



VIA EMAIL: [shane@westlandliving.ca](mailto:shane@westlandliving.ca)

Victoria File: 26250-20/20665  
Site ID: 20665

November 21, 2019

Mr. Shane Chen  
Exeter Property Ltd.  
2 – 8431 Granville Street  
Vancouver, BC V6P 4Z9

Dear Mr. Chen:

**Re: Certificate of Compliance – 3639 West 16<sup>th</sup> Avenue & 3151 Dunbar 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 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 604-582-5206 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver, [nicole.montgomery@vancouver.ca](mailto:nicole.montgomery@vancouver.ca)

Tracy Quon, Major Accounts, Shaw Cablesystems Limited, [Tracy.Quon@sjrb.ca](mailto:Tracy.Quon@sjrb.ca)

Tom Reeves, Vice-President, BC Region, Aviva Insurance Company of Canada,  
[tom\\_reeves@avivacanada.com](mailto:tom_reeves@avivacanada.com)

James Hillier, Senior Associate, Computershare Trust Company of Canada,  
[jamesh@trezcapital.com](mailto:jamesh@trezcapital.com)

Gary Lin, Approved Professional, Next Environmental Inc., [glin@nextenvironmental.com](mailto:glin@nextenvironmental.com)

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.

November 21, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3639 West 16<sup>th</sup> Avenue & 3151 Dunbar Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block 112, District Lot 540, Group 1, New Westminster District Plan EPP66593  
PID: 030-085-969

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

Latitude: 49° 15' 29.3"  
Longitude: 123° 11' 03.4"

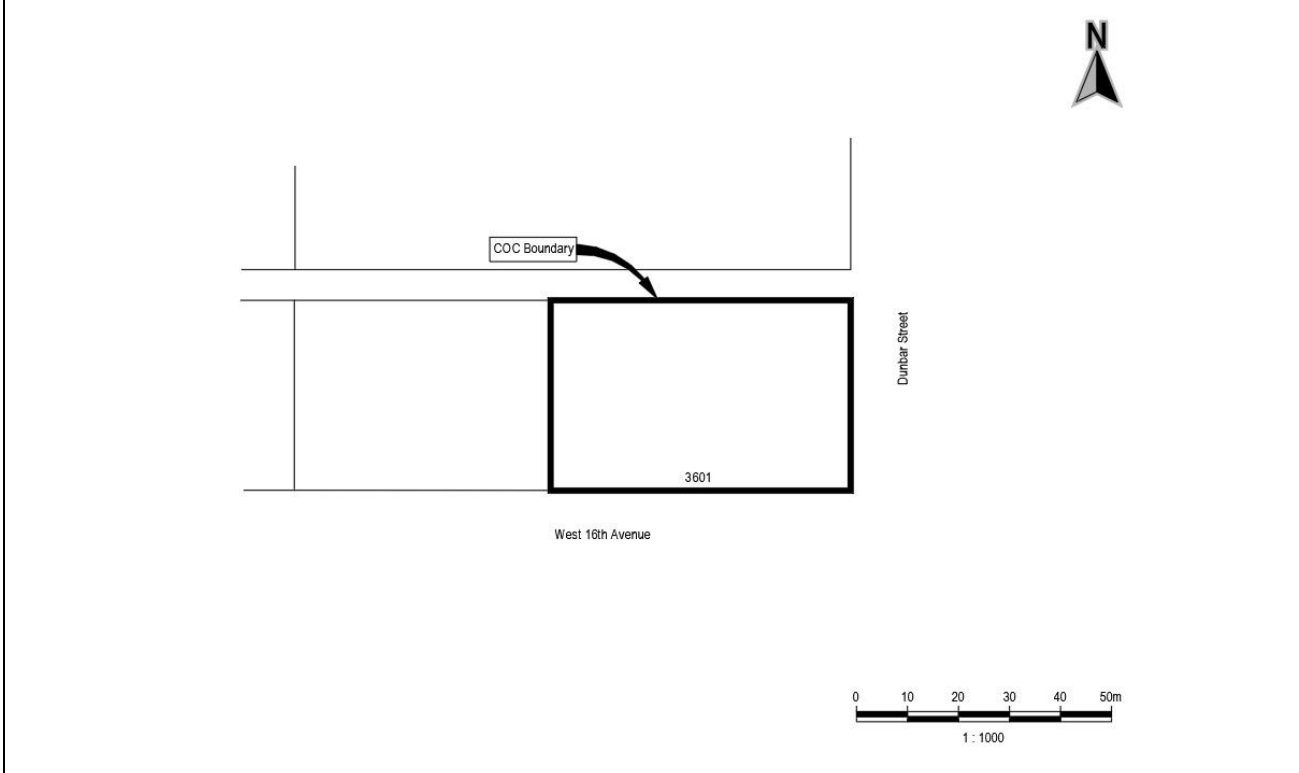
November 21, 2019  
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For Director, *Environmental Management Act*

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# Site Plan, Vancouver, BC



# Location Map, Vancouver, BC



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For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, water or vapour uses must be promptly identified by the responsible person(s) 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 building erected on-Site will have a two-floor underground parkade.

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 person(s) 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 commercial land soil use:*

To meet numerical remediation standards:

- Cadmium      7440-43-9
- VPHs         NA

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For Director, *Environmental Management Act*

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## Schedule D

### Documents

*Summary of Site Condition*, Next Environmental Inc., Aug 30, 2019;

*Detailed Site Investigation and Confirmation of Remediation Report, 3639 West 16<sup>th</sup> Avenue & 3151 Dunbar Street, Vancouver*, Next Environmental Inc., Aug 30, 2019;

*Stage 2 Preliminary Site Investigation (Rev.2) – Report, 3639 West 16<sup>th</sup> Avenue & 3151 Dunbar Street, Vancouver*, Next Environmental Inc., Aug 30, 2019;

*Stage 1 Preliminary Site Investigation (Rev.3) – Report, 3639 West 16<sup>th</sup> Avenue & 3151 Dunbar Street, Vancouver*, Next Environmental Inc., Aug 30, 2019;


*Sub-surface Environmental Site Investigation 3601 West 16<sup>th</sup> Avenue, Vancouver, BC*, D.Kelly Environmental Consulting Ltd., Jan 28, 2015;

*Sub-surface Environmental Site Investigation 3637 West 16<sup>th</sup> Avenue, Vancouver, BC*, D.Kelly Environmental Consulting Ltd., Jan 28, 2015;

*Stage 1 Preliminary Site Investigation 3601 West 16<sup>th</sup> Avenue, Vancouver, BC*, D.Kelly Environmental Consulting Ltd., Jan 23, 2015; and

*Phase I Environmental Site Investigation 3637 West 16<sup>th</sup> Avenue, Vancouver, BC* Pottinger Gaherty Environmental Consultants Ltd., October 2014.

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Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*