



VIA EMAIL: jmcintosh@cressev.com

File: 26250-20/21753
Site ID: 21753

October 26, 2021

John McIntosh
Cressey (West 6th) Holdings Ltd., Inc. No. BC0683747
200 – 555 West 8th Avenue
Vancouver, BC V5Z 1C6

Dear John McIntosh:

Re: Certificate of Compliance - 425 West 6th 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 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.

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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



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

Enclosure

cc: Nicole Montgomery, City of Vancouver
nicole.montgomery@vancouver.ca

CSAP Society
apopova@csapsociety.bc.ca

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

Client Information Officer, ENV Victoria
esp_cio@Victorial.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.

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.

October 26, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 425 West 6th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 12 District Lot 302 New Westminster District Plan EPP85977
PID: 030-745-331

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

Latitude: 49° 15' 57.64"
Longitude: 123° 6' 48.14"

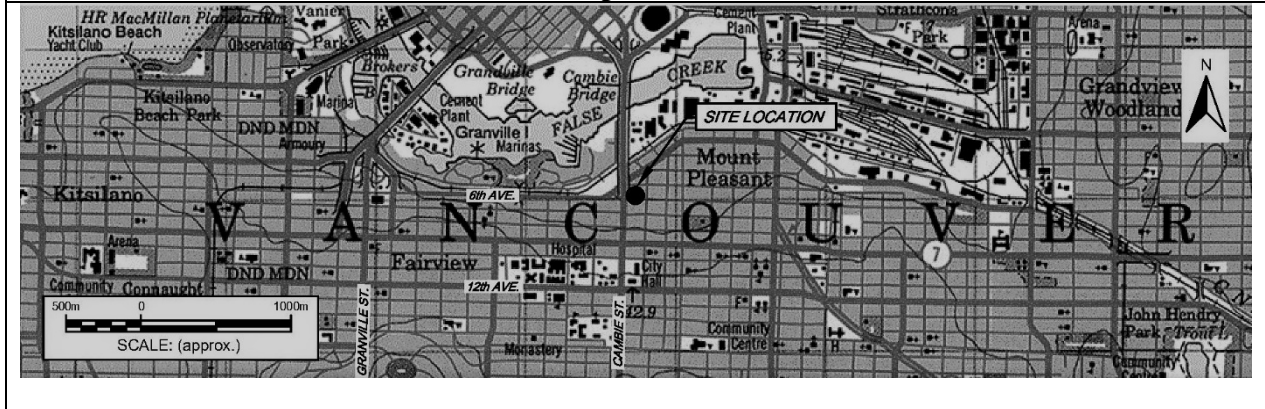
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Janet Barrett
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



October 26, 2021

Date Issued

Janet Barrett

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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 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 at 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) Any building erected at 425 West 6th Avenue will have a basement floor slab positioned with a top of slab elevation no deeper than 12.8 meters below mean sea level.

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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

lead	7439-92-1
zinc	7440-66-6
HEPHs	N/A

To meet local background concentrations:

lead	7439-92-1
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For Director, *Environmental Management Act*

Schedule D

Documents

Addendum Report - Preliminary Site Investigation – Stage 1 Update and Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 425 West 6th Avenue and Portion of Yukon Street by Metes and Bounds, Northwest of Yukon Street and West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 6, 2021;

Contaminated Sites Services Application, Protocol 6 Preapproval Application for Relief from Delineation, Portion of Yukon Street by Metes and Bounds, Northwest of Yukon Street and West 6th Avenue, Vancouver, BC, Ministry of Environment and Climate Change Strategy, May 20, 2021;


Protocol 6 Pre-Approval Application for Relief from Delineation Portion of Yukon Street by Metes and Bounds, Northwest of Yukon Street and West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., April 12, 2021;

Summary of Site Condition, 425 West 6th Avenue and Portion of Yukon Street by Metes and Bounds, Northwest of Yukon Street and West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 6, 2021;

Report of Findings – Preliminary Site Investigation- Stage 1 and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 425 West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., December 2020; and

Stage 2 Preliminary Site Investigation, 425 West 6th Avenue, Vancouver, BC. Prepared by Technology Resource Inc., October 2002.

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Janet Barrett
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