



VIA EMAIL: sam@mondivan.ca

Victoria File: 26250-20/0836
Site ID: 0367

Date: February 11, 2021

Samuel Yanlin Lu
1099300 B.C. LTD., INC.NO. BC1099300
5503 Wycliffe Road
Vancouver, BC, V6T 1J4

Dear Mr. Lu :

Re: Certificate of Compliance – 161 & 165 East 4th 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 at the site meets the applicable Contaminated Sites Regulation “no specified water use” standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 George.Szefer@gov.bc.ca.

Yours truly,



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

Enclosure

cc: Nicole Montgomery, City of Vancouver, 453 West 12th Avenue,
Vancouver, BC, V5Y 1V4
Nicole.Montgomery@vancouver.ca

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

Jeroen Wauters, Approved Professional, NEXT Environmental Inc., 215 – 2550 Boundary
Road, Burnaby, BC V5M 3Z3
JWauters@NextEnvironmental.com

Site Information Advisor, ENV 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.

February 11, 2021

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 161 & 165 East 4th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Block 17, District Lot 200A, Group 1, New Westminster District, Plan EPP85050
PID 030-745-250

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

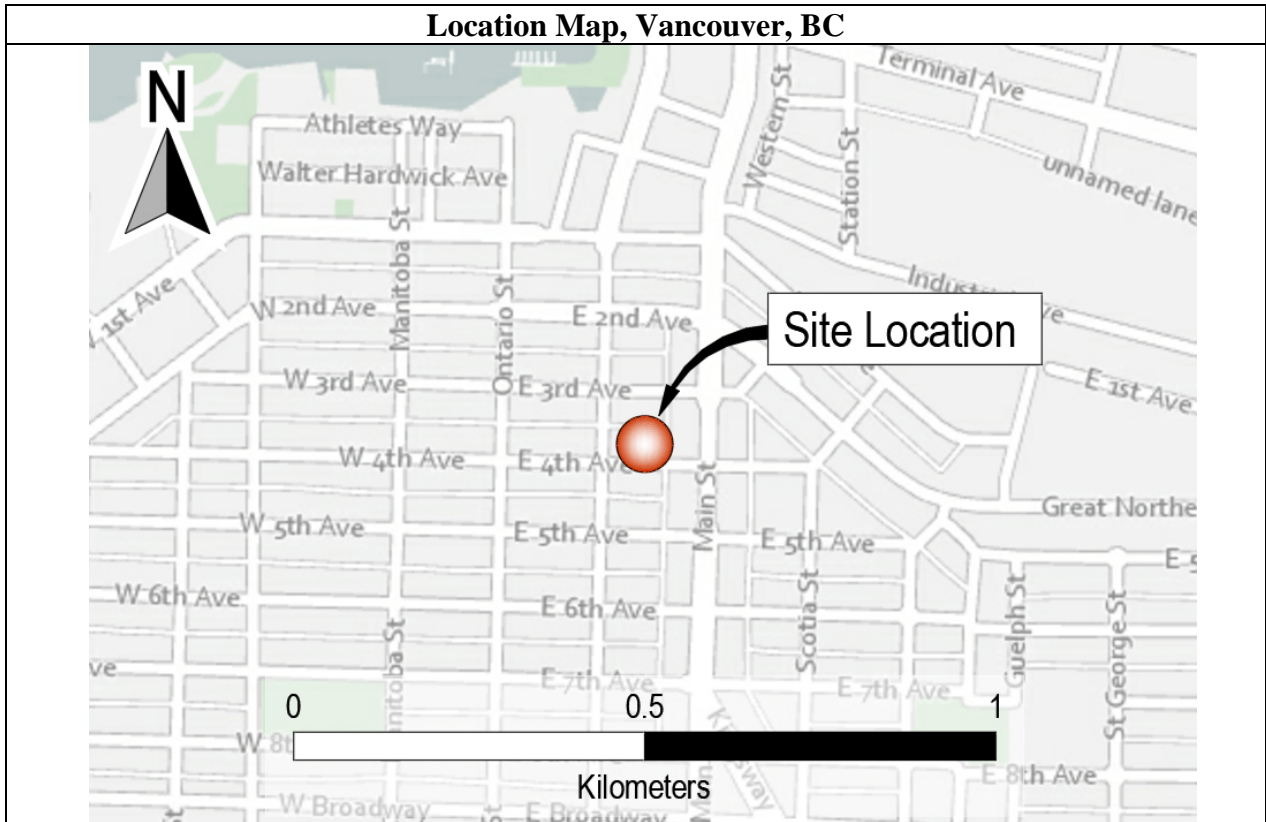
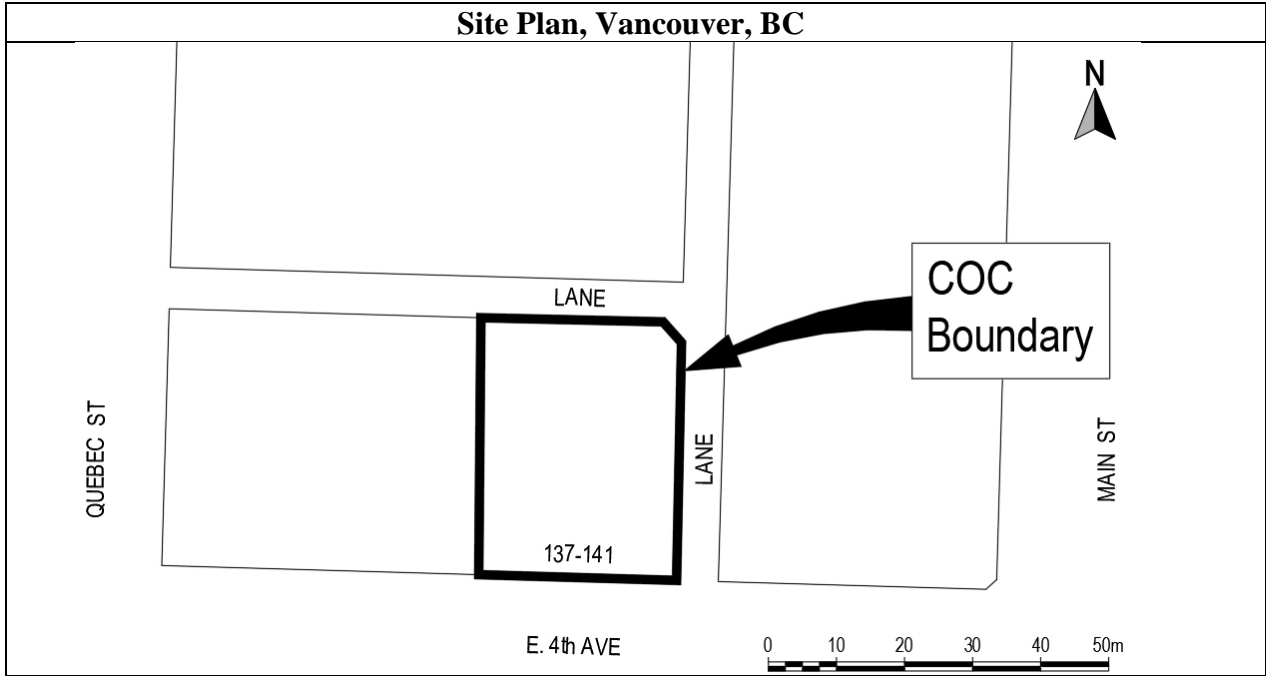
Latitude: 49° 16' 3.30"
Longitude: 123° 6' 6.40"

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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 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 at 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) An underground parkade will be present over the entire footprint of the Site.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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:

lead	7439-92-1
LEPHs	NA

Substances remediated in water for no water use:

To meet numerical remediation standards:

EPH _{w10-19}	NA
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Schedule D

Documents

Summary of Site Condition, prepared by Jeroen Wauters, Next Environmental Inc., December 18, 2020.

Stage 1 Preliminary Site Investigation Update; 161 & 165 East 4th Avenue, Vancouver, BC [SITE ID: 367], prepared by Rachel Cronin & Aio Haberli, Next Environmental Inc., November 4, 2020.

Supplemental Site Investigation & Confirmation of Remediation; 161 & 165 East 4th Avenue, Vancouver, BC, prepared by Meagan Vidian-Jones & Aio Haberli, Next Environmental Inc., November 4, 2020.

Stage 2 Preliminary Site Investigation & Detailed Site Investigation; 161 & 165 East 4th Avenue, Vancouver, BC, prepared by Aio Haberli, Next Environmental Inc., November 4, 2020.

Stage 1 Preliminary Site Investigation – Report; 137-141 E 4th Avenue, Vancouver, BC [SiteID:367], prepared by Ardavan Manourpour & Aio Haberli, Next Environmental Inc., May 3, 2018.

Report Review & Opinion Letter 137-141 East 4th Ave., Vancouver, BC for 1099300 BC Ltd., prepared by Aio Haberli, Next Environmental Inc., February 28, 2018.

Geotechnical Investigation – Proposed Building Development, 137-141 East 4th Avenue, Vancouver, BC, prepared by Craig Smith, Richard C. Butler and Shawn Lange, Golder Associates, June 21, 2017.

Summary of Environmental Conditions, 137-141 East 4th Avenue, Vancouver, BC, prepared by Gregory Quandt & Karey Dow, Hemmera Envirochem Inc., dated March 6, 2017.

Geotechnical Assessment Report, 137 and 141 East 4th Avenue, Vancouver, BC, prepared by Paul A. Davies, Davies Geotechnical Inc., February 28, 2017.

Summary of Environmental Conditions, 137-141 East 4th Avenue, Vancouver, BC, prepared by Gregory Quandt & Karey Dow, Hemmera Envirochem Inc., July 15, 2016.

Removal of UST, 141 East 4th Avenue, Vancouver, BC, prepared by David R. Kelly, D. Kelly Environmental Consulting Ltd., August 15, 2005.

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Remediation and UST Removal, 141 East 4th Avenue, Vancouver, BC (Draft), prepared by David R. Kelly, D. Kelly Environmental Consulting Ltd., August 3, 2005.

Sub-surface Environmental Investigation, 141 East 4th Avenue, Vancouver, BC (Draft), prepared by David R. Kelly, D. Kelly Environmental Consulting Ltd., June 8, 2005.

Stage 1 Preliminary Site Investigation, 141 East 4th Avenue, Vancouver, BC, prepared by David R. Kelly, D. Kelly Environmental Consulting Ltd., May 18, 2005.

Letter Re: Soils Contamination Report, East Fourth and Main, Vancouver, BC – 23 December 1991, prepared by Debra J. Corns, Environmental Protection, BC Environment Lands and Parks, January 9, 1992.

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