



VIA EMAIL: BrendanY@petersonbc.com

Victoria File: 26250-20/23051
Regional File: 26250-20/23051
Site ID: 23051

July 5, 2024

Brendan Yee
Frame Kingsway Development BT Ltd.
1701 - 1166 Alberni Street
Vancouver, BC V6E 3Z3

Dear Mr. Yee:

**Re: Certificate of Compliance - 5189 Earles Street (Formerly 2725 Kingsway),
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 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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc:

Dave Young, City of Vancouver
contaminated.sites@vancouver.ca

CSAP Society
submissions@csapsociety.bc.ca

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

Ben Lin, Approved Professional, Keystone Environmental Ltd.
blin@keystoneenvironmental.ca

Patrick Tong, TD Bank
Patrick.Tong@td.com

Rajwinder Deol, FortisBC Energy Inc.
Rajwinder.Deol@fortisbc.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 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.

July 5, 2024
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5189 Earles Street, Vancouver , British Columbia which is more particularly known and described as:


Lot 1 Blocks 1 to 4 District Lot 37 Group 1 New Westminster District Plan EPP114339

PID: 031-631-568

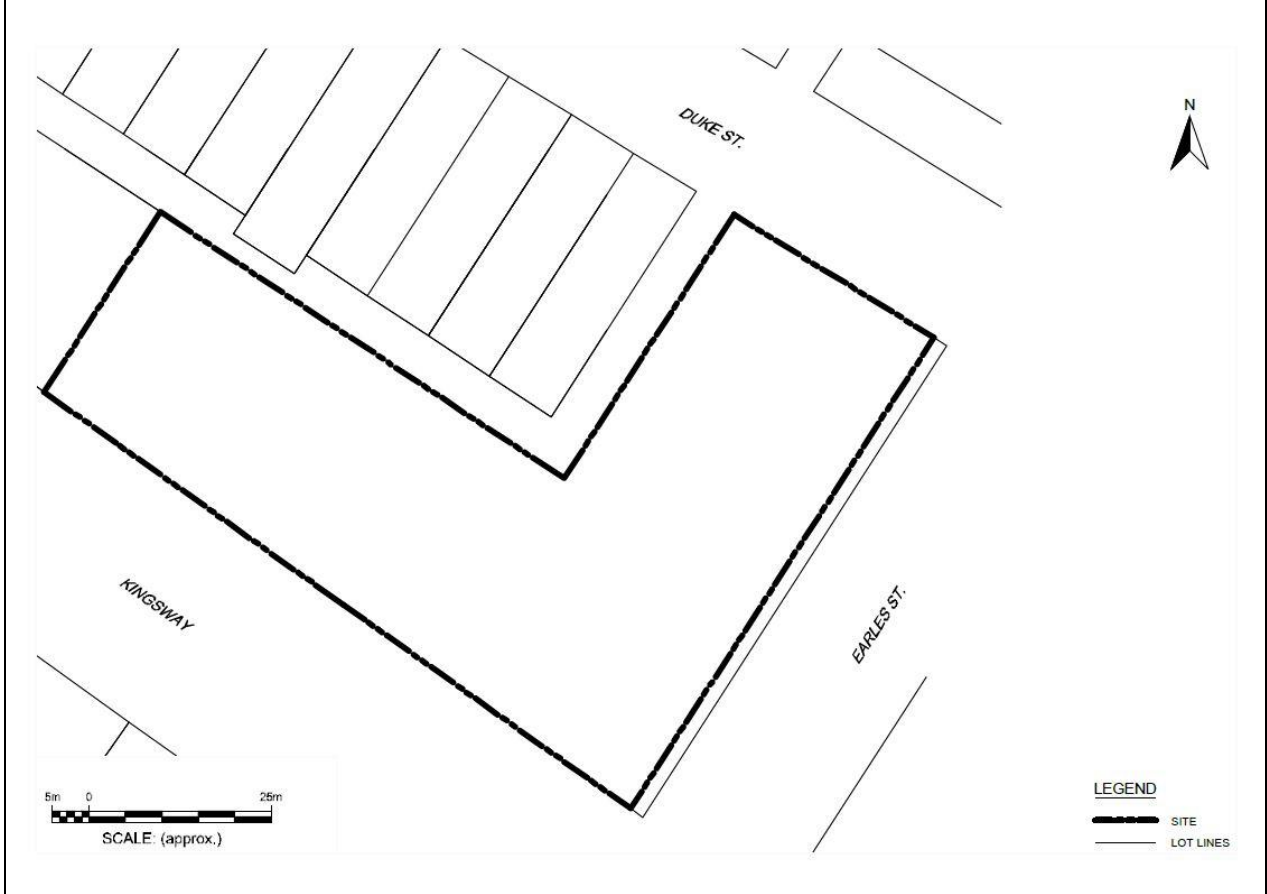
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 17.4"
Longitude: 123° 2' 57.3"

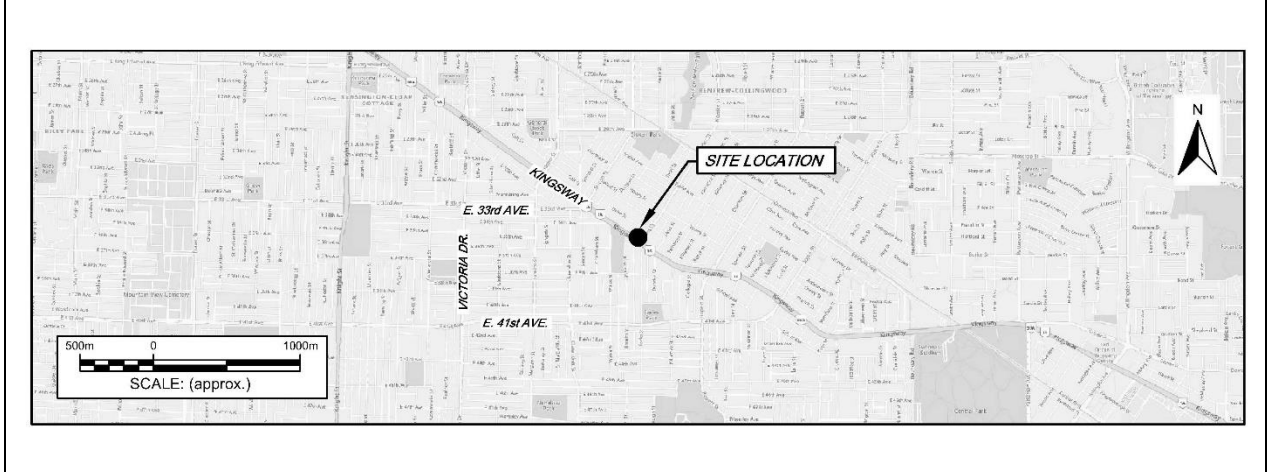
July 5, 2024
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*


Site Plan



Location Map



July 5, 2024
Date Issued


Liliana Jerade
For Director, Environmental Management Act

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 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) *Any building(s) erected can be constructed as slab-on-grade or with underground parkade(s) to any depth below ground surface.*

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 an amendment or new Certificate of Compliance may be necessary.

July 5, 2024

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for high density residential soil use:

To meet numerical remediation standards:

HEPHs	n/a
lead	7439-92-1
tin	7440-31-5

Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
lithium	7439-93-2

July 5, 2024

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents


Summary of Site Condition, 5189 Earles Street, Vancouver, BC, Keystone Environmental Ltd., May 2024.

Report of Findings – Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation and Confirmation of Remediation, 5189 Earles Street (Formerly 2725 Kingsway) and Adjacent Dedicated Lands, Vancouver, BC, Keystone Environmental Ltd., March 2024.

Approval in Principle – 2725 Kingsway, Vancouver, BC, BC ENV, July 2022.

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 2725 Kingsway and Adjacent Dedicated Lands, Vancouver, BC, Keystone Environmental Ltd., May 2022.

July 5, 2024
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*
