



VIA EMAIL: cchin@alliancepartners.ca

Victoria File: 26250-20/23849
Site ID: 23849

February 27, 2023

Chris Chin
Alliance Wingsail (Clark and 1st) Holdings Ltd.
280 – 1685 West 4th Avenue
Vancouver, BC V6J 1L8

Dear Chris Chin:

Re: Certificate of Compliance – 1221 East 2nd 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 Preliminary Determination, please contact the undersigned at Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental management Act*

Enclosure

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

Andrew Ip, Laurentian Bank of Canada
(BY MAIL) 777 Hornby Street, Suite 2060 Vancouver, BC V6Z 1S4

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) jeff.taylor@activeearth.ca

Anna Popova, CSAP Society
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
esp_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.

February 27, 2023
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1221 East 2nd Avenue, Vancouver British Columbia which is more particularly known and described as:

Lot 1 District Lot 264A Group 1 New Westminster District Plan EPP110357
PID: 031-603-033

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

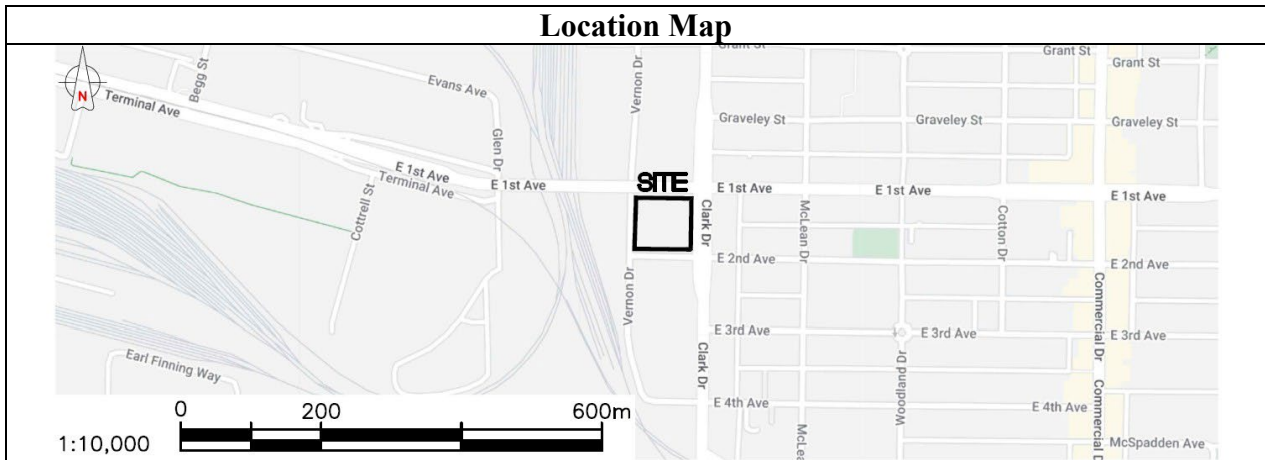
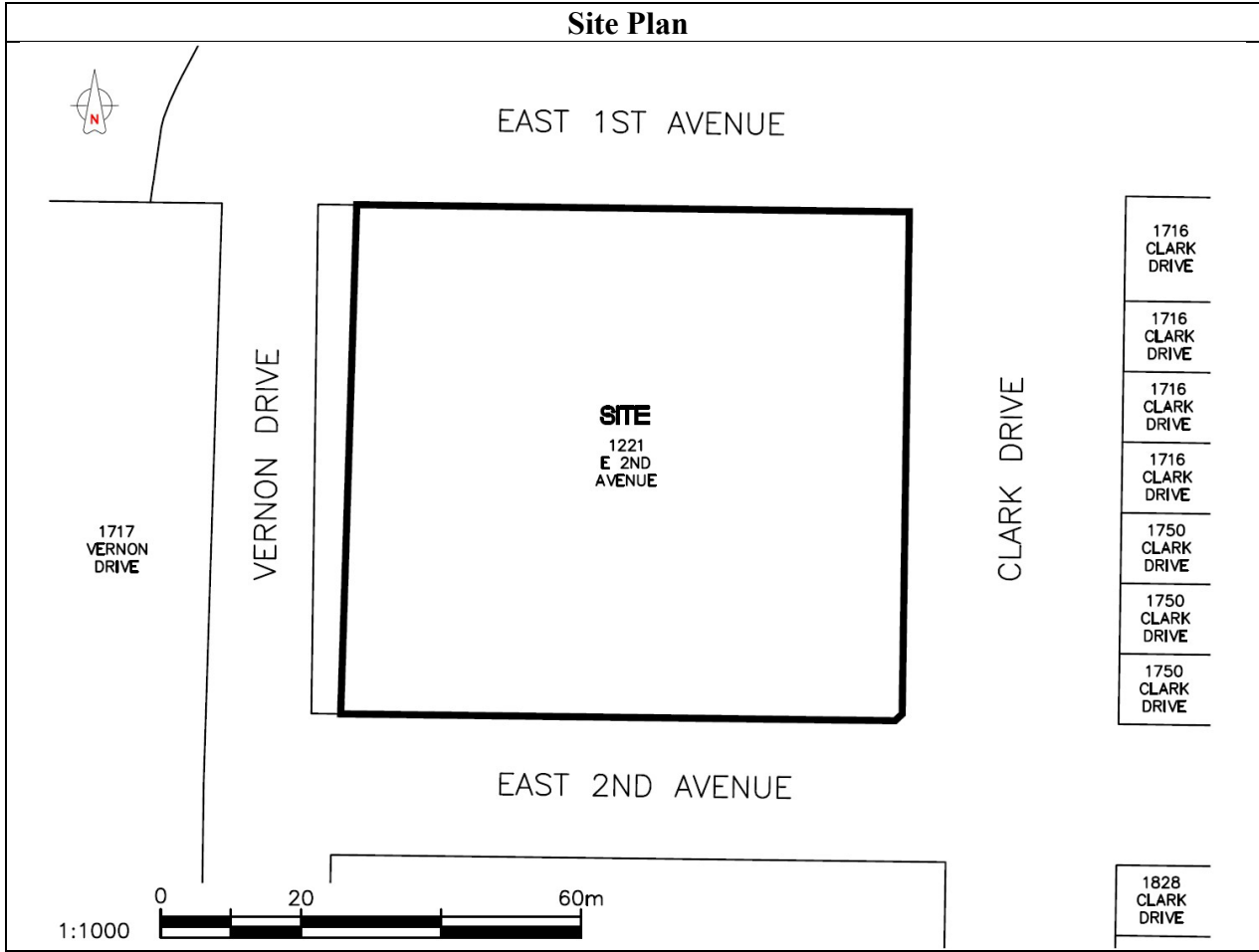
Latitude: 49° 16' 08.9"
Longitude: 123° 04' 41.5"

February 27, 2023


Date Issued



Signing Authority
For Director, *Environmental Management Act*



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 Signing Authority
 For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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 use 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) Future buildings at the site will be slab-on-grade, or will be constructed over an underground parkade of any depth.

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:

- benzo(b+j)fluoranthenes (250-99-2 & 205-82-3)
- naphthalene (91-20-3)

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Schedule D

Documents

Summary of Site Condition, 1221 East 2nd Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated December 2022;

Stage I Preliminary Stage Investigation Update and Confirmation of Remediation, 1221 East 2nd Avenue, Vancouver, BC Site ID: 23849, prepared by Active Earth Engineering Ltd., dated December 2022;

Detailed Site Investigation, 1221 East 2nd Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated June 2022;

Stage I Preliminary Site Investigation Update, 221 East 2nd Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated June 2022;

Scenario 5 Release - Annual Update 1221 East 2nd Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated March 3, 2022;

Phase II Environmental Site Assessment, 1221 East 2nd Avenue, Vancouver, BC, prepared by Tetra Tech Canada Inc., dated October 2, 2019;

Phase I and II Environmental Site Assessment, 1221 East 2nd Avenue, Vancouver, BC, prepared by Tetra Tech Canada Inc., dated October 25, 2017;

Stage I Preliminary Site Investigation, 1221 East 2nd Avenue, Vancouver, BC, prepared by D. Kelly Environmental Consulting Ltd., dated May 18, 2012.

February 27, 2023

Date Issued



Signing Authority
For Director, *Environmental Management Act*