



**VIA EMAIL: [alan@deanlewis.ca](mailto:alan@deanlewis.ca)**

File: 26250-20/22450  
Site ID: 22450

July 4, 2023

Alan Lewis  
550 East Broadway Holdings Ltd.  
101 – 2700 Barnet Highway  
Coquitlam, BC V3B 1B8

Dear Alan Lewis:

**Re: Certificate of Compliance – 550 East Broadway, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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 the undersigned at [Site@gov.bc.ca](mailto:Site@gov.bc.ca).

Yours truly,



Janet Barrett, M.Sc., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

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

Dieter G. Fernandez, Vancouver City Savings Credit Union  
(BY EMAIL) [dieter\\_fernandez@vancity.com](mailto:dieter_fernandez@vancity.com)

Dennis Pedregosa Gracia, D.B.A Modus Construction, Builder's Lien Holder  
(BY MAIL) 900 – 808 Nelson Street, Vancouver, BC V6Z 2H2

David Mitchell, Approved Professional  
(BY EMAIL) [david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca)

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

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section,  
(BY EMAIL) [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_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.

July 4, 2023  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 550 East Broadway, Vancouver, British Columbia which is more particularly known and described as:

LOT D OF LOT A BLOCK 156 DISTRICT LOT 264A PLAN 22207  
PID: 013-823-361

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

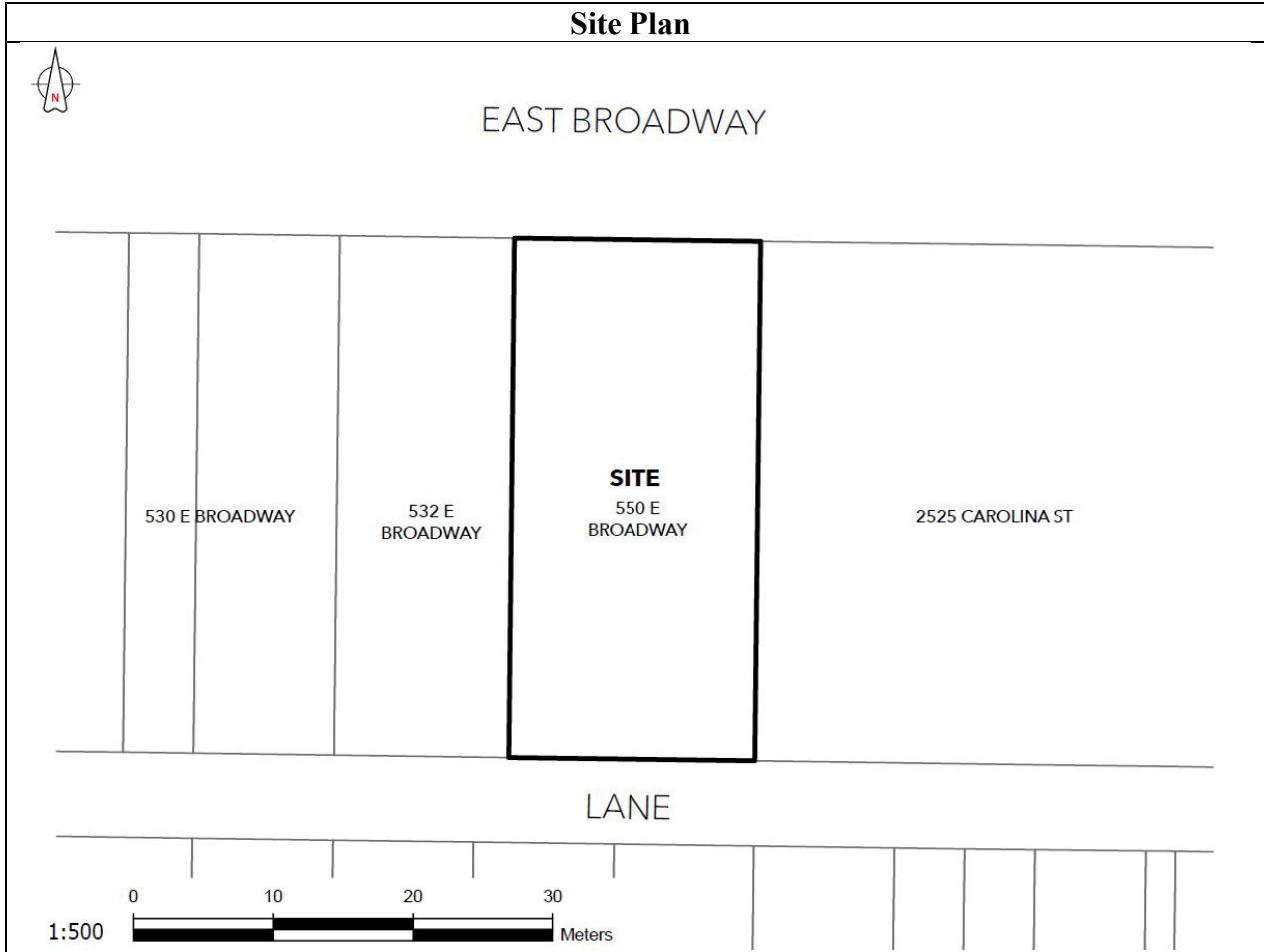
Latitude: 49° 15' 43.9"  
Longitude: 123° 05' 30.9"

July 4, 2023  
Date Issued

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Janet Barrett  
For Director, *Environmental Management Act*

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Date Issued

*Janet Barrett*  
Janet Barrett  
For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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) *“The Site will be used for commercial use at grade with high density residential uses with the building constructed over an underground parkade.”*

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.

July 4, 2023

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Janet Barrett

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- antimony 7440-36-0
- arsenic 7440-38-2
- barium 7440-39-3
- cadmium 7440-43-9
- chromium 7440-47-3
- copper 7440-50-8
- lead 7439-92-1
- nickel 7440-02-0
- zinc 7440-66-6

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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, 550 East Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated March 23, 2023;

*Addendum Report, 550 East Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated December February 24, 2023;

*Stage 1 PSI Update, Stage 2 PSI, DSI and Confirmation of Remediation, 550 East Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated October 2022;

*Protocol 6 Preapproval Request – To Not Delineate or Remediate Area Wide Fill, 550 East Broadway, Vancouver, BC*, prepared by BC ENV, dated October 17, 2022;

*Protocol 6 Preapproval: Area Wide Determination of Contaminated Fill, 550 East Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 15, 2021;

*Stage 2 PSI and DSI, 550 East Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2021; and

*Stage 1 PSI, 550 East Broadway, Vancouver, BC*, prepared by NEXT Environmental Inc., dated March 22, 2016.

July 4, 2023  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*