



Victoria File: 26250-20/1452
Site ID: 1452

July 14, 2020

552080 Investments Ltd., Inc. No. BC1144983
1108 – 1166 Alberni Street
Vancouver, BC, V6E 3Z3
Attention: Cheryl Fu
cheryl.fu@wavedevelopments.ca

Dear Ms. Cheryl Fu:

Re: Certificate of Compliance - 3590 West 39th Avenue, 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.

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 Vincent.hanemayer@gov.bc.ca

Yours truly,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is written in a cursive style with some loops and flourishes.

Vincent Hanemayer, P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver
507 West Broadway, Vancouver. BC V5Y 1V4, Nicole.Montgomery@vancouver.ca

Tadd Berger, Approved Professional, Pinchin Ltd.
Suite 200 - 13775 Commerce Parkway, Richmond, BC, V6V 2V4, tberger@pinchin.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

Romspen Investment Corporation,
Suite 300 - 162 Cumberland Street, Toronto, ON, M5R 3N5, diannaprice@romspen.com



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.

2020-07-14

Date Issued

Signing Authority

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3590 West 39th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 14 District Lot 2027 Group 1 New Westminster District Plan EPP93856.

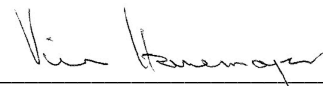
PID: 030-933-765

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

Latitude: 49° 14' 9.81"
Longitude: 123° 11' 6.19"

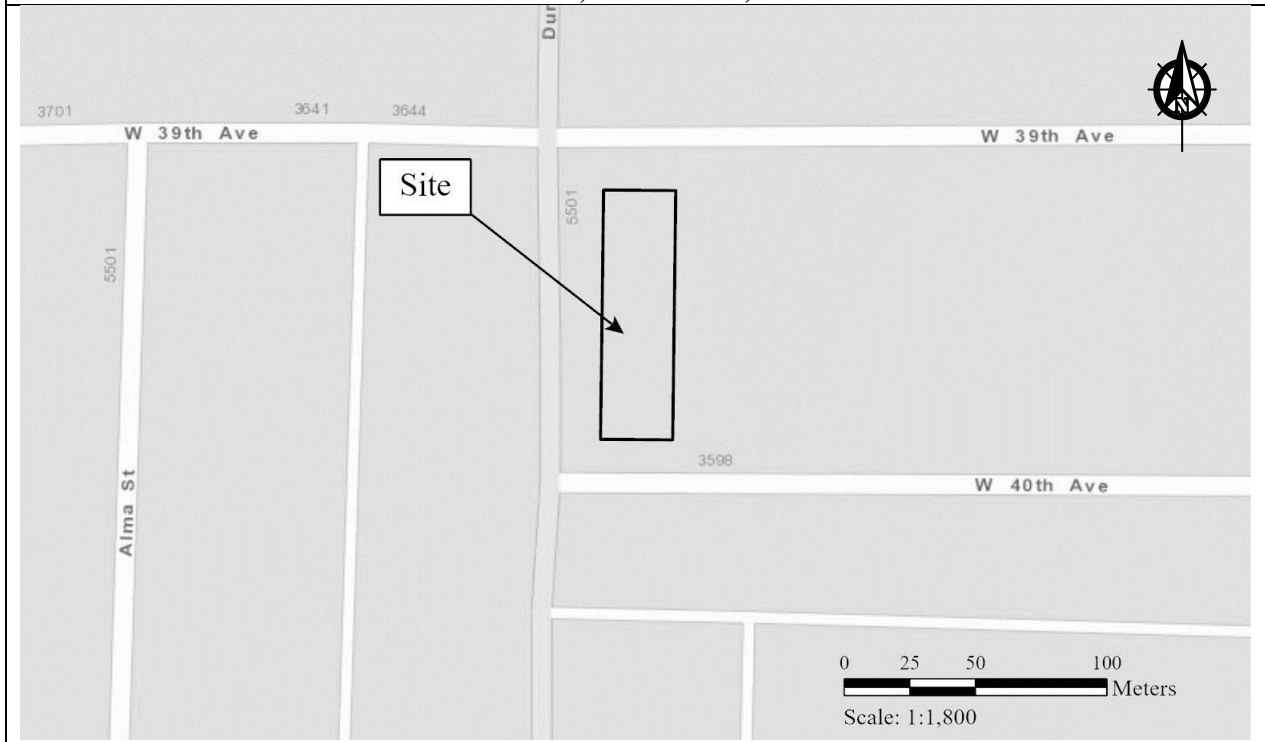
2020-07-14

Date Issued

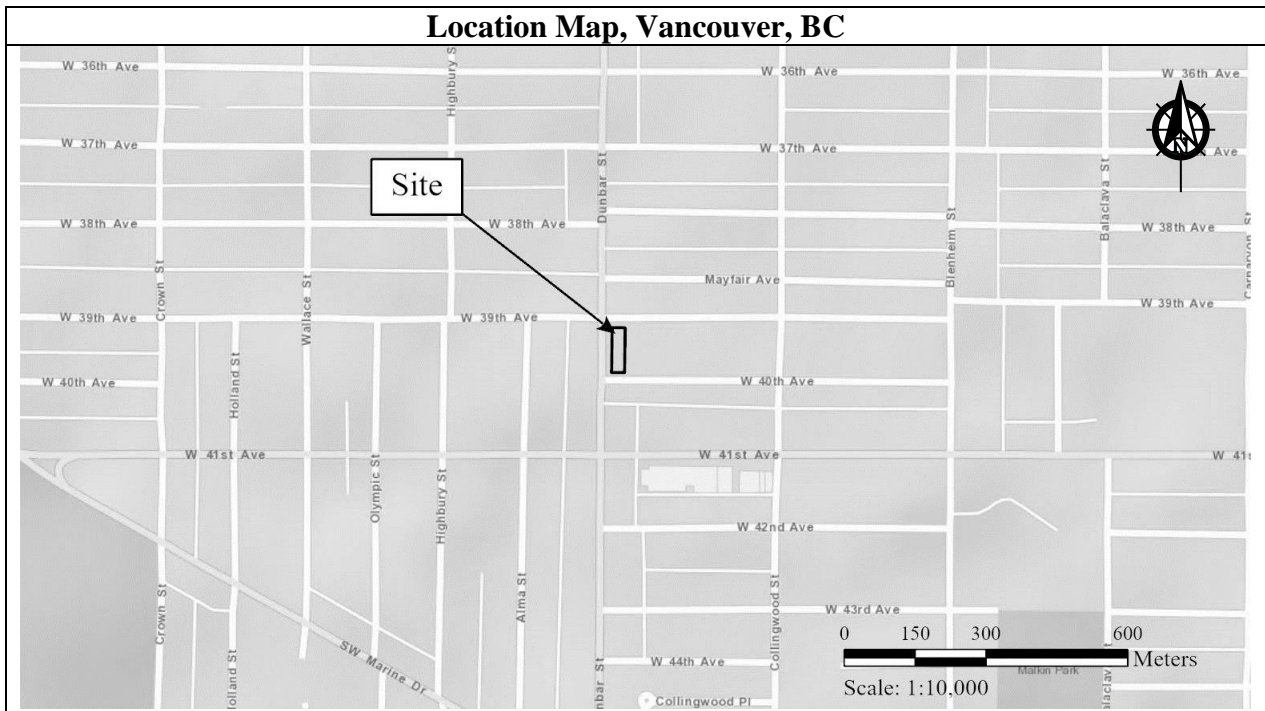


Signing Authority
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



2020-07-14
Date Issued

Vin Harengar

Signing Authority
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at and adjacent to the site. These assumptions include the following:

- (a) *A building with commercial slab-on-grade and/or up to 1 level of underground parking can be constructed on this site.*

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.

2020-07-14

Date Issued



Signing Authority

For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

VPHs	not applicable
LEPHs	not applicable

Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

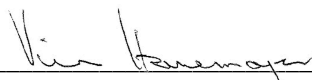
VPHv	not applicable
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Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

VPHv	not applicable
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2020-07-14
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition, 3590 39th Avenue, Vancouver, British Columbia* prepared by Pinchin Ltd. and dated May 1, 2020.
- *Addendum For 2019 Pinchin Stage 1 Preliminary Site Investigation Report and 2019 Pinchin Supplemental Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 3590 39th Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd. and dated April 30, 2020.
- *Supplemental Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 3590 39th Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd. and dated December 12, 2019.
- *Supplemental Stage 1 Preliminary Site Investigation, 3590 39th Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd. and dated December 9, 2019.

2020-07-14

Date Issued



Signing Authority
For Director, *Environmental Management Act*