



**REGISTERED MAIL**

Victoria File: 26250-20/5012  
Site ID: 5012 (Part of)

February 24, 2022

Tina Tett  
1297206 B.C. LTD.  
2215 Yukon Street  
Vancouver, BC V6E 0C5  
[tina.tett@abcellera.com](mailto:tina.tett@abcellera.com)

Dear Tina Tett:

**Re: Certificate of Compliance - 960 Evans 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 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 [site@gov.bc.ca](mailto: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: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

Duncan Macdonald, Approved Professional, PGL Environmental Consultants  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Zayed Mohamed, PGL Environmental Consultants [zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)

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.

February 24, 2022

Date Issued

A. Mortensen

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 960 Evans Avenue, Vancouver, British Columbia which is more particularly known and described as:

LOT A BLOCK E DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN EPP111749

PID: 031-419-291

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

Latitude:	49°	16'	15.50"
Longitude:	123°	05'	3.90"

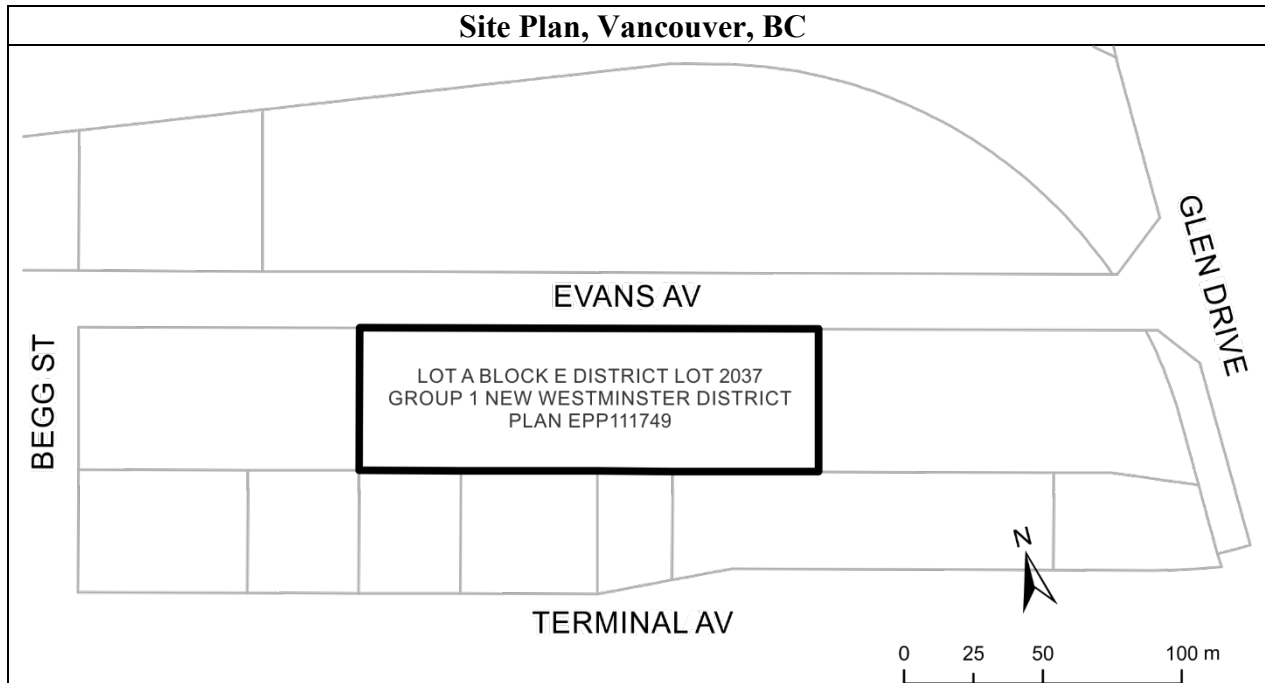
February 24, 2022

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For Director, *Environmental Management Act*



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 A. Mortensen  
 For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water or 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 numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

*(a) Any building that requires active pumping or drawdown of groundwater will be underlain by a parkade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or 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) Potential terrestrial habitat must not be established at the Site.*

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 persons or their agent. The records must be available for inspection by the Director.

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6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursions.
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

*Substances to be remediated in soil for industrial land soil use:*

To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
copper	7440-50-8
lead	7439-9-1
nickel	7440-02-0
tin	7440-31-5
zinc	7440-66-6

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald / PGL Environmental Ltd., dated December 2021.
- *Performance Verification Plan - Lot A, 960 Evans Avenue, Vancouver, BC*, prepared by PGL Environmental Ltd., dated December 2021.
- *Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, and Screening Level Risk Assessment – Lot A, 960 Evans Avenue, Vancouver, BC*, prepared by PGL Environmental Ltd., dated December 2021.
- *Preapproval Under Protocol 6 Application for Area Wide Determination of Contaminated Fill – 960 Evans Avenue, Vancouver, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated December 15, 2021.
- *Protocol 6 Preapproval Application Not to Delineate Area-wide Fill Contamination - Lot A, 960 Evans Avenue, Vancouver, BC*, prepared by PGL Environmental Ltd., dated June 7, 2021.

February 24, 2022

Date Issued



A. Mortensen  
For Director, *Environmental Management Act*