



**VIA EMAIL:** [cnavabi@qualex.ca](mailto:cnavabi@qualex.ca)

Victoria File: 26250-20/21689  
Site ID: 21689

March 1, 2022

Mr. Cyrus Navabi  
Qualex-Landmark Dunbar GP Ltd.  
1910 – 400 Burrard Street  
Vancouver, BC V6C 3A6

Dear Mr. Navabi:

**Re: Certificate of Compliance – 3596 West 28<sup>th</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 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. Security as required by the Director under section 53 (3) (d) of the *Environmental Management Act* has been provided and the requirements respecting security under the Contaminated Sites Regulation and any applicable protocols under the *Environmental Management Act* have been met.
8. 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,



Lavinia Zanini, P.Geo.  
Senior Contaminated Sites Officer

Enclosure

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

Logan Carver, Associate, Real Estate Finance Division, CIBC,  
400 Burrard Street, 3<sup>rd</sup> floor, Vancouver, BC, V6C 3A6  
([logan.carver@cibc.com](mailto:logan.carver@cibc.com))

Michael Luongo, Manager, Real Estate Finance Division, Commercial Banking, CIBC,  
400 Burrard Street, 3<sup>rd</sup> floor, Vancouver, BC, V6C 3A6  
([Michael.Luongo@cibc.com](mailto:Michael.Luongo@cibc.com))

Andrew Thelen, Underwriter, Westmount West Services Inc.,  
520-1130 West Pender Street, Vancouver, BC, V6E 4A4  
([Andrew@westmountwest.com](mailto:Andrew@westmountwest.com))

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),  
([apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca))

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3  
([mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca))

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
([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.

March 1, 2022  
Date Issued

Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3596 West 28<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 74 District Lot 2027 Group 1 New Westminster District Plan EPP89517

PID: 030-891-612

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

Latitude: 49 ° 14' 47.96"  
Longitude: 123° 11' 05.43"

March 1, 2022  
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Lavinia Zanini  
For Director, *Environmental Management Act*

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## Site Plan, Vancouver, BC



## Location Map, Vancouver, BC



March 1, 2022  
Date Issued

*L. Zanini*  
Lavinia Zanini  
For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

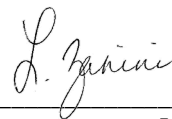
1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

*(a) The Site will consist of a mixed-use commercial and residential building with up to two levels of underground parking no lower than 82 masl.*

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings 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 commercial land soil use:***

To meet numerical remediation standards:

VPHs                      N/A

***Substances remediated in vapour for parkade vapour use:***

To meet numerical remediation standards:

tetrachloroethylene    127-18-4  
trichloroethylene      79-01-6

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

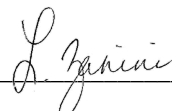
To meet numerical remediation standards:

tetrachloroethylene    127-18-4

To meet local background concentrations:

lithium                      7439-93-2

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For Director, *Environmental Management Act*



## Schedule D

### Documents

*Summary of Site Conditions, 3596 West 28<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., January 2022;*

*Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 3596 West 28th Avenue, Vancouver, BC, Keystone Environmental Ltd., December 2021;*

*Report of Findings – Phase II Environmental Site Assessment and Supplemental Site Investigation, 4410-4424 Dunbar Street, Vancouver, BC. Keystone Environmental Ltd., August 2017;*

*Report of Findings – Phase II Environmental Site Assessment, 4450 Dunbar Street, Vancouver, BC. Keystone Environmental Ltd., January 2017;*

*Report of Findings – Phase I and II Environmental Site Assessment, 4464 Dunbar Street, Vancouver, BC. Keystone Environmental Ltd., December 2016;*

*Summary of Findings: 4450 Dunbar Street, Vancouver, BC. Pottinger Gaherty Environmental Consultants Ltd., June 2003; and*

*Summary of Findings: 4460/4490 Dunbar Street, Vancouver, BC. Pottinger Gaherty Environmental Consultants Ltd., June 2003.*

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For Director, Environmental Management Act

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