



Victoria File: 26250-20/21330
Site ID: 21330

February 11, 2022

Szuchi Lee, Executive Director
Villa Cathay Care Home Society
970 Union Street
Vancouver, BC V6A 3V1
info@villacathay.ca

Dear Szuchi Lee:

Re: Certificate of Compliance – 970 Union 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 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 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Linda Kwan, Analyst, City of Vancouver
453 W 12th Avenue, Vancouver, BC V5Y 1V4
Linda.kwan@vancouver.ca

Sheila McLaughlin, Senior Development Manager, Terra Housing Consultants
2750 Rupert Street, Vancouver, BC V5M 3T7
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Gary Hamilton, P.Geo, CSAP, Hamilton & D'Ambra Consulting Inc.
2636 Templeton Drive, Vancouver, BC V5N 4W3
Garyhamilton49@gmail.com

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

Julie Wurdemann, Director, British Columbia Housing Management Commission
Suite 510-369 Terminal Avenue, Vancouver, BC V6A 4C4
lmdirectlymanaged@bchousing.org

CSAP Society, apopova@csapsociety.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.

February 11, 2022

Date Issued

James Plett

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 970 Union Street, Vancouver, British Columbia, which is more particularly known and described as:

BLOCK 125 DISTRICT LOTS 181 AND 2037 PLAN 16060

PID: 007-584-415

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

Latitude: 49° 16' 37.37"
Longitude: 123° 5' 0.46"

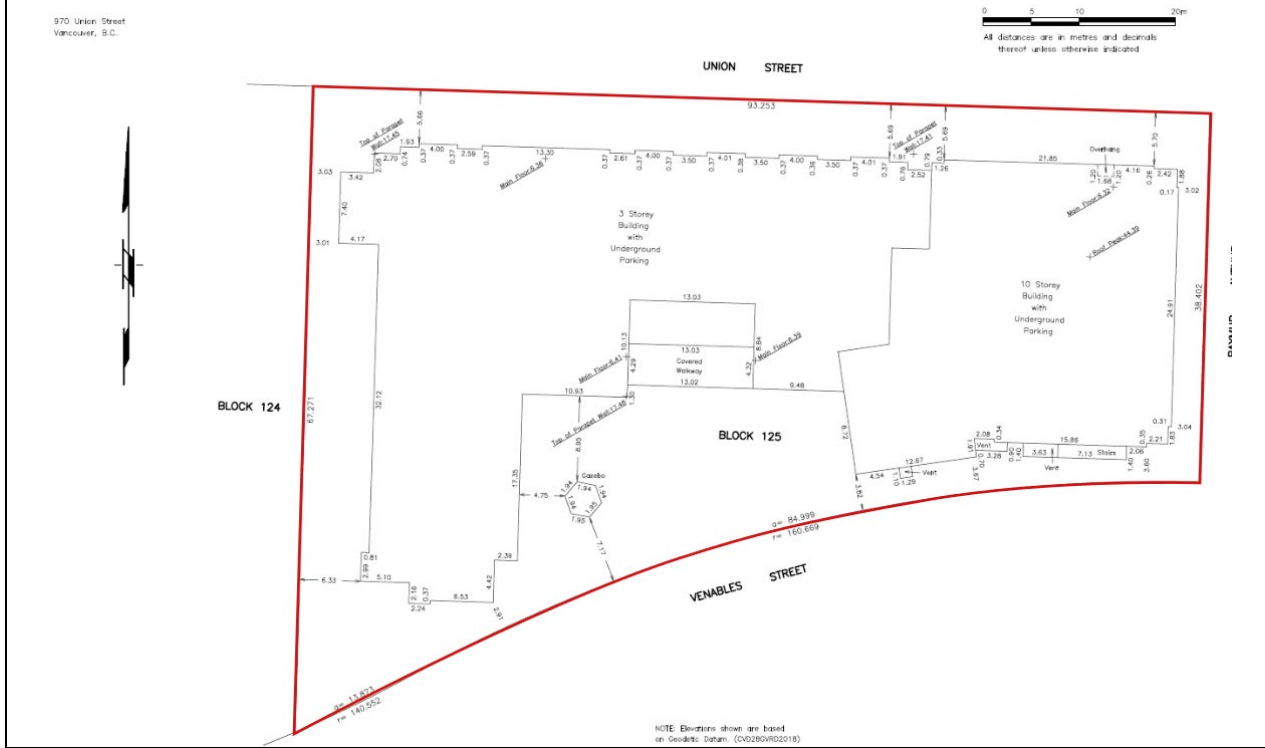
February 11, 2022

Date Issued

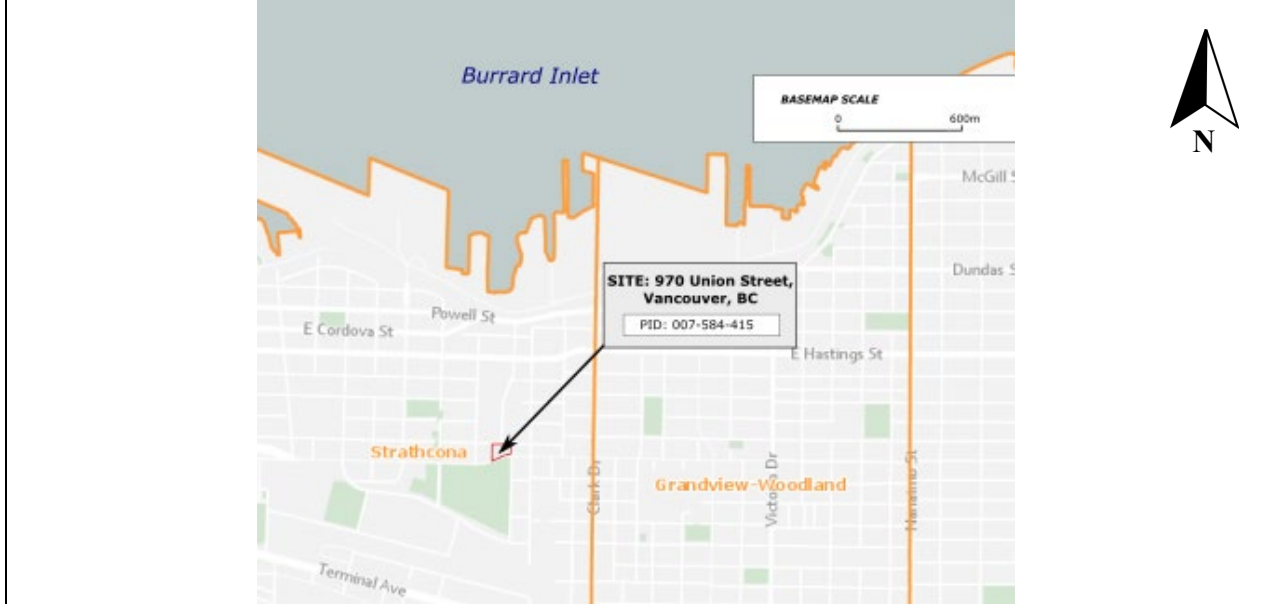


James Plett
For Director, *Environmental Management Act*


Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 risk-based standards at the site. These vapour attenuation factors were selected based on the current structures, locations and depths of buildings existing at the site as well as any future structures with the same locations and depths as the existing buildings. These assumptions include the following:

- a) *Building foundations will be a combination of slab-on-grade and underground parkade.*

Any inconsistencies that arise between the structures, locations and depths of 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) *Soil containing metals and petroleum hydrocarbon constituents at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) must remain at a depth of at least 1 m below grade (current grade approximately 7.3 metres above sea level) and not be redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade; or the soils must be covered with a permanent barrier (e.g., pavement or concrete). Refer to Figure 1 attached at the end of Schedule B for locations where contaminated soil must remain at least 1 m below clean soil.*

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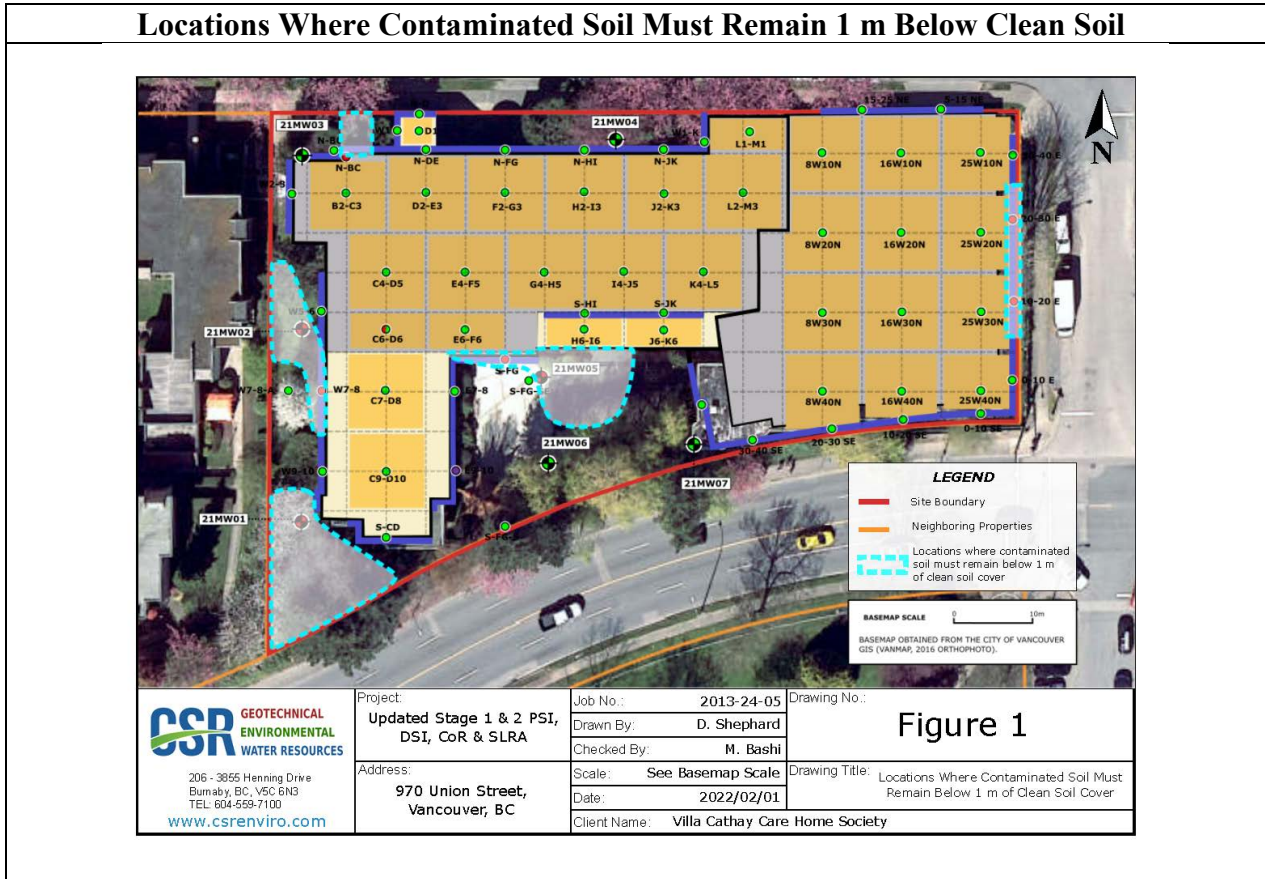
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3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.



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**Schedule C
Substances and Uses**

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

To meet risk-based standards

Parameter	CAS Number
Antimony	7440-36-0
Copper	7440-50-8
HEPHs	N/A
Iron	7439-89-6
Lead	7439-92-1
LEPHs	N/A
Naphthalene	91-20-3
Phenanthrene	85-01-8
Tin	7440-31-5
Zinc	7440-66-6

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Schedule D

Documents

- Hamilton & D'Ambra Consulting Inc., 2021. *Summary of Site Condition*. Prepared for the Villa Cathay Care Home Society. Dated November 12, 2021.
- CSR Environmental Ltd. (CSR Environmental). 2021. *Performance Verification Plan*. Prepared for Villa Cathay Care Home Society. Dated November 3, 2021.
- CSR Environmental Ltd. (CSR Environmental). 2021. *Updated Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment, 970 Union Street, Vancouver, BC*. Prepared for the Villa Cathay Care Home Society. Dated October 4, 2021.
- Ministry of Environment and Climate Change Strategy. (The Ministry). 2021. *Protocol 6 Pre-Approval Application, Approvals to not Delineate or Remediate the Entire Extent of Contamination, Soil and Groundwater Contamination in Widespread Fill, 970 Union Street, Vancouver*. Dated May 19, 2021.
- EPOCH Environmental Ltd. (EPOCH Environmental). *Phase 2 Environmental Site Assessment, 970 Union Street, Vancouver, BC*. Prepared for the Villa Cathay Care Home Society. Dated June 12, 2014.
- Keystone Environmental Ltd. (Keystone Environmental). 2013. *Report of Findings: Phase 1 Environmental Site Assessment, 970 Union Street, Vancouver, BC*. Prepared for the Villa Cathay Care Home Society c/o Greyhawk Capital Corporation. Dated April 9, 2013.

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