



VIA EMAIL

Victoria File: 26250-20/17743
Site ID: 17743

February 20, 2025

0979100 BC Ltd.
Att: Chris Evans
4556 Marine Drive
West Vancouver, BC V7W 2N9
chris@qwidcapital.com

Re: Certificate of Compliance – 129 Keefer Street, Vancouver, BC

Dear Mr. Chris Evans:

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 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Kelly Carswell, City of Vancouver
contaminated.sites@vancouver.ca

Gary Hamilton, Hamilton & D'Ambra Consulting Inc.
garyhamilton49@gmail.com

Michael Hughes, Canadian Western Bank
Michael.Hughes@cwbank.com

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

CSAP Society
submissions@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 applicable Contaminated Sites Regulation numerical or risk-based standards.

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 following land, water, sediment and vapour uses were evaluated and apply for this site:

Medium	Use(s)
Soil	CL
Water	AW (marine)
Sediment	N/A
Vapour	N/A

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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Roberto Prieto

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 129 Keefer Street, Vancouver, British Columbia, which is more particularly known and described as:

LOT A BLOCK 15 PLAN EPP110460 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER
LAND DISTRICT

PID: 031-582-869

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

Latitude:	49°	16'	47.20"
Longitude:	123°	06'	05.30"

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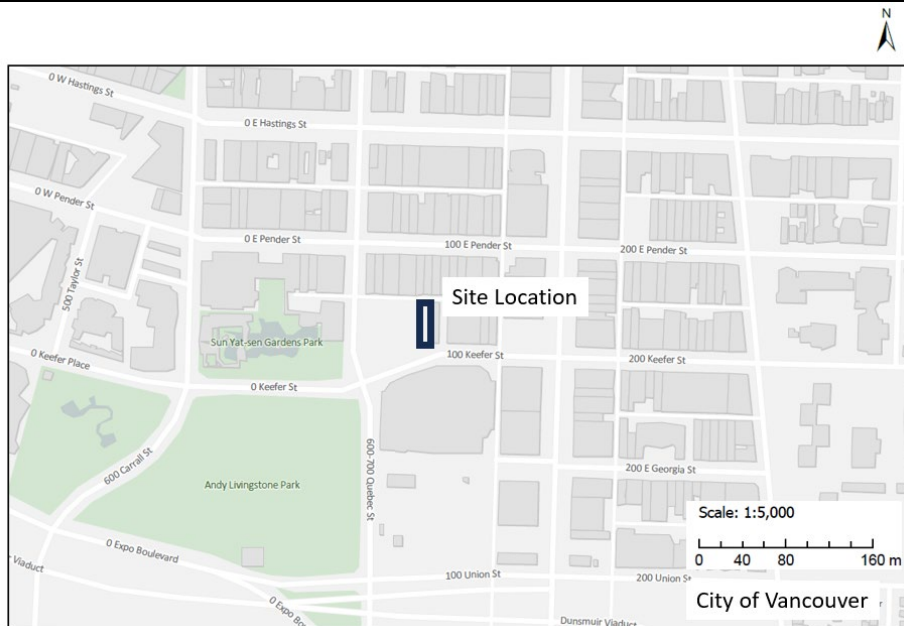


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Site Plan, City of Vancouver, BC



Location Map, City of Vancouver, BC



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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*, altered assumptions, or known spills or leaks must be promptly identified by the responsible persons 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 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) Future buildings on-Site must have basement underlying the building footprint.

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 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

Substances remediated in soil for commercial soil use:

To meet numerical remediation standards:

antimony	744-36-0
arsenic	7440-38-2
asbestos	1332-21-4
cadmium	7440-43-9
lead	7439-92-01
LEPHs	N/A
naphthalene	91-20-3
sodium ion	17341-25-2
tin	7440-31-5
zinc	7440-66-6

Substances remediated in water for aquatic life (marine) water use:

To meet numerical remediation standards:

benzo(a)pyrene	50-32-8
pyrene	129-00-0

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Schedule D

Documents

Summary of Site Conditions, Hamilton & D'Ambra Consulting Inc., December 2024

Detailed Site Investigation and Confirmation of Remediation Report, 1298 Keefer Street, Vancouver, BC, Ambleside Consulting Ltd., December 2024

Release Request – “Scenario 3” – Building Permit at 129 Keefer Street, Vancouver, BC
ENV Site ID: 17743 Active Earth Engineering Ltd. 2 February 2022

Stage I Preliminary Site Investigation 129 Keefer Street, Vancouver, BC, Ambleside Consulting Ltd. January 2022

Preliminary Hydrogeological Report - Proposed Mixed Use Development 129 Keefer Street, Vancouver, BC, GeoPacific Consultants Ltd., 5 August 2020

Limited Phase II Environmental Site Assessment and Soil Remediation Closure Report, 129 Keefer Street, Vancouver, BC, Ambleside Consulting Ltd., 15 August 2015

Summary Report for Environmental Groundwater Sampling at 129 Keefer Street, Vancouver, BC, Ambleside Consulting Ltd., 11 April 2013

Sub-surface Environmental Site Investigation – 129 and 137 Keefer Street, Vancouver, B.C., D. Kelly Environmental Consulting Ltd. July, 2012

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