



VIA EMAIL

Victoria File: 26250-20/29430
Site ID: 29430

February 12, 2025

Canadian Pacific Railway Company
2025 McCowan Road, GYO Bldg. 1st Floor
Scarborough, ON M1S 5K3
Della.Berwanger@cpkcr.com

Re: Certificate of Compliance - Former CPKC 'O Yard', adjacent West Kent Avenue North, Vancouver, BC

Dear Della Berwanger:

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 professional 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 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,



James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc:

Christiaan Iacoe, City of Vancouver, christiaan.iacoe@vancouver.ca

David Newton, AtkinsRéalis, David.Newton@atkinsrealis.com

John DeCesare, Approved Professional, John.Decesare@atkinsrealis.com

Mandeep Purewal, Approved Professional, Mandeep.Purewal@atkinsrealis.com

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

CSAP Society, submissions@csapsociety.bc.ca



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	IL
Water	AW _M , AW _F , DW
Sediment	N/A
Vapour	IL

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

February 12, 2025
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is for the Former CPKC 'O Yard', adjacent West Kent Avenue North, Vancouver, British Columbia, which is more particularly known and described as:

Lot 8, District Lots 311 and 322 Plan 8207

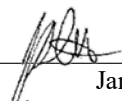
PID 010-216-146

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

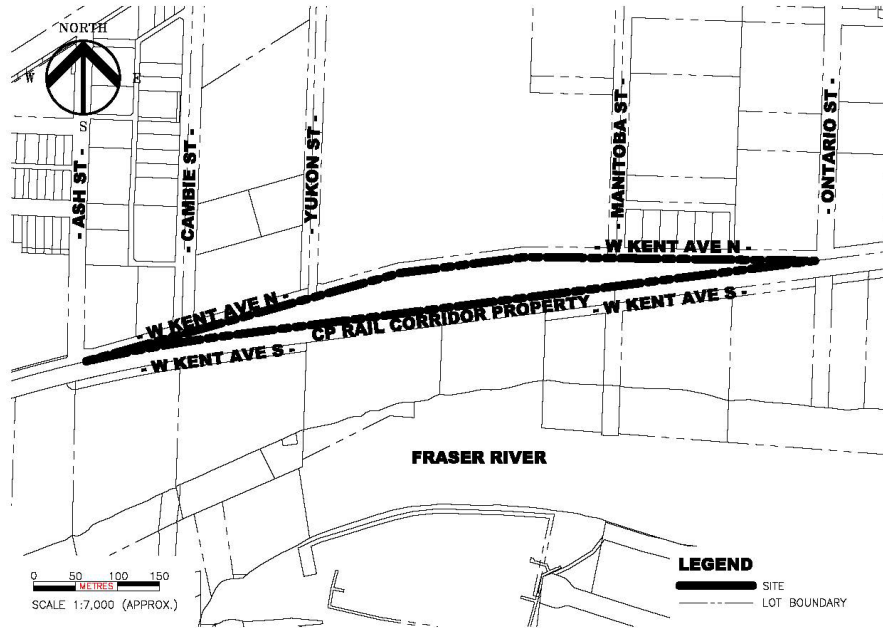
Latitude:	49°	12'	23.7"
Longitude:	123°	06'	45.1"

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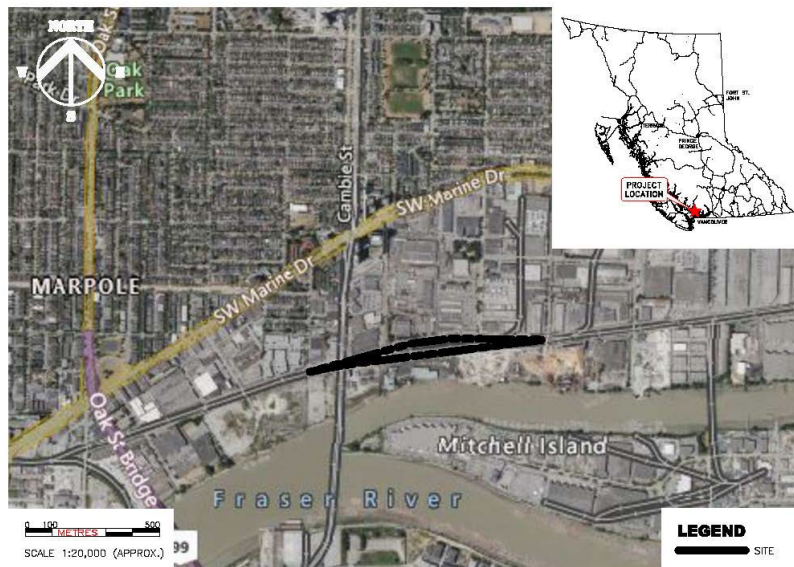
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Site Plan



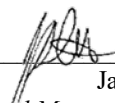
Location Map



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Site Identification Number 29430
Version 10.0 R


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For Director, *Environmental Management Act*

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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in *land, vapour, or water*, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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 a Contaminated Sites Regulation numerical standard 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) *Current and future outdoor land use;*
- (b) *Future buildings must be built be of slab-on-grade construction at an elevation of 4 m above sea level or higher.*

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Schedule C

Substances remediated in soil for industrial soil use:

To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
cadmium	7440-43-9
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
iron	7439-89-6
lead	7439-09-1
manganese	7439-96-5
molybdenum	7439-98-7
nickel	7440-02-0
selenium	7782-49-2
tin	7440-31-5
zinc	7440-66-6

Substances evaluated in groundwater to drinking water use:

To meet background:

arsenic	7440-38-2
cobalt	7440-48-4
lithium	7439-93-2

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Schedule D

Documents

Summary of Site Condition, O Yard Property, Vancouver, BC, prepared by AtkinsRéalis Canada Inc., dated December 2024.

Human Health and Ecological Risk Assessment, O Yard Property, Vancouver, BC, prepared by AtkinsRéalis Canada Inc., dated December 9, 2024.

Preliminary and Detailed Site Investigation, O Yard Property, Vancouver, BC, prepared by AtkinsRéalis Canada Inc., dated December 6, 2024.

Detailed Site Investigation, Canadian Pacific O Yard Property, Vancouver, BC, prepared by Golder Member of WSP, dated October 18, 2021.

Stage 2 Preliminary Site Investigation, CP O Yard Property, Vancouver, BC, prepared by Golder Associates, dated April 13, 2017.

Phase 1 Environmental Site Assessment – CP O Yard Property, Vancouver, BC, prepared by Golder Associates, dated February 27, 2017.

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