



REGISTERED MAIL

Victoria File: 26250-20/16938
Site ID: 16938

January 26, 2022

Warren Ratner
Alexis Holdings Ltd.
3721 Quarry Road
Coquitlam, BC V3E 3H5
ratnerwarren@gmail.com

Dear Mr. Ratner:

**Re: Certificate of Compliance – 2500 Block of Collingwood 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 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



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

Enclosure

cc: Kelly Carswell, City of Vancouver Environmental Services, 320-507 West Broadway, Vancouver, BC V5Z 0B4; kelly.carswell@vancouver.ca
Nicole Montgomery – Nicole.Montgomery@vancouver.ca
Rose Budau – Rose.Budau@vancouver.ca

CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5;
apopova@csapsociety.ca

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

Cindy Ott, Approved Professional, SLR Consulting (Canada) Ltd.
200-1620 West 6th Avenue, Vancouver, BC V6J 1V4
cott@slrconsulting.com



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.

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.

January 26, 2022
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is an off-site management area within a portion of the 2500 Block Collingwood Street in Vancouver, British Columbia, which is more particularly known and described as:

Starting at the Point of Commencement at the south west corner of Lot 1, Except the South 10 feet now lane and part in Plan 4165, Block 57, District Lot 540, Group 1, New Westminster District, Plan 229:


Thence southerly on a bearing of 181° 30' 03" for a distance of 1.00 metre;
Thence westerly on a bearing of 271° 30' 03" for a distance of 11.00 metres;
Thence northerly on a bearing of 1° 30' 03" for a distance of 29.00 metres;
Thence easterly on a bearing of 91° 30' 03" for a distance of 11.00 metres to a point on the westerly boundary of the said Lot 1;
Thence southerly along the westerly boundary of Lot 1 on a bearing of 181° 30' 03" for a distance of 28.00 metres returning to the Point of Commencement and containing 319.0 square metres by admeasurement.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Matson Peck & Topliss, Surveyors and Engineers on May 27, 2014.

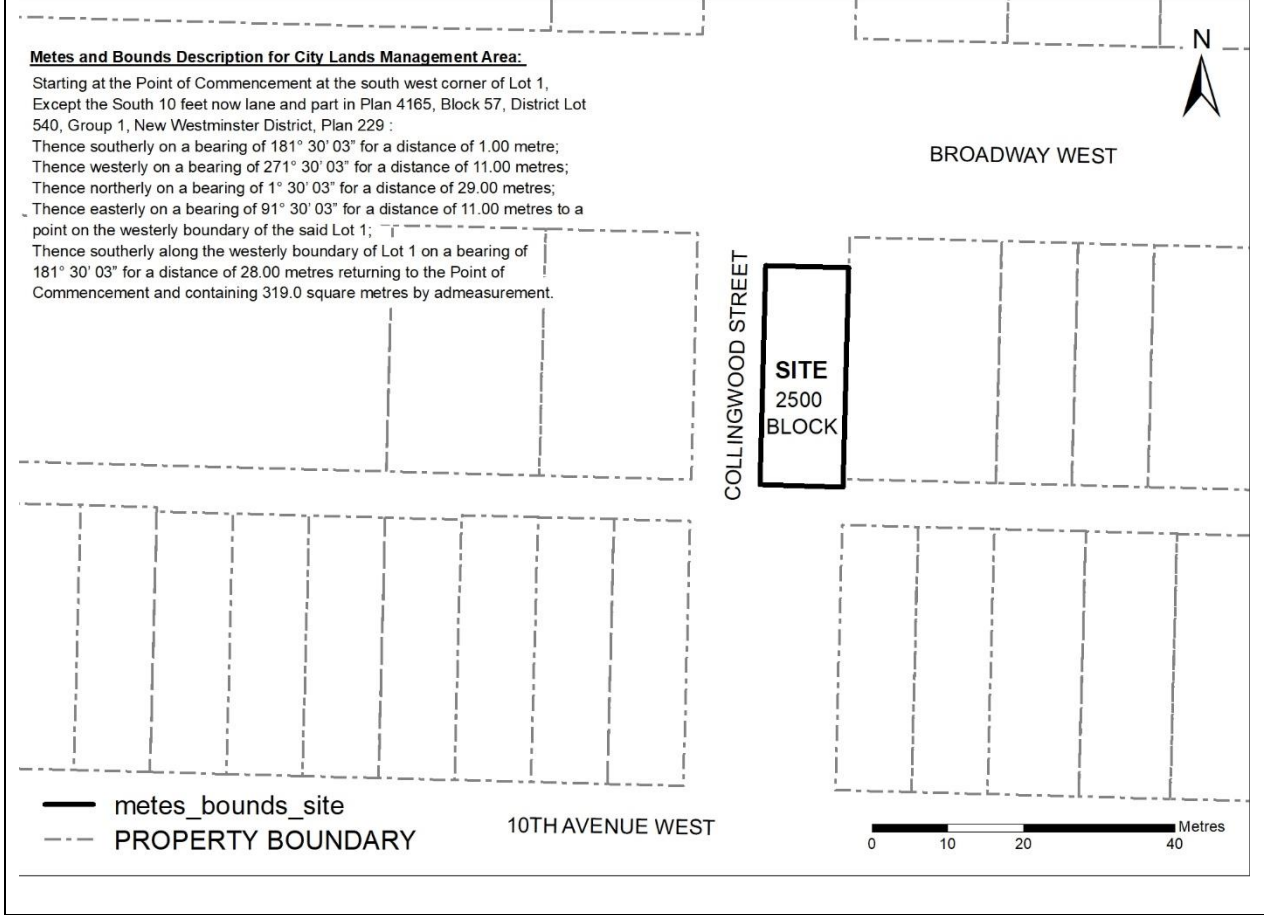
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 51.44"
Longitude: 123° 10' 53.41"

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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land or vapour 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 use 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 buildings existing or expected adjacent to the site. These assumptions include the following:

(a) Current use of the site as a roadway will remain for the foreseeable future.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings adjacent to 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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

Tetrachloroethylene	127-18-4
Trichloroethylene	79-01-6

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

Trichloroethylene	79-01-6
Vinyl Chloride	75-01-4

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

Trichloroethylene	79-01-6
Vinyl Chloride	75-01-4

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

Tetrachloroethylene	127-18-4
Trichloroethylene	79-01-6

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Schedule D

Documents

Summary of Site Condition, SLR Consulting (Canada) Ltd. October 2021;

Stage 1 Preliminary Site Investigation Update and Post Remediation Monitoring for Confirmation of Remediation. 2500 Block Collingwood Street, Vancouver BC. SLR Consulting (Canada) Ltd., October 2021;

Human Health and Ecological Risk Assessment. 2500 Block Collingwood Street, Vancouver BC. SLR Consulting (Canada) Ltd., August 2021;

Approval in Principle, Site ID 16938. 2500 Block Collingwood Street, Vancouver BC. Ministry of Environment and Climate Change Strategy. September 15, 2014 ;

Certificate of Compliance, Site ID 14079. 3480-3496 West Broadway, Vancouver BC. Ministry of Environment and Climate Change Strategy. July 31, 2014;

Stage 1 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Remediation Plan for Affected Site. 3480-3496 West Broadway, Vancouver BC. SLR Consulting (Canada) Ltd., June 2014;

Human Health and Ecological Risk Assessment. 3480-3496 West Broadway, Vancouver BC. SLR Consulting (Canada) Ltd., June 2014;

Performance Verification Plan, 2500 Block Collingwood Street (City Lands), Vancouver BC. SLR Consulting (Canada) Ltd., June 2014;

Detailed Site Investigation (DSI, draft). Thurber Engineering Ltd., May 2012;

Stage 1 Preliminary Site Investigation, 3480 and 3496 West Broadway, Vancouver BC. Thurber Engineering Ltd., May 2012;

Subsurface Investigation. D. Kelly Environmental Consulting Ltd. September 17, 2009; and

Phase 1 Environmental Site Investigation. 3480 and 3496 West Broadway, Vancouver, BC. Pottinger Gaherty Environmental Consultants Ltd. January 2009.

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