



**VIA E-MAIL**

Victoria File: 26250-20/21844  
Site ID: 21844

December 8, 2021

Riley Mari  
Fraser Street Project Nominee Inc., Inc. No. BC1148285  
2160 – 650 West Georgia Street  
Vancouver, BC V6B 4N7  
[rmari@stranddev.com](mailto:rmari@stranddev.com)

Dear Riley Mari:

**Re: Certificate of Compliance – 679 East 23<sup>rd</sup> Avenue, Vancouver, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

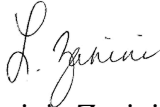
In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

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.

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@gove.bc.ca](mailto:site@gove.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver – [Contaminated.Sites@Vancouver.ca](mailto:Contaminated.Sites@Vancouver.ca)

The Bank of Nova Scotia  
Winston Szeto ([winston.szeto@scotiabank.com](mailto:winston.szeto@scotiabank.com))  
650 West Georgia Street, 34<sup>th</sup> Floor, Vancouver, BC V6B 4N7

D.C.M. Holdings and M.D.K.M. Management  
Rob Chalhoub ([rchalhoub@stranddev.com](mailto:rchalhoub@stranddev.com))  
2160 – 650 West Georgia Street, Vancouver, BC V6B 4N7

Intercity Projects Vancouver Ltd.  
Riley Mari ([rmari@locarno.ca](mailto:rmari@locarno.ca))  
1535 West Broadway, Vancouver, BC V6J1W6

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

Client Information Office, ENV, Victoria, [esp\\_cio@Victoria1.gov.bc.ca](mailto:esp_cio@Victoria1.gov.bc.ca)

CSAP Society, [apopova@csapsociety.bc.ca](mailto: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.

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 679 East 23<sup>rd</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

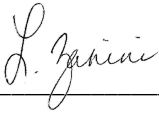
Lot A, Block 20, District Lot 301, Group 1, New Westminster District, Plan EPP98052  
PID: 031-121-195

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

Latitude: 49° 15' 2.00"  
Longitude: 123° 05' 26.00"

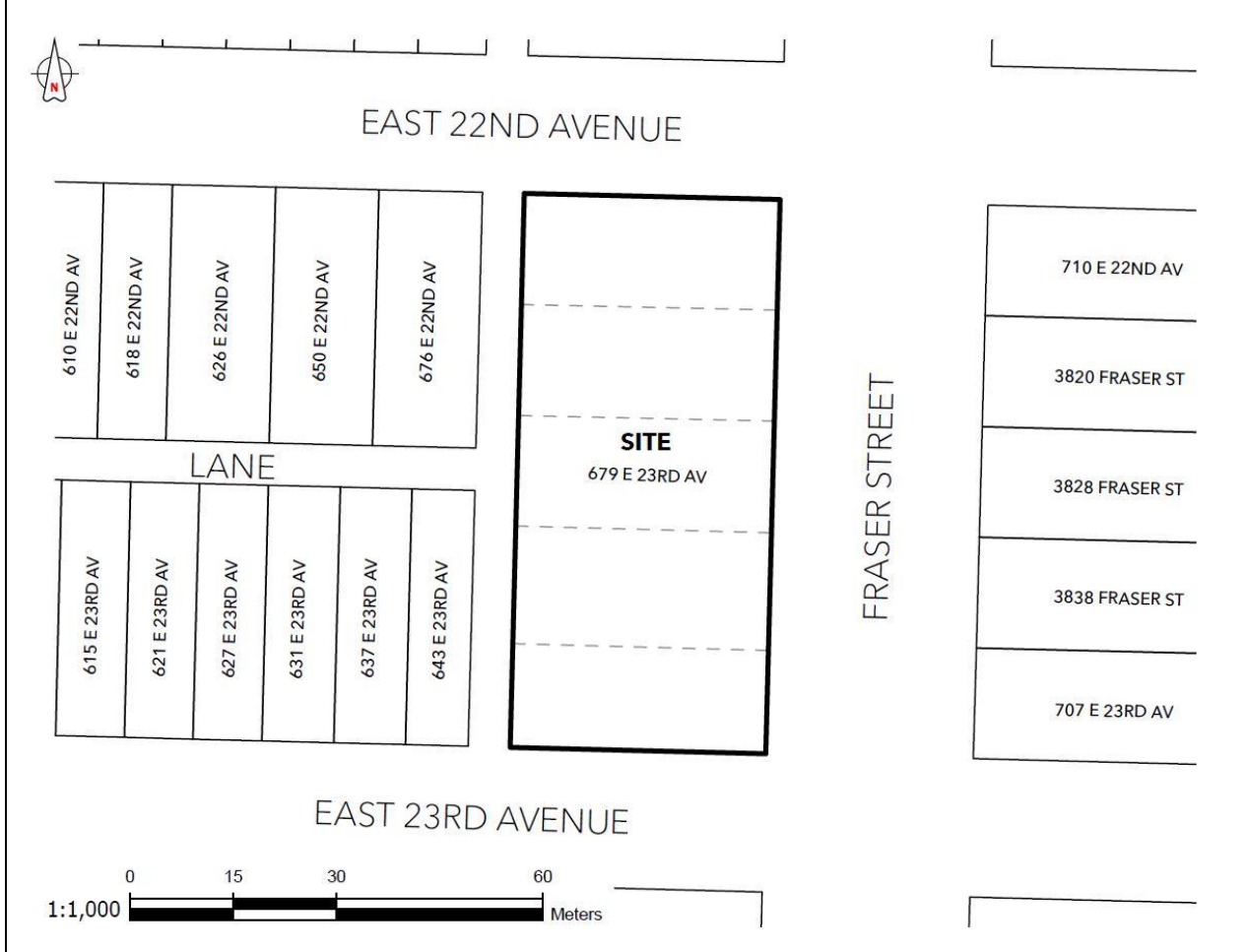
December 8, 2021  
Date Issued

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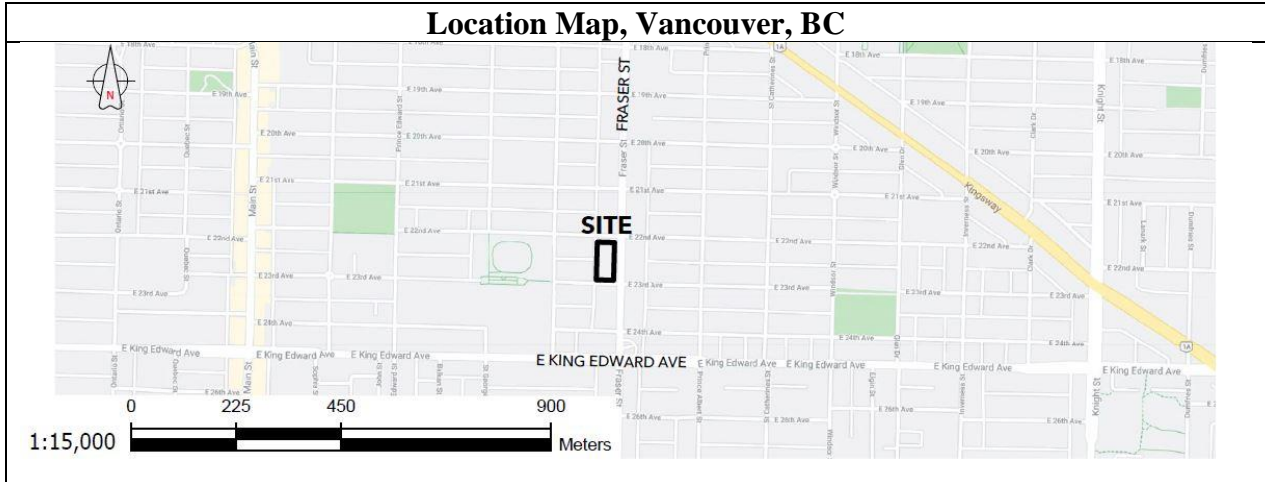
  
Lavinia Zanini  
For Director, *Environmental Management Act*

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### Site Plan, Vancouver, BC



### Location Map, Vancouver, BC



December 8, 2021

Date Issued

*L. Zanini*

Lavinia Zanini  
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.

December 8, 2021

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For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- LEPHs N/A
- Tetraethyl Lead 78-00-2
- VPHs N/A

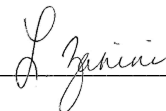
#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

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

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## Schedule D

### Documents

*Summary of Site Condition, 679 E 23<sup>rd</sup> Avenue, Vancouver, BC*, by Chuck Jochems, Active Earth Engineering Ltd., dated October 2021

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

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

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

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

December 8, 2021

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*