



VIA EMAIL: gibault@headwaterprojects.ca

Victoria File: 26250-20/10750
Regional File: 26250-20/10750
Site ID: 10750

August 8, 2024

2886 Commercial Drive Ltd., BC1271514
3350-1021 W. Hastings Street
Vancouver, BC V6E 0C3

Dear Erin Gibault:

Re: Certificate of Compliance – 2886 Commercial Drive, 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 that 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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc:

Christiaan Iacoe, City of Vancouver, christiaan.iacoe@vancouver.ca

Zayed Mohamed, Approved Professional, PGL Environmental Consultants
zmohamed@pggroup.com

Michelle Ashley, PGL Environmental Consultants mashley@pggroup.com

Albert Lum, Lum's Holdings Ltd., Inc. No. 7162, albert.lum@freshdirectproduce.com

CSAP Society, submissions@csapsociety.bc.ca

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

Jonathan Wong, VP Commercial Sales Western Canada, People's Trust Company,
JonathanW@peoplestrust.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.

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.

August 8, 2024
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 2886 Commercial Drive, Vancouver, BC which is more particularly known and described as:

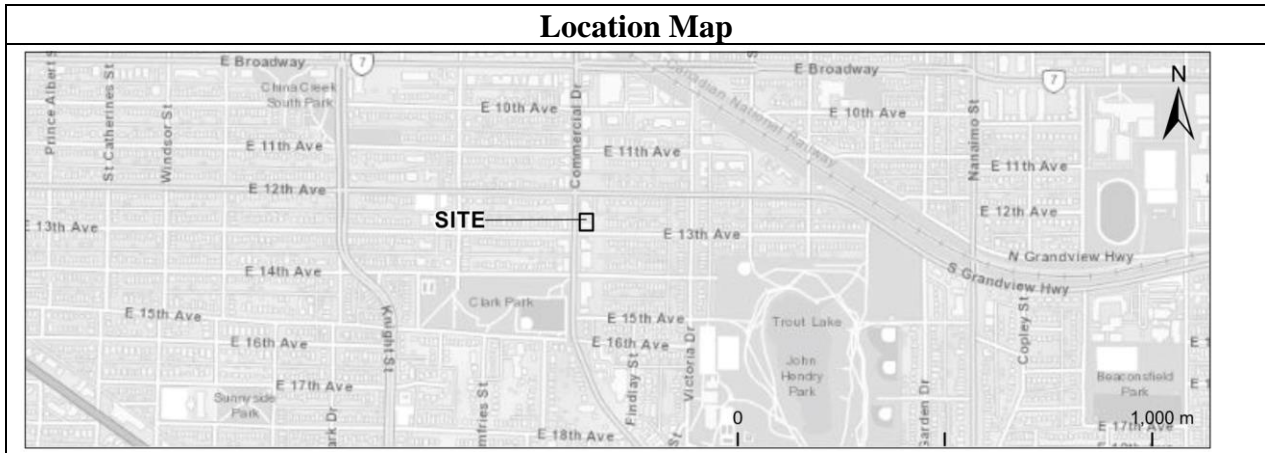
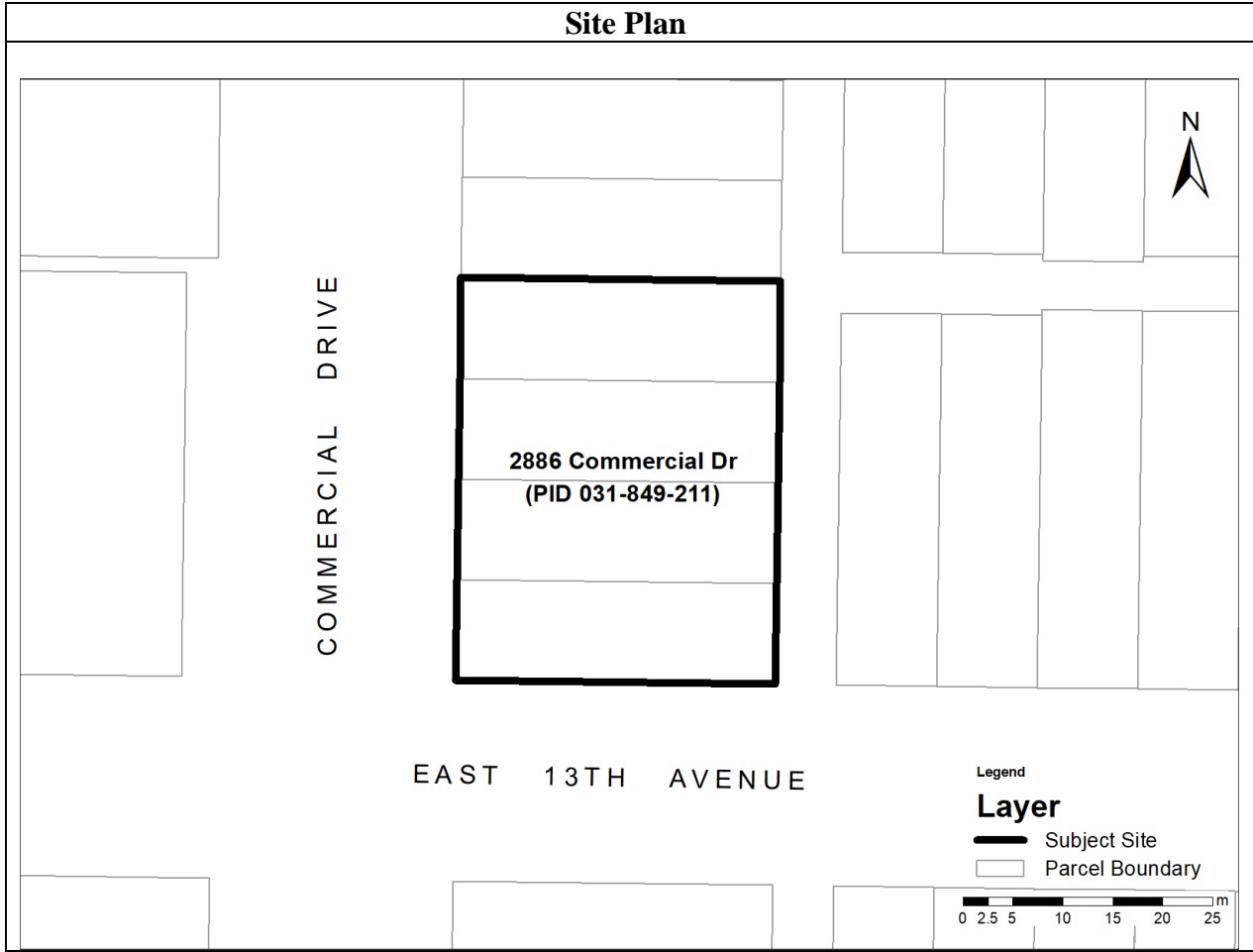
LOT A BLOCK 169 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT
PLAN EPP117657 031-849-211

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

Latitude: 49° 15' 32.2"
Longitude: 123° 04' 10.1"

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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.
2. An Approval in Principle was issued for the remediation of a neighbouring parcel that was contaminated by substances that migrated from the site which is the subject of this Certificate of Compliance, remediation of the neighbouring parcel must be undertaken as described in the Approval in Principle for the neighbouring site.

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Schedule C

Substances and Uses

Substances remediated in soil for residential high density land use soil use:

To meet numerical remediation standards:

HEPHs	NA
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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

methylnaphthalene, 1-	90-57-6
methylnaphthalene, 2-	90-12-0
naphthalene	91-20-3
nonaqueous phase liquids	NA
quinoline	91-22-5

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

acridine	290-94-6
anthracene	120-12-7
LEPHw	N/A
naphthalene	91-20-3
nonaqueous phase liquids	NA
phenanthrene	85-01-8
pyrene	129-00-0

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental Consultants Ltd., dated April 29, 2024.
- *Confirmation of Remediation – 2886 Commercial Drive, Vancouver, BC* prepared by PGL Environmental Consultants Ltd., dated March 2024.
- *Addendum to Approval in Principle Application (Standards), Site #10750, 2886 Commercial Drive, Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated October 21, 2022.
- *Communication Record – Migration to 2836 Commercial Drive from 2886 Commercial Drive*, prepared by PGL Environmental Consultants Ltd., dated June 9, 2022.
- *Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan – 2886 Commercial Drive, Vancouver, BC* prepared by PGL Environmental Consultants Ltd., dated June 2022.
- *Phase II Environmental Site Assessment: 2886 Commercial Drive, Vancouver, BC*, prepared by Pinchin Ltd., dated April 2020.

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Date Issued



Liliana Jerade

For Director, *Environmental Management Act*