



Victoria File: 26250-20/20010
Site ID: 20010

December 3, 2019

Mr. Doug Louie
0865389 BC Ltd.
688 Terminal Avenue
Vancouver, BC V6A 2M5

Dear Mr. Doug Louie:

Re: Certificate of Compliance - 8181 Borden 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 778-698-4855 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peggy Evans
Manager, Risk Assessment and Remediation

Enclosure

cc: Christian Iacoe, City of Vancouver,
453 West 12th Avenue, Vancouver, BC, V5Y 1V4
Christiaan.Iacoe@vancouver.ca

Ombudsman, Royal Bank of Canada,
PO Box 1, Royal Bank Plaza, Toronto, Ontario M5J 2J5,
ombudsman@rbc.com

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3
mgeraghty@keystoneenvironmental.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.

December 3, 2019

Date Issued

Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8181 Borden Street, Vancouver, British Columbia which is more particularly known and described as:

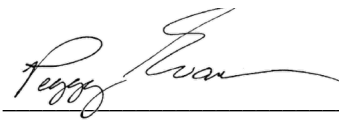
Lot 1 Block C District Lot 327 Group 1 New Westminster District Plan EPP72421
PID: 030-349-460

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

Latitude: 49° 12' 37.70"
Longitude: 123° 4' 28.20"

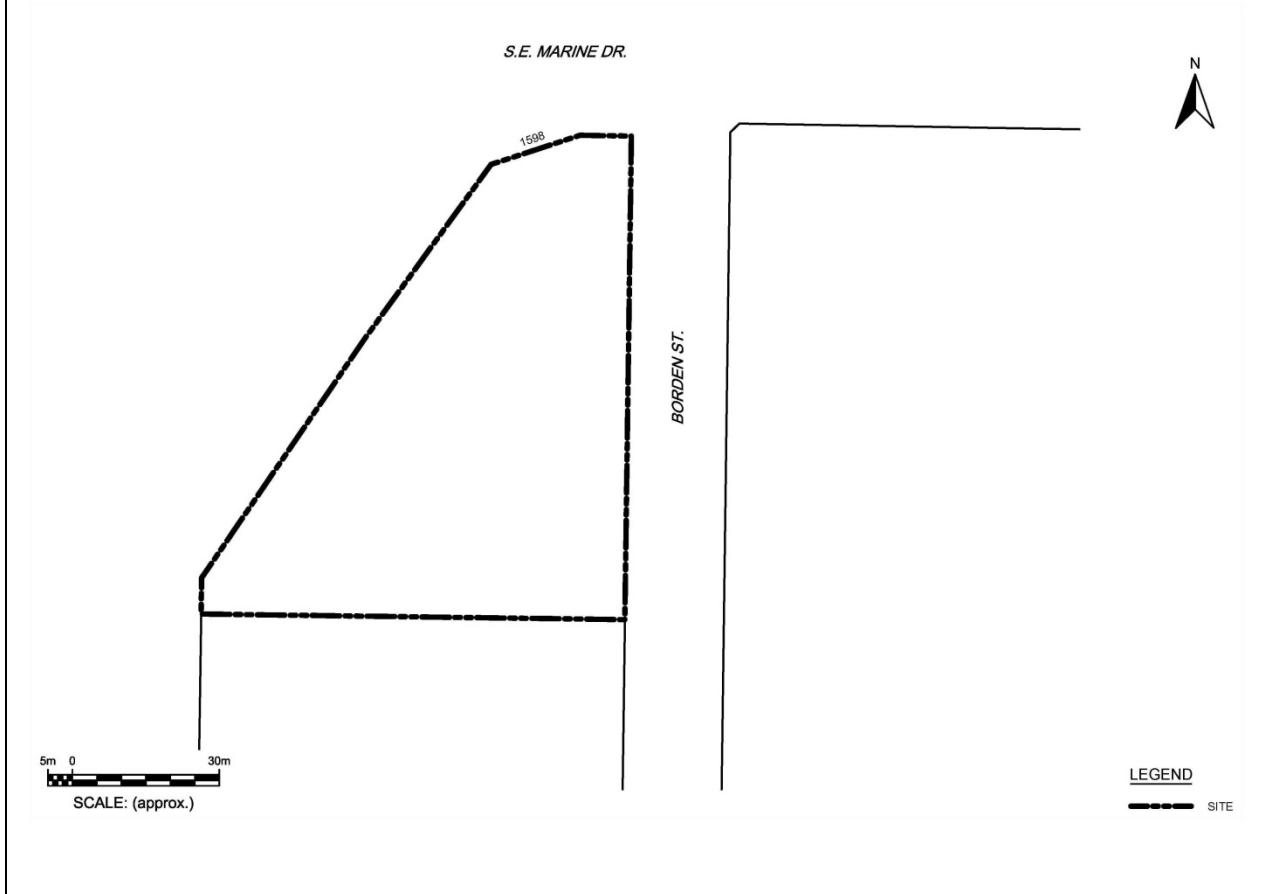
December 3, 2019

Date Issued

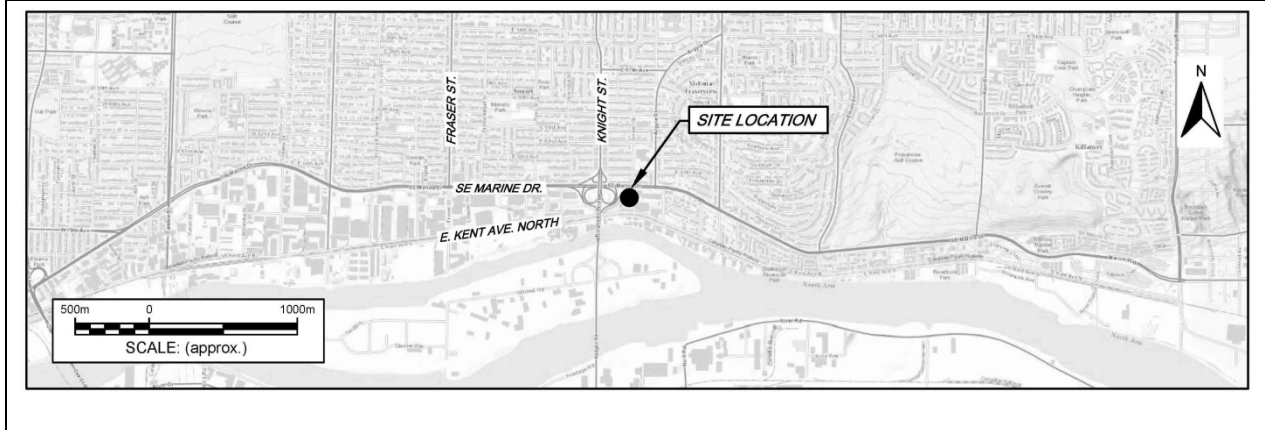


Peggy Evans
For Director, *Environmental Management Act*

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, 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.

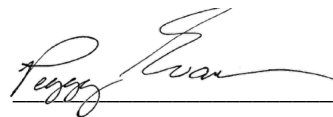
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Buildings will be constructed in accordance with the 2012 or later BC Building Code.

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 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

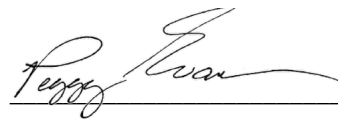
Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
HEPHs	N/A
lead	7439-9-1
LEPHs	N/A
manganese	7439-96-5
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, Site ID 20010, 8181 Borden Street, Vancouver, BC, Keystone Environmental Ltd., dated November 22, 2019;

Addendum to Report of Findings – Preliminary Site Investigation Stage 1 Update and Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 8181 Borden Street, Vancouver, BC, Keystone Environmental Ltd., dated November 22, 2019;

Report of Findings – Preliminary Site Investigation Stage 1 Update and Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 8181 Borden Street, Vancouver, BC, Keystone Environmental Ltd., dated August 2019;

Release Request – Scenario 5 Demolition, Rezoning, Subdivision, Development and Building Permits Application - 1598 Southeast Marine Drive, Vancouver, BC PID: 025-973-673, Director of Waste Management Ministry of Environment and Climate Change Strategy, dated October 2, 2017;

Report of Findings – Phase II Environmental Site Assessment, 1598 Southeast Marine Drive, Vancouver, BC, Keystone Environmental Ltd., dated August 2015;

Report of Findings – Phase I Environmental Site Assessment, 1598 Southeast Marine Drive, Vancouver, BC, Keystone Environmental Ltd., dated June 2015.

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