



VIA E-MAIL

Victoria File: 26250-20/23312
Site ID: 23312

December 8, 2021

Fraser Street Project Nominee Inc., Inc. No. BC1148285
2160 – 650 West Georgia Street
Vancouver, BC V6B 4N7
rmari@stranddev.com

Dear Riley Mari:

Re: Certificate of Compliance - East portion of 600 Block East 23rd Avenue and southern portion of 3800 Block Fraser 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:

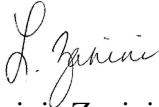
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
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 or toll free via Enquiry BC at 1-800-663-7867.

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver – Contaminated.Sites@Vancouver.ca

Active Earth Engineering Ltd.
Chuck Jochems, Approved Professional,
(Chuck.Jochems@activeearth.ca) 160 – 2250 Boundary Road, Burnaby,
BC V5M 3Z3

Steer Environmental Associates Ltd.
Scott Steer, Approved Professional, (scott.steer@steerenvironmental.com)
1515 Holland Street, Nelson, BC V1L 3EZ

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

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

December 8, 2021
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at the east portion of 600 Block East 23rd Avenue and the southern portion of 3800 Block Fraser Street, Vancouver, British Columbia which is more particularly known and described as:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being a Portion of Roads known as "Fraser Street" and "East 23rd Avenue" East and South of Lot A, Block 20, District Lot 301, Group 1, New Westminster District, Plan EPP98052, which may be particularly described thus:

COMMENCING at a point being the Southerly and Easterly corner of Lot A,
THENCE 1 ° 28' 37" a distance of 9.600 metres, following along the East boundary of Lot A,
THENCE 91 ° 26' 38" a distance of 4.005 metres,
THENCE 181 ° 26' 38" a distance of 2.500 metres,
THENCE 91 ° 26' 38" a distance of 6.500 metres,
THENCE 181 ° 26' 38" a distance of 12.500 metres,
THENCE 271 ° 26' 38" a distance of 22.700 metres,
THENCE 1 ° 26' 38" a distance of 5.400 metres,
THENCE 91 ° 26' 38" a distance of 12.190 metres, following along the South boundary of Lot A, to the point of commencement.

The site contains part of a legal parcel depicted in a legal sketch plan H-3285-H prepared by Underhill & Underhill, B.C. Land Surveyor on September 13, 2021.

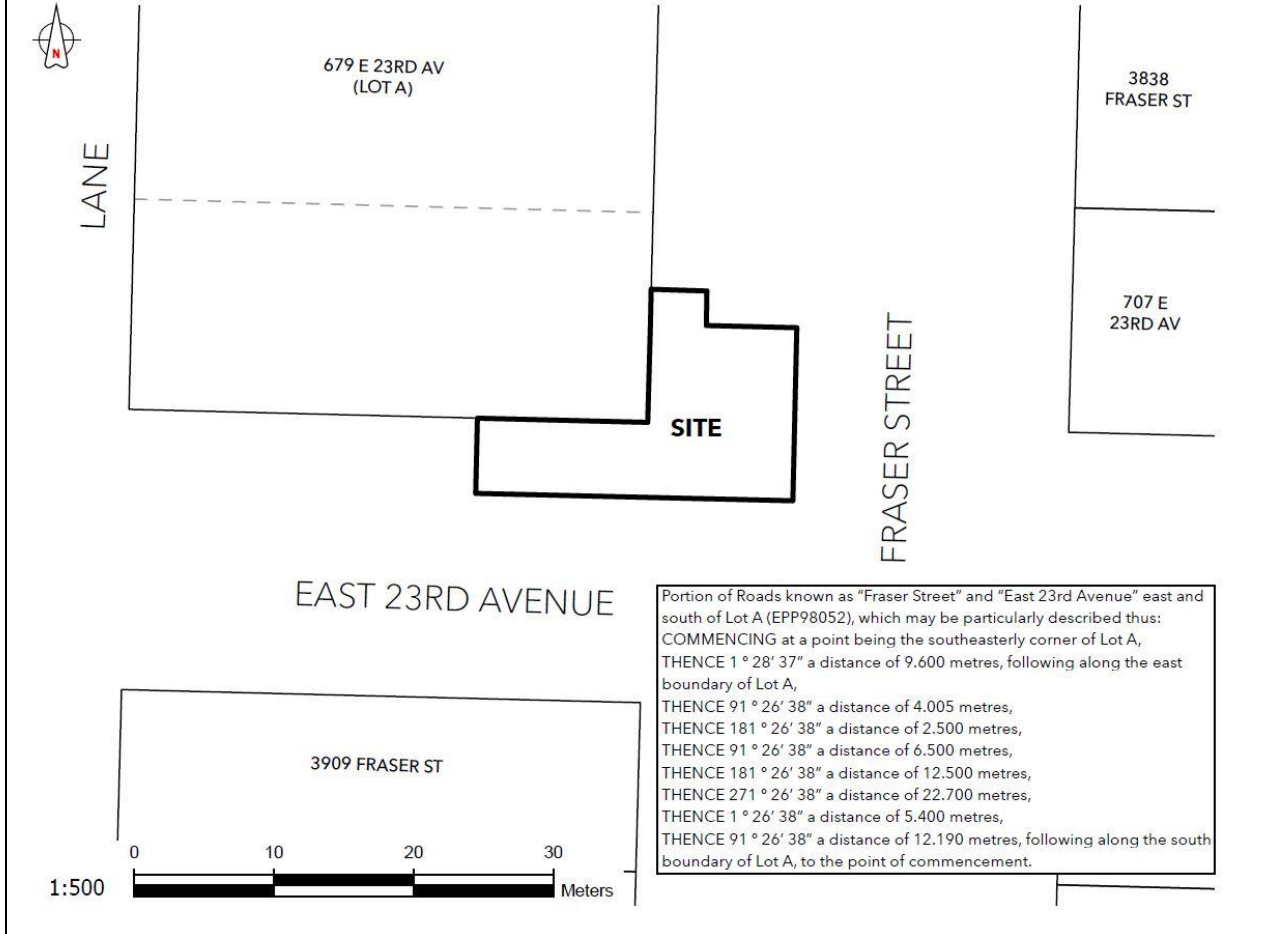
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 0.80"
Longitude: 123° 05' 24.90"

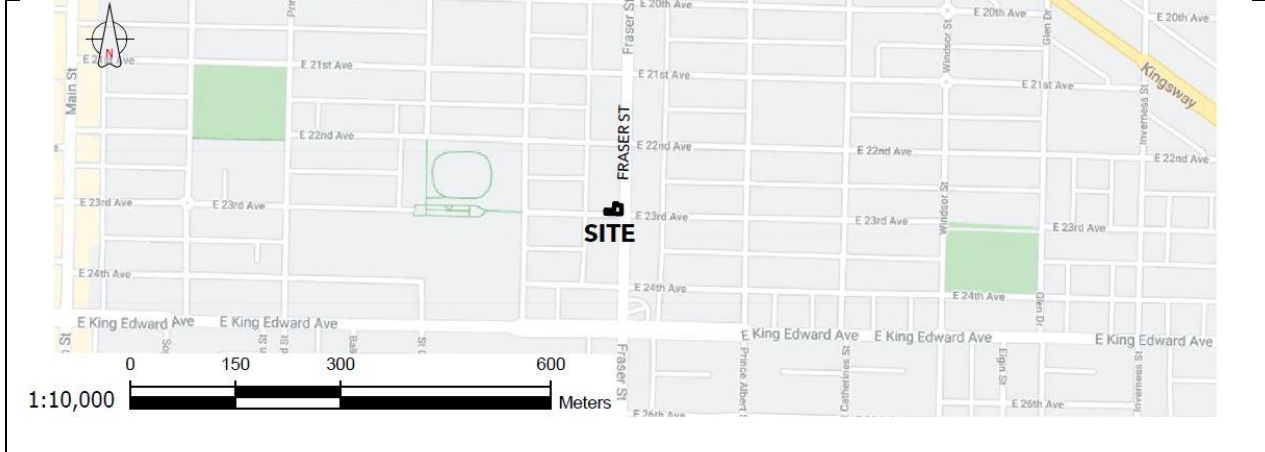
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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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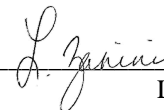
Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *Site groundwater must not be used for drinking water purposes.*
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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- VPHs N/A

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- 1-methylnaphthalene 90-12-0
- 2-methylnaphthalene 91-57-6

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Schedule D

Documents

Summary of Site Condition, East portion of 600 Block East 23rd Avenue and southern portion of 3800 Block Fraser Street, Vancouver, BC, by Chuck Jochems, Active Earth Engineering Ltd., dated October 2021;

Stage 1 Preliminary Site Investigation Update, 679 E 23rd Avenue, Vancouver, BC, by Erin Vandal, Active Earth Engineering Ltd., dated October 2021;

Human Health and Ecological Risk Assessment, Impacted Lands Adjacent 679 East 23rd Avenue, Vancouver, BC, by Jennifer Mayberry, Steer Environmental Associates Ltd., dated August 2021;

Detailed Site Investigation, 679 E 23rd Avenue, Vancouver, BC, by Jovi Brar, Active Earth Engineering Ltd., dated by Jovi Brar, Active Earth Engineering Ltd., dated July 2021;


Confirmation of Remediation, 679 E 23rd Avenue, Vancouver, BC, by Jovi Brar, Active Earth Engineering Ltd., dated July 2021;

Risk Assessment Approach for Roadway Contamination Adjacent 679 E 23rd Avenue, Vancouver, BC, by David Young, City of Vancouver, dated September 14, 2020;

Stage 2 Preliminary Site Investigation, 679 E 23rd Avenue, Vancouver, BC, by Cynthia Barros, Active Earth Engineering Ltd., dated December 2017; and

Stage 1 Preliminary Site Investigation, 686 E 22nd Avenue, 679 E 23rd Avenue, 3811, 3823 & 3833 Fraser Street, Vancouver, BC, J. Brar / Active Earth Engineering Ltd., by Jovi Brar, Active Earth Engineering Ltd., dated May 2017.

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For Director, Environmental Management Act