



VIA EMAIL: ben.nour@terrablanka.com

Victoria File: 26250-20/19943
Site ID: 19943

March 30, 2020

Mr. Ben Nour
Heather and West 17th Properties Ltd.
c/o Terra Blanka Developments Corp.
200 – 1026 Davie Street
Vancouver, BC V6E 1M3

Dear Mr. Nour:

Re: Certificate of Compliance - 717 West 17th 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 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver, nicole.montgomery@vancouver.ca
507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

CSAP Society
apopova@csapsociety.bc.ca

Sumeet Dogra, Approved Professional, Keystone Environmental Ltd.
sdogra@keystoneenvironmental.ca

Joe Pereira, Canadian Western Bank
joe.pereira@cwbank.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.

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.

March 30, 2020
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 717 West 17th Avenue, Vancouver, British Columbia, which is more particularly known and described as:

Lot 1, District Lot 472, Group 1, New Westminster District, Plan EPP72858
PID: 030-199-158

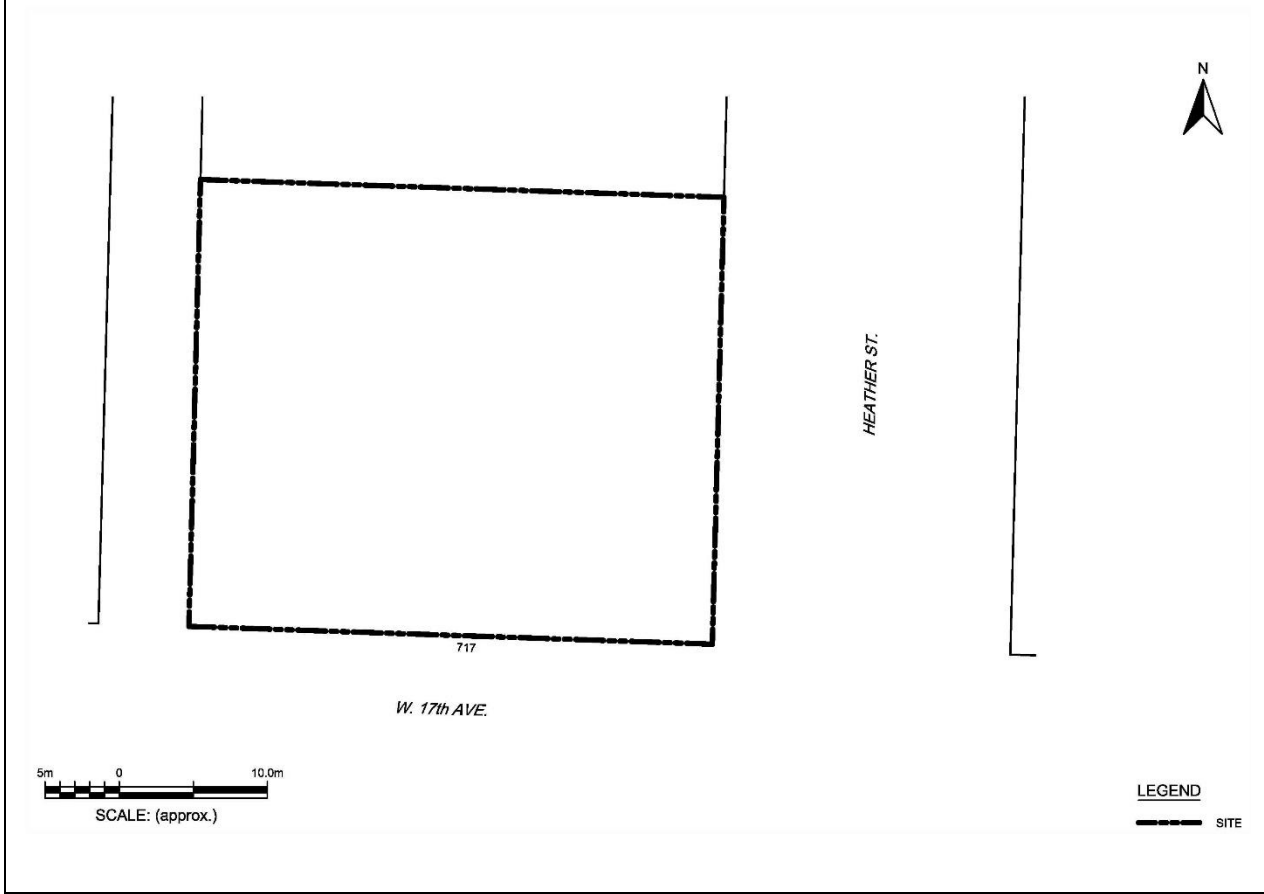
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 22.8"
Longitude: 123° 7' 13.7"

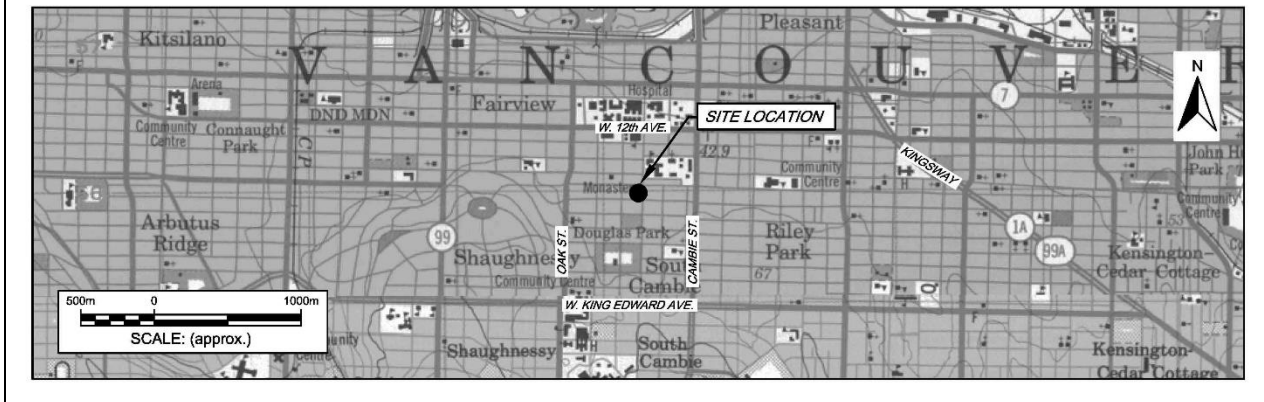
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Janet Barrett
For Director, *Environmental Management Act*

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, 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.

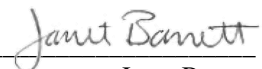
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected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

- (a) The Site will consist of mixed use residential and commercial building with up to two levels of 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.

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Schedule C

Substances and Uses


Substances remediated in soil for high density residential land soil use:

To meet numerical remediation standards:

lead	7439-92-1
VPHs	N/A
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 717 West 17th Avenue, Vancouver, BC, Keystone Environmental Ltd., January 2020;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 717 West 17th Avenue, Vancouver, BC, Keystone Environmental Ltd., January 2020;

Stage 2 PSI Addendum #1, 711 W 17th Avenue and 3265 & 3275 Heather Street, Vancouver, BC, NEXT Environmental Inc., July 2015;


Stage 2 PSI, 711 W 17th Avenue and 3265 & 3275 Heather Street, Vancouver, BC, NEXT Environmental Inc., June 2015;

Environmental Stage 1 Preliminary Site Investigation (PSI), 3265-3285 Heather Street, Vancouver, BC, NEXT Environmental Inc., May 2012;

Borehole Log information for MW-18, 3220 – 3268 Heather Street property, BC ENV Site ID 3269, Keystone Environmental Ltd., July 1998.

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Janet Barrett

For Director, *Environmental Management Act*