



REGISTERED MAIL

Victoria File: 26250-20/0893
Site ID: 1325

March 09, 2021

Peter Toigo
Shato Holdings
300-4088 Cambie Street
Vancouver, BC V5Z 2X8
By Email: ptoigo@shato.com

Dear Peter Toigo:

Re: Certificate of Compliance – 1126 Southeast Marine Drive, 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 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.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: Dave Young, City of Vancouver
453 West 12th Avenue, Vancouver, BC, V5Y 1V4 (dave.young@vancouver.ca) (By E-mail)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3 (jeff.taylor@activeearth.ca) (By E-mail)

Sharon Hao, Bank of Montreal
600 595 Burrard Street, Vancouver, BC V7X 1L5 (sharon.hao@bmo.com) (By E-mail)

CSAP Society, apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria, 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.

March 09, 2021
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1126 SE Marine Drive, Vancouver, British Columbia which is more particularly known and described as:

Lot C Blocks B and I District Lot 327 Plan 12084

PID: 005-793-696

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

Latitude: 49° 12' 37.40"
Longitude: 123° 05' 00.20"

An on-Site Management Area is defined by the following metes and bounds:

Commencing at the south west corner of said Lot C.

Thence northerly on a bearing of 358° 43' 21" along the westerly boundary of said Lot C, a distance of 48.311 meters.

Thence easterly on a bearing of 89° 01' 19" a distance of 73.536 metres, more or less to a point on the westerly boundary of Lot D Plan 12084.

Thence southerly on a bearing of 180° 49' 35" along the westerly boundary of Lot D Plan 12084, a distance of 9.931 metres, more or less to a point on the northerly boundary of Lot B Plan 11609.

Thence westerly on a bearing of 270° 48' 28" along the northerly boundary of Lot B Plan 11609, a distance of 12.232 metres, more or less to the north westerly corner of Lot B Plan 11609.

Thence southerly on a bearing of 178° 45' 20", along the westerly boundary of Lot B Plan 11609, a distance of 38.459 metres, more or less to a point on the southerly boundary of said Lot C.

Thence westerly on a bearing of 268° 44' 00" along the southerly boundary of said Lot C, a distance of 60.925 metres, more or less to the point of commencement, said portion containing 0.306 hectares more or less.

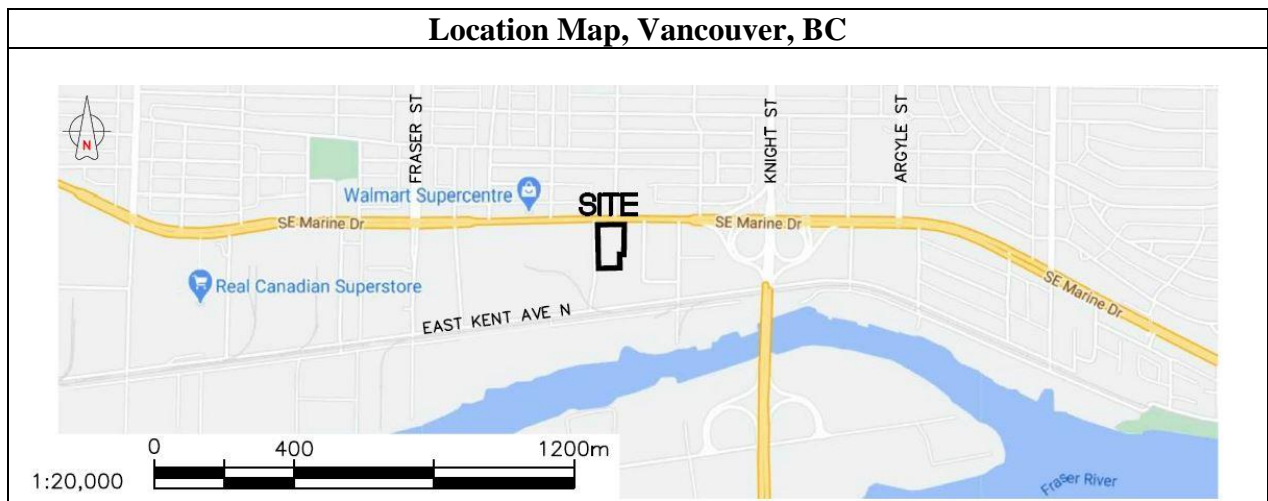
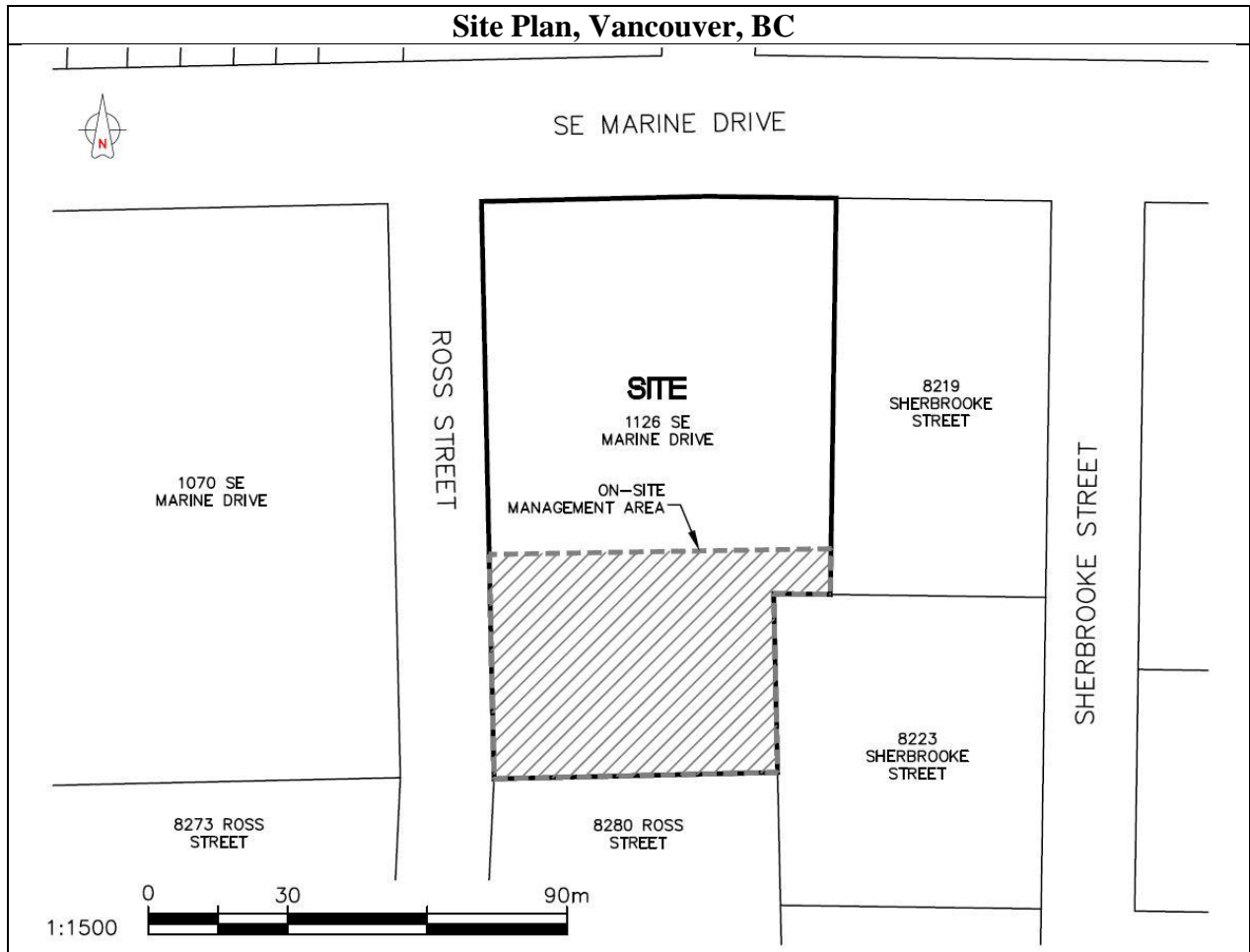
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For Director, *Environmental Management Act*



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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 on-Site Management Area (depicted in Schedule A) 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:

Benzene	71-43-2
Ethylbenzene	100-41-4
Naphthalene	91-20-3
Toluene	108-88-3
Xylenes	1330-20-7

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated January 6, 2021;
- *Stage 2 Preliminary Site Investigation & Confirmation of Remediation, 1126 SE Marine Drive, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated December 2020;
- *Stage 1 Preliminary Site Investigation, 1126 SE Marine Drive, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated August 2020; and
- *Decommissioning Underground Petroleum Storage Tanks at White Spot Commissary, 1126 Southeast Marine Drive, Vancouver, BC*, prepared by Soilcon Laboratories Ltd., dated December 1993.

March 09, 2021

Date Issued



A. Mortensen

For Director, *Environmental Management Act*