



VIA EMAIL: matthewburchill@cressey.com

Victoria File: 26250-20/24216
Site ID: 24216

April 12, 2021

Mr. Matthew Burchill
Cressey Wilkinson Holdings Ltd.
Suite 200, 555 West 8th Avenue
Vancouver, BC V5Z 1C6

Dear Mr. Burchill:

**Re: Certificate of Compliance – Dedicated Lands adjacent to 1715 Cook 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. 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 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke, P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver (nicole.montgomery@vancouver.ca)
Suite 320, 507 West Broadway, Vancouver, BC, V5Z 0B4

Ron Woo, CMLS Financial (ron.woo@cmls.ca)
Suite 2110, 1066 West Hastings Street, Vancouver, BC, V6E 3X2

CSAP Society, apopova@csapsociety.bc.ca

Sumeet Dogra, Approved Professional, Keystone Environmental Ltd.
(sdogra@keystoneenvironmental.ca)
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3

Site Information Officer, ENV, Victoria, BC (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.

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.

April 12, 2021
Date Issued

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to 1715 Cook Street, Vancouver, British Columbia which is more particularly known and described as:

The Dedicated Lands area adjacent to Lot A Block 4 District Lot 302 Group 1 New Westminster District Plan EPP76959, as depicted by the following metes and bounds:

Starting at the northwest corner of Lot A of Subdivision Plan of Lots 7 and 8 Block 4, District Lot 302, GP 1, NWD Plan EPP76959, the point of commencement.

Thence 323° 50' 58" for 1.700 Metres;

Thence 53° 10' 30" for 30.483 Metres;

Thence 144° 02' 16" for 1.700 Metres;

Thence 233° 10' 29" for 30.477 Metres;

Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd., dated March 2021.

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

Latitude: 49° 16' 10.52"

Longitude: 123° 6' 39.75"

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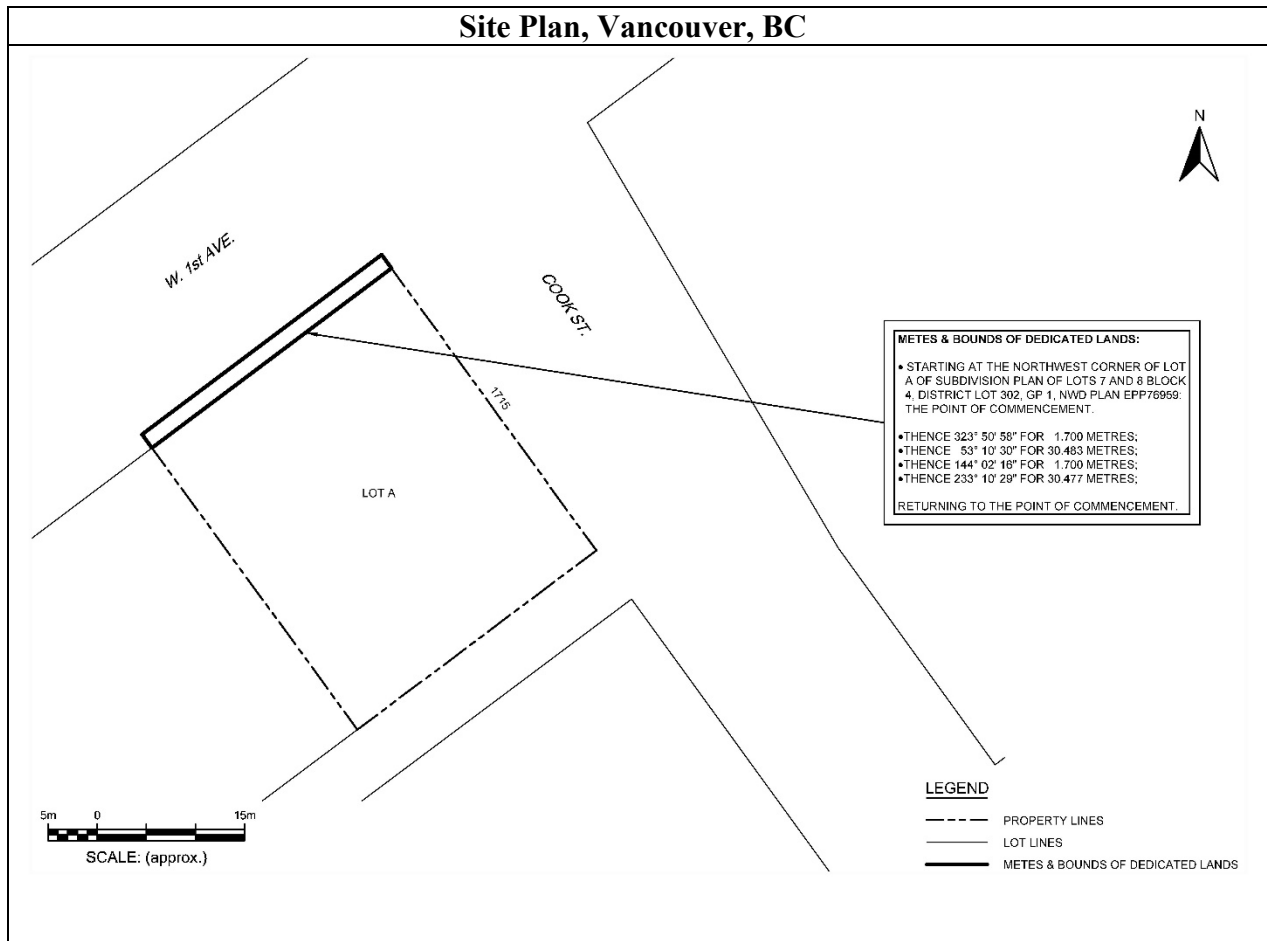
Date Issued



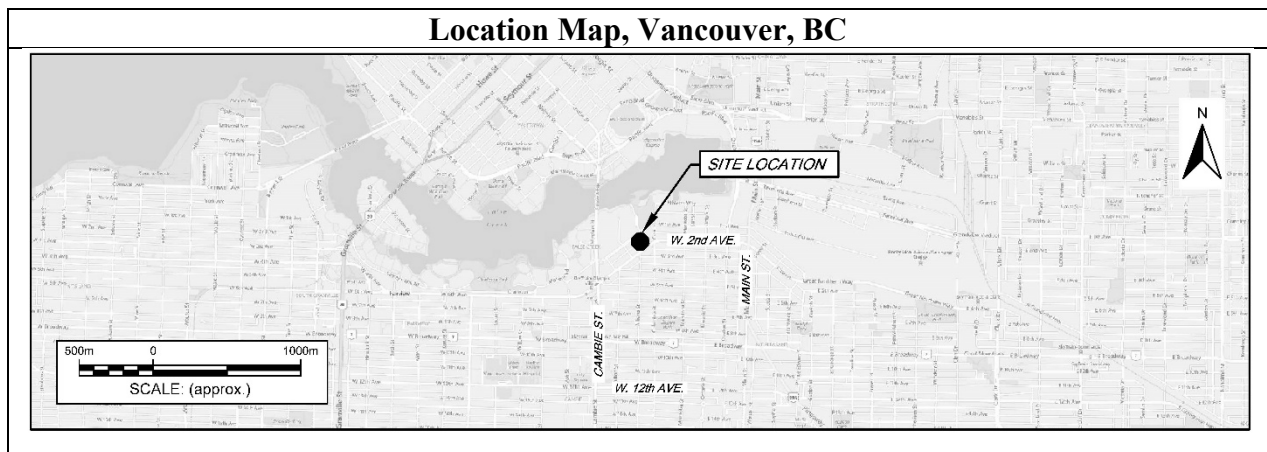
J.A. Brooke

For Director, *Environmental Management Act*


Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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 For Director, Environmental Management Act

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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The site will remain as a sidewalk or roadway without buildings.

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 industrial land soil use:

To meet numerical remediation standards:

zinc 7440-66-6

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 1715 Cook Street, Vancouver, BC, Keystone Environmental Ltd., March 2021.

Report of Findings – Detailed Site Investigation and Confirmation of Remediation, 1715 Cook Street, Vancouver, BC, Keystone Environmental Ltd., March 2021.

Report of Findings – Stage I Preliminary Site Investigation Update, 1715 Cook Street, Vancouver, BC, Keystone Environmental Ltd., March 2021.

Remediation Agreement between Cressey Wilkinson Holdings Ltd. and City of Vancouver, City of Vancouver, November 2018.

Review of Stage I and II PSI Reports 220 West 1st Avenue, Vancouver, BC, D. Kelly Environmental Consulting Ltd., March 2002.

Environmental Stage II Preliminary Site Investigation, 1715 Cook Street, Vancouver, BC, SRK Robinson Inc., July 1996.

Environmental Stage I Preliminary Site Investigation, 1715 Cook Street, Vancouver, BC, SRK Robinson Inc., June 1996.

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