



**VIA EMAIL**

Victoria File: 26250-20/0418  
Regional File: 26250-20/0210  
Site ID: 0283

January 21, 2022

Graham Brewster  
West 59<sup>th</sup> Avenue and Cambie Street Investments Ltd.  
c/o Wesgroup Properties  
2000 – 595 Burrard Street  
Vancouver, BC V6C 0E4  
[gbrewster@wesgroup.ca](mailto:gbrewster@wesgroup.ca)

Dear Graham Brewster:

**Re: Certificate of Compliance – Majority of 7525 Cambie Street, 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 Part 8 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, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: City of Vancouver – Real Estate and Facilities Management, Kelly Carswell  
[Contaminated.Sites@Vancouver.ca](mailto:Contaminated.Sites@Vancouver.ca)  
Active Earth Engineering Ltd., Chuck Jochems, Approved Professional  
[Chuck.Jochems@activeearth.ca](mailto:Chuck.Jochems@activeearth.ca)  
HSBC Bank Canada, Andrew Gordon, Suite 600 – 885 West Georgia Street, Vancouver,  
BC V6C 3G1 [Andrew.g.gordon@hsbc.ca](mailto:Andrew.g.gordon@hsbc.ca)  
CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, ENV, Victoria [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.

January 21, 2022  
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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 7525 Cambie Street, Vancouver, British Columbia which is more particularly known and described as:

Majority of Lot 12, Block K, District lot 323, Plan 9322,  
PID: 009-692-657, which may be more particularly described as follows:

Commencing from the southeast corner of Lot 12 (the point of beginning), thence westerly along the bearing  $270^{\circ}11'30''$  a distance of 42.672 metres;  
Thence northerly along the bearing  $359^{\circ}58'00''$  a distance of 40.460 metres;  
Thence easterly along the bearing  $89^{\circ}36'30''$  a distance of 41.670 metres;  
Thence southeasterly along the bearing  $135^{\circ}11'00''$  a distance of 1.400 metres;  
Thence southerly along the bearing  $180^{\circ}11'00''$  a distance of 40.620 metres to the point of beginning.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Active Earth Engineering Ltd. on August 22, 2021.

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

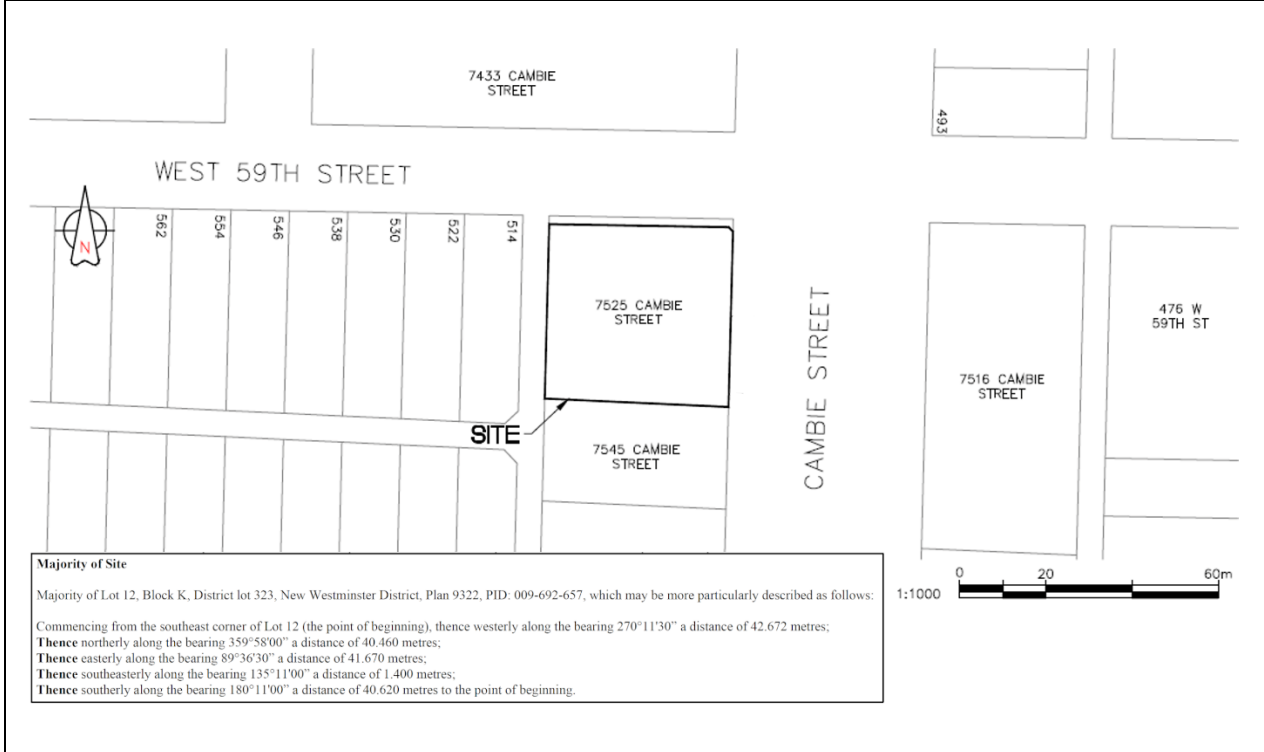
Latitude:	49°	13'	0.00"
Longitude:	123°	7'	2.70"

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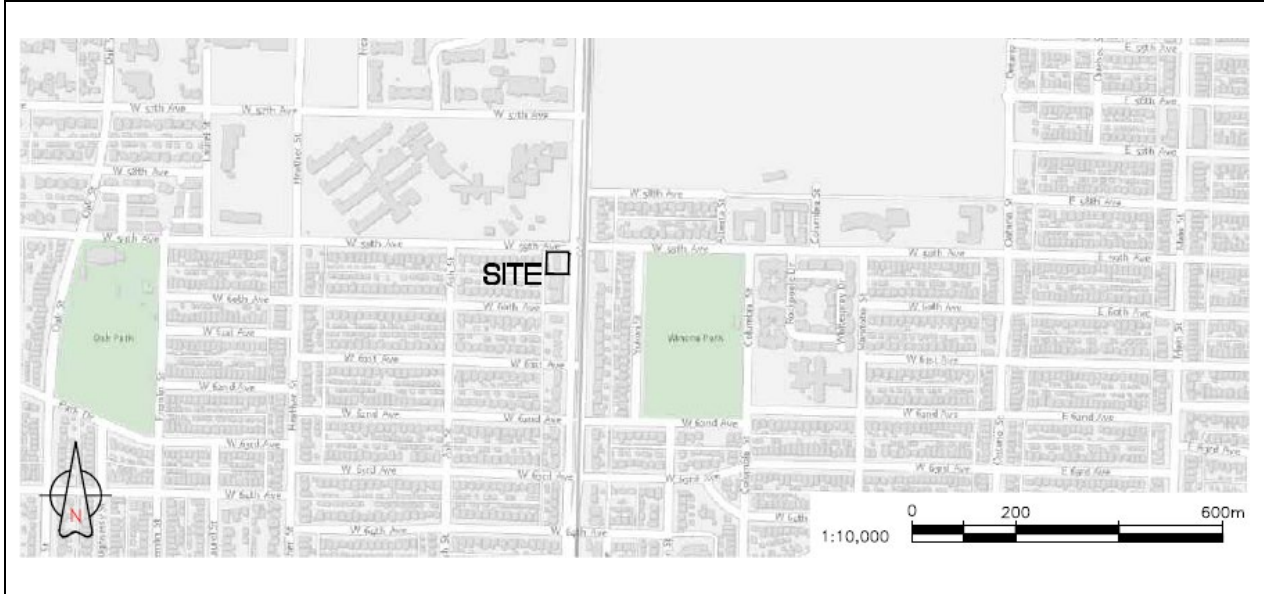


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## Site Plan, Vancouver, BC



## 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 at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of building existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *The Site will continue to be used for outdoor use; or,*
- (b) *Future buildings at the Site will be constructed over an underground parkade extending at least 10 meters below grade.*

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 building 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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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for residential high-density land soil use:*

To meet numerical remediation standards:

tetraethyl lead	78-00-2
VPHs	NA
xylenes	1330-20-7

#### *Substances remediated in water for no specified water use:*

To meet numerical remediation standards:

EPHw <sub>10-19</sub>	NA
VHW <sub>6-10</sub>	NA

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## Schedule D

### Documents

*Summary of Site Condition, 7525 Cambie Street, Vancouver, BC, Active Earth Engineering Ltd, August 2021;*

*Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 7525 Cambie Street, Vancouver, BC, Active Earth Engineering Ltd, August 2021*

*Detailed Site Investigation, 7525 Cambie Street, Vancouver, BC, Active Earth Engineering Ltd, August 2021;*

*Service Station Decommissioning, PGL Environmental Consultants, March 2018;*

*2017 Site Decommissioning Support Program, Chevron Service Station VC61570 and 7525 Cambie Street, Vancouver, BC, Hemmera Envirochem Inc., November 2017;*

*Supplemental Phase 2 Environmental Site Investigation, PGL Environmental Consultants, July 2017;*

*Phase I and II Environmental Site Assessment and Supplemental Site Investigation 7525 Cambie Street, Vancouver, BC (VC61570), Hemmera Envirochem Inc., May 2017;*

*Results of Dewatering Program and Confirmatory Soil Sampling Chevron Langara Service Station VC61570 7525 Cambie Street, Vancouver, BC, SLR Consulting (Canada) Ltd., December 2011;*

*Stage I and Stage II Preliminary Site Investigation Report Cambie Street and 59<sup>th</sup> Avenue Chevron, 7525 Cambie Street Vancouver, British Columbia, O'Connor Associates Environmental Inc., October 2000;*

*Waste Discharge Permit No. SC 980231, 59<sup>th</sup> and Cambie Service Station, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., June 1998;*

*Permission to Discharge Groundwater to the Sanitary Sewer 59th and Cambie Service Station Vancouver, British Columbia Location No. SS 1570, O'Connor Associates Environmental Inc., April 1996;*

*Soil Analyses for Soils from 59th and Cambie Chevron Service Station 7525 Cambie Street Vancouver, British Columbia, Location No. SS 1570, O'Connor Associates Environmental Inc., April 1996;*

*Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., March 1996;*

*Permission to Discharge Treated Groundwater to the Municipal Sanitary Sewer System from Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., December 1995;*

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*Waste Discharge Permit No. SC-950157 For Discharge of Treated Groundwater to Sanitary Sewer at Langara Chevron Service Station 7545 Cambie Street, Vancouver, British Columbia Location No. SS1570, O'Connor Associates Environmental Inc., December 1995;*

*Permission to Discharge Treated Groundwater to the Sanitary Sewer during Excavation Dewatering at Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570 O'Connor Associates Environmental Inc., October 1995;*

*Permission to Temporarily Store Treat and Dispose of Soil from Langara Chevron Service Station, 4725 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., October 1995;*

*Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., May 1995;*

*Air Emissions from Vapour Extraction System Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia No.1570, O'Connor Associates Environmental Inc., November 1992;*

*Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., July 1992;*

*Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., April 1992;*

*Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., March 1992; and*

*Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., December 1991.*

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