



VIA EMAIL

Victoria File: 26250-20/2396
Regional File: 26250-20/2396
Site ID: 2396

December 20, 2019

Jason Hsu
Gryphon 4066 Holdings Ltd., Inc. No. BC1087672
5659 Dunbar Street
Vancouver, BC, V6N 1W5
jim@gryphonliving.com

Dear Jason Hsu:

Re: Certificate of Compliance - 4066 MacDonald Street, Vancouver, B.C.

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) 468-2247 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



George Szefer, M.Eng., P.Eng.
for Director, *Environmental Management Act*

Enclosure

cc: Linda Kwan, City of Vancouver
453 West 12th Avenue, Vancouver, BC, V5Y 1V4
linda.kwan@vancouver.ca

David Mitchell, Approved Professional
Active Earth Engineering Ltd., 160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3
david.mitchell@activeearth.ca

CSAP Society
613-744 West Hastings Street, Vancouver, BC, V6C 1A5
apopova@csapsociety.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.

2019-12-20

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4066 MacDonald Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 1 District Lot 139 New Westminster District Plan EPP70664
PID: 030-139-503

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

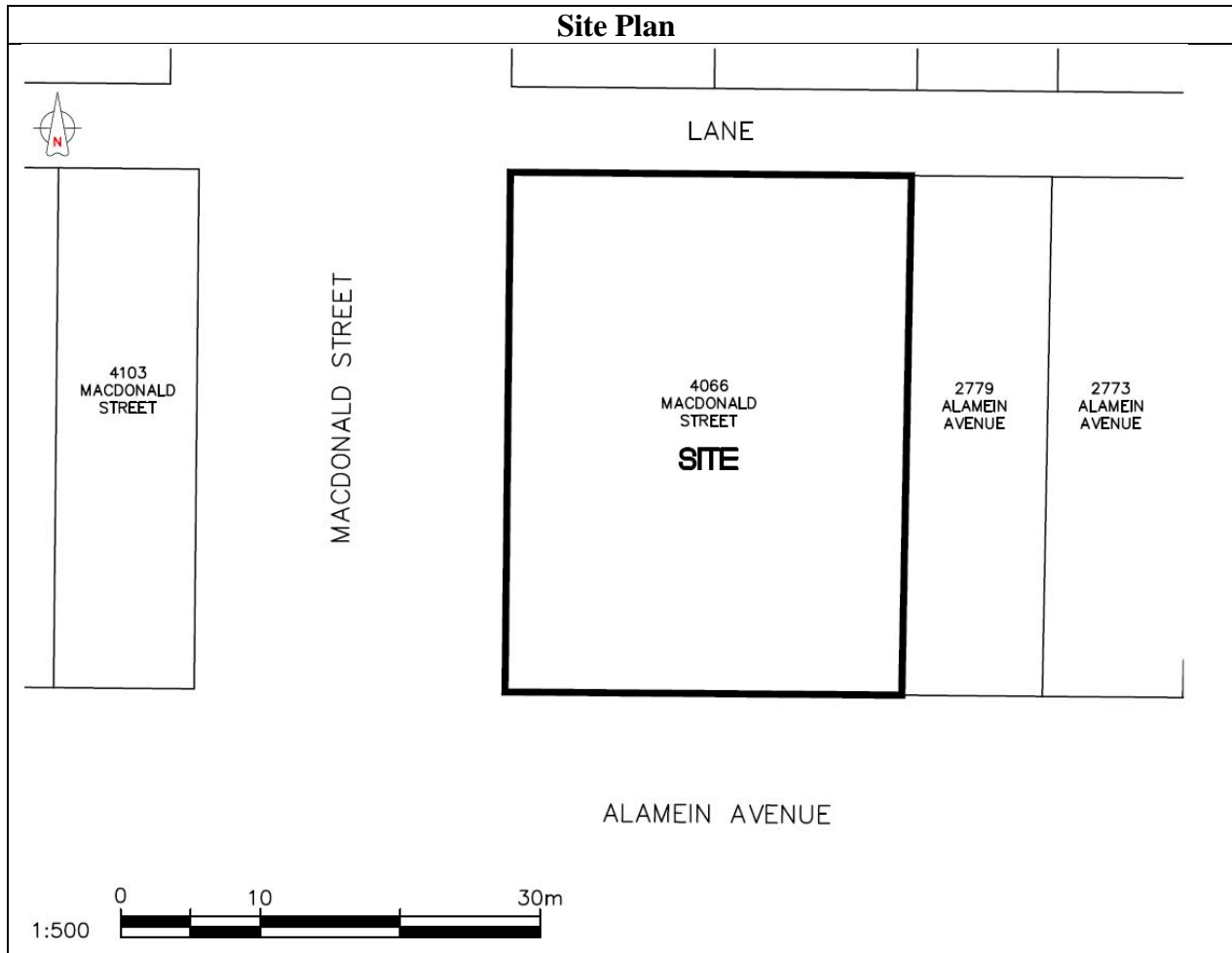
Latitude: 49° 15' 01.40"
Longitude: 123° 10' 03.10"

2019-12-20

Date Issued



Signing Authority
For Director, *Environmental Management Act*



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Site Identification Number 2396
Version 9.0 R

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour and 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.

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4 of 6

Schedule C

Substances and Uses

Substances remediated in soil for Residential High Density soil use:

To meet numerical remediation standards:

VPHs	NA
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Substances remediated in water for Drinking Water water use:

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
boron	7440-42-8
methyl tert-butyl ether [MTBE]	1634-04-4
sodium ion	17341-25-2

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated December 19, 2019;
- *Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 4066 MacDonald Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated Jul 1, 2019;
- *Stage 1 & 2 Preliminary Site Investigation and Supplementary Site Investigation, 4066 MacDonald Street and 2785 Alamein Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated Jul 1, 2016;
- *Phase 1 and Phase 2 Environmental Site Investigation - 4066 MacDonald Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated 01 Sep 2015; and
- *Soil and Groundwater Sampling Program, 4066 MacDonald Street, Vancouver, BC*, prepared by Soilcon Laboratories Ltd., dated Nov 1, 1993.

2019-12-20

Date Issued



Signing Authority
For Director, *Environmental Management Act*