



VIA EMAIL

Victoria File: 26250-20/21691
Site ID: 21691

October 14, 2020

Niels Bendtsen,
Danet Interiors Ltd., Inc. No. BC0979030
365 Railway Street
Vancouver, BC V6A 1A4
By Email: niels@bensen.com

Dear Mr. Bendtsen:

Re: Certificate of Compliance – 411 Railway 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
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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: Dave Young, City of Vancouver
507 West Broadway, Suite 320, Vancouver, BC, V5Z 0B4
(dave.young@vancouver.ca)

Diane Zorn, Approved Professional, Hemmera Envirochem Inc.
4730 Kingsway 18th Floor, Burnaby, BC, V5H 0C6
(dzorn@hemmera.com)

Site Information Advisor, ENV, Victoria Advisor.SiteInformation@gov.bc.ca

CSAP Society
744 W Hastings Street, Vancouver, BC, V6C 1A5,
(apopova@csapsociety.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.

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 411 Railway Street, Vancouver, British Columbia which is more particularly known and described as:

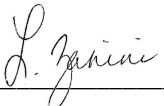
Lot A, District Lot 196, Group 1, New Westminster District Plan EPP75476

PID: 030-265-380

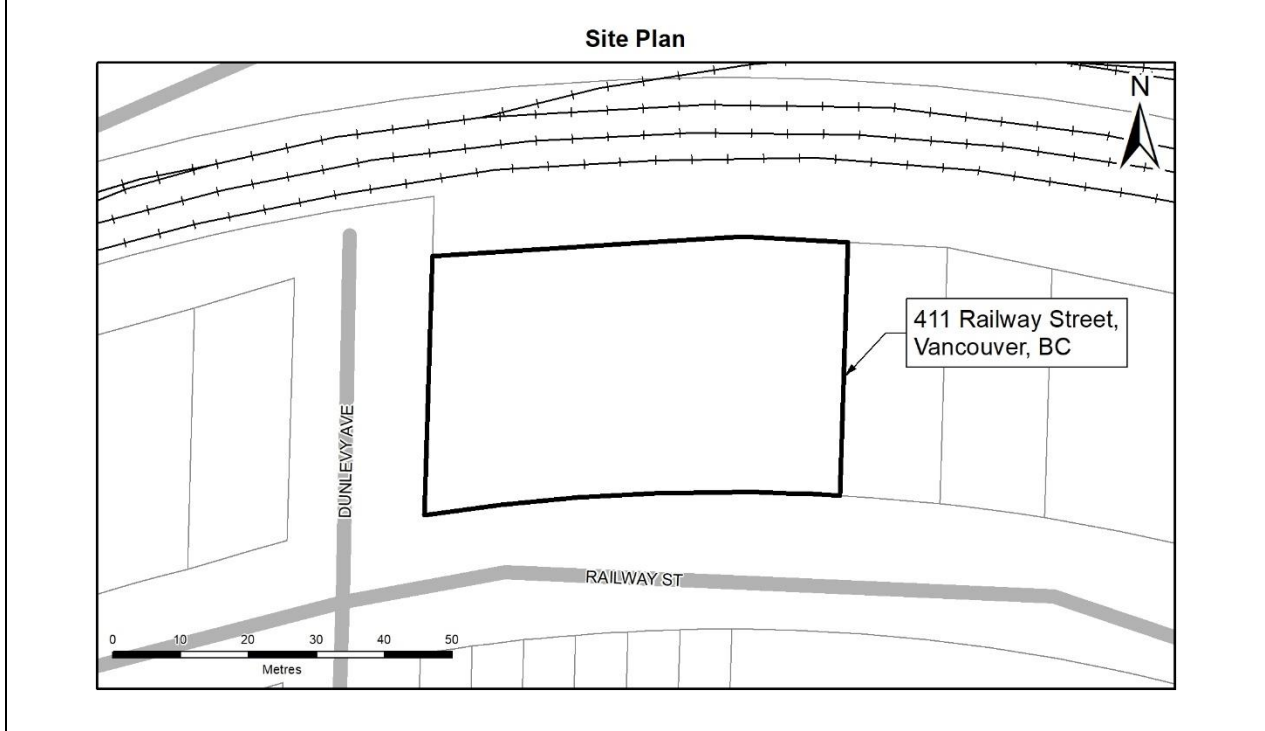
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 17' 6.70"
Longitude: 123° 5' 41.60"

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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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) Future building construction below grade will consist of a parkade.

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 commercial land soil use:

To meet numerical remediation standards:

- antimony (CAS #7440-36-0)
- arsenic (CAS #7440-38-2)
- barium (CAS #7440-39-3)
- benz(a)anthracene (CAS #56-55-3)
- benzo(b+j)fluoranthenes (CAS #205-99-2 and 205-82-3)
- benzo(k)fluoranthene (CAS #207-08-9)
- cobalt (CAS #7440-48-4)
- copper (CAS #7440-50-8)
- HEPHs (NA)
- indeno(1,2,3-cd)pyrene (CAS #193-39-5)
- iron (CAS #7439-89-6)
- lead (CAS #7439-92-1)
- LEPHs (NA)
- tin (CAS #7440-31-5)
- VPHs (NA)
- zinc (CAS #7440-66-6)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- benzo(a)pyrene (CAS #50-32-8)
- methylnaphthalene, 1- (CAS #90-12-0)
- methylnaphthalene, 2- (CAS #91-57-6)

Substances remediated in water for marine and estuarine aquatic water use:

To meet numerical remediation standards:

- LEPHw (NA)
- pyrene (CAS #129-00-0)
- phenanthrene (CAS #85-01-08)

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Schedule D

Documents

1. *Addendum to Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation – 411 Railway Street, Vancouver, BC.* Prepared by Hemmera Envirochem Inc., dated September 2, 2020;
2. *Summary of Site Condition, Site ID 21691.* Prepared by Hemmera Envirochem Inc., dated September 2020;
3. *Stage 1 and Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation – 411 Railway Street, Vancouver, BC.* Prepared by Hemmera Envirochem Inc., dated July 2020;
4. *Administrative Guidance 11 Communication Record with City of Vancouver, 411 Railway Street, Vancouver, BC,* prepared by Hemmera Envirochem Inc., dated July 2020;
5. *DRAFT Stage 2 Preliminary Site Investigation, 405 and 415 Railway Street, Vancouver, BC.* Prepared by SNC-Lavalin Inc., dated November 2018;
6. *Stage 1 Preliminary Site Investigation, 405 Railway Street, Vancouver, BC.* Prepared by NEXT Environmental Inc., dated July 2018;
7. *Environmental Stage 2 Preliminary Site Investigation 405 – 415 Railway Street, Vancouver, BC.* Prepared by NEXT Environmental Inc., dated July 2000;
8. *Stage 1 Preliminary Site Investigation 405 – 415 Railway Street, Vancouver, BC.* Prepared by NEXT Environmental Inc., dated June 2000.

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