



EMAIL: msk@telus.net

Victoria File: 26250-20/21156
Site ID: 21156

March 16, 2022

Mr. Michael Kwan
M28 Holdings Ltd.
500-1501 West Broadway
Vancouver, BC V6J 4Z6

Dear Mr. Kwan:

Re: Certificate of Compliance – 212 East 28th 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.

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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, Contaminated.Sites@vancouver.ca

CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, P.Geo., Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenvironmental.ca

Stefan Quaglia, R.P.Bio., Approved Professional, Trillium Environmental Ltd.
squaglia@trilliumenviro.com

Client Information Officer, Land Remediation Section, ENV csp_cio@Victoria1.gov.bc.ca

Erin Harron, British Columbia Housing Management Commission
Suite 1701 – 4555 Kingsway, Burnaby, BC, V5H 4V8
imnonprofit@bchousing.org

Courtney Marsh, BC Hydro and Power Authority
333 Dunsmuir Street, Vancouver, B.C. V6B 5R3
courtney.marsh@bchydro.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 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.

Some of the substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 212 East 28th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 63 District Lot 632 New Westminster Land District Plan EPP83322
PID: 030-552-753

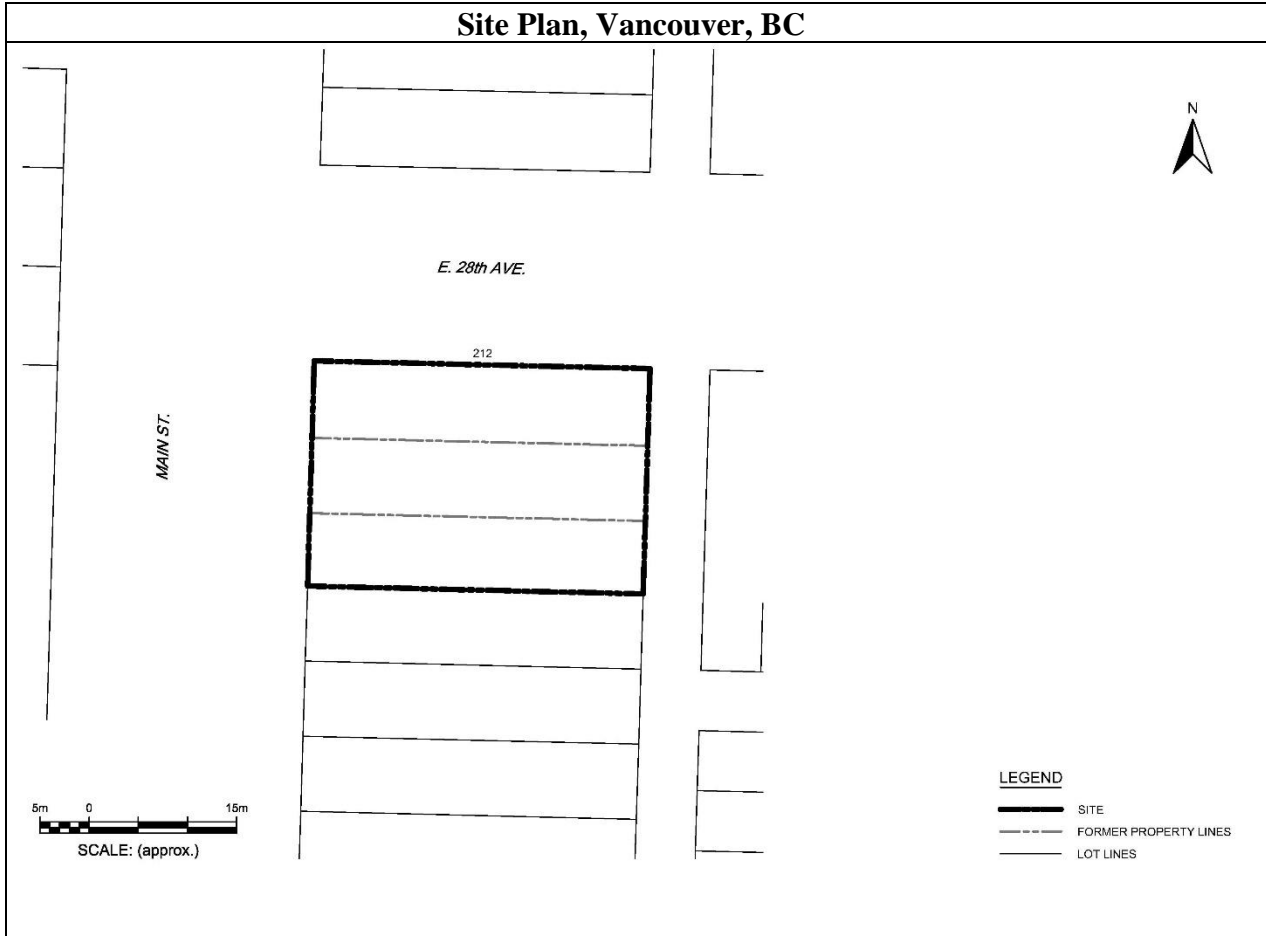
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 43.90"
Longitude: 123° 06' 03.02"

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For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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.


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 existing or expected at the site. These assumptions include the following:

(a) Site buildings will be constructed in accordance with the BC Building Code with two levels of underground parking, with the base of the slab no lower than 69.8 masl.

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) Site groundwater must not be used as a source of drinking water.*
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 commercial land soil use:

To meet numerical remediation standards:

tetraethyl lead	78-00-2
VPHs	NA

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

VPHv	NA
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Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

dichloroethylene, 1,2-cis-	156-59-2
tetrachloroethylene	127-18-4
trichloroethylene	79-01-06

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Schedule D

Documents

Summary of Site Condition, 212 East 28th Avenue, Vancouver, BC, Keystone Environmental Ltd. and Trillium Environmental Ltd., February 18, 2022;

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 212 East 28th Avenue, Vancouver, BC, Keystone Environmental Ltd., February 18, 2022;

Report of Findings - Human Health and Ecological Risk Assessment - 212 East 28th Avenue, Vancouver, BC, Keystone Environmental Ltd., February 18, 2022;

Protocol 6 – Request for Preapproval to Not Delineate a Flow Through Contaminant Plume 212 East 28th Avenue, Vancouver, BC. BC Ministry of Environment and Climate Change Strategy, April 23, 2021;

Protocol 6 – Request for Preapproval to Not Delineate a Flow Through Contaminant Plume, 212 East 28th Avenue, Vancouver, BC. Keystone Environmental Ltd., March 31, 2021; and

Report of Findings – Stage 1 Preliminary Site Investigation and Limited Sub-Surface Investigation, 4402 Main Street, Vancouver, BC, D.Kelly Environmental Consulting Ltd., October 28, 2016.

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