



Victoria File: 26250-20/24316  
Site ID: 24316

January 06, 2023

Rob Fiorvento  
0892124 B.C. Ltd., Inc. No. 0892124  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
[rob.fiorvento@beedie.ca](mailto:rob.fiorvento@beedie.ca)

Dear Rob Fiorvento:

**Re: Certificate of Compliance – 110 West 4<sup>th</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 Regulationand 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



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

Enclosure

cc: City of Vancouver  
(BY EMAIL) [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

Murray McCutcheon, Abcellera SPV-D Inc.  
(BY EMAIL) [murray.mccutcheon@abcellera.com](mailto:murray.mccutcheon@abcellera.com)

David Mitchell, Approved Professional  
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Client Information Officer, ENV, Victoria  
(BY EMAIL) [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Anna Popova, CSAP Society  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto: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.

January 06, 2023  
Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 110 West 4<sup>th</sup> Avenue, Vancouver, British Columbia, which is more particularly known and described as:


Lot 1 Block 21 District Lot 200A Group 1 New Westminster District Plan EPP115480  
PID: 031-558-160

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

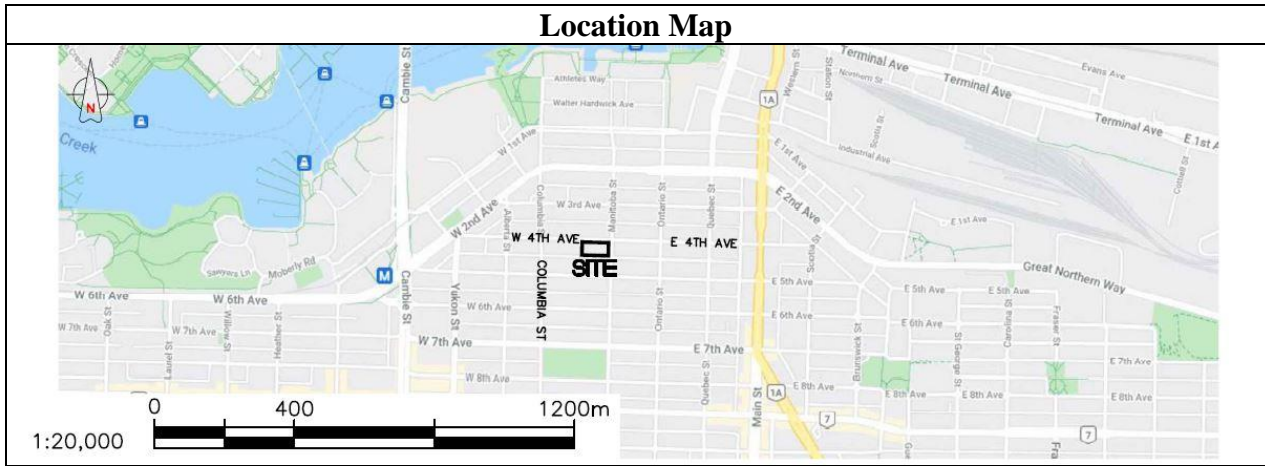
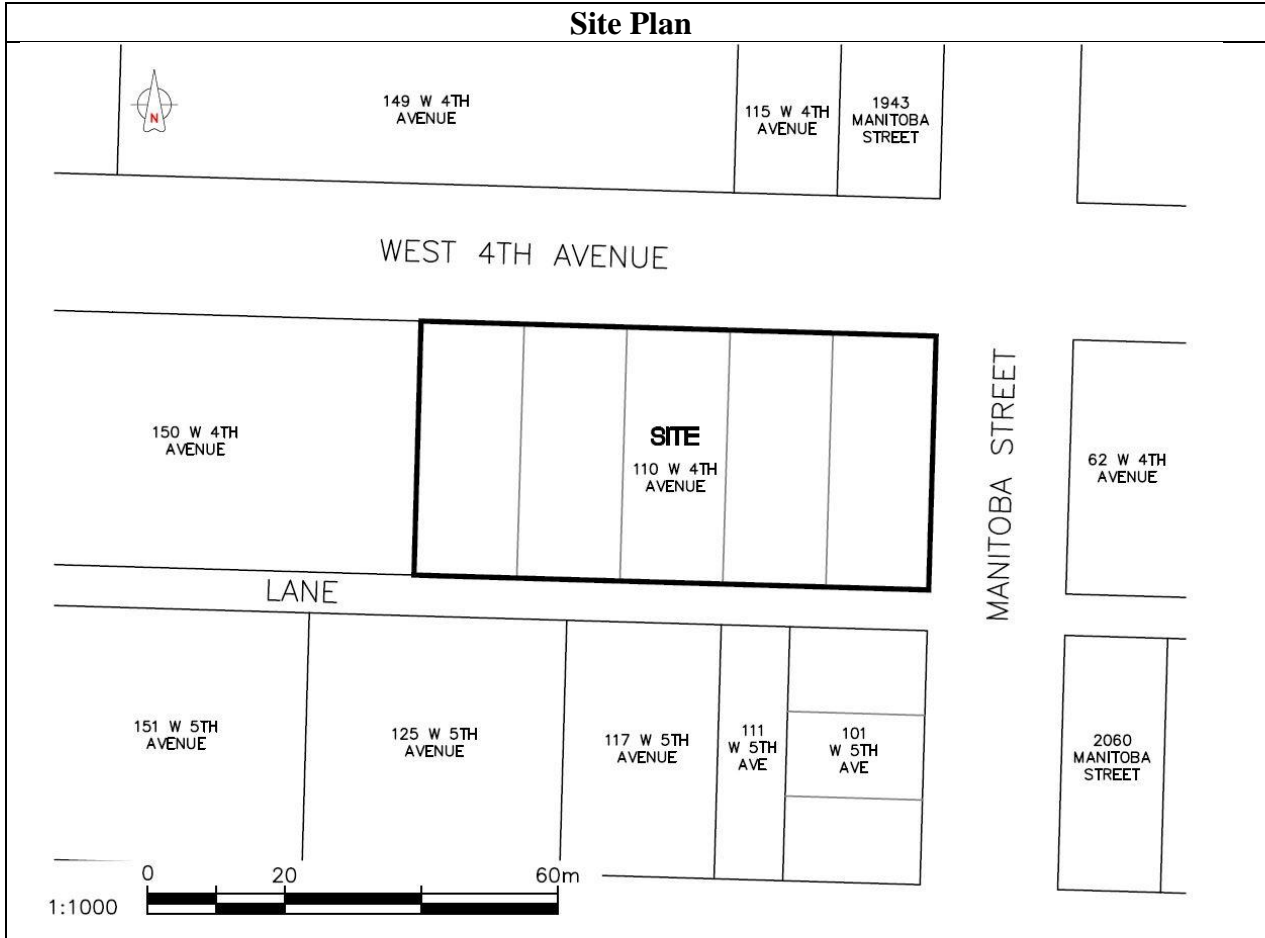
Latitude: 49° 16' 02.0"  
Longitude: 123° 06' 26.5"

January 06, 2023  
Date Issued

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A. Mortensen  
For Director, *Environmental Management Act*

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Date Issued

*A. Mortensen*

A. Mortensen  
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 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 and adjacent to 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) *Future buildings at the Site will be slab-on-grade; or,*
- (b) *A future parkade at the Site can be to any depth*

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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For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

#### To meet numerical remediation standards:

- arsenic (7440-38-2)
- benz(a)anthracene (56-55-3)
- benzo(b+j)fluoranthene (205-99-2 & 205-82-3)
- chromium (7440-47-3)
- copper (7440-50-8)
- lead (7439-92-1)
- zinc (7440-66-6)

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## Schedule D

### Documents

*Summary of Site Condition, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, November 2022;*

*Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, October 2022;*

*Approval in Principle – 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Ministry of Environment and Climate Change Strategy, April 2022;*

*Summary of Site Condition, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, March 2022;*

*Stage 1 Preliminary Site Investigation Update, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, March 2022;*

*Remedial Plan, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, March 2022;*

*RE: Protocol 6 Preapproval Request: Delineation of Area Wide Fill – 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Ministry of Environment and Climate Change Strategy, March 2022;*

*Phase I Environmental Site Assessment, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., November 2021;*

*Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, July 2021;*

*Protocol 6 Preapproval Request – Delineation of Wide Area Fill, 110 West 4<sup>th</sup> Avenue, Vancouver, BC, Active Earth Engineering Ltd, May 2021.*

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