



VIA EMAIL bob@tconstruction.com

Victoria File: 26250-20/21301
Site ID: 21301

Date: August 23, 2024

Bob Dagg
Trasolini Dagg Construction Corp., Inc. No. BC0630174 and
O'Reilly Investments Corp., Inc. No. BC0290236
901 – 638 Beach Cres,
Vancouver, BC, V6Z 3H4

Dear Bob Dagg:

Re: Certificate of Compliance – 4413 Main Street, Vancouver, BC

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 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 Sydney.Love@gov.bc.ca.

Yours truly,



Sydney Love, BSc, MET, RPBio
Senior Risk Assessment Officer

Enclosure

cc: Margot Davis, Environmental Services Manager, City of Vancouver
Margot.Davis@vancouver.ca

Dave Young, Contaminated Sites Specialist, City of Vancouver
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Contaminated Sites Team, City of Vancouver
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Matty Khalifa, Solicitor, Unitaliving Residences Ltd., Inc. No. 647933 (Kevington Building Corporation Ltd.)
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Client Information Officer, ENV, Victoria

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Society of Contaminated Sites Approved Professionals of BC

submissions@csapsociety.bc.ca

Michael Gill, Approved Professional, SLR Consulting (Canada) Ltd.

mgill@slrconsulting.com

Sam Reimer, Approved Professional, SLR Consulting (Canada) Ltd.

sreimer@slrconsulting.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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4413 Main Street, Vancouver, British Columbia, which is more particularly known and described as:

PID 015-267-831

Lot 16, Except Portions in Plan 4411 and Reference Plan 15093, Block 8 West ½ of District Lot 632 Plan 476

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

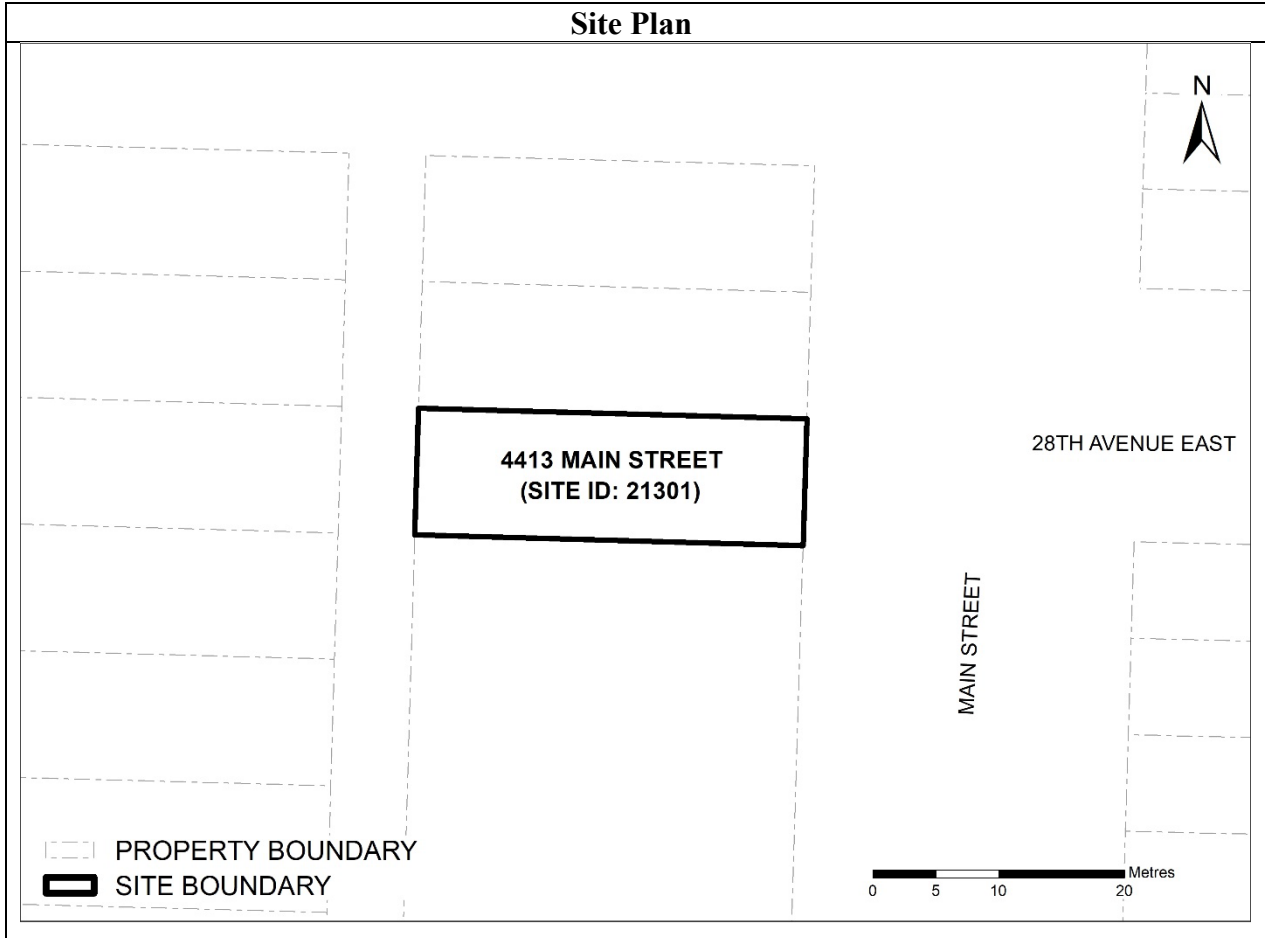
Latitude:	49°	14'	44.4"
Longitude:	123°	06'	05.2"

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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 persons 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 vapours meet the Contaminated Sites Regulation numerical standards at the site. This is based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) A slab-on-grade building will cover the entire site.

Any inconsistencies that arise between the structures, locations and depths of constructed buildings adjacent to the site and the range of structures, locations and depths of buildings 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) Groundwater from the site must not be used as a drinking water source.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene 71-43-2
- Tetrachloroethylene 127-18-4
- Trichloroethylene 79-01-6

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Tetrachloroethylene 127-18-4
- Trichloroethylene 79-01-6

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Tetrachloroethylene 127-18-4
- Trichloroethylene 79-01-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Dichloroethylene, 1,2-cis- 156-59-2
- Tetrachloroethylene 127-18-4
- Trichloroethylene 79-01-6
- Vinyl chloride 75-01-4

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Schedule D

Documents

- *Summary of Site Condition (Site ID 21301)*, SLR Consulting (Canada) Ltd., January 29, 2024.
- *Communication Records for Affected Parcels and Management Areas Adjacent to 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., December 20, 2023.
- *Human Health and Ecological Risk Assessment, 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., November 21, 2023.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., November 21, 2023.
- *Notification of Independent Remediation - Completion (Site ID 21301)*, SLR Consulting (Canada) Ltd., October 26, 2023.
- *Completion of On-Site Soil Remediation, 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., July 19, 2022.
- *Sub-slab Vapour Intrusion Mitigation System, 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., June 16, 2022.
- *Limited Phase I ESA – 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., February 2, 2022.
- *Scenario 3 Release Request – Site Redevelopment Application, 4413 Main Street, Vancouver, BC*, BC Ministry of Environment and Climate Change Strategy, October 22, 2021.
- *Dewatering Strategy – BP-2020-03872 Soil Remediation Plan at 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., May 25, 2021.
- *Scenario 3 Release Request – Site Redevelopment Application, 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., April 23, 2021.
- *Conclusions to Support a Scenario 3 Request for Release, 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., April 22, 2021.
- *Remediation Commitment, 4413 Main Street, Vancouver, BC and Affected Off-Site Lands*, SLR Consulting (Canada) Ltd., April 22, 2021
- *Supplementary Site Investigation and Updated Remediation Plan – 4413 Main Street, Vancouver, BC, Site ID 21301*, SLR Consulting (Canada) Ltd., April 21, 2021.

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- *Addendum - Summary of Site Investigations, Conceptual Site Model and Remediation Plan – 4413 Main Street, Vancouver, BC, Site ID 21301*, SLR Consulting (Canada) Ltd., November 18, 2020.
- *Protocol 6 Approval Application for Relief from Delineation, 4413 Main Street, Vancouver, BC*, BC Ministry of Environment and Climate Change Strategy, October 21, 2020.
- *Test Hole Investigation Report, City Lands Adjacent to 4413 Main Street*, SLR Consulting (Canada) Ltd., October 2, 2020.
- *Soil Remediation Plan for On-site Contaminated Soil at 4413 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd., August 28, 2020.
- *Responses to Ministry Questions, Protocol 6 Approval Application for Non-Delineation, 4413 Main Street (Site ID 21301), Vancouver, BC*, SLR Consulting (Canada) Ltd., August 13, 2020.
- *Large File Transfer Email: “Site ID 21301 Revised Drawings and SOSC” (Drawings 1 to 7)*, SLR Consulting (Canada) Ltd., April 27, 2020.
- *Email: “RE: Site 21301: 4413 Main Street P6 Application”*, SLR Consulting (Canada) Ltd., April 27, 2020.
- *Site Risk Classification Report & Exposure Pathway Questionnaire*, SLR Consulting (Canada) Ltd., March 3, 2020.
- *Summary of Site Investigations, Conceptual Site Model and Remediation Plan – 4413 Main Street, Vancouver, BC Site ID 21301*, SLR Consulting (Canada) Ltd., February 26, 2020.
- *Notification of Independent Remediation - Initiation (Site ID 21301)*, SLR Consulting (Canada) Ltd., February 11, 2020.
- *Notification of Likely or Actual Migration (to 4453 Main Street)*, SLR Consulting (Canada) Ltd., October 8, 2019.
- *Protocol 6 Approval Application for Non-Delineation - 4413 Main Street, Vancouver, BC (“Site”)*, SLR Consulting (Canada) Ltd., October 8, 2019.
- *Site Risk Classification Report & Exposure Pathway Questionnaire*, SLR Consulting (Canada) Ltd., September 19, 2019.
- *Notification of Likely or Actual Migration (to City of Vancouver)*, SLR Consulting (Canada) Ltd., November 28, 2018.
- *Site Risk Classification Report & Exposure Pathway Questionnaire*, SLR Consulting (Canada) Ltd., November 28, 2018.

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- *Detailed Site Investigation (Final Report - Revision 2) - 4413 Main Street, Vancouver, BC, JMB Environmental Ltd., April 19, 2017.*
- *Hazardous Materials Survey (Final Report) – 4413 Main Street, Vancouver, BC, JMB Environmental Ltd., March 29, 2017.*
- *Detailed Site Investigation (Final Report) - 4413 Main Street, Vancouver, BC, JMB Environmental Ltd., November 8, 2015.*
- *Stage 2 Preliminary Site Investigation – Report, 4413 Main Street, Vancouver, BC, Next Environmental Inc., December 16, 2013.*
- *2012 Annual Schedule ‘B’ Reporting for the Certificate of Compliance for Site 7616, Gandalf Consulting Ltd., May 2, 2013.*
- *Report on Conditions per Schedule ‘B’ of Certificate of Compliance at 4453 Main Street (Site ID 7616), Franz Environmental Inc., April 19, 2013.*
- *Report on Conditions per Schedule ‘B’ of Certificate of Compliance at 4453 Main Street (Site ID 7616), Franz Environmental Inc., June 27, 2012.*
- *Stage 1 PSI; Stage 2 PSI/DSI; Confirmation of Remediation; Risk Assessment – 4453 Main Street, Vancouver, BC, Franz Environmental Inc., January 2011.*

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