



**VIA EMAIL:** [spurdy@pcurban.ca](mailto:spurdy@pcurban.ca)

Victoria File: 26250-20/24178  
Site ID: 24178

September 20, 2023

PC Urban Properties Corp  
Att: Spencer Purdy  
Suite 880, 1090 West Georgia  
Vancouver, BC V6E 3V7

Dear Spencer Purdy:

**Re: Certificate of Compliance - 8360 Ontario Street, 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 that 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
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](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,



Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

Chaya Bains, CFA, CIBC, [Chaya.Bains@cibc.com](mailto:Chaya.Bains@cibc.com)

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Client Information Officer, ENV, Victoria, [csp\\_cio@Victorial.gov.bc.ca](mailto:csp_cio@Victorial.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.

September 20, 2023  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 8360 Ontario Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 2 except the north 50 feet of Block 2 of Blocks 12 and 13 District Lot 322 Plan 8102  
PID: 010-252-606

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

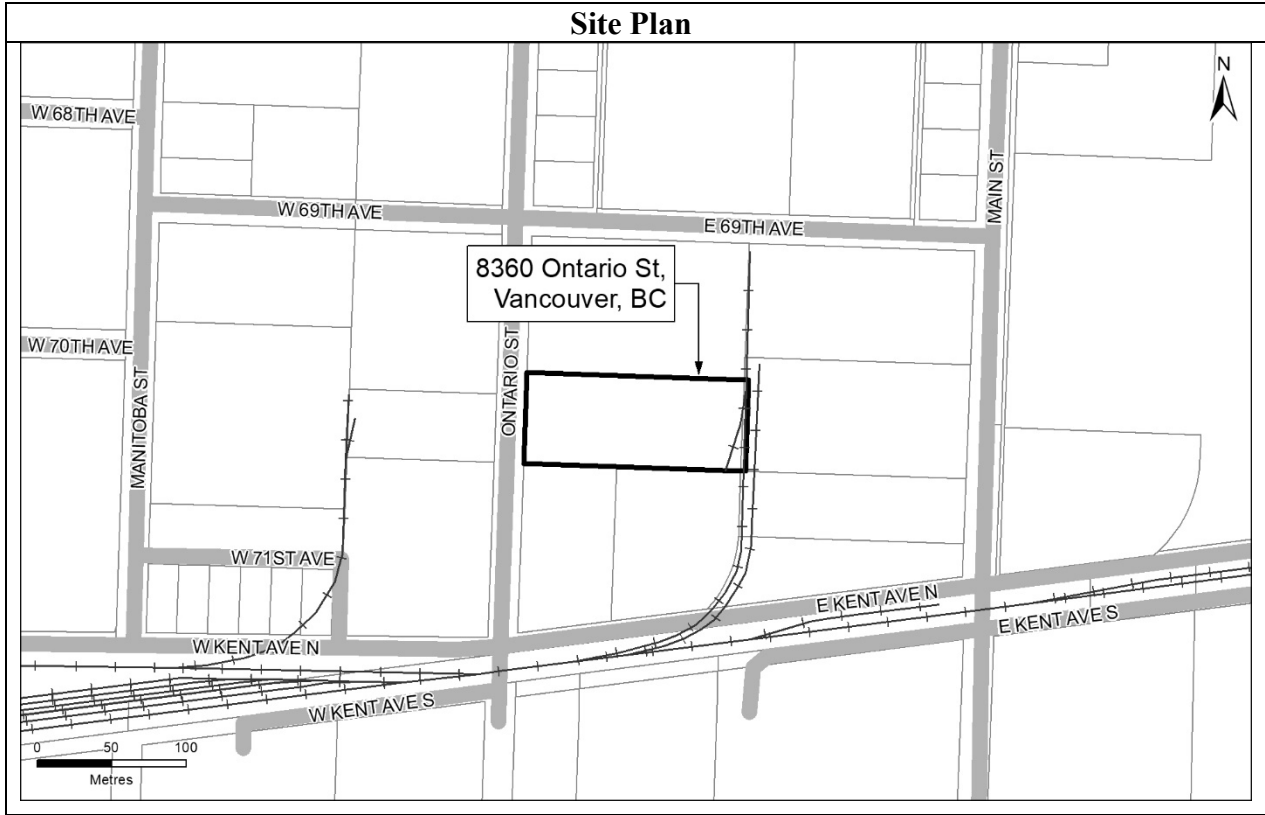
Latitude:       49° 12' 29.7"  
Longitude:     123° 6' 20.4"

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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 Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the conditions expected at the site. These assumptions include the following:

- (a) Any new buildings constructed on-site will be slab on grade buildings with no significant removal below current (June 2023) ground surface.

Any inconsistencies that arise with the proposed or constructed structures and 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.

2. The principal risk control which must be present or implemented and must be maintained at the site include the following:
  - (a) Maintain a surface cap (including, but not limited to, one or a combination of the following: asphalt, concrete, 1 m of clean fill or any other material designed to prevent exposure to the contaminated soil).
3. If requested by the Director, the responsible persons 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of

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this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

- (a) The time period over which institutional or engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
- (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for the modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet risk-based remediation standards:

- Antimony (7440-36-0)
- Arsenic (7440-38-2)
- Cadmium (7440-43-9)
- Chromium III (7440-47-3)
- Cobalt (7440-48-4)
- Copper (7440-50-8)
- HEPH (N/A)
- Lead (7439-92-1)
- LEPH (N/A)
- Manganese (7439-96-5)
- Molybdenum (7439-98-7)
- Naphthalene (91-20-3)
- Nickel (7440-02-0)
- Selenium (7782-49-2)
- Tin (7440-31-5)
- Zinc (7440-66-6)
- Toluene (108-88-3)
- VPH (N/A)
- Xylenes (1330-20-7)

#### *Substances remediated in water for aquatic life use:*

##### To meet risk-based remediation standards in groundwater:

- Zinc (7440-66-6)

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Ausenco Sustainability Inc., June 2023
- *Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, and Detailed Site Investigation, 8360 Ontario Street, Vancouver, BC* prepared by Ausenco Sustainability Inc., May 2023
- *Memorandum: Update on Site Conditions and HHERA Conclusions, 8360 Ontario Street, Vancouver, BC* prepared by Ausenco Sustainability Inc., May 2023
- *Performance Verification Plan for 8360 Ontario Street, Vancouver, BC*, prepared by Ausenco Sustainability Inc., December 2022
- *Detailed Human Health and Ecological Risk Assessment, 8360 Ontario Street, Vancouver, BC*, prepared by Ausenco Sustainability Inc., September 2022
- *Protocol 6 Preapproval Application to not Delineate Contaminated Fill at 8360 Ontario Street, Vancouver, BC* prepared by Hemmera Envirochem Inc., March 2021

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