



**VIA EMAIL: [rmari@locarno.ca](mailto:rmari@locarno.ca)**

Victoria File: 26250-20/28369  
Victoria File: 26250-20/15920  
Site ID: 28369/15920

December 21, 2023

Riley Mari  
Locarno Legacy Corporation  
1535 W Broadway  
Vancouver, BC V6J 1W6

Dear Riley Mari:

**Re: Certificate of Compliance – Road Dedication Adjacent to 219 E 24<sup>th</sup> Avenue,  
Vancouver, British Columbia**

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 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Dave Young, City of Vancouver  
[Dave.Young@vancouver.ca](mailto:Dave.Young@vancouver.ca)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.  
[jeff.taylor@activeearth.ca](mailto:jeff.taylor@activeearth.ca)

Anna Popova, CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria  
[msp\\_cio@Victoria1.gov.bc.ca](mailto:msp_cio@Victoria1.gov.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 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.

December 21, 2023  
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George Szefer  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a road dedication adjacent to 219 East 24<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

ALL AND SINGULAR that Parcel or Tract of land dedicated as Road on Plan EPP127375, which may be more particularly described as follows:  
COMMENCING at the southeast corner of LOT 1 BLOCK 1 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT, EPP127375.  
THENCE northerly along the east boundary of said Lot 1, a bearing of 1° 31' 16" and a distance of 37.468 metres to the northeast corner of said Lot 1,  
THENCE easterly a bearing of 91° 15' 14" and a distance of 0.762 metres,  
THENCE southerly a bearing of 181° 31' 16" and a distance of 37.467 metres,  
THENCE westerly a bearing of 271° 11' 26" and a distance of 0.762 metres, more or less, to the point of commencement and containing by admeasurement 28.5 square metres, more or less, as shown as "Road" on Plan EPP127375.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Underhill & Underhill, B.C. Land Surveyor on February 24, 2023.

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

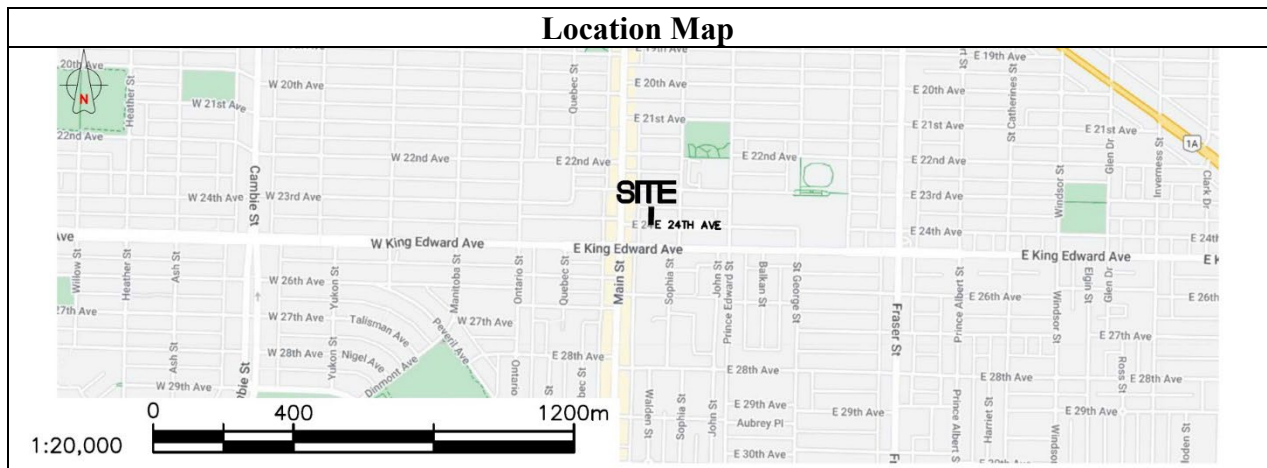
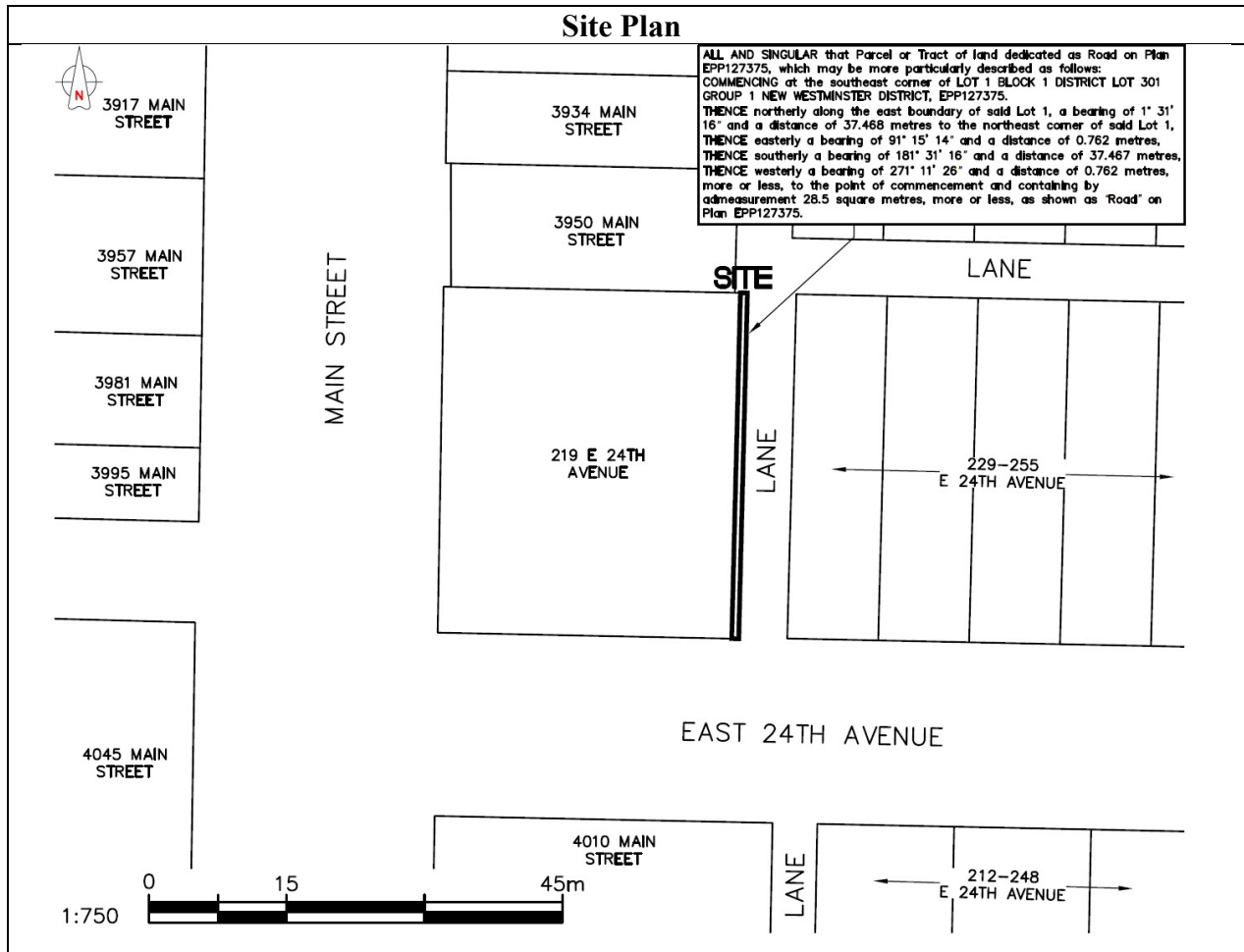
Latitude: 49° 14' 58.5"  
Longitude: 123° 06' 01.7"

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## 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 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) The Site will continue to be used for a road/laneway.*

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.

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**Schedule C**

**Substances and Uses**

***Substances remediated in soil for industrial land soil use:***

To meet numerical remediation standards:

|         |         |
|---------|---------|
| benzene | 71-73-2 |
| HEPHs   | NA      |

***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

|         |           |
|---------|-----------|
| benzene | 71-73-2   |
| MTBE    | 1634-04-4 |

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

To meet local background concentrations:

|            |            |
|------------|------------|
| arsenic    | 7440-38-2  |
| cobalt     | 7440-48-4  |
| sodium ion | 17341-25-2 |

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## Schedule D

### Documents

*Summary of Site Condition, Road Dedication Adjacent to 219 East 24<sup>th</sup> Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2023;

*Confirmation of Remediation, 219 East 24<sup>th</sup> Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2023;

*Stage 1 Preliminary Site Investigation, 219 East 24<sup>th</sup> Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2023;

*Approval In Principle, 3990 & 3998 Main Street, Vancouver, BC*, prepared by BC ENV, dated July 7, 2023;

*Remediation Plan, 3970 & 3998 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2023;

*Stage 1 Preliminary Site Investigation, 3970 & 3998 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2023;

*Notice of Off-Site Migration Update, 3970 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 18, 2023;

*Geotechnical Investigation Report – Proposed Mixed-Use Development 3970-3988 Main Street, Vancouver, BC*, prepared by GeoPacific Consultants Ltd., dated April 26, 2021;

*Supplemental Site Investigation, 3970 Main Street, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated December 9, 2020;

*Environmental Conditions Letter, 3998 Main Street, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated February 26, 2019;

*Detailed Site Investigation, 3970 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2018;

*Certificate of Compliance – Management Area Portion of 3998 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated October 29, 2015;

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*Stage 1 PSI Update, Detailed Site Investigation and Confirmation of Remediation, Management Area Adjacent to Former Shell Service Station, 4000 Main Street, Vancouver, BC, prepared by SNC-Lavalin Inc., dated April 1, 2015;*

*Investigation Summary, 3970 Main Street, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated January 12, 2012;*

*Stage 1 Preliminary Site Investigation – 3950-3984 Main Street, Vancouver, BC, prepared by D. Kelly Environmental Consulting Ltd., dated November 8, 2011;*

*Environmental Stage 1 Preliminary Site Investigation, 3998 Main Street, Vancouver, BC, prepared by Next Environmental Inc., dated November 4, 2005.*

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