



**VIA EMAIL**

Victoria File: 26250-20/0086  
Regional File: 26250-20/0086  
Site ID: 0086

November 14, 2023

Mr. Mark Spratley  
SW Marine Development Ltd., INC. NO. BC1216020  
2600-1055 West Georgia Street  
Vancouver, BC V6E 3P3

Dear Mr. Spratley:

**Re: Certificate of Compliance – 8188 Manitoba Street, Vancouver, B.C.**

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future work at the site.

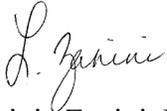
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

6. Please note that 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) or (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.  
Senior Contaminated Sites Officer

Enclosure

cc: Environmental Protection Branch, City of Vancouver  
[Contaminated.Sites@Vancouver.ca](mailto:Contaminated.Sites@Vancouver.ca)  
Brad Black, HSBC Bank Canada  
[brad\\_black@hsbc.com](mailto:brad_black@hsbc.com)  
Abdul Waheed, Westmount West Services Inc.  
[Abdul@westmountwest.com](mailto:Abdul@westmountwest.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)  
Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.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.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

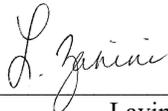
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

November 14, 2023  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 8188 Manitoba Street, Vancouver, British Columbia which is more particularly known and described as:

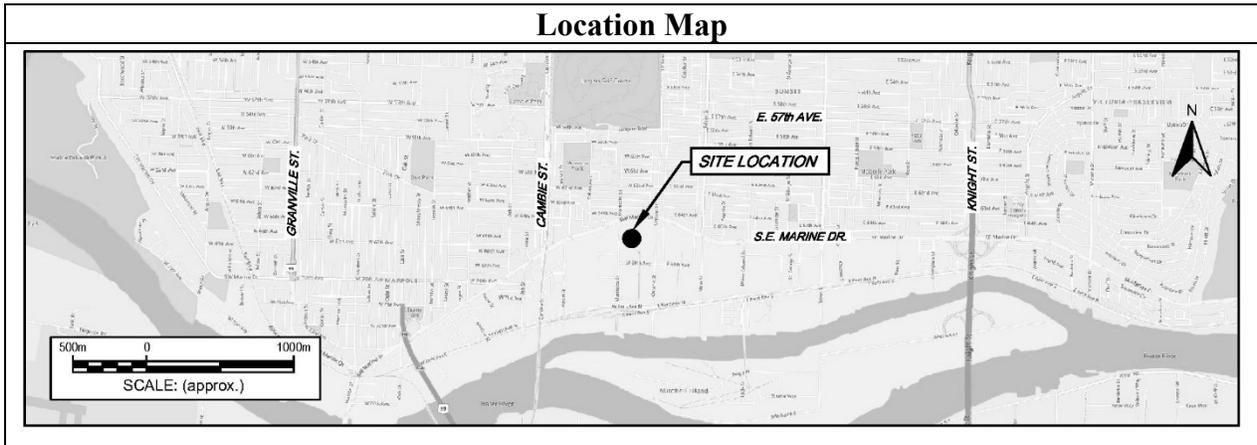
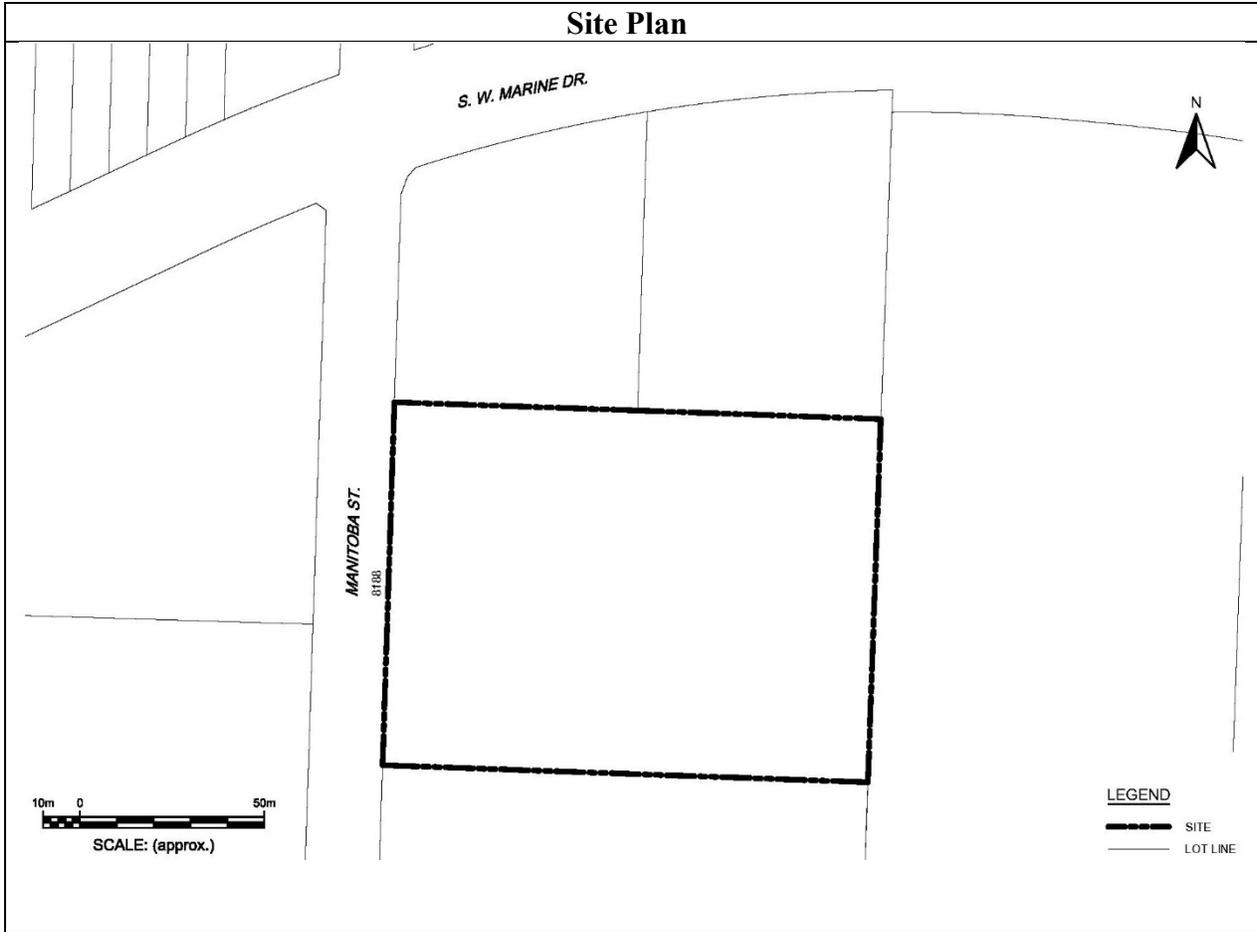
Lot A Block A District Lot 322 Group 1 New Westminster District Plan EPP 101190  
PID: 031-575-901

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

Latitude: 49° 12' 39.80"  
Longitude: 123° 06' 32.60"

November 14, 2023  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*



November 14, 2023  
 Date Issued

  
 Lavinia Zanini  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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) Any building erected will be constructed with a foundation at the current grade or with an underground parkade below.*

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

November 14, 2023

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

To meet numerical remediation standards:

benzene	71-43-2
HEPH	NA
LEPH	NA
phenanthrene	85-01-8
zinc	7440-66-6

To meet local background concentrations:

arsenic	7440-38-2
---------	-----------

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

To meet numerical remediation standards:

benzo(a)pyrene	50-32-8
boron	7440-42-8
selenium	7782-49-2
vanadium	7440-62-2

To meet regional background concentrations:

arsenic	7440-38-2
cobalt	7440-48-4
iron	7469-89-6
lithium	7439-93-2
manganese	7439-96-5

#### *Substances remediated in water for marine aquatic life water use:*

copper	7440-50-8
LNAPL	NA
selenium	7782-49-2

November 14, 2023

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, 8188 Manitoba Street, Vancouver, BC, Keystone Environmental Ltd., September 19, 2023;*

*Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation Update, and Confirmation of Remediation, 8188 Manitoba Street, Vancouver, BC, Keystone Environmental Ltd., July 31, 2023;*

*Approval in Principle – 8188 and 8232 Manitoba Street, Vancouver, BC, Ministry of Environment and Climate Change Strategy, October 13, 2021;*

*Protocol 4 Application for Local Background Soil Quality Determination for Arsenic in Soil at 8188 and 8232 Manitoba Street, Vancouver, BC, Ministry of Environment and Climate Change Strategy, July 30, 2021; and*

*Report of Findings – Preliminary Site Investigation Stage 1 and Stage 2, Detailed Site Investigation, and Remediation Plan, 8188 and 8232 Manitoba Street, Vancouver, BC, Keystone Environmental Ltd., April 15, 2021.*

November 14, 2023

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*