



By E-MAIL: raj@triahomes.com

Victoria File: 26250-20/25905
Site ID: 26250-20/25905

September 26, 2022

Mr. Raj Nijjar
TRIA Development Inc.
1041 SW Marine Drive
Vancouver, BC V6P 6L6

Dear Raj Nijjar:

Re: Certificate of Compliance – Lane Dedication North of 8888 Osler 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 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 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,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc:

City of Vancouver Contaminated.Sites@vancouver.ca

Brant Dorman, P.Eng. Approved Professional, Advance Environmental Ltd.
advancenviro@gmail.com

Client Information Officer, BC ENV, Victoria csp_cio@victoria1.gov.bc.ca

CSAP Society apopova@csapsociety.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.

September 26, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is City of Vancouver lane located directly north of 8888 Osler Street, Vancouver, British Columbia which is more particularly known and described as:

Starting at a point of commencement at the Northwest corner of Lot B, Block C, District Lots 319,323 and 324, Group 1, New Westminster District, Plan EPP50489, then 1° 24' 41" – 6.096 metres, then 91° 38' 41" – 40.258 metres, then 181° 27' 22" – 6.096 metres, then 271° 38' 41" – 40.253 metres, to the point of commencement and including 245.4 m².

The site contains part of a legal parcel depicted in a legal sketch plan EPP32333 prepared by Edmund Theodore Wong, B.C. Land Surveyor #409 on June 21, 2013.

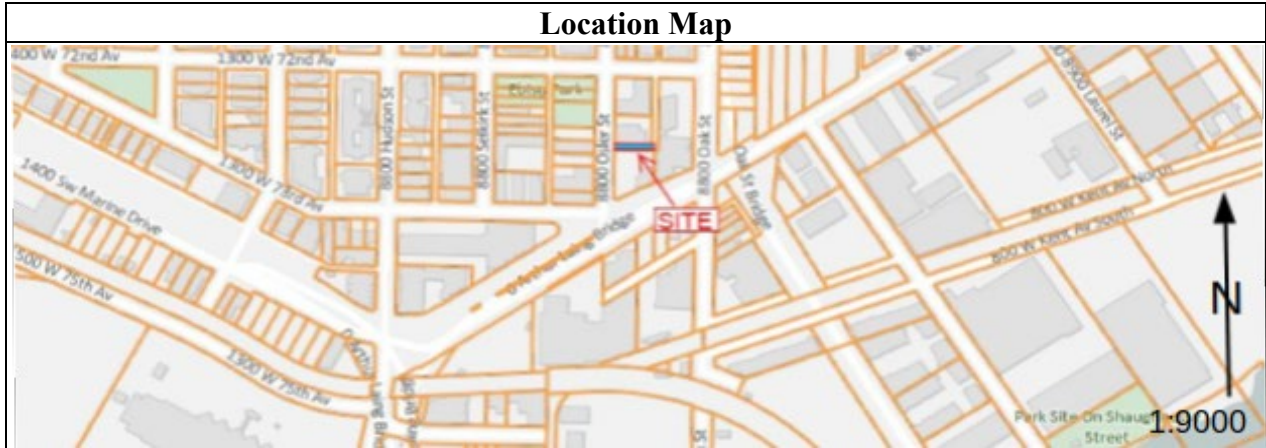
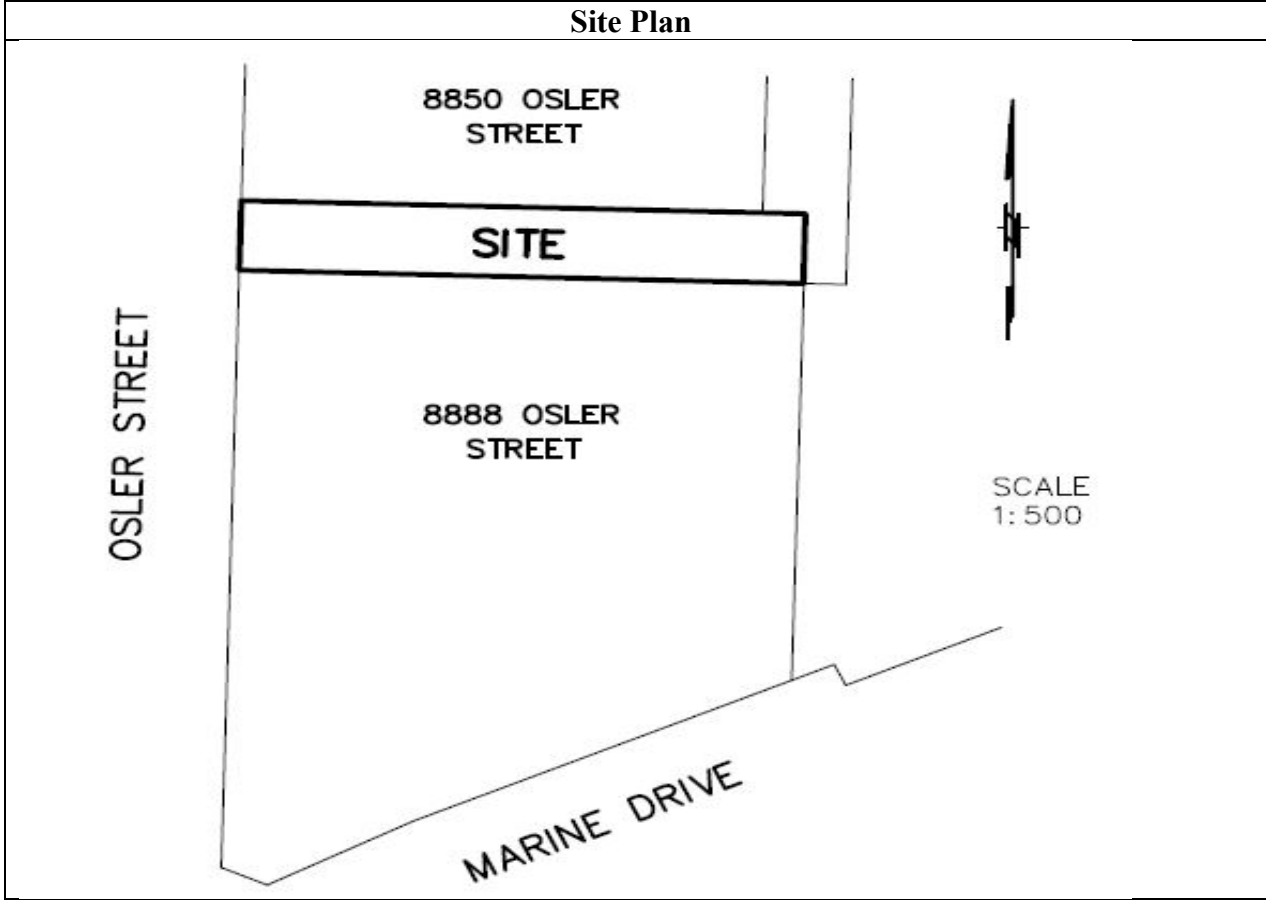
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 17.69"
Longitude: 123° 07' 52.97"

Date Issued



Signing Authority
For Director, *Environmental Management Act*



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 Lavinia Zanini
 For Director, Environmental Management Act


Schedule B

Requirements and Conditions

1. Any changes in land 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

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Schedule C

Substances and Uses

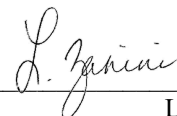
Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

arsenic (7440-38-2)

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Schedule D

Documents

Summary of Site Conditions, Lane Dedication north of 8888 Osler Street, Vancouver, BC, Mr. Brant Dorman, Advance Environmental Inc. May 3, 2022.

Confirmation of Remediation for Land Dedication North of 8888 Osler Street, Vancouver, BC, Mr. Aaron Pederson, P&A Environmental Inc. April 8, 2022.

Stage 1 Preliminary Site Investigation Update, 8888 Osler Street, Vancouver, BC, Ms. Elmira Nazar & Mr. Aaron Pederson, P&A Environmental Inc. November 25, 2021.

Summary of Site Investigations, 8888 Osler Street, Vancouver, BC, Ms. Elmira Nazar & Mr. Aaron Pederson, P&A Environmental Inc. May 13, 2021.

Stage 2 Preliminary Site Investigation, 8888 Osler Street, Vancouver, BC, Mr. Aaron Pederson & Ms. Adriana Benik, ARCADIS Canada Inc. January 15, 2018.

Geotechnical Investigation Report: Proposed Mixed Use Development, 8888 Osler Street, Vancouver, B.C., Mr. Matt Kokan, GeoPacific Consultants Ltd. July 11, 2017.

Notice of Independent Remediation – Lane Dedication north portion of 8866 Osler Street Vancouver, BC, Ms. Nicole MacDonald, Keystone Environmental Ltd. August 29, 2014

Results of Soil Sampling Program, 1041 SW Marine Drive, Vancouver, BC, Ms. Nicole MacDonald and Mr. Raminder Grewal, Keystone Environmental Ltd. July 3, 2014.

Site Profile Submission/Release Request - Demolition, Subdivision, Zoning and Development Applications, 8866 Osler Street and 1041 SW Marine Drive, Vancouver, BC, Mr. Vincent Hanemayer, BC Ministry of Environment. May 8, 2014.

Release Request – Scenario 5 Development Permit Application, Portion of 1041 SW Marine Drive, 8866 Osler Street and Municipal Laneway Vancouver, BC, Ms. Nicole MacDonald and Mr. Raminder Grewal, Keystone Environmental Ltd. April 8, 2014.

Phase I Environmental Site Assessment and Groundwater Sampling Program, 1041 SW Marine Drive, Vancouver, BC, Ms. Nicole MacDonald and Mr. Raminder Grewal, Keystone Environmental Ltd. April 8, 2014.

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