



VIA EMAIL: cwwade@cressey.com

Victoria File: 26250-20/21149
Site ID: 21149

October 12, 2023

CW Wade
Cressey (1503 Kingsway) Holdings Ltd.
200 – 555 West 8th Avenue
Vancouver, BC V5Z 1C6

Dear Mr. Wade:

**Re: Certificate of Compliance – 3996 Dumfries Street (formerly 1503 Kingsway),
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 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Christiaan Iacoe, City of Vancouver, Environmental Projects and Programs,
christiaan.iacoe@vancouver.ca

Tyler Holman, The Bank of Nova Scotia, tyler.holman@scotiabank.com

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, Numerical Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenviro.com

Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy, 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.

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.

October 12, 2023
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3996 Dumfries Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 6 District Lot 352 Group 1 New Westminster District Plan EPP99543

PID: 031-439-896

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

Latitude: 49° 14' 58.50"
Longitude: 123° 04' 22.10"

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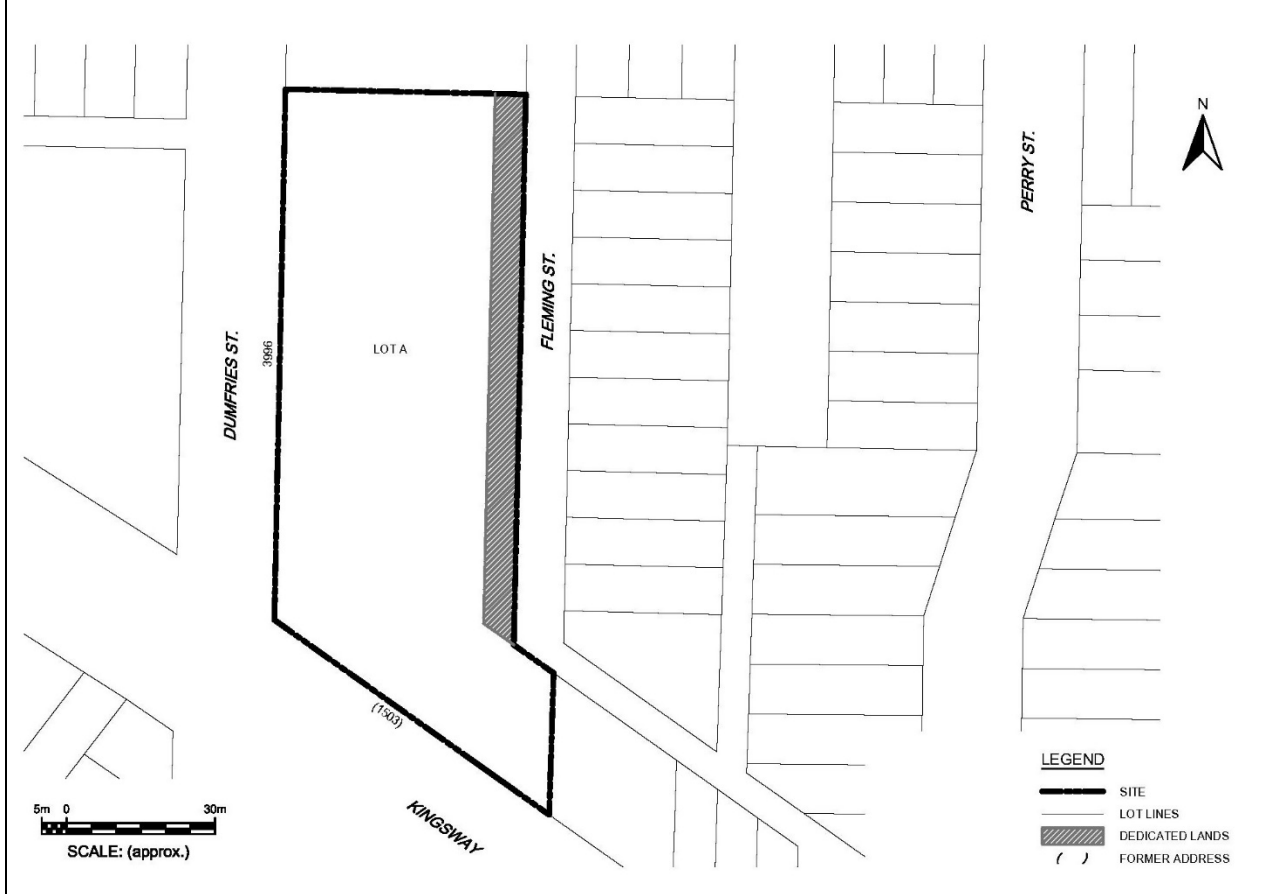
Date Issued



Signing Authority

For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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) An underground parkade will be constructed with a base elevation of not deeper than 50 metres above sea level.

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 an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

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

To meet numerical remediation standards:

benzene	71-43-2
HEPHs	NA
lead	7439-9-1
LEPHs	NA
naphthalene	91-20-3
phenanthrene	85-01-8
tetraethyl lead	78-00-2
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

To meet local background concentrations:

lead	7439-9-1
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Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Conditions, 3996 Dumfries Street, Vancouver, BC, Keystone Environmental Ltd., June 20, 2023;

Communication Record – City of Vancouver Affected Parcel and Dedicated Lands adjacent to 3996 Dumfries Street, Vancouver, BC (formerly 1503 Kingsway, Vancouver, BC), Keystone Environmental Ltd., June 2023;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 3996 Dumfries Street and Dedication Area (formerly 1503 Kingsway), and the Affected Portion of Kingsway (sidewalk), Vancouver, BC, Keystone Environmental Ltd., May 19, 2023;

August 2021 Underground Storage Tank Removal, City of Vancouver Permit Number FI-2021-00462, 1503 Kingsway, Vancouver, BC, Keystone Environmental Ltd., October 15, 2021;

May 2021 Underground Storage Tank Removal, City of Vancouver Permit Number FI-2021-00462, 1503 Kingsway, Vancouver, BC, Keystone Environmental Ltd., October 15, 2021;

Amendment to Release Request – Former Scenario 5, Subdivision Permits Application, 1503 Kingsway, Vancouver, PIDs: 004-718-461 and 004-719-247, Site ID 21149, BC Ministry of Environment and Climate Change Strategy, June 4, 2021;

Amendment to Release Request – Former Scenario 5, Subdivision Permit Application, 1503 Kingsway, Vancouver, BC, PID: 004-718-461 and 004-719-247, Keystone Environmental Ltd., March 4, 2021;


Release Request – Demolition and Development Application, 1503 Kingsway, Vancouver, PIDs: 004-718-461 and 004-719-247; BC Ministry of Environment and Climate Change Strategy, December 19, 2017;

Release Request – Scenario 5 Development Permit Application, 1503 Kingsway, Vancouver, BC, PID: 004-718-461 and 004-719-247, Keystone Environmental Ltd., October 27, 2017;

Phase 2 Preliminary Soil and Groundwater Investigation, 1503 Kingsway, Vancouver, BC, Pottinger Gaherty Environmental Consultants Ltd., July 12, 2012; and,

Phase 1 Environmental Site Investigation, 1503 Kingsway, Vancouver, BC, Pottinger Gaherty Environmental Consultants Ltd., May 3, 2012.

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For Director, *Environmental Management Act*