



VIA EMAIL

Victoria File: 26250-20/804
Regional File: 26250-20/804
Site ID: 804

January 29, 2025

Cheryl Yip
PCI Developments Corp
300 – 1030 West Georgia Street
Vancouver, BC V6E 2Y3
cyip@pci-group.com

Dear Cheryl Yip

Re: Certificate of Compliance - 5670 Cambie 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.

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 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 james.plett@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

Bumin Bong, Toronto Dominion Bank,
bumin.bong@td.com

Stephanie Kwok, CSAP Society,
submissions@csapsociety.bc.ca

Michael Geraghty, P.Geo.,
mgeraghty@keystoneenvironmental.ca

Michael McLeay, R.P.Bio.,
mmcleay@keystoneenvironmental.ca

Client Information Officer, Land Remediation Section, ENV Victoria
csp_cio@Victoria1.gov.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 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.

January 29, 2025
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5670 Cambie Street, Vancouver, BC which is more particularly known and described as:

Lot 1 Block 856 District Lot 526 Group 1 New Westminster District Plan EPP126065
PID: 031-968-635

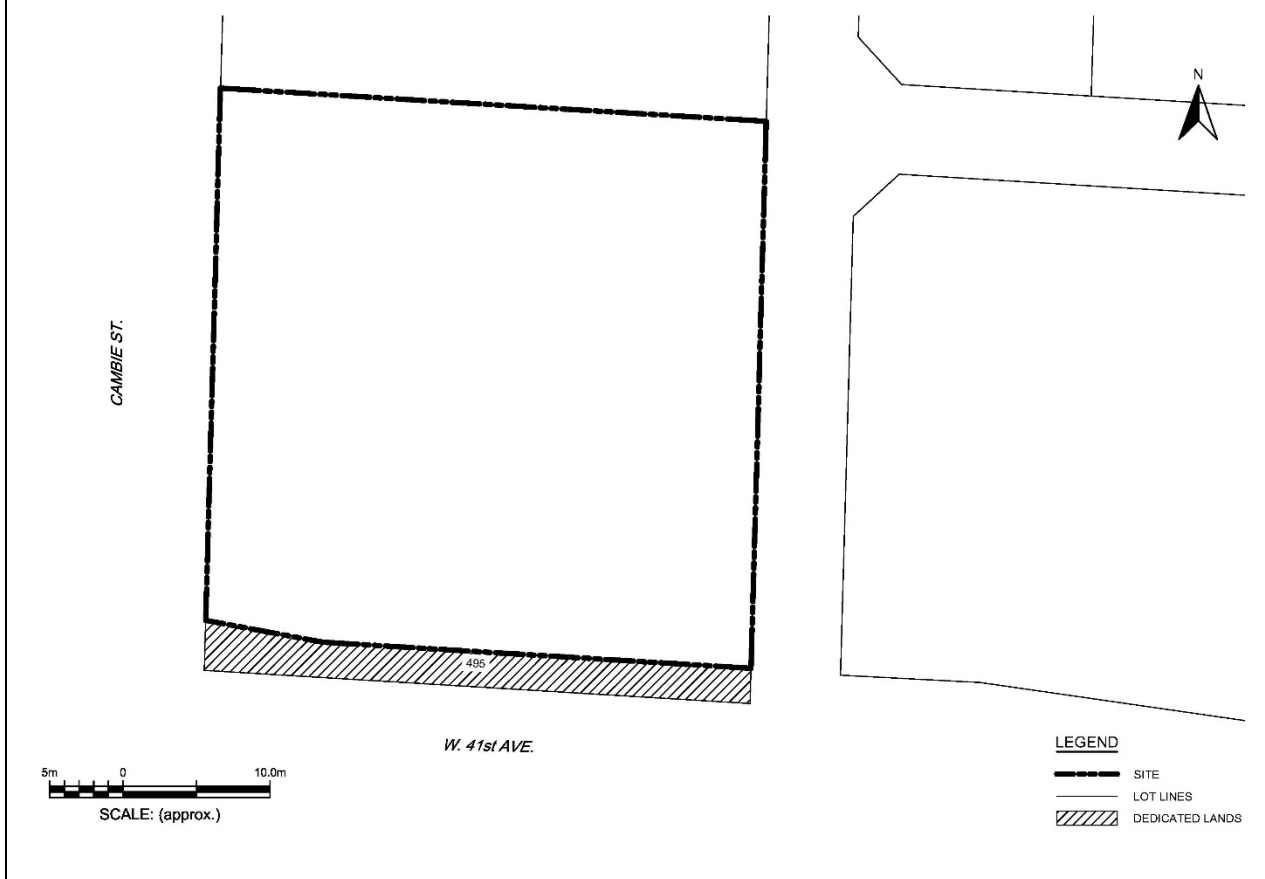
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 1.80"
Longitude: 123° 6' 56.20"

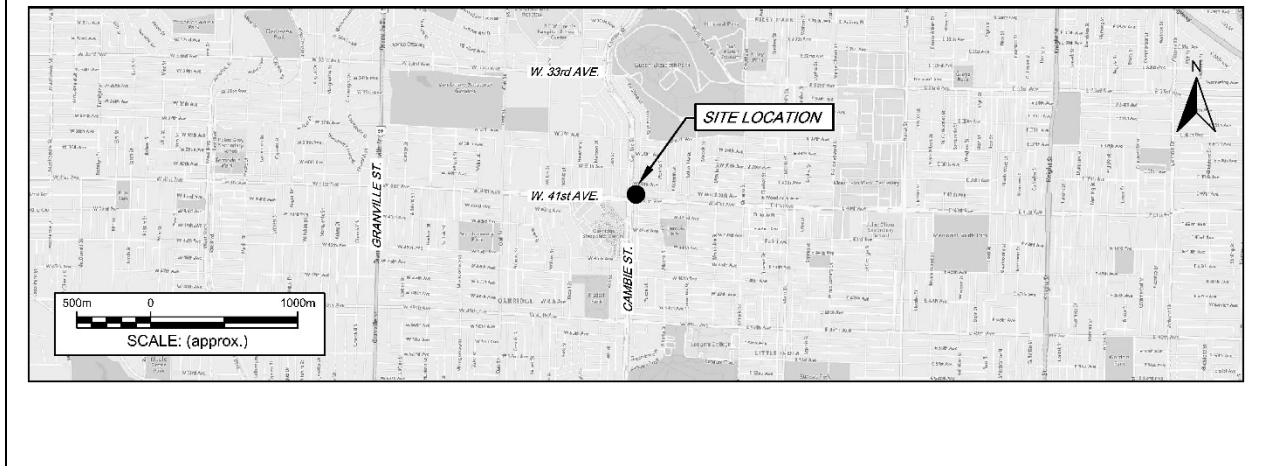
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Site Plan



Location Map



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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 persons 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.

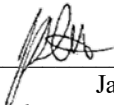
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations, and depths of buildings existing or expected at the site. These assumptions include the following:

(a) Buildings constructed on the site will have a parkade of any depth.

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) Groundwater at the Site must not be used as a source of drinking water.*
 - (b) Contaminated soils must remain at depth or be capped by an impervious cover such as intact pavement, building foundations, or a minimum of 1.0 m of soil compliant with Contaminated Sites Regulation 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.

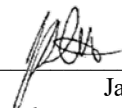
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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons 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.

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Schedule C
Substances and Uses

Substances remediated in soil for residential high density soil use:

To meet risk-based remediation standards:

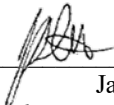
benzene	71-43-2
tetraethyl lead	78-00-2
xylenes	1330-20-7
VPHs	NA

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

dibromoethane, 1,2-	106-93-4
dichloropropene, 1,3-	542-75-6
tetrachlorethane, 1,1,2,2-	79-34-5
tetraethyl lead	78-00-2
trimethylbenzene, 1,3,5-	108-67-8
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 5670 Cambie Street, Vancouver, BC, Keystone Environmental Ltd., July 2024;

Report of Findings – Stage 1 Preliminary Site Investigation, Supplemental Site Investigation, and Confirmation of Remediation 5670 Cambie Street, Vancouver, BC, Keystone Environmental Ltd., July 2024;

Report of Findings – Human Health and Ecological Risk Assessment, 5670 Cambie Street, Vancouver, BC Keystone Environmental Ltd., July 2024;

Performance Verification Plan for Certificate of Compliance 5670 Cambie Street, Vancouver, BC, Keystone Environmental Ltd., July 2024;

Summary of Site Condition, 495 West 41st Avenue, Vancouver, BC, Keystone Environmental Ltd., June 2022;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Remediation Plan, 495 West 41st Avenue, Vancouver, BC, Keystone Environmental Ltd., June 6, 2022;

Human Health and Ecological Risk Assessment – 495 West 41st Avenue, Vancouver, BC, Steer Environmental Associates Ltd., October 2017;

Confirmation of the Completion of the Detailed Site Investigation – 495 West 41st Avenue, Vancouver, BC, Steer Environmental Associates Ltd. October, 2017;

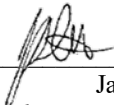
Investigation Addendum Report (Site ID: 804) – 495 West 41st Avenue, Vancouver, BC. Next Environmental Inc., October, 2017;

Stage 1 Preliminary Site Investigation Update [Site ID: 804] (“Stage 1 Update”) – 495 West 41st Avenue, Vancouver, BC (“Site”), Next Environmental Inc., October 12, 2017;

Risk Assessment – 498 West 41st Avenue, 5700 to 5790 Cambie Street and Portions of the Adjacent Laneway to the East, and Portions of West 41st Avenue, West 42nd and Cambie Street to the South of 495 West 41st Avenue, Vancouver, British Columbia, Parsons Inc., June, 2017;

Confirmation of Remediation Report – 495 West 41st Avenue, Vancouver, BC. Next Environmental Inc., October, 2016;

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Stage 2 Preliminary Site Investigation and Detailed Site Investigation Report – Addendum #1 – 495 West 41st Avenue, Vancouver, BC, Next Environmental Inc., August, 2016;

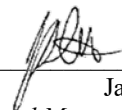
Stage 2 Preliminary Site Investigation and Detailed Site Investigation Report – 495 West 41st Avenue, Vancouver, BC, Next Environmental Inc., June, 2016;

Stage 1 Preliminary Site Investigation Report – 495 West 41st Avenue, Vancouver, BC, Next Environmental Inc., February 18, 2016; and

Re: Protocol 6 Preapproval Application for 495 W 41st Avenue, Vancouver, BC, British Columbia Ministry of Environment, November 3, 2015.

January 29, 2025

Date Issued



James Plett
For Director, *Environmental Management Act*