



VIA EMAIL

Victoria File: 26250-20/19977
Site ID: 19977

Date: September 17, 2020

Ms. Maria Emas
Jesus is Lord Church Canada West
3215 Kingsway
Vancouver, BC V5R 5K3
By Email: giemas@jilcanada.com

Dear Ms. Emas:

Re: Certificate of Compliance – 3215 Kingsway, 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 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.

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 236-468-2211 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Stephen Dankevy, M.Sc., P.Geo. Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver
320 – 507 West Broadway, Vancouver, BC
Nicole.Montgomery@vancouver.ca

Ministry of Environment and Climate Change Strategy
Advisor.SiteInformation@gov.bc.ca

CSAP Society, 613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
320 – 4400 Dominion Street, Burnaby, BC
mgeraghty@keystoneenvironmental.ca

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.
1515 Holland Street, Nelson, BC
scott.steer@steerenvironmental.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.

September 17, 2020

Date Issued

Stephen Dankev
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3215 Kingsway, Vancouver, British Columbia which is more particularly known and described as:

Amended Lot 3 (See 16648L) Block 27 District Lot 37 Plan 2481

PID: 013-737-465

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

Latitude: 49° 14' 6.5"
Longitude: 123° 2' 14.0"

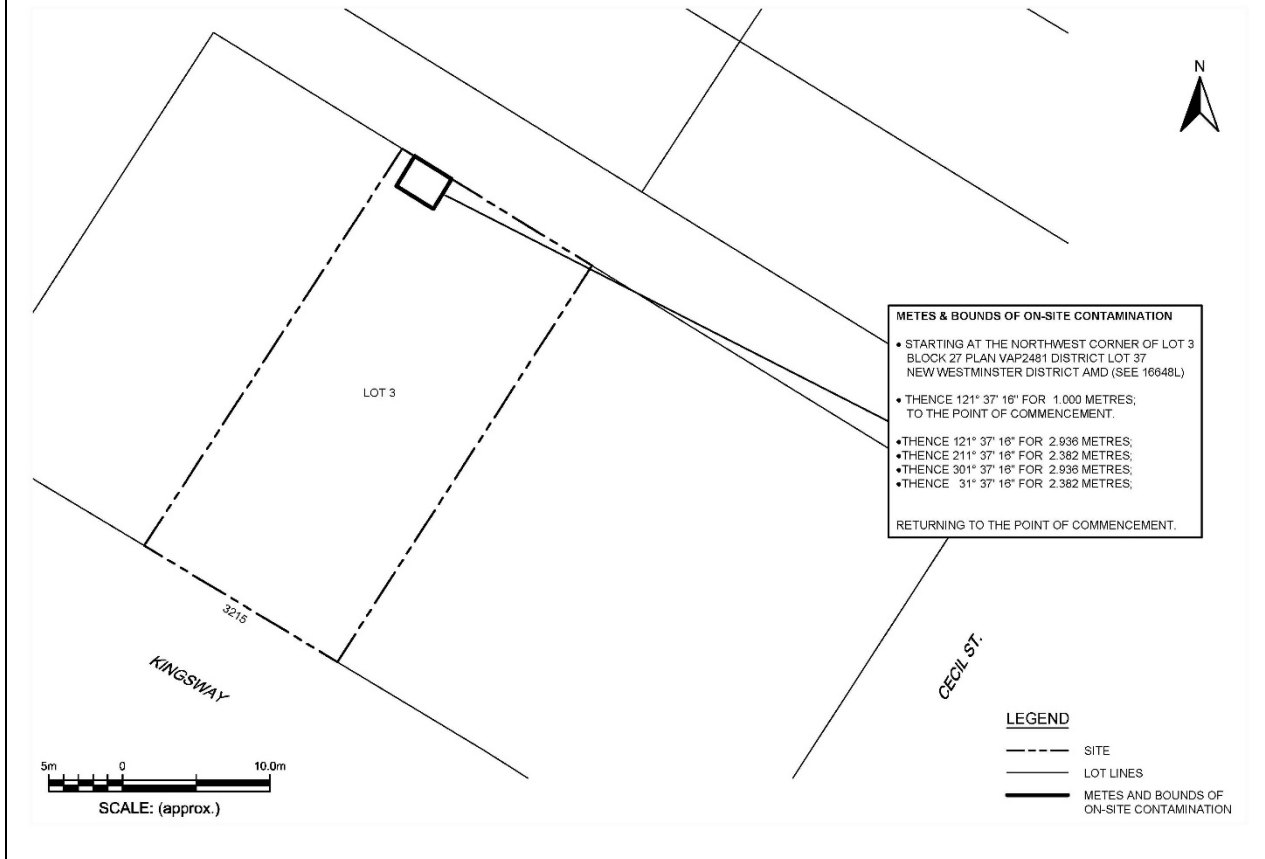
September 17, 2020

Date Issued



Stephen Dankey
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Site Identification Number 19977
Version 9.0 R

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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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. 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) The site has a one level basement and a sub slab attenuation factor is applicable at the 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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- (a) Soil contamination must remain beneath pavement or a building for the area outlined by the metes and bounds as follows:

- Starting at the northwest corner of Lot 3 Block 27 Plan Vap2481 District Lot 37 New Westminster District AMD (See 166481), thence $121^{\circ} 37' 16''$ for 1.000 metres; to the Point of Commencement:
- thence $121^{\circ} 37' 16''$ for 2.936 metres;
- thence $211^{\circ} 37' 16''$ for 2.382 metres;
- thence $301^{\circ} 37' 16''$ for 2.936 metres;
- thence $31^{\circ} 37' 16''$ for 2.382 metres;
- returning to the Point of Commencement.

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3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

LEPHs NA

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., July 30, 2020;

Report of Findings – Human Health and Ecological Risk Assessment, 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., July 30, 2020;

Report of Findings – Detailed Site Investigation and Confirmation of Remediation, 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., July 14, 2020;

Stage 1 Preliminary Site Investigation Update of 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., July 8, 2020;

Human Health and Ecological Risk Assessment, 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., March 22, 2017;

Phase II Environmental Site Assessment and Tank Removal, 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., March 14, 2017; and

Phase I Environmental Site Assessment, 3215 Kingsway, Vancouver, BC, Keystone Environmental Ltd., January 9, 2017.

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Stephen Dankey
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