



VIA EMAIL: paulm@petersonbc.com

Victoria File: 26250-20/22852
Site ID: 22852

July 11, 2022

1076164 BC Ltd., Inc.No. BC1076164
1701-1166 Alberni Street
Vancouver, BC V6E 3Z3

Dear Paul MacIntyre:

Re: Certificate of Compliance – 3752 Glen Drive, 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 Part 8 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, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

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

Brad Black, HSBC Bank Canada brad_black@hsbc.ca

Austin Perry, CMLS Financial austen.perry@cmls.ca

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
jeff.taylor@activeearth.ca

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria 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.

July 11, 2022
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3572 Glen Drive, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 58 District Lot 301 Group 1 New Westminster District Plan EPP105494
PID: 031-433-421

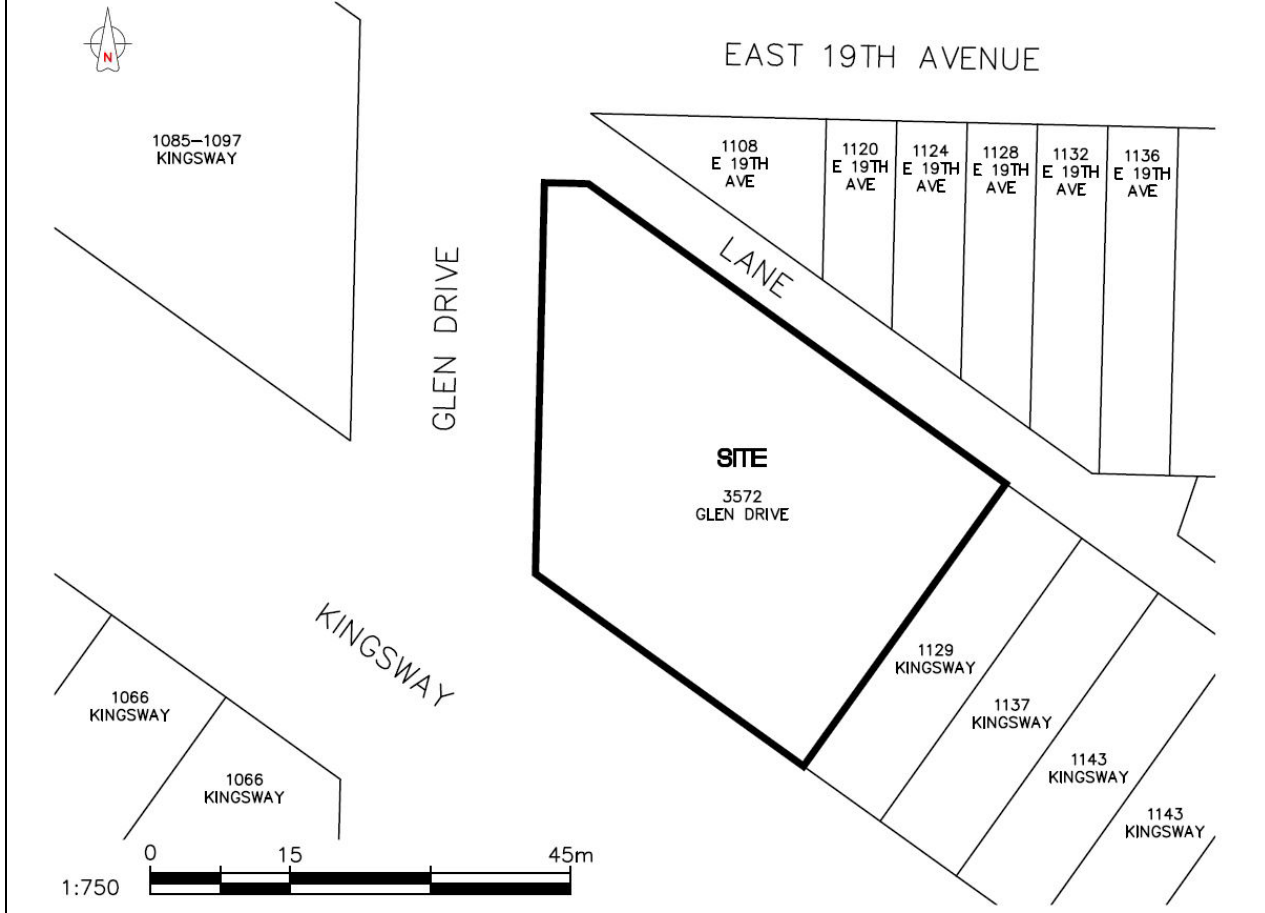
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 11.4"
Longitude: 123° 4' 52.8"

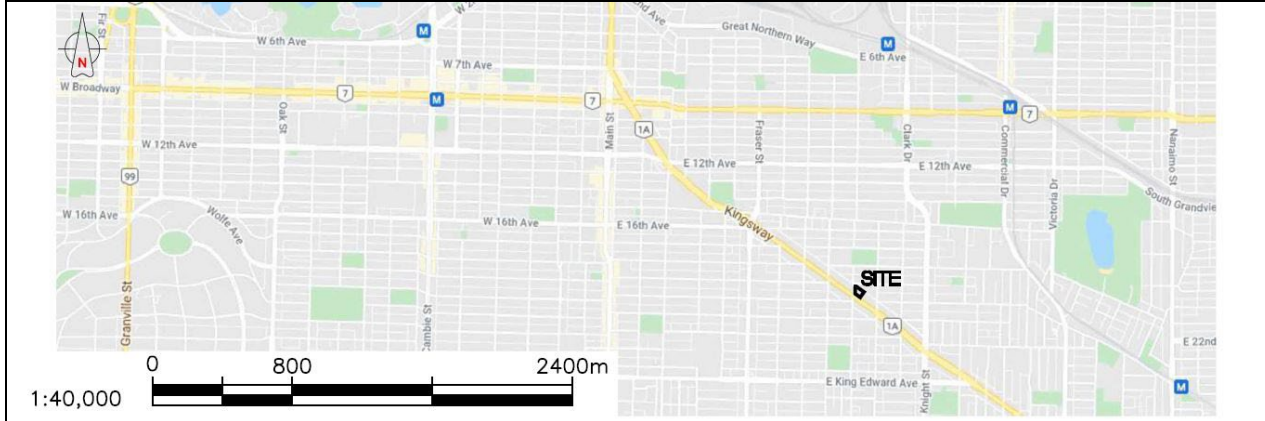
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Signing Authority
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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 at and adjacent to the site. These assumptions include the following:

- (a) *Future buildings at the Site will be slab-on-grade for commercial use; or,*
- (b) *Future buildings at the Site will be constructed over an underground parkade.*

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at or 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 person 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:

- HEPHs N/A
- VPHs N/A

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Schedule D

Documents

Summary of Site Condition, 3572 Glen Drive, Vancouver, BC, Active Earth Engineering Ltd., April 2022;

Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation, and Confirmation of Remediation, 1111-1123 Kingsway, Vancouver, BC, Site ID: 22852, Active Earth Engineering Ltd., April 2022;

Stage 1 Preliminary Site Investigation, 1111-1123 Kingsway, Vancouver, BC, Active Earth Engineering Ltd., November 2020;

Release Request – Scenario 5; Demolition, Rezoning, Development and Building Permits Application; 1111, 1115, and 1123 Kingsway, Vancouver, BC, Keystone Environmental, December 24, 2019; and

Stage 2 Preliminary Site Investigation – Report; Site: 1111, 1115 & 1123 Kingsway, Vancouver, BC, Next Environmental Inc, May 10, 2016.

July 11, 2022

Date Issued



Signing Authority
For Director, *Environmental Management Act*