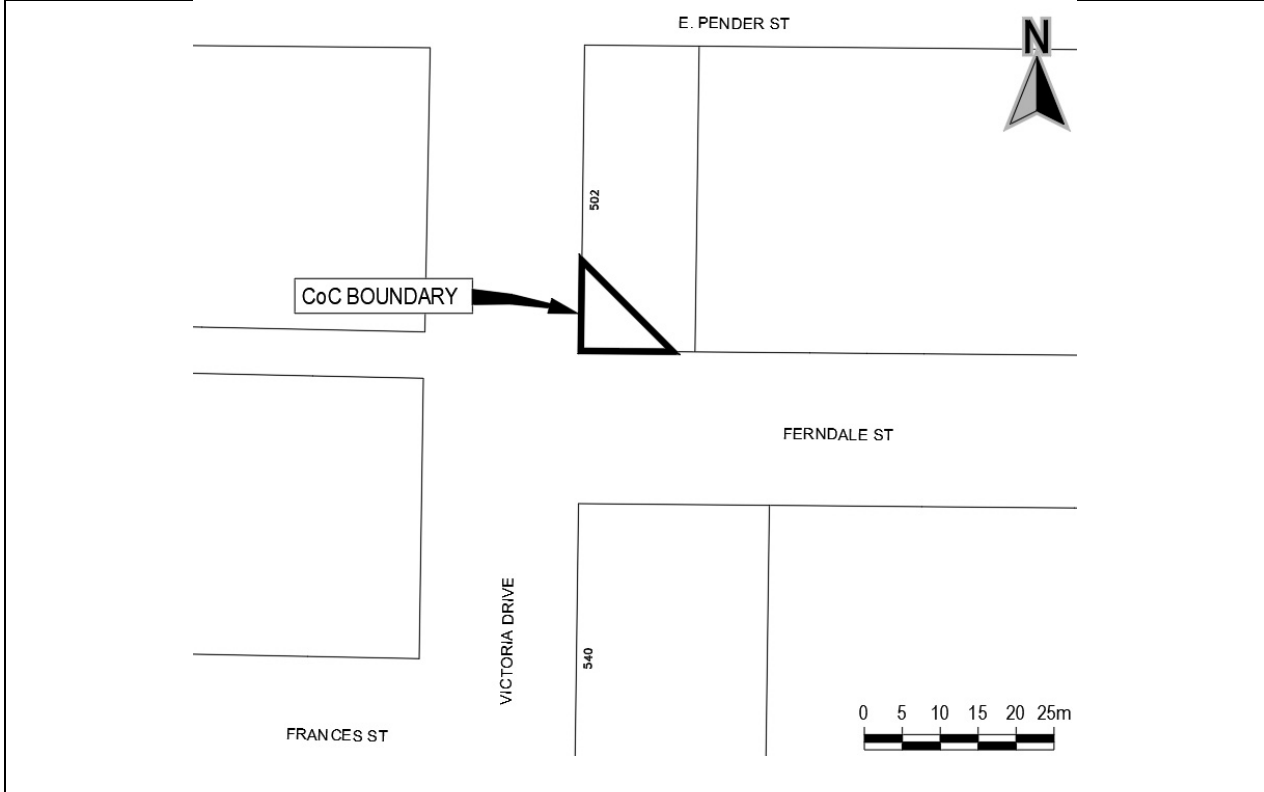
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	16'	47.3"
Longitude:	123°	3'	55.4"

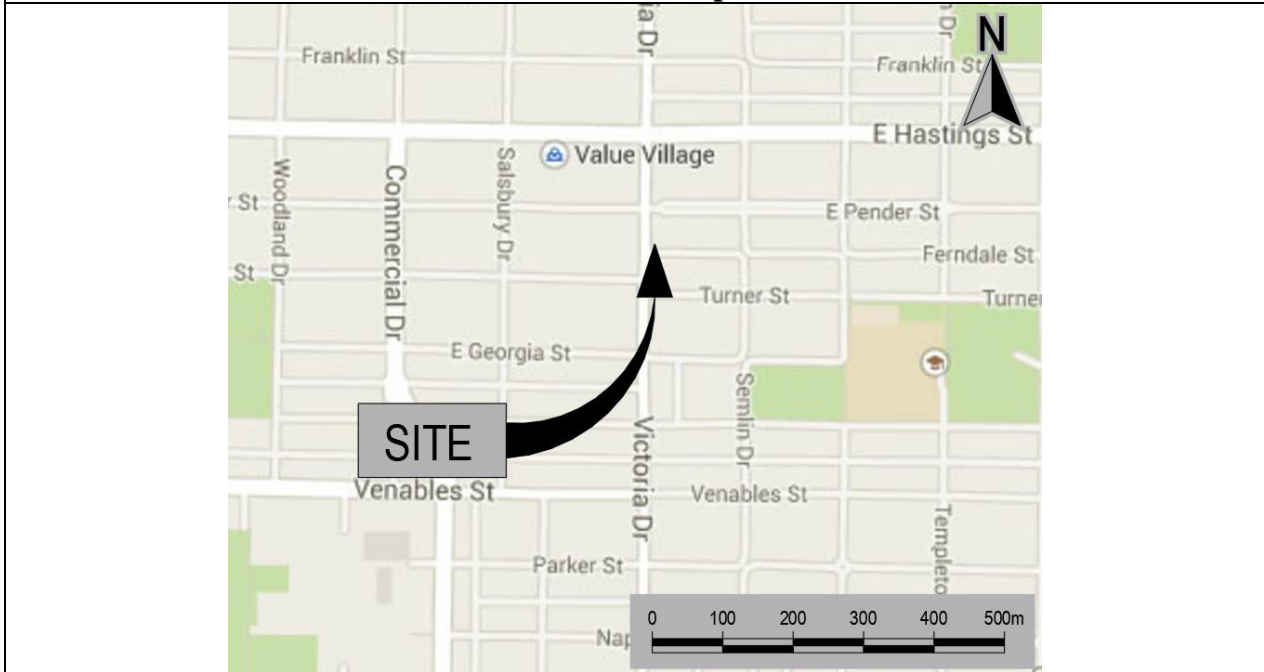
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Site Plan



Location Map



February 12, 2020
Date Issued


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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 persons 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 the site. These assumptions include the following:

- (a) *The current building foundation depth will be maintained*
- (b) *Future buildings must only have a maximum of 1-level of standard height 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 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) *Soil contamination at the Site must remain at least 1m below surface grade.*
3. If requested by the Director, the responsible persons 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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For Director, *Environmental Management Act*

Schedule C
Substances and Uses

Substances remediated in soil for residential land use soil use:

To meet risk-based remediation standards:

tetrachloroethylene 127-18-4

February 12, 2020

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Lavinia Zanini

For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Site 18035, by Michael Muttersbach, Next Environmental Inc. and Scott Steer, Steer Environmental Associates Ltd., February 11, 2020.

RE: Off-site vapour assessment for Source Site 17715 with reference to potential future 1-level of underground parking at Affected Parcel 502-524 Victoria Drive, Vancouver (Site ID 18035), by Jeroen Wauters, Next Environmental Inc., February 10, 2020.

Administrative Guidance 11 Communication Record, Next Environmental Inc., January 7, 2019.

Human Health & Ecological Risk Assessment, Site: Affected Parcels – Part of Ferndale Street & Victoria Drive and 502 Victoria Drive, Vancouver, BC, by Jeroen Wauters, Next Environmental Inc., January 7, 2019.

Detailed Site Investigation, Site: Affected Parcels – Part of Ferndale Street & Victoria Drive and 502 Victoria Drive, Vancouver, BC, by Jeroen Wauters, Next Environmental Inc., April 9, 2018.

Email communication from Mr. Peter Kickham of the Ministry of Environment to Mr. Jeroen Wauters of Next Environmental Inc. confirming that DNAPL is not mobile, March 9, 2018.

Certificate of Compliance, 540 Victoria Drive, Vancouver, BC, September 18, 2017.

Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Site: 540 Victoria Drive, Vancouver, BC, by Jason Grafstrom and Jeroen Wauters, Next Environmental Inc., July 24, 2015.

Stage 1 Preliminary Site Investigation, Site: 540 Victoria Drive, Vancouver, BC, by Nick Matthews and Harm Gross, Next Environmental Inc., December 18, 2014.

February 12, 2020
Date Issued


Lavinia Zanini
For Director, Environmental Management Act