



VIA EMAIL: cramp@jp-developments.com

File: 26250-20/21390
Site ID: 21390

December 21, 2023

Mitch Cramp
Jim Pattison Developments Ltd.
200-879 Marine Drive
North Vancouver, BC V7P 1R7

Dear Mitch Cramp:

Re: Certificate of Compliance - 206 East 6th Avenue, 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 Site@gov.bc.ca.

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

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

Michael Lee, 1299810 B.C. Ltd.
lee@jp-developments.com

Juliet Zhu, HSBC,
juliet.ly.zhu@hsbc.ca

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

Michael Geraghty, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Client Information Officer, 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 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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Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 206 East 6th Avenue, Vancouver, British Columbia, which is more particularly known and described as:

LOT 1 BLOCK 38 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP94280
PID: 031-722-202

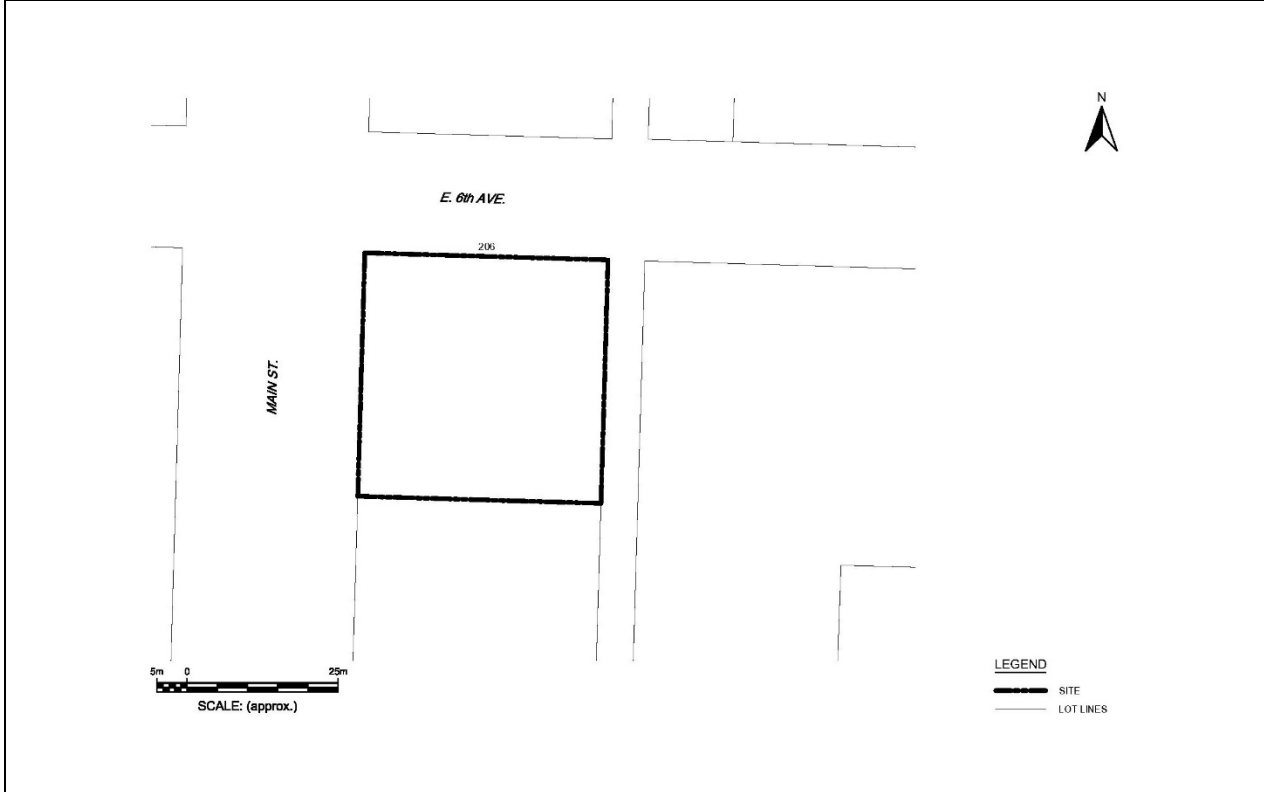
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 54.70"
Longitude: 123° 6' 1.4"

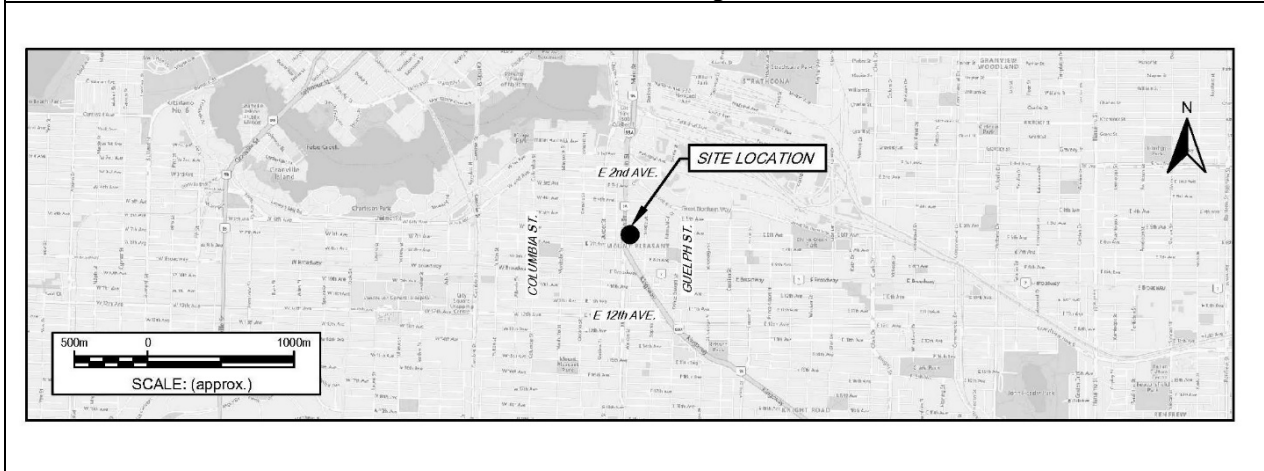
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Site Plan



Location Map



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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 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) Buildings constructed on the site will have a parkade of any depth.

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 persons 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 low density residential land soil use:

To meet numerical remediation standards:

benzene	71-43-2
xylenes	1330-20-7
HEPHs	N/A
LEPHs	N/A
VPHs	N/A

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Schedule D

Documents

Summary of Site Condition, 206 East 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., October 31, 2023;

Report of Findings - Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation and Confirmation of Remediation, 206 East 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., October 2023;

Approval in Principle – 206 East 6 Avenue, 2216-2218 Main Street, Vancouver, BC, Ministry of Environment and Climate Change Strategy, May 3, 2022;

Summary of Site Condition, 206 East 6th Avenue, 2216 and 2218 Main Street, Vancouver, BC, Keystone Environmental Ltd., March 2022; and

Report of Findings - Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 206 East 6th Avenue, 2216 and 2218 Main Street, Vancouver, BC, Keystone Environmental Ltd., March 2022.

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