



VIA EMAIL: spoltrok@morguard.com

Victoria File: 26250-20/26874
Regional File: 26250-20/26874
Site ID: 26874

May 14, 2024

Susanne Poltrok
East Kent Holdings Ltd.
c/o Morguard Investments Limited
55 City Centre Drive, Suite 800
Mississauga, ON L5B 1M3

Dear Susanne Poltrok,

Re: Certificate of Compliance - 8310 Prince Edward Street, 403 and 455 East Kent Avenue N, and 8385 St. George 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 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,



Ingrid Sorensen, M.A.Sc., R.P.Bio
Senior Risk Assessment Officer

Enclosure

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

Brenda Hatch, BC Hydro
brenda.hatch@bchydro.com

Client Information Officer, ENV, Victoria
msp_cio@Victoria1.gov.bc.ca

CSAP Society
submissions@csapsociety.bc.ca

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

Michael McLeay, Approved Professional, Keystone Environmental Ltd.
mmcleay@keystoneenvironmental.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.

May 14, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8310 Prince Edward Street, 403 and 455 East Kent Avenue N, and 8385 St. George Street, Vancouver, British Columbia which is more particularly known and described as:

Lot B District Lot 313 Plan 14150
PID: 008-484-422
8310 Prince Edward Street

Lot 1 Blocks 11 and 12 District Lot 313 Plan 14952
PID: 007-774-061
403 East Kent Avenue N

Lot 2 Blocks 11 to 14 District Lot 313 Plan 15628
PID: 007-653-981
455 East Kent Avenue N

Lot C of Lot 3 Blocks 11 to 14 District Lot 313 Plan 17761
PID: 007-259-476
8385 St. George Street

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

Latitude: 49° 12' 31.8"
Longitude: 123° 5' 46.4"

The site contains a risk management area depicted on an engineering plan (Figure 24-14292-01) by Keystone Environmental Ltd. The area is described by the following legal metes and bounds:

Metes & Bounds of Risk Management Area:

Starting at the northeast corner of Lot C of Lot 3 Blocks 11 to 14 District Lot 313 Plan 17761: the point of commencement.

Thence 180° 41' 25" for 134.060 metres;
Thence 262° 14' 18" for 162.399 metres;
Thence 00° 00' 00" for 77.828 metres;
Thence 57° 26' 25" for 93.871 metres;
Thence 00° 45' 57" for 113.761 metres;

May 14, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

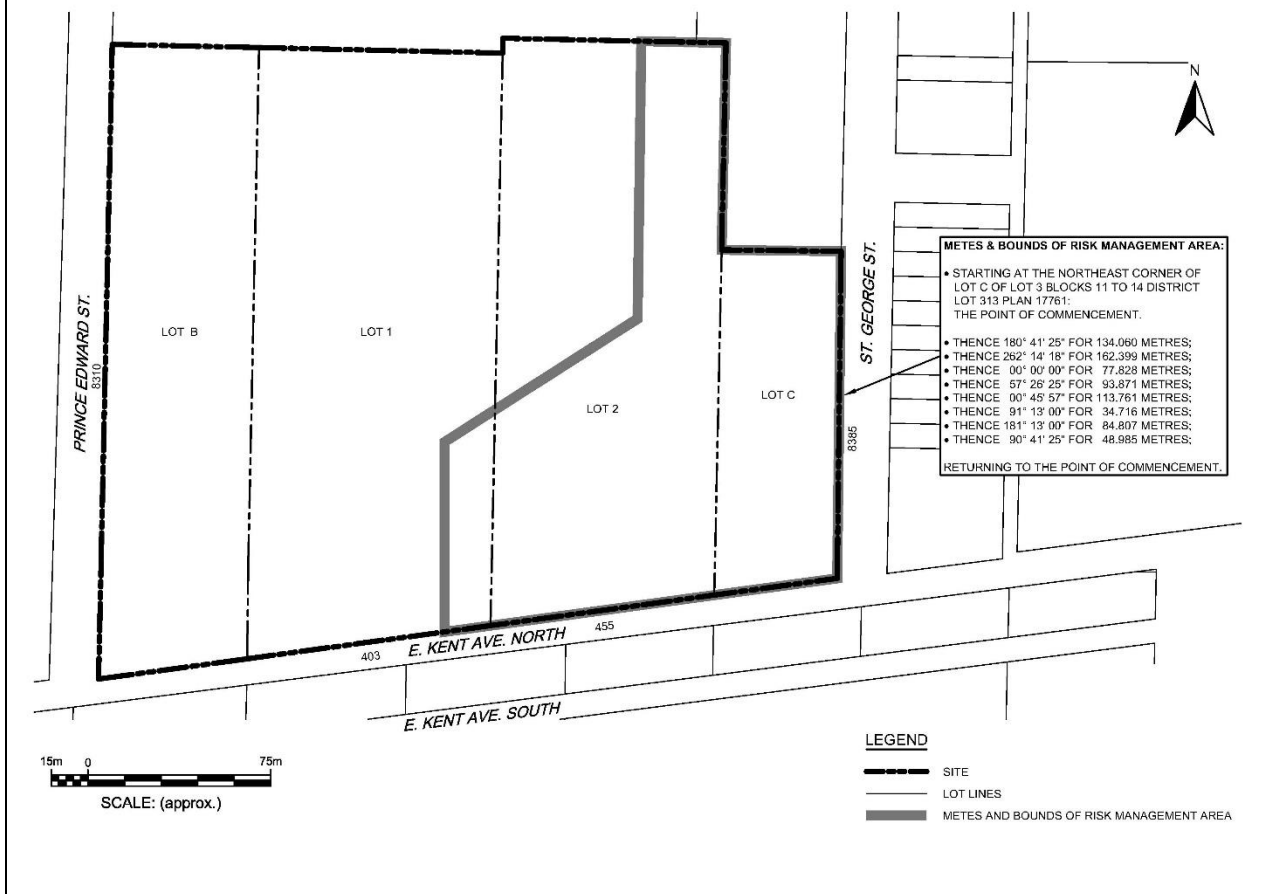
Thence 91° 13' 00" for 34.716 metres;
Thence 181° 13' 00" for 84.807 metres;
Thence 90° 41' 25" for 48.985 metres;

Returning to the point of commencement.

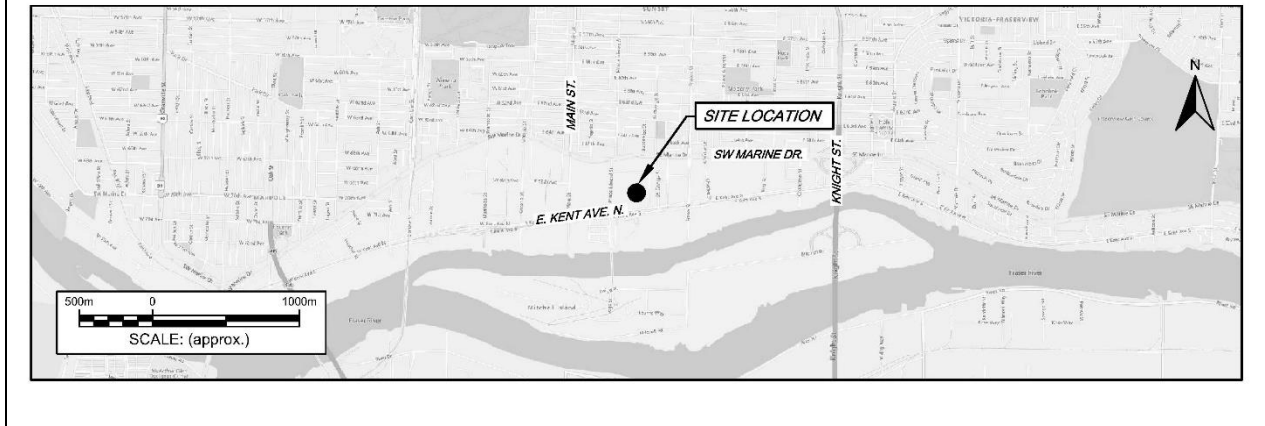
May 14, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

Site Plan



Location Map



May 14, 2024
Date Issued


 Ingrid Sorensen
 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 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 current Site configuration will remain unchanged or any building(s) erected will be constructed as slab-on-grade.
- (b) Groundwater is not in contact with the foundation of any current or future buildings.
- (c) Subsurface vapour is not under pressure.

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) Contaminated soils, as defined by the attached metes and bounds figure (Figure 24-14292-01), must remain covered by an impermeable barrier such as intact pavement or building foundations or by a minimum of 1.0 m of material meeting numerical or risk-based standards.
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.
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.

May 14, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of 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 and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (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 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 plan described in clause 4 above; and
 - (d) Supporting documentation.

May 14, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

arsenic	7440-38-2
barium	7440-39-3
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
iron	7439-89-6
manganese	7439-96-5
molybdenum	7439-98-7
nickel	7440-02-0
vanadium	7440-62-2

Substances evaluated in water for drinking water use:

To meet local background concentrations:

arsenic	7440-38-2
iron	7439-89-6
lithium	7439-93-2
manganese	7439-96-5

May 14, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Keystone Environmental Ltd., February 2024;

Performance Verification Plan - 8310 Prince Edward Street, 403 and 455 East Kent Avenue N, and 8385 St. George Street, Vancouver, BC; Keystone Environmental, February 2024;

Report of Findings - Human Health and Ecological Risk Assessment - 8310 Prince Edward Street, 403 and 455 East Kent Avenue N, and 8385 St. George Street, Vancouver, BC, Keystone Environmental, February 2024;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation and Detailed Site Investigation - 8310 Prince Edward Street, 403 and 455 East Kent Avenue N, and 8385 St. George Street, Vancouver, BC, Keystone Environmental, February 2024;

Application for Preapproval under Protocol 6, Request to Not Delineate in Soil, Area Wide and Denied Access for 8310 Prince Edward Street, 403 & 455 E. Kent Ave., 8385 St. George St., Vancouver, British Columbia (Site 26874), BC Ministry of Environment and Climate Change Strategy, July 25, 2023; and

Report of Findings – Phase I Environmental Site Assessment, 8310 Prince Edward Street, 403 and 455 East Kent Avenue N, and 8385 St. George Street, Vancouver, BC, Keystone Environmental Ltd, September 14, 2018.

May 14, 2024
Date Issued


Ingrid Sorensen
For Director, Environmental Management Act