



VIA EMAIL: accounting@morrisongroups.com

Victoria File: 26250-20/8275
Site ID: 8275

May 29, 2023

Mr. Morris Chen
Hua Long International Technical Investment Ltd., Inc. No. BC1084431
Suite 500 North Tower - 5811 Cooney Road
Richmond, BC V6X 3M1

Dear Mr. Chen:

Re: Certificate of Compliance – 4589 Gladstone 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 subsurface work at the site.
4. 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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc:

Christiaan Iacoe, City of Vancouver
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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 29, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4589 Gladstone Street, Vancouver, British Columbia which is more particularly known and described as:

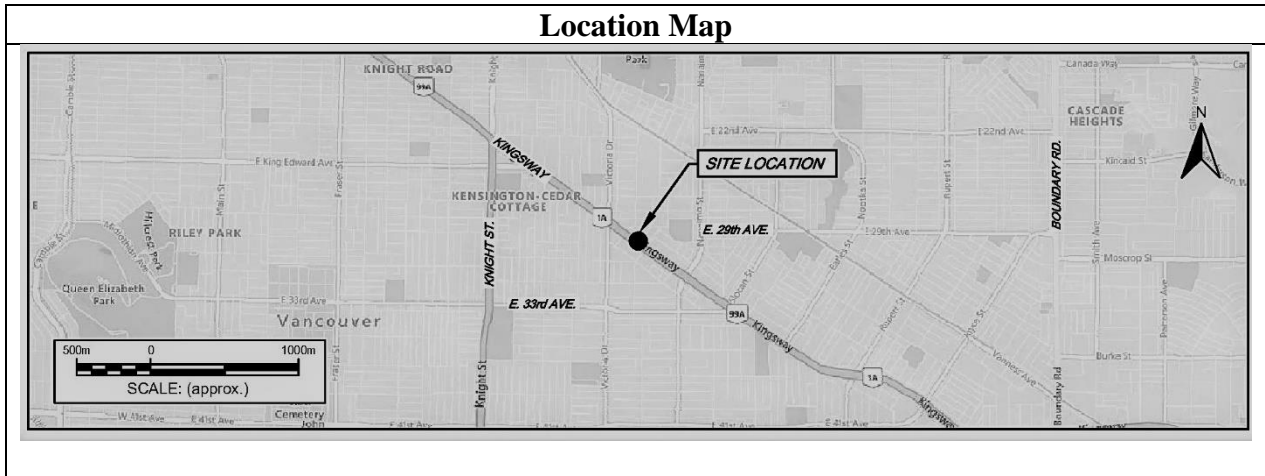
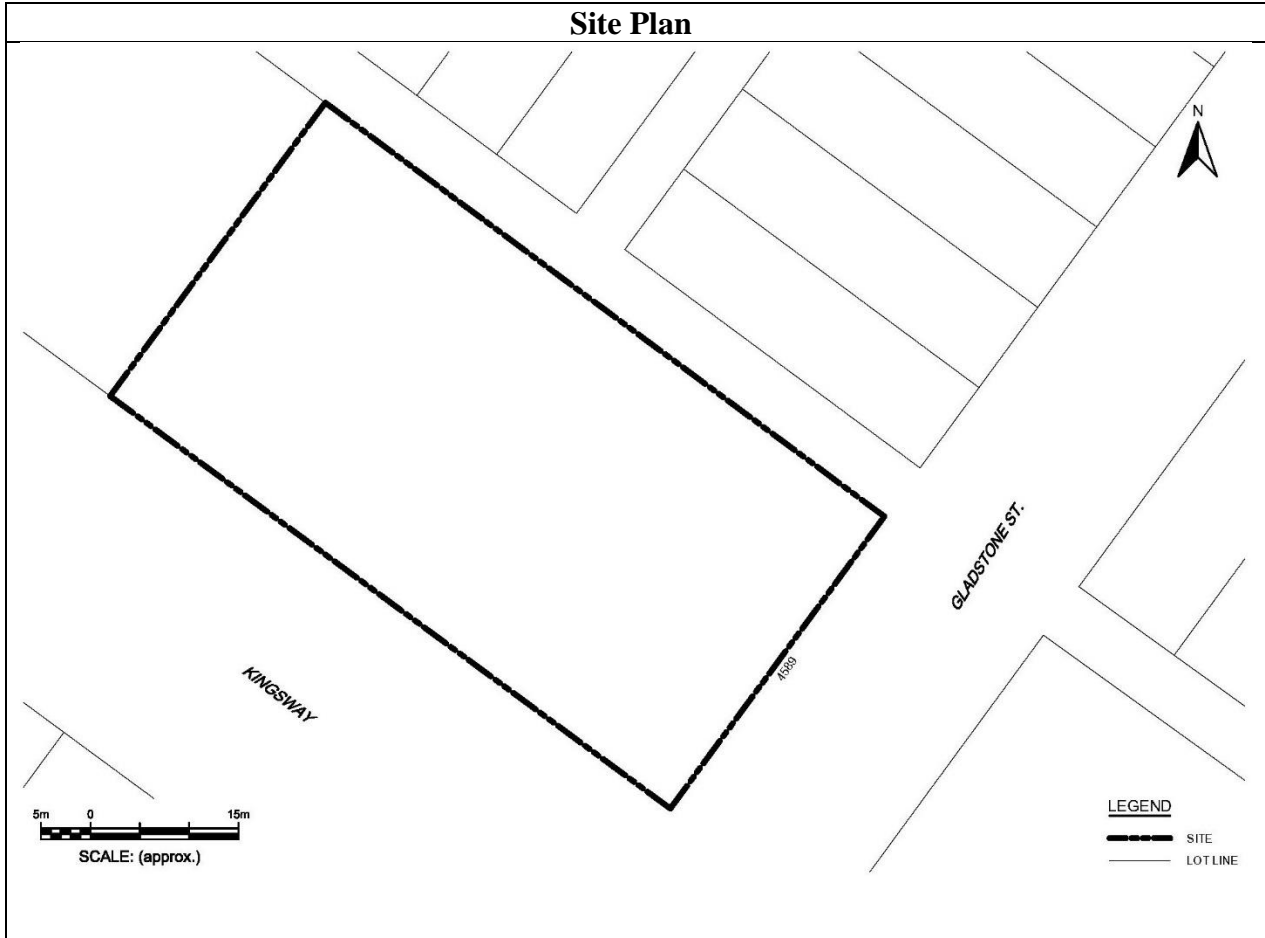
Lot 1 Blocks 2 and A District Lot 393 New Westminster District Plan EPP76510
030-358-701

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


Latitude: 49° 14' 38.40"
Longitude: 123° 3' 43.60"

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Schedule B

Requirements and Conditions


1. Any changes in land, vapour or water use must be promptly identified by the responsible person<s> in a written submission to the Director. An application for an amendment 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 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) *Site building(s) will consist of mix-use residential and commercial building with up to two levels of underground parking.*
- (b) *The top of parking slab will be at 70.3 metres above sea level.*

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<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

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

To meet numerical remediation standards:

LEPHs	NA
HEPHs	NA
Odorous Substances	NA

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For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition, 4589 Gladstone Street, Vancouver, BC, Keystone Environmental Ltd., April 24, 2023;*
- *Addendum Report to Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 4589 Gladstone Street, Vancouver, BC, Keystone Environmental Ltd., April 24, 2023;*
- *Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 4589 Gladstone Street, Vancouver, BC, Keystone Environmental Ltd., January 30, 2023;*
- *Phase I Environmental Site Assessment, 2169 and 2185 Kingsway, Vancouver, BC, Keystone Environmental Ltd., September 26, 2016;*
- *Phase 2 Environmental Site Investigation, 2199 Kingsway, Vancouver, BC, Pottinger Gaherty Environmental Consultants Ltd., February 1, 2011;*
- *Phase 1 Environmental Site Investigation, 2199 Kingsway, Vancouver, BC, Pottinger Gaherty Environmental Consultants Ltd., January 1, 2011;*
- *Phase 1 Environmental Site Investigation, 2163 Kingsway, Vancouver BC, Pottinger Gaherty Environmental Consultants Ltd., January 1, 2010;*
- *UST Removal and Environmental Stage 2 Preliminary Site Investigation, 2153 – 2157 Kingsway, Vancouver, BC, NEXT Environmental Inc., March 10, 2002; and*
- *Stage 1 Preliminary Site Investigation, 2153 – 2157 Kingsway, Vancouver, BC, NEXT Environmental Inc., November 5, 2001.*

May 29, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*