



REGISTERED MAIL

Victoria File: 26250-20/22605
Site ID: 22605

September 22, 2021

Mr. Lucas Berube
Comma Properties (Fraser & 19th) Limited Partnership
20th Floor, 250 Howe Street
Vancouver, BC V6C 3R8
l.berube@rizealliance.com

Dear Mr. Berube:

Re: Certificate of Compliance – 695 E. 19th 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 at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
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.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver
453 W 12th Ave, Vancouver, BC V5Y 1V4, nicole.montgomery@vancouver.ca

BC Housing
Suite 203 - 4555 Kingsway, Burnaby, BC, V5H 4T8, serasmus@bchousing.org

Canada Mortgage and Housing Corporation
1111 W. Georgia Street, Vancouver, BC, V6E 4S4, Matthew.Desjardins@cmls.ca

CSAP Society, apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria, Advisor.SiteInformation@gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3
mgeraghty@keystoneenvironmental.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.

September 22, 2022
Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 695 E. 19th Avenue, Vancouver, British Columbia, which is more particularly known and described as:

Lot 1 Block 68 District Lot 301 Group 1 New Westminster District Plan EPP102125
PID: 031-139-281

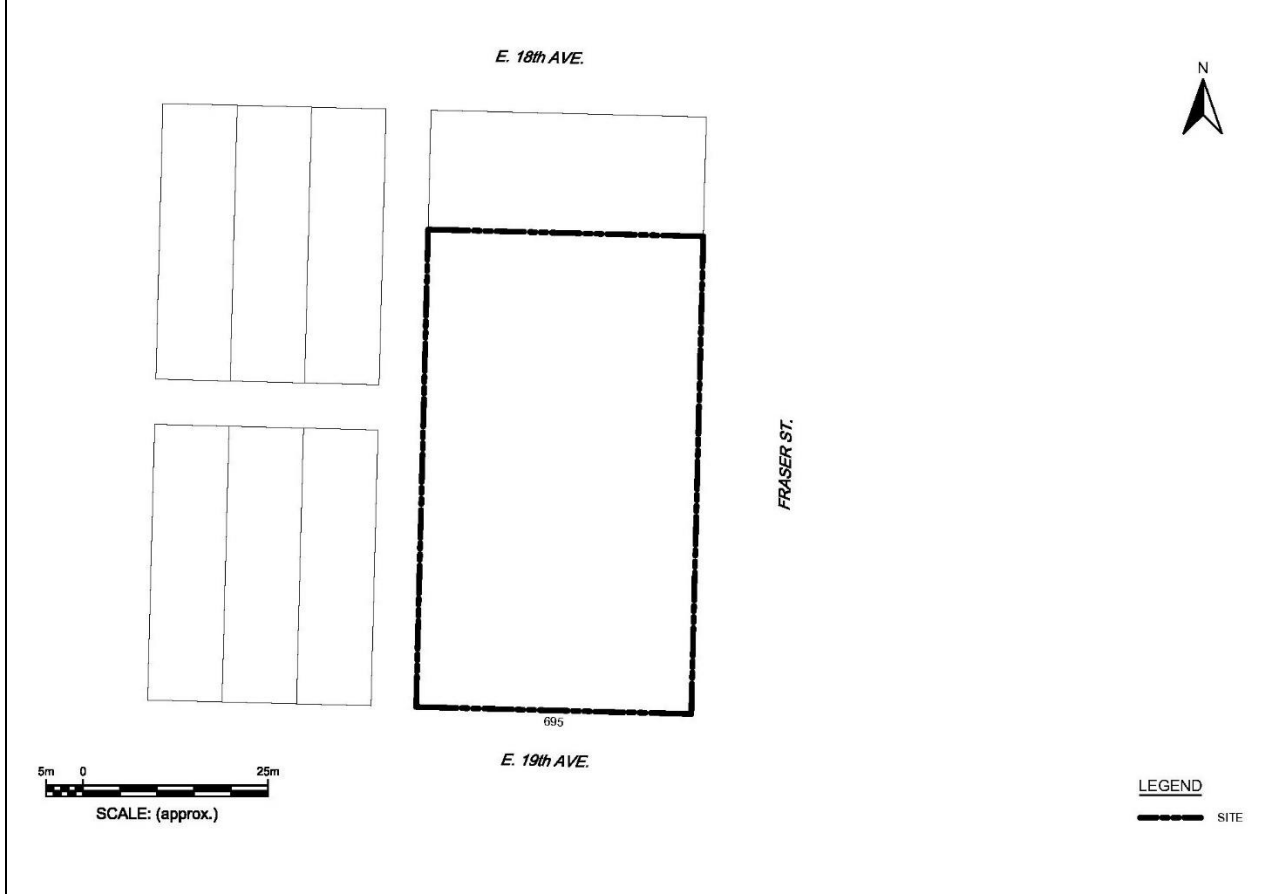
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 15.00"
Longitude: 123° 5' 25.00"

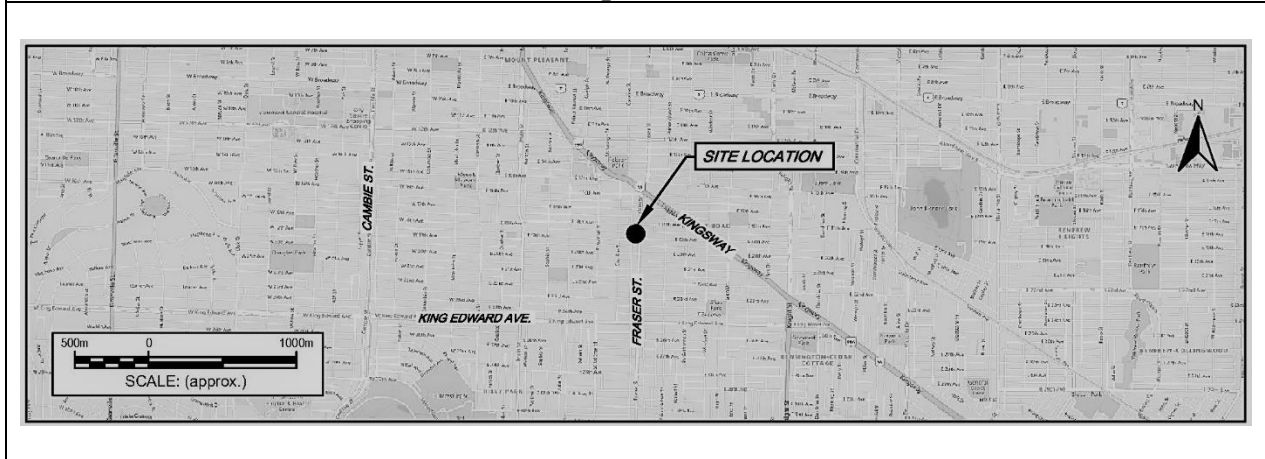
September 22, 2022
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



September 22, 2021
Date Issued

A. Mortensen
A. Mortensen
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) *Future buildings on the Site will be constructed with two levels of underground parking with the base of the concrete foundation slab at a geodetic elevation of 39.48 meters derived from survey monument V-1796.*

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.

September 22, 2021
Date Issued



A. Mortensen
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential high density land soil use:

To meet numerical remediation standards:

| | |
|-------------|-----------|
| antimony | 7440-36-0 |
| arsenic | 7440-38-2 |
| benzene | 71-43-2 |
| copper | 7440-50-8 |
| HEPHs | N/A |
| iron | 7439-89-6 |
| lead | 7439-92-1 |
| LEPHs | N/A |
| manganese | 7439-96-5 |
| naphthalene | 91-20-3 |
| VPHs | N/A |
| zinc | 7440-66-6 |

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

| | |
|--------------------------|---------|
| benzene | 71-43-2 |
| naphthalene | 91-20-3 |
| trichloropropane, 1,2,3- | 96-18-4 |
| VPHv | N/A |

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 |
| quinoline | 91-22-5 |

September 22, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*

To meet local background concentrations:

lithium

7439-93-2

September 22, 2021

Date Issued

Site Identification Number 22605
Version 9.0 R



A. Mortensen
For Director, *Environmental Management Act*

6 of 7

Schedule D

Documents

Summary of Site Condition, 695 E. 19th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2021;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 695 E. 19th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2021;

Report of Findings – Stage 1 Preliminary Site Investigation, 3429-3469 Fraser Street, Vancouver, BC, Keystone Environmental Ltd., April 2018; and

Report of Findings – Phase 2 Environmental Site Assessment, 3455 Fraser Street, Vancouver, BC, Keystone Environmental, September 2009.

September 22, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*