



VIA EMAIL: dino@bonnis.net

Victoria File: 26250-20/26716
Site ID: 26716

August 19, 2024

Mr. Dino Bonnis
Bonnis Properties 952 Inc.
300 - 526 Granville Street
Vancouver, BC
V6C 1W6

Dear: Mr. Dino Bonnis

Re: Certificate of Compliance – Portion of Granville Street North Adjacent to 950 Granville 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.

Enclosure

cc: City of Vancouver, contaminated.sites@vancouver.ca

Dr. Harm Gross, Approved Professional, NEXT Environmental Inc.
hgross@nextenvironmental.com

Dr. Reidar Zapf-Gilje, Approved Professional, GeoEnviroLogic Consulting Ltd.,
reidar.geoenvirologic@gmail.com

Canadian Western Bank, Suite 1500 - 1040 Georgia St, Vancouver BC V6E 4H1

CSAP Society, submissions@csapsociety.bc.ca

Client Information Officer, BC ENV, Victoria, 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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

August 19, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a Portion of Granville Street North Adjacent to 950 Granville Street, Vancouver, BC, which is as depicted in a sketch plan prepared by Kunal Jain on August 15, 2024 and is more particularly known and described as:

All and singular those certain parcels or tracts of land and premises, situate, lying, and being adjacent to Lot 1, District Lot 541, Group 1, New Westminster District Plan EPP92206, in Vancouver, British Columbia more particularly described as follows:

Beginning at the Lead Plug besides South West corner of said Lot 1,

Thence along the Southerly boundary of said lot in a South Easterly direction at a bearing of 134 degrees 46 minutes 35 seconds and 1.523 metres more or less to the South West corner of said Lot 1,

Thence along the Westerly Property Line of said Lot 1 in a North Easterly direction at a bearing of 44 degrees 49 minutes 32 seconds and 29.315 metres more or less to the point of commencement,

Commencing in North Easterly direction at a bearing of 32 degrees 41 minutes 6 seconds and 4.325 metres more or less to BH1108v,

Thence in a North Easterly direction at a bearing of 42 degrees 56 minutes 37 seconds and 3.329 metres more or less to BH701A,

Thence in North Easterly direction at a bearing of 67 degrees 29 minutes 32 seconds and 2.644 metres more or less to a point along the Westerly property line of Lot 1,

Thence in a South Westerly direction along the Westerly property of said Lot 1 at a bearing of 224 degrees 49 minutes 32 seconds and 9.996 metres more or less to the point of commencement containing an area of 6.4 square metres more or less.

All bearings are grid azimuths and are referred to central meridian of UTM Zone 10N. All distances are grid distances. Property boundaries are based on Plan EPP92206 are approximate.

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

Latitude: 49° 16' 46.7"
Longitude: 123° 7' 20.2"

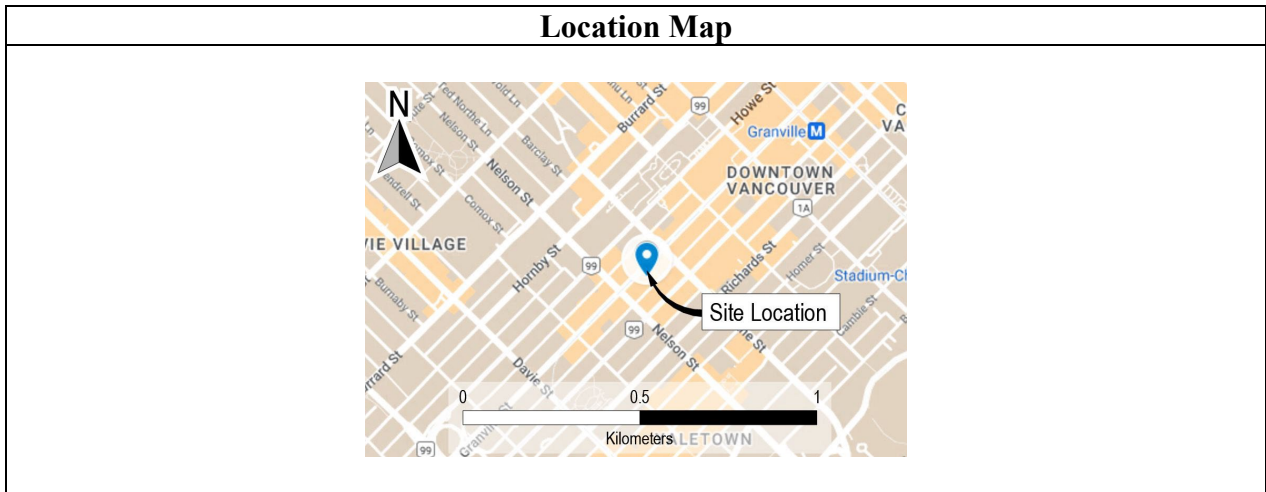
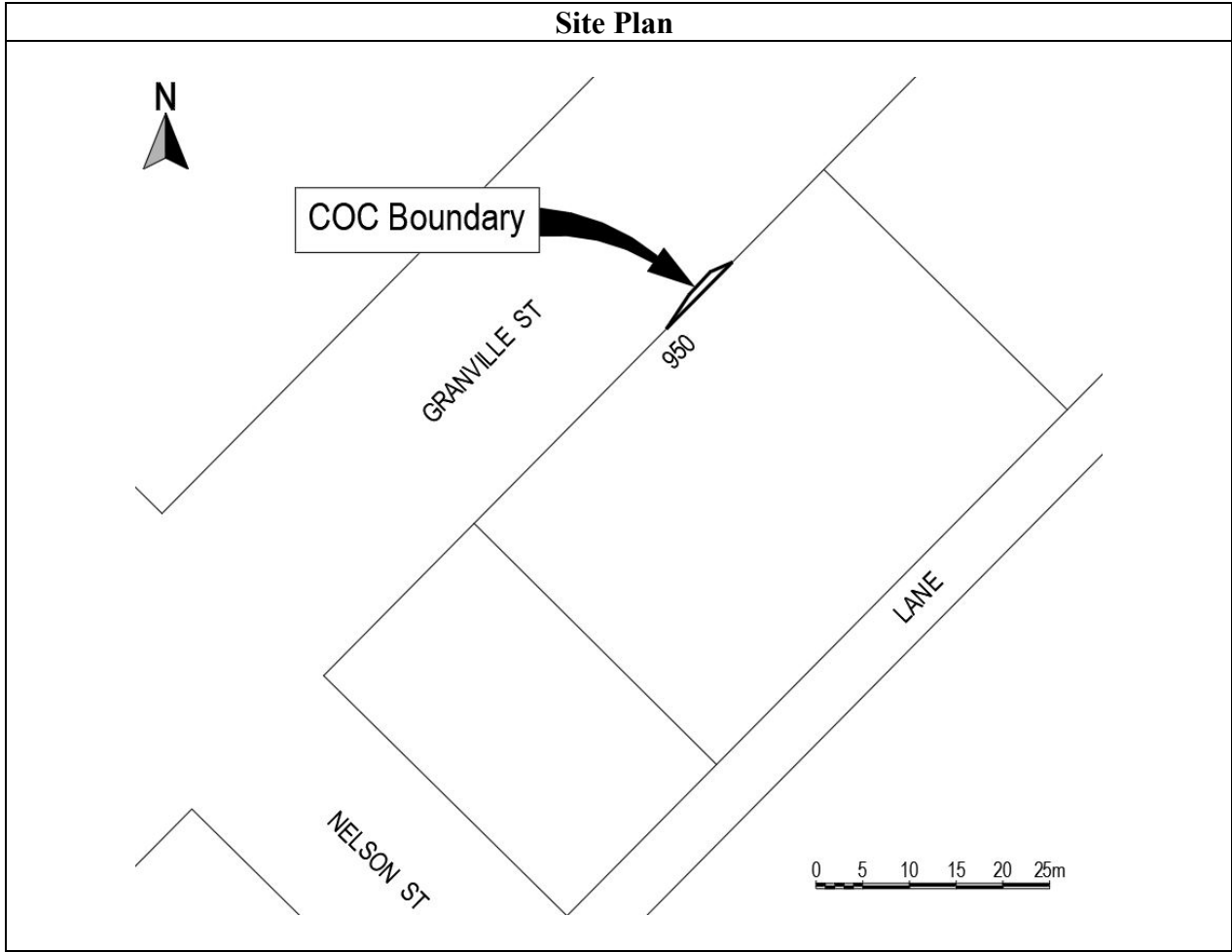
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible 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 risk-based 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) The site will be maintained as a road with no buildings present.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) The site will be maintained as a road with no buildings present.*
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 industrial land soil use:

To meet risk-based remediation standards:


tetrachloroethylene *127-18-4*

Substances remediated in water for no water use:

To meet risk-based remediation standards:

tetrachloroethylene *127-18-4*

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Schedule D

Documents

Summary of Site Condition, Granville Street North Adjacent to 950 Granville Street, Vancouver BC [SITE ID: 26716], prepared by Harm Gross, Next Environmental Inc., and Reidar Zapf-Gilje, GeoEnviroLogic Consulting Ltd., April 17, 2024

Stage 1 Preliminary Site Investigation Update, 950 Granville Street, Vancouver, BC [Site ID 10429], prepared by Crystal Froescher and Aio Haberli, Next Environmental Inc., April 4, 2024

Detailed Risk Assessment, 950 Granville Street, Vancouver, BC [Site ID 10429] & Adjacent Portion of Granville Street [Site ID 26716], prepared by Aio Haberli and Jeroen Wauters, Next Environmental Inc., March 18, 2024

Confirmation of Remediation, 950 Granville Street, Vancouver, BC [SITE ID: 10429], prepared by Crystal Froescher and Aio Haberli, Next Environmental Inc., March 18, 2024

Stage 2 Preliminary Site Investigation & Detailed Site Investigation Reports, 950 Granville Street, Vancouver, BC [Site ID 10429] & Adjacent Portion of Granville Street [Site ID 26716], prepared by Crystal Froescher, Aio Haberli and Jeroen Wauters, Next Environmental Inc., March 18, 2024

Protocol 6 Pre-approval Application to Release Site as High Risk Site for Review by Approved Professional, 950 Granville Street, Vancouver, BC, prepared by Hong (Peter) Yan, Ministry of Environment and Climate Change Strategy, September 11, 2023

Protocol 6 Pre-approval Application to Release Site as High Risk Site for Review by Approved Professional, 950 Granville Street, Vancouver, BC, [Site ID 10429], prepared by Aio Haberli and Jeroen Wauters, Next Environmental Inc., July 27, 2023

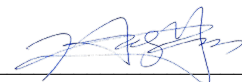
Stage 1 Preliminary Investigation Report, 950 Granville Street, Vancouver, BC [Site ID 10429], prepared by Riley Donaldson and Aio Haberli, Next Environmental Inc., May 17, 2023

Certificate of Compliance – Performance Verification Monitoring for 2018-2019 (Year 7), 942-950 and 952 Granville Street, Vancouver, BC, prepared by Michael Muttersbach and Buck Sin, Next Environmental Inc., September 9, 2019

Geotechnical Report, Building Development, 950-968 Granville Street, Vancouver, BC, prepared by Steven J. Case and Randy Hillaby, WSP Canada Inc., March 13, 2019

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Certificate of Compliance – Performance Verification Monitoring for 2016-2017 (Year 6), 942-950 and 952 Granville Street, Vancouver, BC, prepared by Michael Muttersbach and Buck Sin, Next Environmental Inc., dated September 26, 2018

Certificate of Compliance, Performance Verification Monitoring for 2016-2017 (Year 5), 942-950 Granville Street, Vancouver, BC, prepared by Michael Muttersbach and Buck Sin, Next Environmental Inc., dated October 10, 2017

Certificate of Compliance – Performance Verification Monitoring for 2015-2016 (year 4), 942-950 and 952 Granville Street, Vancouver, BC, prepared by Michael Muttersbach, Next Environmental Inc., dated August 5, 2016

Certificate of Compliance – SITE IDs 10429 and 5940 Performance Verification Monitoring 2014-2015/ Year 3, 942-950 & 952 Granville Street, Vancouver, BC, prepared by Michael Muttersbach, Next Environmental Inc., dated February 9, 2016.

Certificate of Compliance, Performance Verification Monitoring (2013-2014), 942-950 & 952 Granville Street, Vancouver, BC, prepared by Dr. Harm Gross and Gavin Leung, Next Environmental Inc., dated January 22, 2015.

Compliance Groundwater & Vapour Monitoring (2012-2013), 942-950 & 952 Granville Street, 952 Granville Street, Vancouver, BC, prepared by Chuck Jochems and Jason Chalifour, Next Environmental Inc, dated August 21, 2013.

Stage 1 Preliminary Site Investigation Update, 942-950 and 952 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by Phil Lowery and Jason Chalifour, Next Environmental Inc., dated February 3, 2012.

Addendum - Human Health and Ecological Risk Assessment, 942 - 950 & 952 Granville Street, Vancouver, BC, prepared by Jason Chalifour and Philip Lowery, Next Environmental Inc., dated February 2, 2012.

Human Health and Ecological Risk Assessment, 942 - 950 & 952 Granville Street, Vancouver, BC, prepared by Jason Chalifour and Philip Lowery, Next Environmental Inc., dated October 6, 2011.

Environmental Detailed Site Investigation Addendum, 942-950 and 952 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by Phil Lowery and Jason Chalifour Next Environmental Inc., dated September 14, 2011.

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Confirmation of Remediation - Soils, 942-950 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by Phil Lowery, Karey Buday and Jason Chalifour, Next Environmental Inc., dated April 13, 2011.

Detailed Site Investigation, 942-950 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by Phil Lowery and Jason Chalifour, Next Environmental Inc., dated August 10, 2007.

Removal of Underground Storage Tanks, 942-950 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by David Mitchell and Sharon Basit, Next Environmental Inc., dated July 6, 2004.

Environmental Stage 2 Preliminary Site Investigation, 942-950 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by David Mitchell and Sharon Basit, Next Environmental Inc., dated May 27, 2004.

Stage 1 Preliminary Site Investigation, 942-950 Granville Street, Vancouver, BC for Bonnis Properties Inc., prepared by David Mitchell and Sharon Basit, Next Environmental Inc., dated March 31, 2004.

Preliminary Site Investigation Phase II, 952 Granville Street, Vancouver, BC for Granville Entertainment, prepared by Peter Hansen and Robert Bulger, Pacific Environmental Consulting, dated September 1, 1999.

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