



**VIA EMAIL: [MHungerford@hungerfordproperties.com](mailto:MHungerford@hungerfordproperties.com)**

Victoria File: 26250-20/24320  
Site ID: 24320

July 30, 2021

Michael Hungerford  
1156963 B.C. LTD, 1156972 B.C. LTD, 1156973 B.C. LTD.,  
1156975 B.C. LTD., 1156985 B.C. LTD., 1156989 B.C. LTD.  
1088-550 Burrard Street  
Vancouver, BC V6C 2B5

Dear Mr. Hungerford:

**Re: Certificate of Compliance – Proposed Road Dedication, 86 Southeast Marine Drive, 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 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 [James.Plett@gov.bc.ca](mailto:James.Plett@gov.bc.ca).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: Thomas Gallows, Environmental Services, City of Vancouver  
[Thomas.Gallos@vancouver.ca](mailto:Thomas.Gallos@vancouver.ca)  
Kelly Carswell, Contaminated Sites Specialist, City of Vancouver,  
[Kelly.Carswell@vancouver.ca](mailto:Kelly.Carswell@vancouver.ca)  
Zayed Mohamed, Approved Professional, PGL Environmental Consultants  
[zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)  
CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Site Information Advisor, ENV [Advisor.SiteInforamtion@gov.bc.ca](mailto:Advisor.SiteInforamtion@gov.bc.ca)  
Chanse Robertson, Canadian Commercial Banking, Bank of Montreal  
[chanse.robertson@bmo.com](mailto:chanse.robertson@bmo.com)  
Rob Andreacchi, Corporate Counsel, Wal-Mart Canada Corp.,  
[rob.andreacchi@walmart.com](mailto:rob.andreacchi@walmart.com)



**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 30, 2021  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance includes a portion of 86 Southeast Marine Drive, Vancouver, British Columbia, which is more particularly known and described as:

Commencing at the NE corner on LOT 1 NORTH PART OF BLOCK 13 DISTRICT LOT 322 PLAN 12653 (P.o.C) then proceeding

N 64° 08' 57.48" W 2.301m to P1, then  
S 01° 55' 33" W 232.936m to P2, then  
N 88° 04' 27" W 20.000m to P3, then  
N 01° 55' 33" E 241.813m to P4, then  
S 65° 08' 28" E 21.881m to P1

PID: Portion of 008-864-004

The site contains part of a legal parcel depicted in legal sketch plan 9771-22 prepared by Gregory Marston, B.C. Land Surveyor. The site consists of the proposed road dedication along the western portion of the current Lot 1. The site is more particularly described by the above metes and bounds and depicted in an engineering drawing prepared by PGL Environmental Consultants on April 26, 2021.

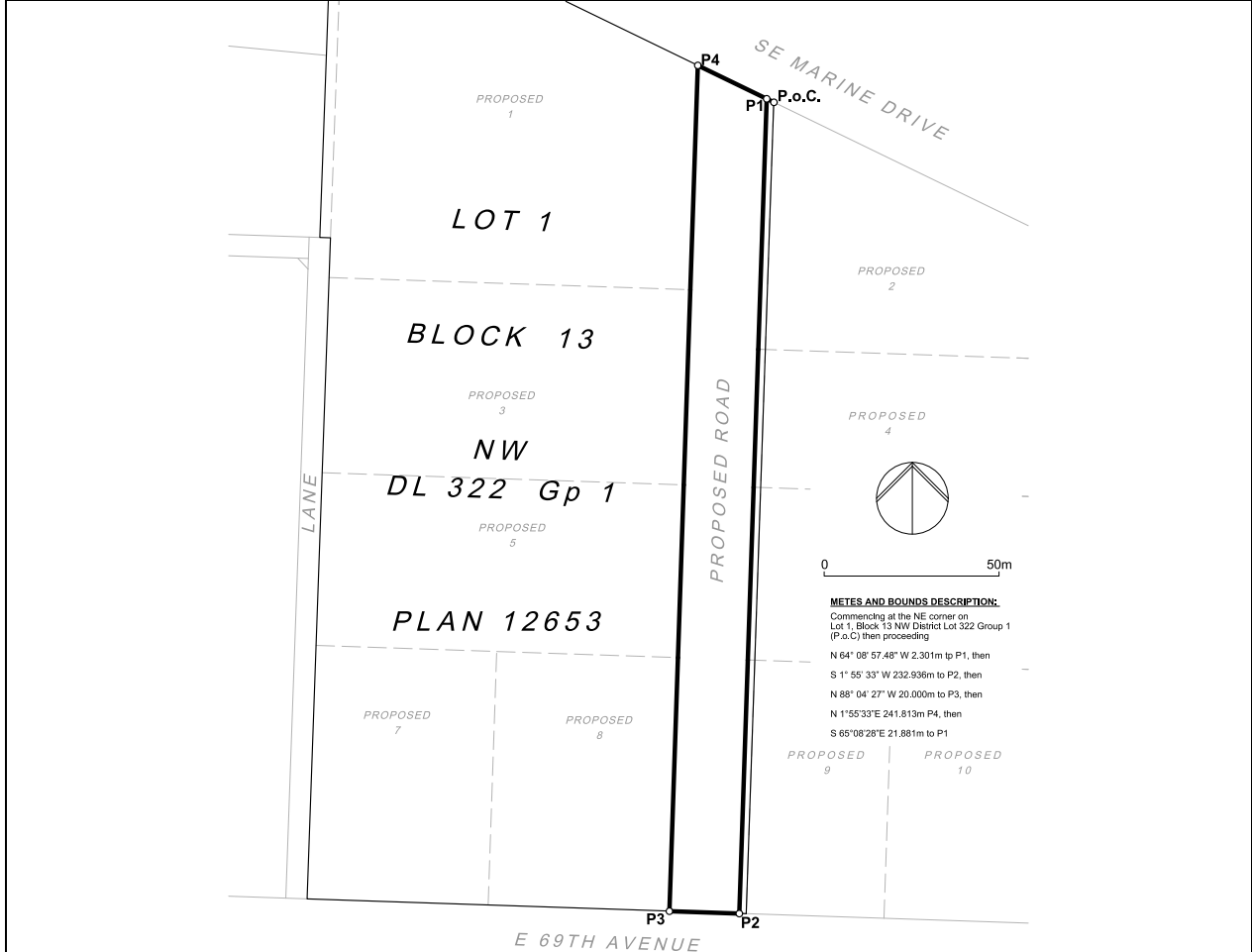
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 37.91"  
Longitude: 123° 06' 15.53"

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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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards. 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) Any building erected onsite will be of slab-on-grade construction or be underlain at any depth by a parkade.*

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.

## Schedule C

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For Director, *Environmental Management Act*

## Substances and Uses

### *Substances remediated in water for drinking water use:*

#### To meet numerical remediation standards:

benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
dibenz(a,h)anthracene	53-70-3

### *Substances remediated in water for aquatic life freshwater water use:*

#### To meet numerical remediation standards:

benzo(a)pyrene	50-32-8
pyrene	129-00-0

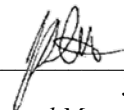
### *Substances remediated in water for aquatic life marine water use:*

#### To meet numerical remediation standards:

benzo(a)pyrene	50-32-8
pyrene	129-00-0

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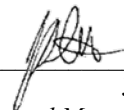
## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated April 2021;
- *Confirmation of Remediation, 86 SE Marine Drive, Vancouver, BC*, prepared by PGL Environmental Ltd., dated April 2021;
- *Stage 1 and Stage 2 Preliminary & Detailed Site Investigation and Remediation Plan, 86 SE Marine Drive, Vancouver BC*, prepared by PGL Environmental Ltd., dated December 2020.

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