



VIA EMAIL: b.duffell@rizealliance.com

Victoria File: 26250-20/3585
Site ID: 3585

Mr. Benn Duffell
Comma-Minto Properties (810 Kingsway) Nominee Ltd. Inc. No. BC1190600
3204-1055 Dunsmuir Street
Vancouver, BC V7X 1L4

Dear Mr. Duffell:

Re: Certificate of Compliance - 3350 Prince Albert Street, Vancouver, BC

Please find enclosed an amended Certificate of Compliance respecting the site referenced above. This amended certificate of compliance supersedes the certificate issued on February 21, 2023.

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.



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.

April 4, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3350 Prince Albert Street, Vancouver, BC which is more particularly known and described as:

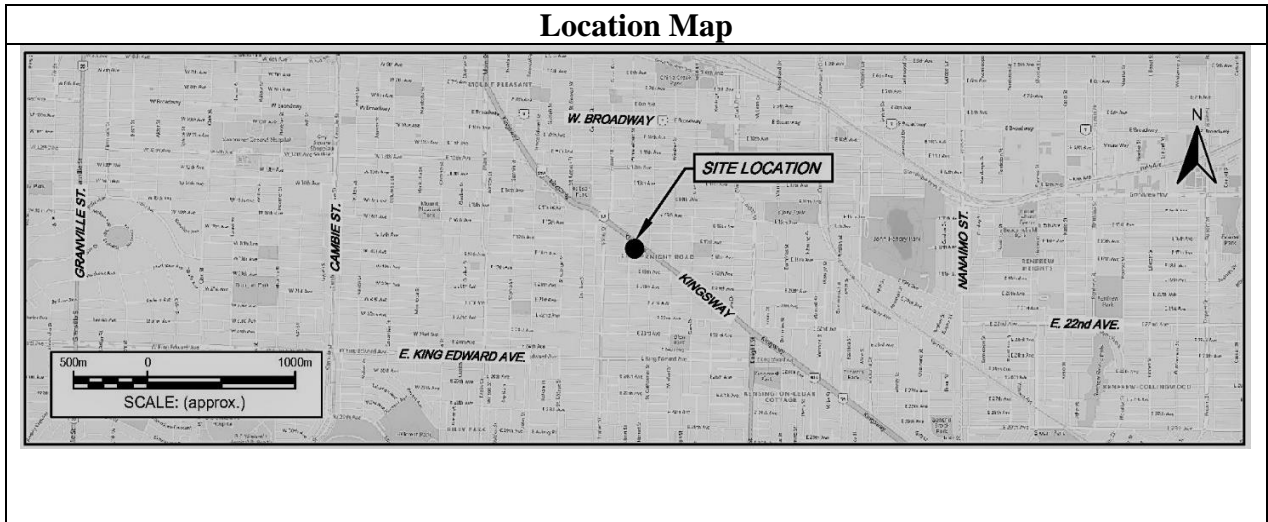
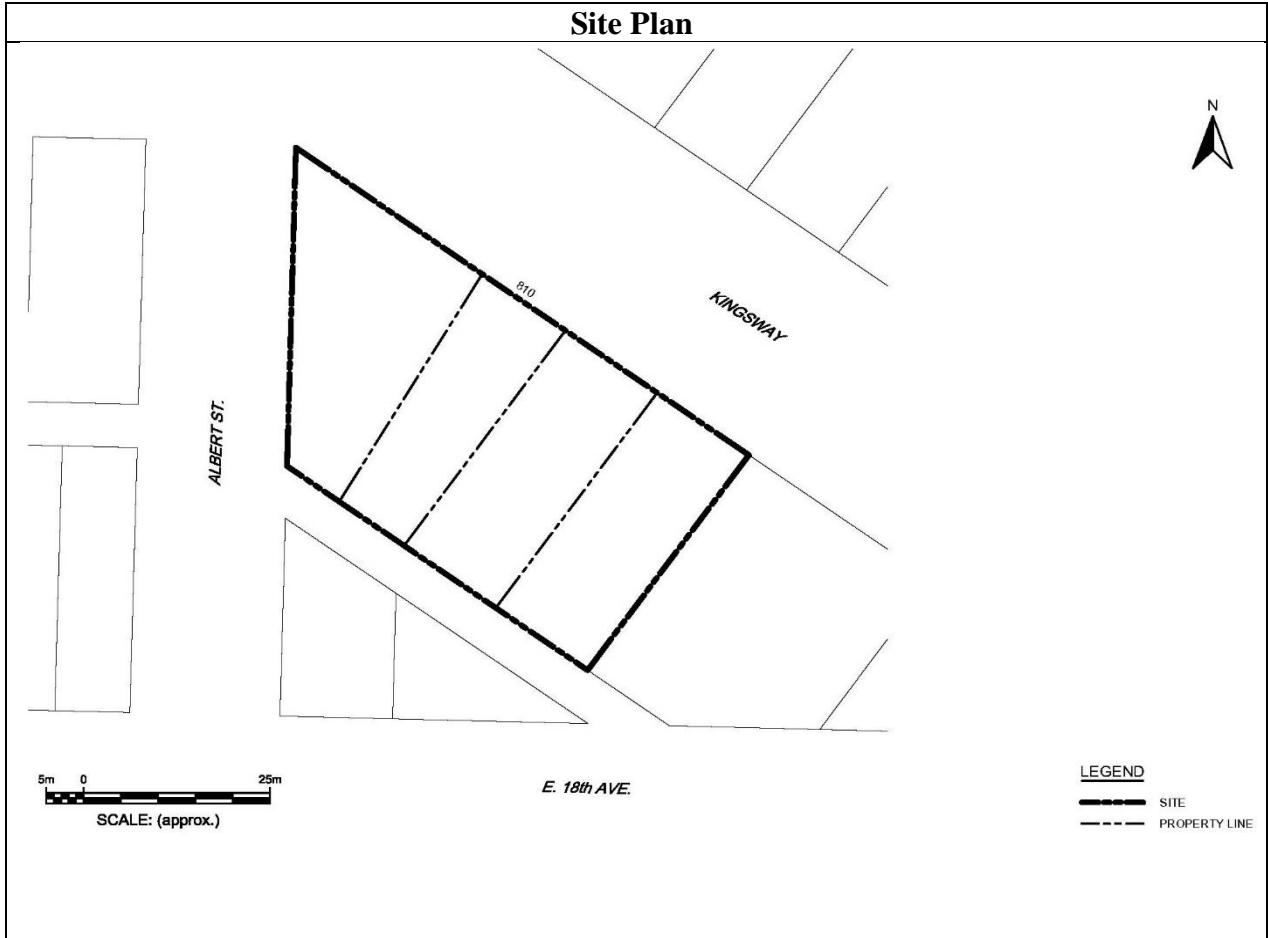
Lot A, Block 79, District Lot 301, Group 1, New West District Plan EPP116733
031-641-326

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


Latitude: 49° 15' 18.1"
Longitude: 123° 5' 13.5"

April 4, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*



April 4, 2023
Date Issued


 Lilianna Jerade
 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 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) Any building(s) erected can be constructed with underground parkade(s) to any depth below ground surface.

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.

April 4, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential high density soil use:

To meet numerical remediation standards:

arsenic	7440-38-2	barium	7440-39-3
benzene	71-43-2	copper	7440-50-8
lead	7439-9-1	zinc	7440-66-6

To meet local background concentrations:

lead	7439-9-1
------	----------

Substances remediated in water for drinking water use:

To meet local background concentrations:

arsenic	7440-38-2
---------	-----------

April 4, 2023

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 3350 Prince Albert Street, Vancouver, BC, Keystone Environmental Ltd., December 20, 2022;

Report of Findings - Preliminary Site Investigation - Stage 1 Update, Supplemental Site Investigation and Confirmation of Remediation, 3350 Prince Albert Street (formerly 810 Kingsway), Vancouver, BC., Keystone Environmental Ltd., November 30, 2022;


Approval in Principle – 810 Kingsway (Site ID 3585), Vancouver, BC., Ministry of Environment and Climate Change Strategy, October 25, 2021;

Report of Findings - Preliminary Site Investigation - Stage 1 Update, Detailed Site Investigation and Remedial Action Plan, 3350 Prince Albert Street (formerly 810 Kingsway), Vancouver, BC., Keystone Environmental Ltd., August 27, 2021;

Report of Findings – Phase II Environmental Site Assessment, 810 Kingsway, Vancouver, BC., Keystone Environmental Ltd., September 21, 2018; and

Stage 1 Preliminary Site Investigation – Opinion, 810 Kingsway, Vancouver, BC, [Site ID 3585], NEXT Environmental Ltd., June 8, 2018.

April 4, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver – Contaminated.Sites@vancouver.ca

Mr. Winston Szeto, Scotiabank
winston.szeto@scotiabank.com

Ms. Julie Morin, Minto Apartment GP Inc.
jmorin@mintoapartmentreit.com

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca