



**VIA EMAIL: [mmackay@stranddev.com](mailto:mmackay@stranddev.com)**

Victoria File: 26250-20/6395  
Site ID: 6395

January 10, 2025

1088573 B.C. Ltd  
Att: Michael Mackay  
2400 – 320 Granville Street  
Vancouver, BC V6C 1S9

**Re: Certificate of Compliance – 3205 Arbutus Street, Vancouver, BC**

Dear Michael Mackay:

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 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)

Micheal Mackay, M.D.K.M Management Ltd., Mortgage Holder  
[mmackay@stranddev.com](mailto:mmackay@stranddev.com)

Benjamin Dodman, Coast Capital Savings Federal Credit Union, Mortgage Holder  
[Benjamin.Dodman@coastcapitalsavings.com](mailto:Benjamin.Dodman@coastcapitalsavings.com)

Mike Gardam, Imperial Oil Limited  
[mike.gardam@esso.ca](mailto:mike.gardam@esso.ca)

Jason Siemen, 7-Eleven Canada  
[Jason.Siemen@7-11.com](mailto:Jason.Siemen@7-11.com)

David Mitchell, Approved Professional, Active Earth  
[david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca)

Client Information Officer, ENV, Victoria  
[csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

CSAP Society  
[submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	RL <sub>HD</sub> , CL
Water	DW
Sediment	N/A
Vapour	CL, RL, PU

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

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.

January 10, 2025  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3205 Arbutus Street, Vancouver, British Columbia, which is more particularly known and described as:

Lot 1 Block 484 District Lot 526 Group 1 New Westminster District Plan EPP134195  
PID: 032-189-354

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

Latitude: 49° 15' 25.1"  
Longitude: 123° 09' 11.6"

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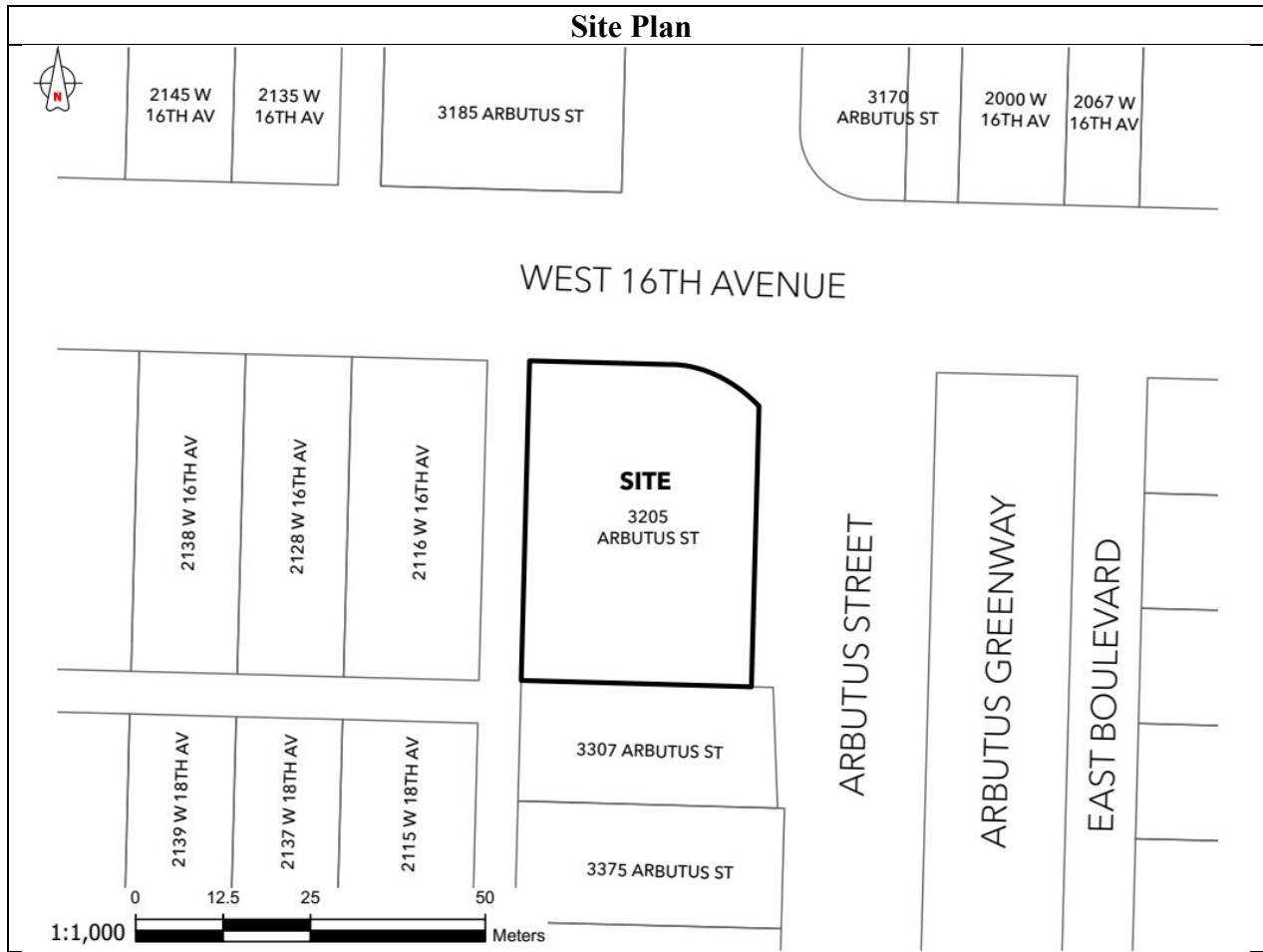
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Roberto Prieto  
For Director, *Environmental Management Act*

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Site Identification Number 6395  
Version 10.0 R

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*Roberto Prieto*  
Roberto Prieto  
For Director, Environmental Management Act

## 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 use*, 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) *Future land use to include underground parking with mixed commercial and residential uses at grade and residential high-density uses above.*

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 a revised or new Certificate of Compliance may be necessary.

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For Director, *Environmental Management Act*

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## Schedule C

### Uses, Substances and Chemical Abstract Service Numbers

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

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
chloride ion	16887-00-6
VPHs	NA
zinc	7440-66-6

#### *Substances remediated in soil for residential high-density land soil use:*

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
chloride ion	16887-00-6
VPHs	NA
zinc	7440-66-6

#### *Substances evaluated in water for drinking water use:*

To meet local background concentrations:

cobalt	7440-48-4
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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, 3205 Arbutus Street, Vancouver, BC*, prepared by Active Earth, dated November 2024;

*Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation and Confirmation of Remediation, 3205 Arbutus Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated October 2024;

*Approval In Principle – 3205 Arbutus Street, Vancouver, BC*, issued by BC ENV, dated December 19, 2023;

*Stage 1 Preliminary Site Investigation Update, 3205 Arbutus Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2023;

*Remediation Plan, 3205 Arbutus Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2023;

*Detailed Site Investigation, 3205 Arbutus Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2023;

*2018 Groundwater Monitoring and Sampling Report, 3205 Arbutus Street, Vancouver, BC*, prepared by Parsons Inc., dated November 14, 2018;

*2017 Groundwater Monitoring and Sampling Report, 3205 Arbutus Street, Vancouver, BC*, prepared by Parsons Inc., dated October 31, 2017;

*Summary of 2016 Groundwater Monitoring and Sampling Activities and Subsurface Investigation, Esso Service Station, 3205 Arbutus Street, Vancouver, BC*, prepared by Parsons Inc., dated July 6, 2016;

*Phase I Environmental Site Assessment, 3205 Arbutus Street, Vancouver, BC*, prepared by SNC Lavalin Inc., dated July 31, 2015;

*Geotechnical Assessment, Esso Station Upgrade, West 16th Avenue & Arbutus Street, Vancouver, BC*, prepared by AGRA Earth and Environmental Ltd., dated July 2002;

*Remediation Excavation, Esso Service Station, 3205 Arbutus Street, Vancouver, BC*, prepared by Morrow Environmental Consultants Inc., dated December 12, 2001;

*Site Investigation, Imperial Oil Service Station, 3205 Arbutus Street, Vancouver, BC*, prepared by Morrow Environmental Consultants Inc., dated April 5, 2001.

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Roberto Prieto

For Director, *Environmental Management Act*