



**VIA EMAIL: [eileen@createproperties.ca](mailto:eileen@createproperties.ca)**

Victoria File: 26250-20/16043  
Site ID: 16043

April 27, 2021

Eileen Fu  
0839879 B.C. Ltd.  
8417 Main Street  
Vancouver, BC V5X 3M3

Dear Ms. Fu:

**Re: Certificate of Compliance – Portion of Laneway and East 2<sup>nd</sup> Avenue  
Adjacent to 180 East 2<sup>nd</sup> 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 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Kelly Carswell, City of Vancouver  
507 West Broadway, Suite 320, Vancouver, BC V5Z 0B4 (BY EMAIL)  
[kelly.carswell@vancouver.ca](mailto:kelly.carswell@vancouver.ca)

Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.  
900-1281 West Georgia St, Vancouver, BC V6E 3J7 (BY EMAIL)  
[asorensen@thurber.ca](mailto:asorensen@thurber.ca)

Scott Steer, R.P.Bio, CSAP, Steer Environmental Associates Ltd.  
1515 Holland St, Nelson, BC, V1L 3E2 (BY EMAIL)  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

CSAP Society (Anna Popova)  
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria  
[vsp\\_cio@Victoria1.gov.bc.ca](mailto:vsp_cio@Victoria1.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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

April 27, 2021  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The Off-Site Management Area covered by this Certificate of Compliance is located adjacent to 180 East 2<sup>nd</sup> Avenue, Vancouver, British Columbia and is more particularly known and described as:

COMMENCING at the Northwesterly corner of Lot 1 Block 14, District Lot 200A, Group 1 New Westminster, Plan EPP53535),,  
THENCE 181° 40' 01" along the Westerly boundary of said Lot 1, a distance of 22.085 metres;  
THENCE 319° 08' 20" a distance of 1.475 metres;  
THENCE 2° 00' 11" a distance of 16.540 metres;  
THENCE 272° 00' 11" a distance of 0.573 metres;  
THENCE 0° 06' 24" a distance of 10.191 metres;  
THENCE 91° 43' 50" a distance of 2.739 metres;  
THENCE 108° 52' 49" a distance of 11.134 metres;  
THENCE 138° 31' 46" a distance of 3.343 metres;  
THENCE 271° 41' 35" along the Northerly boundary of said Lot 1, a distance of 13.910 metres, to the POINT OF COMMENCEMENT.

The Off-Site Management Area is depicted in an engineering drawing prepared by Matson Peck and Topliss Land Surveyors on September 14, 2020.

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

Latitude: 49° 16' 08.7"  
Longitude: 123° 06' 05.4"

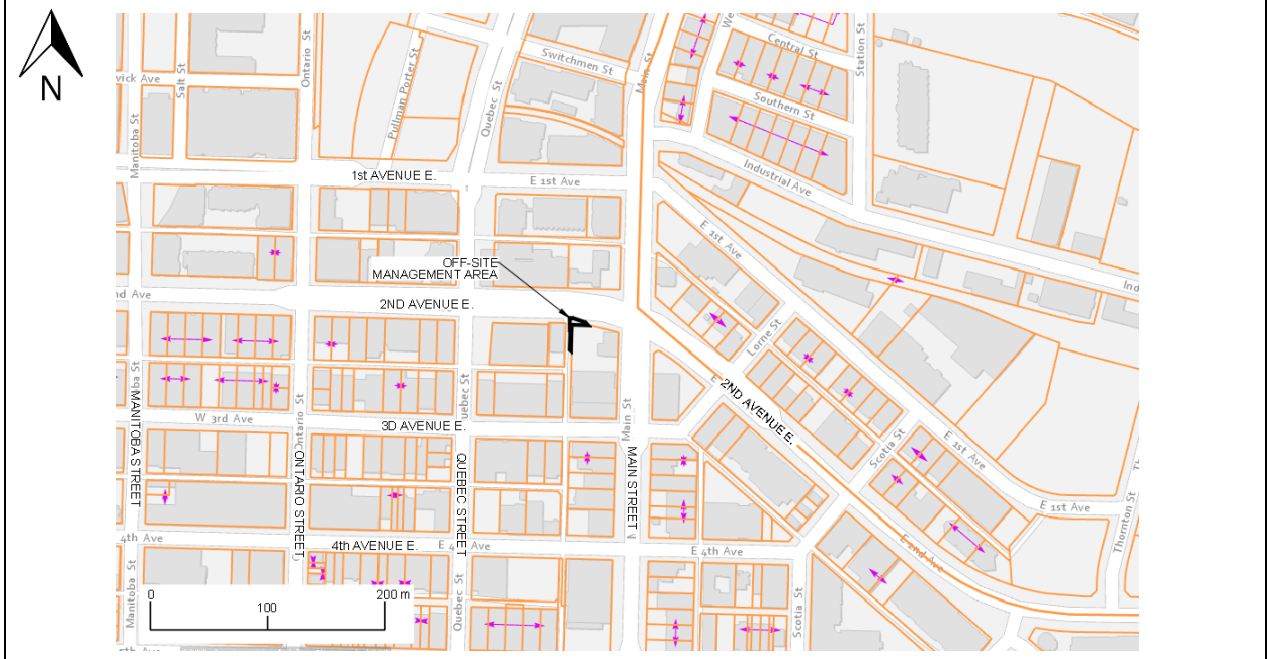
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### Site Plan, Vancouver, BC



### 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 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.

April 27, 2021  
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For Director, *Environmental Management Act*

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for industrial land soil use:*

##### To meet numerical remediation standards:

Arsenic	7440-38-2
Antimony	7440-36-0
Cadmium	7440-43-9
Copper	7440-50-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Benz(a)anthracene	56-55-3
Indeno(1,2,3-c,d)pyrene	193-39-5
Phenanthrene	85-01-8
Lead	7439-92-1
Zinc	7440-66-6

##### To meet risk-based remediation standards:

HEPHs	N/A
LEPHs	N/A

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## Schedule D

### Documents

<b>Document Title</b>	<b>Author / Company</b>	<b>Document Date</b>
<i>Summary of Site Condition, Site ID 16043</i>	Thurber Engineering Ltd.	March 19, 2021
<i>Human Health and Ecological Risk Assessment, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Steer Environmental Associates Ltd.	March 18, 2021
<i>Detailed Site Investigation and Confirmation of Remediation, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	March 16, 2021
<i>Stage 1 Preliminary Site Investigation, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	March 16, 2021
<i>Communication Record with the City of Vancouver, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	February 1, 2021
<i>Water Use Decision at Site ID 9979, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Ministry of Environment and Climate Change Strategy	April 6, 2018
<i>Water Use Determination at Site ID 9979, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	February 22, 2018
<i>Confirmation of Remediation, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Trow Associates Inc.	February 2007
<i>Detailed Site Investigation for Offsite Soil and Groundwater Conditions and Additional Onsite Monitoring, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Trow Associates Inc.	March 2006
<i>Stage 3 Detailed Site Investigation for Onsite Soil and Groundwater Conditions, 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Trow Associates Inc.	May 2005
<i>Stage 1 and 2 Preliminary Site Investigation. 180 East 2<sup>nd</sup> Avenue, Vancouver, BC</i>	Trow Associates Inc.	November 2004

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