



VIA EMAIL: danny@landaglobal.com

Victoria File: 26250-20/0720
Site ID: 1223

January 31, 2025

Landa Alma Holdings Ltd.
1550 – 200 Burrard Street
Vancouver, BC V6C 3L6

Re: Certificate of Compliance – 3668 West 10th Avenue, Vancouver, BC

Dear Kevin Cheung:

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 professional 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.
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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

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

Mike Hughes, Canadian Western Bank, Mortgage Holder
Michael.Hughes@cwbank.com

Tom Reeves, Westmount West Services Inc., Mortgage Holder
tom@westmountwest.com

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
david.mitchell@activeearth.ca

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

CSAP Society
submissions@csapsociety.bc.ca



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	CL
Water	NWU
Sediment	N/A
Vapour	PK

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

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Date Issued

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Version 10.0 R


Liliana Jerade
For Director, *Environmental Management Act*

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Schedule A

The site covered by this Certificate of Compliance is located at 3668 West 10th Avenue, Vancouver, British Columbia, which is more particularly known and described as:

Lot A Block 61 District Lot 540 Plan LMP5697

PID: 017-877-270

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

Latitude:	49°	15'	47.5"
Longitude:	123°	11'	07.3"

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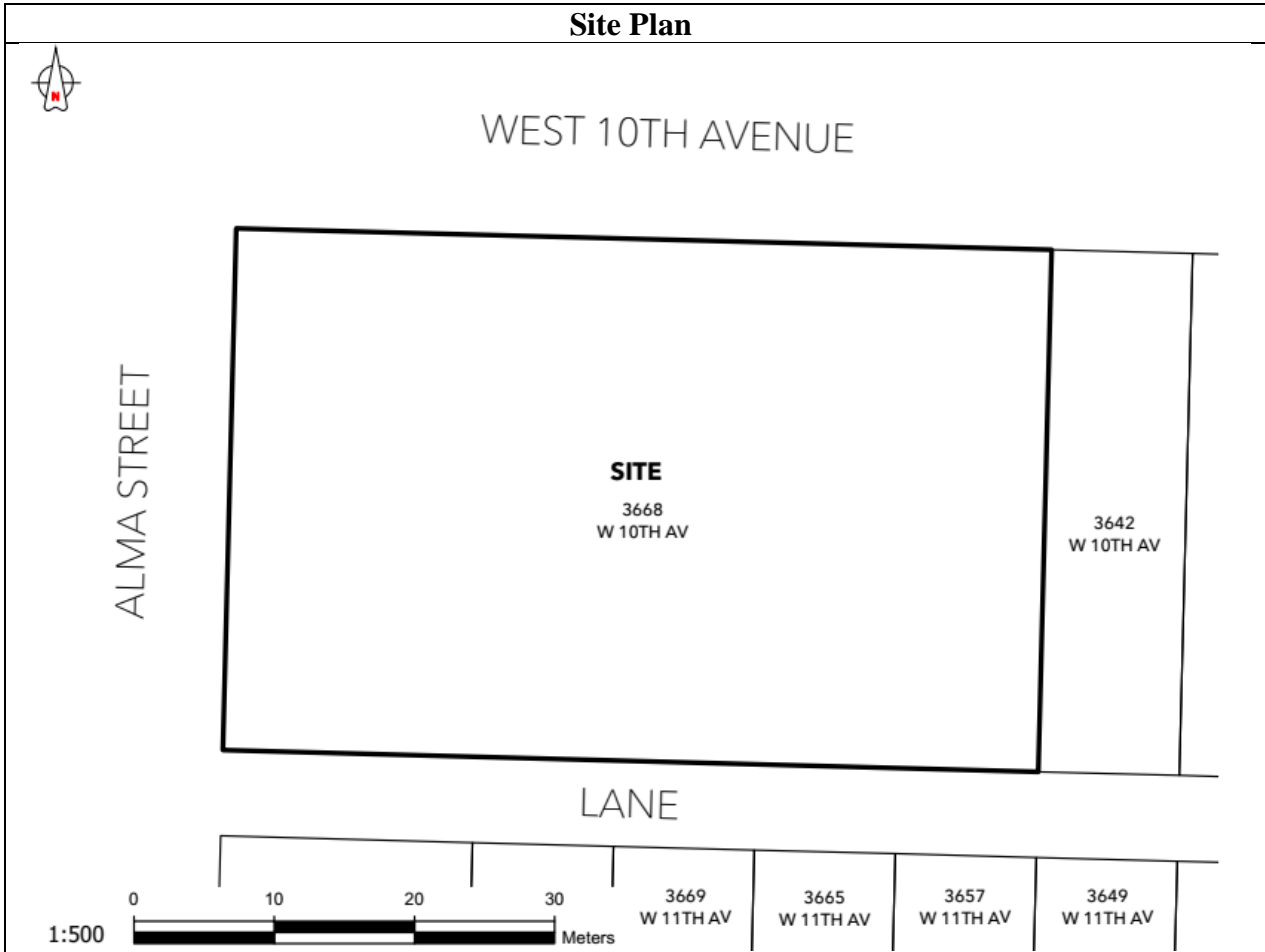


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Site Plan




Location Map



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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour, or water use, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard 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) *The Site building will include two levels of underground parking.*

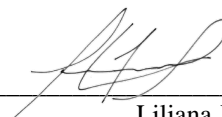
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the director. An application for a revised or new Certificate of Compliance may be necessary.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
LEPHs	NA
VPHs	NA
xylenes	1330-20-7

Substances remediated in water for no water use standards:

To meet numerical remediation standards:

EPHw10-19	NA
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Schedule D

Documents

Summary of Site Condition, 3668 West 10th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated January 2025;

Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 3668 West 10th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated January 2025;

Stage 1 Preliminary Site Investigation Update, 3690 West 10th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2016;

Certificate of Compliance, 3690 West 10th Avenue, Vancouver, BC, prepared by BC ENV, dated March 17, 2015;

Supplemental Stage 1 Preliminary Site Investigation / Detailed Site Investigation / Confirmation of Remediation, 3690 West 10th Avenue, Vancouver, BC, prepared by Parsons Canada Ltd., dated December 2014.

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