



Victoria File: 26250-20/20925  
Site ID: 20925

May 21, 2020

Angelo Tsakumis  
2501 Broadway Development Ltd.  
1910-1177 West Hastings Street  
Vancouver, BC V6E 2K3  
By email: [ctsakumis@eptadevcorp.com](mailto:ctsakumis@eptadevcorp.com)

Dear Angelo Tsakumis:

**Re: Certificate of Compliance – 2485 Larch 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. 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 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: Linda Kwan, City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC, V5Y 1V4 [linda.kwan@vancouver.ca](mailto:linda.kwan@vancouver.ca)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.  
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3 [jeff.taylor@activeearth.ca](mailto:jeff.taylor@activeearth.ca)

Aaron Unger, National Bank of Canada  
6<sup>th</sup> Floor, 311 6<sup>th</sup> Avenue SW, Calgary, AB, T2P 3H2 [aaron.unger@bnc.ca](mailto:aaron.unger@bnc.ca)

Mike Saba, Bancorp Balanced Mortgage Fund II Ltd.  
1420-1090 West Georgia Street, Vancouver, BC, V6E 3V7 [msaba@bancorpfinancial.com](mailto:msaba@bancorpfinancial.com)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Site Information Advisor, ENV, Victoria [Advisor.Siteinformation@gov.bc.ca](mailto: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 21, 2020  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2485 Larch Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 320A District Lot 526 Group 1 New Westminster District Plan EPP 81577  
PID: 030-428-891

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

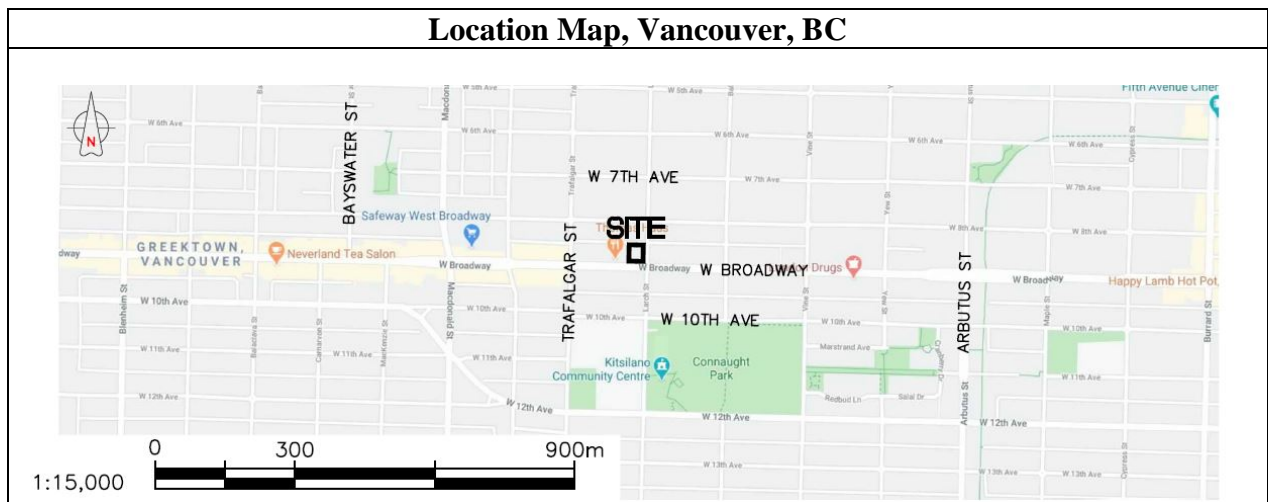
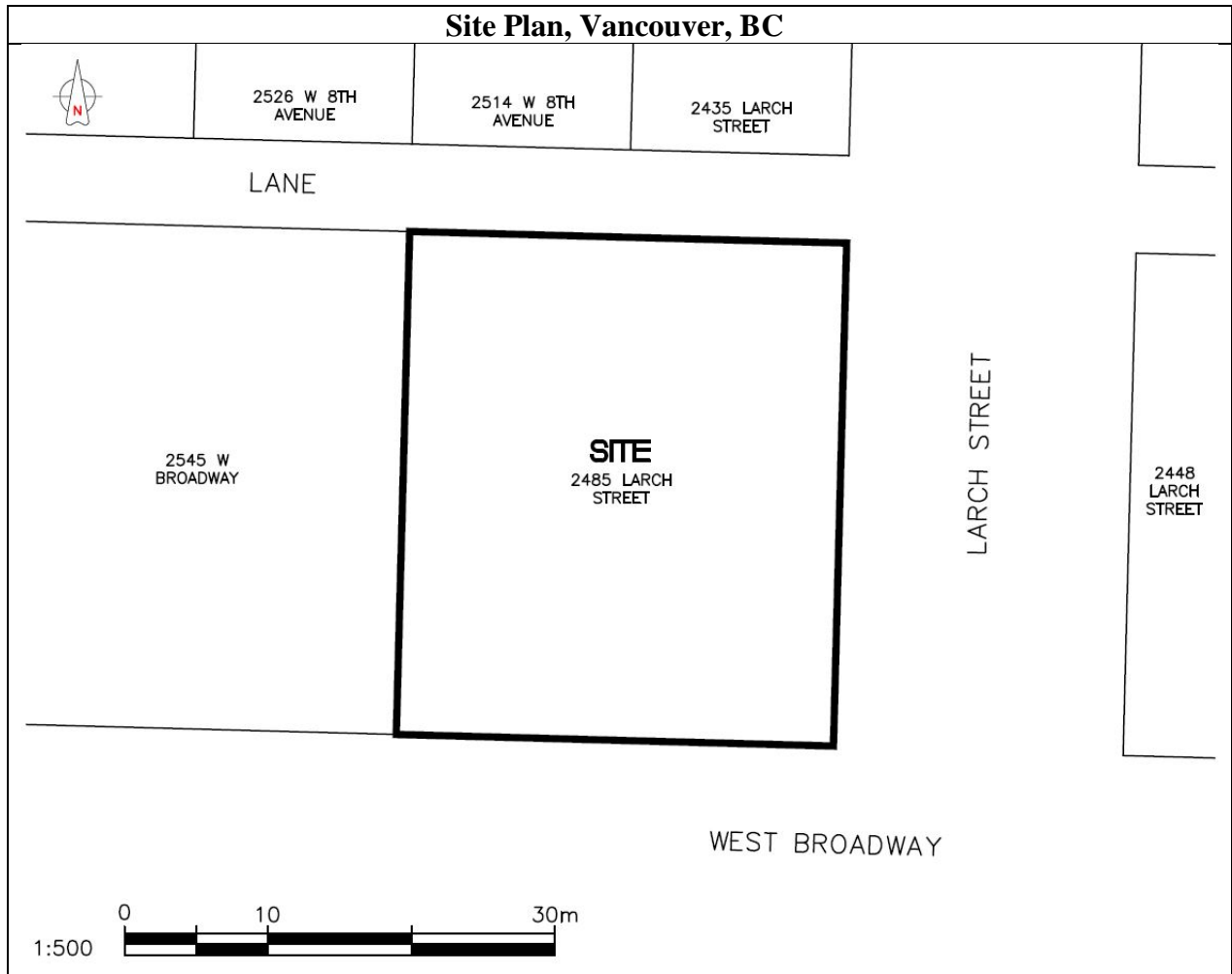
Latitude: 49° 15' 51.20"  
Longitude: 123° 09' 45.90"

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For Director, *Environmental Management Act*

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## Schedule B

### Requirements and Conditions

1. Any changes in land or vapour 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 expected at the site. These assumptions include the following:

- (a) Any building constructed at the Site will be either slab-on-grade or will have underground concrete parking structures constructed to meet the 2012 BC Building Code or better.

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           | Cadmium  | 7440-43-9 |
| Barium                | 7440-39-3           | Lead     | 7439-92-1 |
| Benz(a)anthracene     | 56-55-3             | Selenium | 7782-49-2 |
| Benz(b+j)fluoranthene | 205-99-2 & 205-82-3 | Zinc     | 7440-66-6 |

***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

|                |         |
|----------------|---------|
| Benzo(a)pyrene | 50-32-8 |
|----------------|---------|

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated April 17, 2020;
- *Stage 1 Update & Stage 2 Preliminary Site Investigation, Detailed Site Investigation & Confirmation of Remediation, 2485 Larch Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated March 2020;
- *Stockpile Soil Quality Assessment, 2485 Larch Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2019;
- *Soil Quality Summary & Remediation Plan, 2501-2511 West Broadway, Vancouver, BC, Version 1.1*, prepared by Active Earth Engineering Ltd., dated October 2018; and
- *Stage 1 Preliminary Site Investigation, 2501, 2503, 2507 and 2511 West Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2016.

May 21, 2020

Date Issued

  
James Plett  
For Director, *Environmental Management Act*