



VIA EMAIL: dave.young@vancouver.ca

Victoria File: 26250-20/108
Site ID: 108 (Part of)

July 3, 2024

City of Vancouver
320-507 West Broadway
Vancouver, BC V5Z 0B4
Attn. Dave Young

Dear Dave Young:

Re: Certificate of Compliance - 3010 East Kent Avenue South, 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) 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.

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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Dave Young, City of Vancouver, dave.young@vancouver.ca

Duncan Macdonald, PGL Environmental Consultants dmacdonald@pggroup.com

Zayed Mohamed, PGL Environmental Consultants zmohamed@pggroup.com

CSAP Society submissions@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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located 3010 East Kent Avenue South, Vancouver, British Columbia which is more particularly known and described as:


Lot 7, District Lots 330, 2100 and 6320, Group 1, New Westminster District,
Plan LMP31809

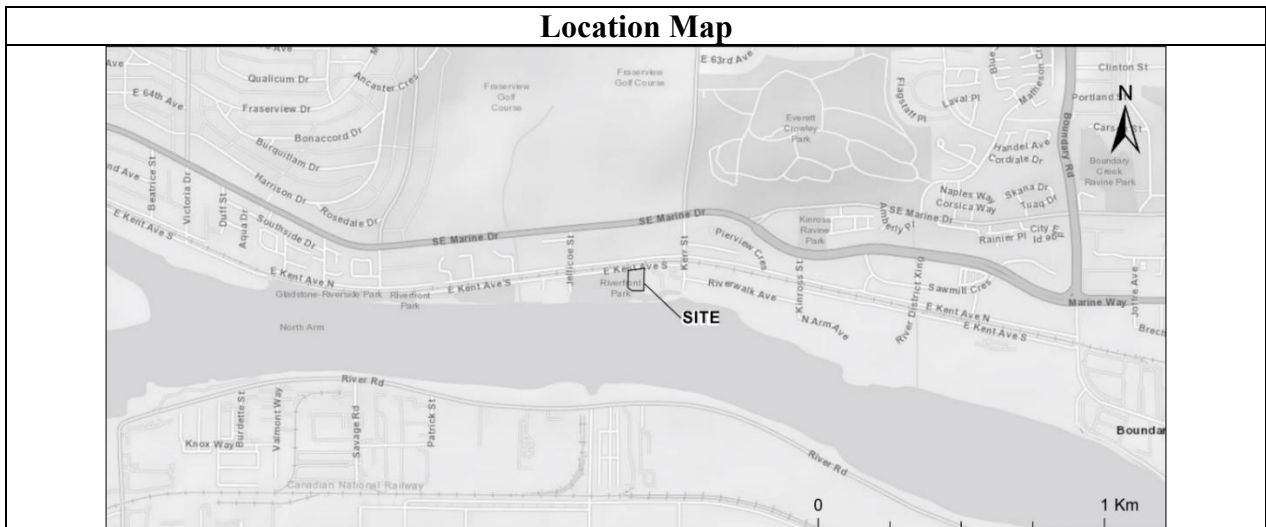
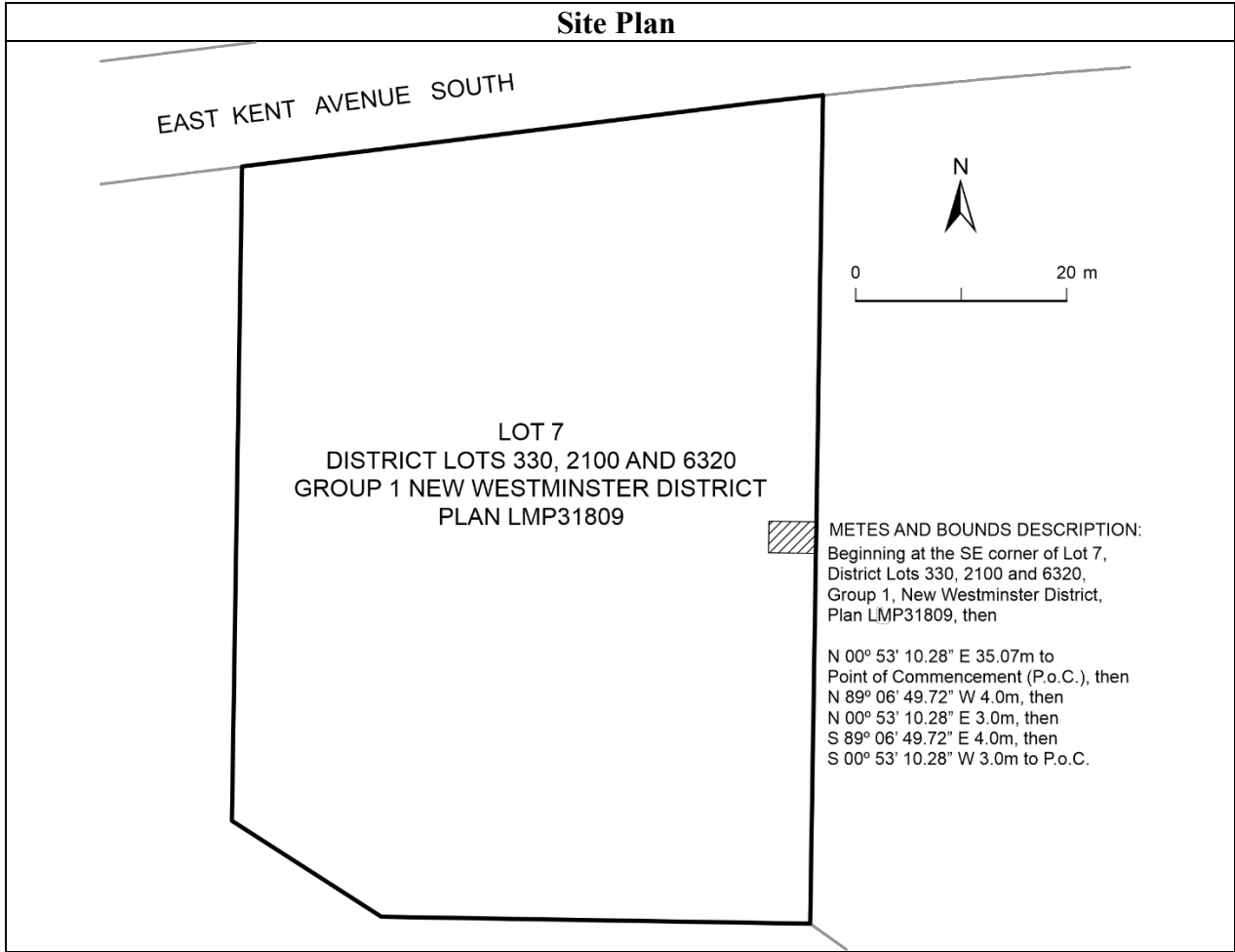
PID: 023-668-296

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

Latitude: 49° 12' 21.6"
Longitude: 123° 02' 40.3"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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 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 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) Buildings will be underlain by a concrete slab; and,
- (b) Any building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.


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 person 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) A permanent barrier must be maintained over the portion of the root protection zone shown on the metes and bounds drawing prepared by PGL Environmental in November 2023, which is more particularly described as:

*Beginning at the SE corner of Lot 7, District Lots 330, 2100 and 6320, Group 1, New Westminster District, Plan LMP31809, then
N 00° 53' 10.28" E 35.07m to Point of Commencement (P.o.C.), then
N 89° 06' 49.72" W 4.0m to P1, then
N 00° 53' 10.28" E 3.0m to P2, then
S 89° 06' 49.72" E 4.0m to P3, then
S 00° 53' 10.28" W 3.0m to P.o.C.*

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(b) *Except as specified in 2(a) the site must remain overlain by at least 1m of soil that meets standards for Residential Low Density soil use.*

(c) *Groundwater must not be used for drinking water.*

3. If requested by the Director, the responsible person 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

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

To meet numerical remediation standards:

benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
indeno(1,2,3-cd)pyrene	193-39-5

To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
copper	7440-50-8
HEPHs	n/a
molybdenum	7439-98-7
naphthalene	91-20-3
zinc	7440-66-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

antimony	7440-36-0
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Substances evaluated in water for drinking water use:

To meet local background concentrations:

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

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald / PGL Environmental Ltd., dated June 17, 2024.
- *Addendum to Certificate of Compliance (Screening Level Risk Assessment), Site #108 (Part of), PID#: 023-668-296, 3010 East Kent Avenue South, Vancouver, BC*, prepared by PGL Environmental Ltd., dated May 30, 2024.
- *Performance Verification Plan - 3010 East Kent Avenue South, Vancouver, BC*, prepared by PGL Environmental Ltd., dated January 22, 2024.
- *Confirmation of Remediation and Screening Level Risk Assessment - 3010 East Kent Avenue South, Vancouver, BC*, prepared by PGL Environmental Ltd., dated January 22, 2024.
- *Annual Approved Professional Statement - 3010 East Kent Avenue South, Vancouver, BC, prepared by PGL Environmental Ltd.*, dated June 26, 2023.
- *Contaminated Sites Services Application - Protocol 6 Preapproval Application not to Delineate Area-Wide Fill Contamination - 3010 East Kent Avenue South, Vancouver BC*, prepared by Ministry of Environment and Climate Change Strategy, dated November 4, 2021.
- *Stage 2 Preliminary Site Investigation, Detailed Site Investigation, Preliminary Screening Level Risk Assessment, and Remediation Plan – 3010 East Kent Avenue South, Vancouver BC*, prepared by PGL Environmental Ltd., dated November 2021.
- *Stage 1 Preliminary Site Investigation – 3010 East Kent Avenue South, Vancouver BC*, prepared by PGL Environmental Ltd., dated September 2021.
- *Protocol 6 Preapproval Application Not to Delineate Area-wide Fill Contamination - 3010 East Kent Avenue South, Vancouver BC*, prepared by PGL Environmental Ltd., dated April 30, 2021.

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