



VIA EMAIL

Victoria File: 26250-20/0221
Site ID: 0292

May 29, 2020

Hartanto Tjoa
Aurmon False Creek Development
PH2 – Robson Street
Vancouver, BC V6B 1S1
hartanto@aurmon.ca

Dear Hartanto Tjoa:

Re: Certificate of Compliance – 371 West 2nd 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 Part 8 of the Contaminated Sites Regulation and 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) 468-2247 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



George Szefer, M.Eng., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.
asorensen@thurber.ca

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Site Information Advisor, Ministry of Environment and Climate Change Strategy
Advisor.SiteInformation@gov.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.

May 29, 2020
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 371 West 2nd Avenue, Vancouver, British Columbia which is more particularly known and described as:

LOT 1, BLOCK 3, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP80028

PID 030-391-822

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

Latitude: 49° 16' 4.3"
Longitude: 123° 06' 46.8"

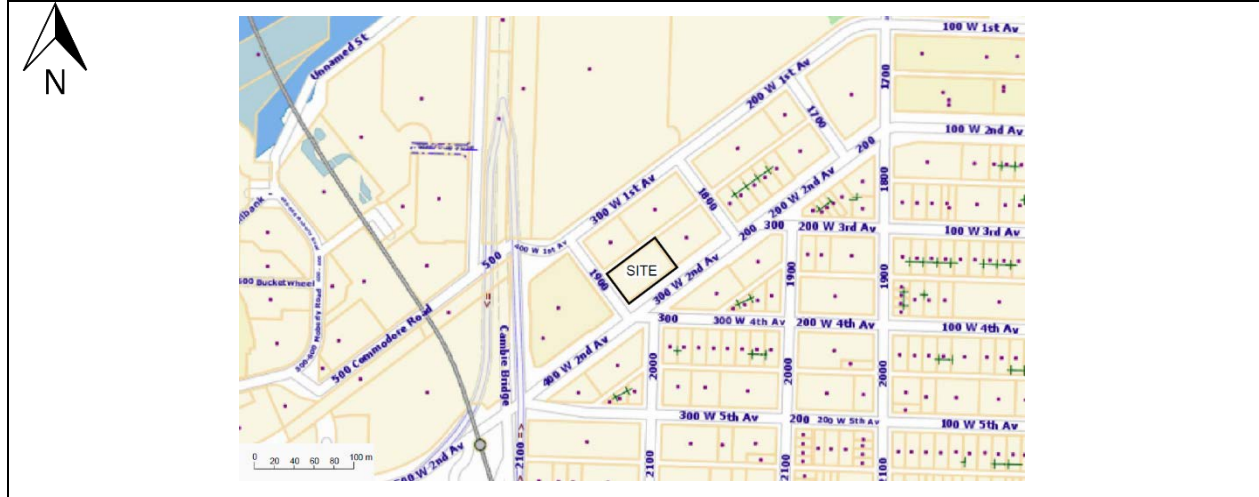
May 29, 2020
Date Issued


Signing Authority
For Director, *Environmental Management Act*


Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Signing Authority
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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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) For current use at the site and adjacent to the site, the current building structures, configurations and depths will be maintained.
- (b) For future uses, the foundation for future buildings at and adjacent to the site will be constructed to 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 high density residential land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
chloride ion	16887-00-6
HEPHs	NA
lead	7439-92-1
sodium ion	17341-25-2
zinc	7440-66-6

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Schedule D

Documents

<i>Document Title</i>	Author / Company	Document Date
<i>Confirmation of Remediation, 371 West 2nd Avenue, Vancouver, British Columbia</i>	Thurber Engineering Ltd.	April 16, 2020
<i>Stage 2 Preliminary Site Investigation, Detailed Site Investigation, 371 West 2nd Avenue, Vancouver, British Columbia</i>	Thurber Engineering Ltd.	April 16, 2020
<i>Stage 1 Preliminary Site Investigation, 371 West 2nd Avenue, Vancouver, British Columbia</i>	Thurber Engineering Ltd.	April 15, 2020
<i>Protocol 6 Approval Application for Part of 371 West 2nd Avenue, Vancouver, BC</i>	Ministry of Environment and Climate Change Strategy	November 19, 2019
<i>Pre-approval Request, Certificate of Compliance Application for a Portion of Site ID 292, 371 West 2nd Avenue, Vancouver, BC, PID 017-680-026</i>	Thurber Engineering Ltd.	September 20, 2019
<i>Phase 2 Environmental Site Investigation – 365 West 2nd Avenue, Vancouver, BC</i>	Pottinger Gaherty Environmental Consultants Ltd.	March 2010
<i>Phase 1 Environmental Site Investigation – 365 West 2nd Avenue, Vancouver, BC</i>	Pottinger Gaherty Environmental Consultants Ltd.	February 2010
<i>Letter of Comfort – Site Remediation at 365 West Second Avenue.</i>	BC Ministry of Environment	October 29, 1991
<i>Supplemental Environmental Assessment – 365 West 2nd Avenue, Vancouver, BC</i>	Pottinger Gaherty Environmental Consultants Ltd.	October 15, 1991
<i>For Site Pollution or Contamination by Hazardous Substances in the Soil</i>	Hillier, F.A., P.Eng.	March 18, 1990

May 29, 2020

Date Issued



 Signing Authority
 For Director, *Environmental Management Act*