



Victoria File: 26250-20/15901  
Site ID: 15901

May 28, 2020

Mr. John Marquardt  
463702 BC Ltd.  
64 – 6300 Birch Street  
Richmond, BC V6Y 4K3

Dear Mr. Marquardt:

**Re: Certificate of Compliance – 303 West 5th Avenue, Vancouver, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

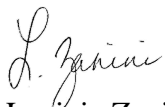
In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface 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 236-468-2251 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.  
Senior Contaminated Sites Officer

Enclosure

cc: Christiaan Iacoe, City of Vancouver,  
515 west 10th Avenue, Vancouver, BC V5Z 4A8

Steven Grippo, Grant Street Properties Inc.,  
03 West 5th Avenue, Vancouver, BC V5Y 1V4

0925182 B.C. Ltd.,  
2188 Yukon Street, Vancouver, British Columbia, V5Y 3P1

RBC Investor Services Trust,  
155 Wellington Street West 10th Floor Toronto, ON, Canada M5V 3L3

Canadian Imperial Bank Of Commerce,  
199 Bay Street, Commerce Court, Toronto, ON, Canada, M5L 1A2

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

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,  
[mgeraghty@keystoneenviro.com](mailto:mgeraghty@keystoneenviro.com)

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.,  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

Client Information Officer, BC ENV



**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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

May 28, 2020  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 303 West 5th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot B Block 11 District Lot 302 Plan 5832;  
PID: 009-291-849

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

Latitude: 49° 16' 00.40"  
Longitude: 123° 6' 41.00"

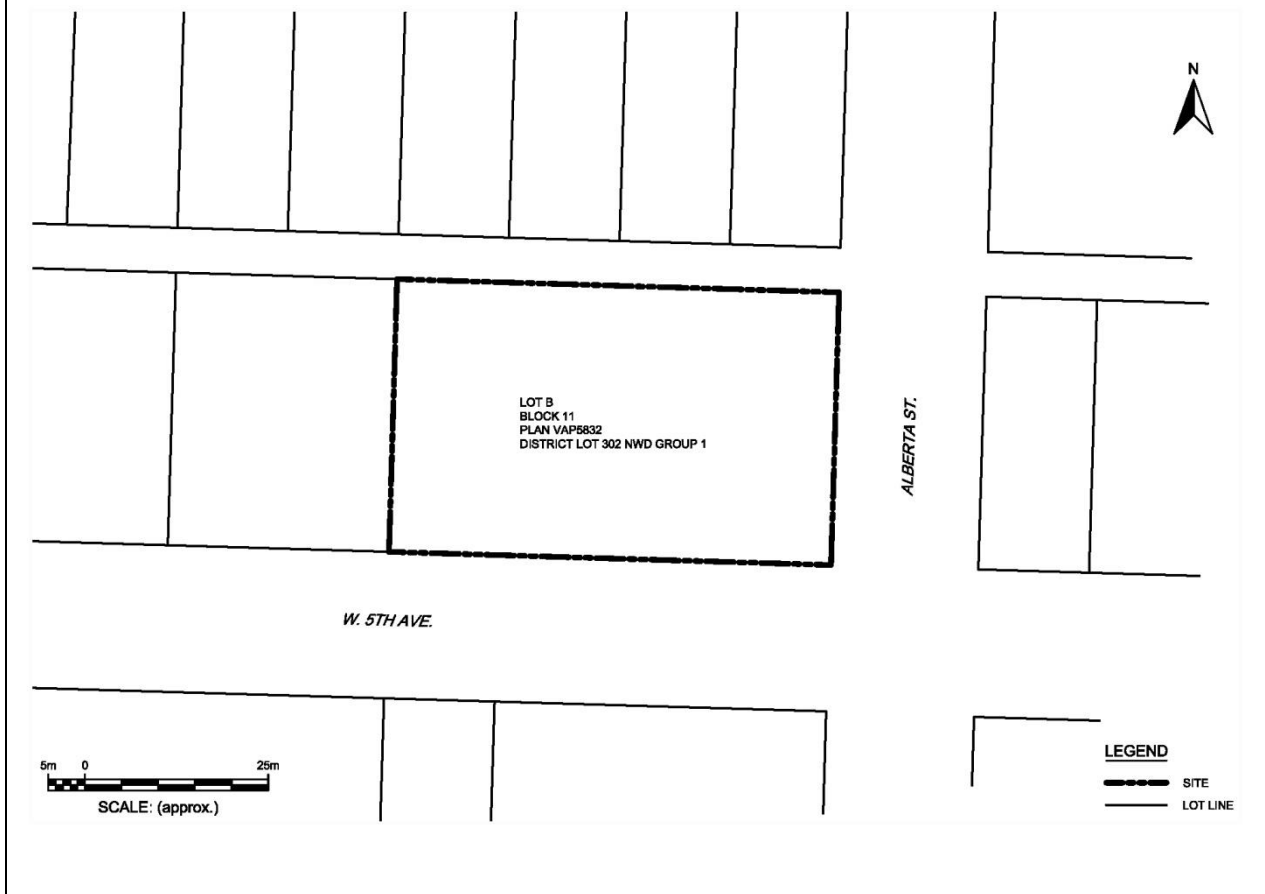
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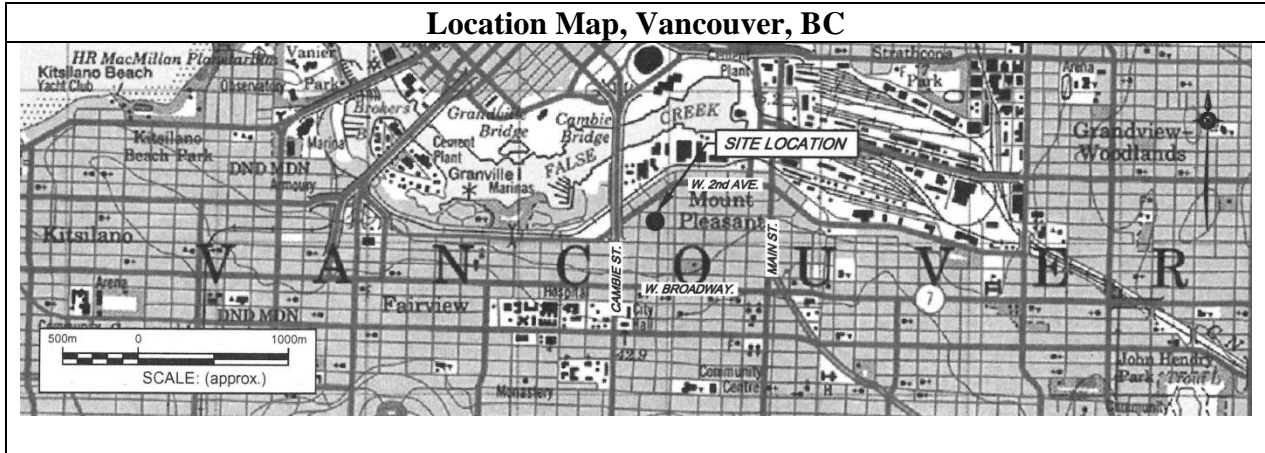
  
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### Site Plan, Vancouver, BC



### Location Map, Vancouver, BC



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*L. Zanini*  
Lavinia Zanini, P.Geo.  
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 person 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 a Contaminated Sites Regulation numerical or risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of structures existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Below grade structures constructed beneath future buildings on the site will be limited to Parkade Use (up to three levels) and occur beneath the entire footprint of the building;
- (b) The parkade ventilation system shall be designed, operate and be maintained according to the applicable regulations.
- (c) Future buildings vapour conditions were characterized using the Parkade Attenuation Adjustment Divisor (PAAD). Supporting documentation for use of the PAAD is listed in Schedule D.
- (d) Vapour conditions for current buildings were characterized for slab on grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 persons 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) The parkade ventilation system shall be designed, operate and be maintained according to the applicable regulations.

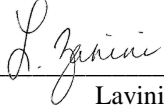
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3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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For Director, *Environmental Management Act*

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## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

trichloroethylene (79-01-06)

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

##### To meet risk-based remediation standards:

trichloroethylene (79-01-06)

#### *Substances remediated in vapour for parkade vapour use:*

##### To meet risk-based remediation standards:

trichloroethylene (79-01-06)

vinyl chloride (75-01-4)

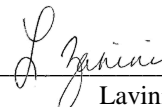
#### *Substances remediated in water for marine aquatic life water use:*

##### To meet risk-based remediation standards:

trichloroethylene (79-01-06)

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## Schedule D

### Documents

*Summary of Site Condition, 303 West 5th Avenue, Vancouver, BC, April 2020;*

*Addendum Report to Stage 1 Update, Supplemental Site Investigation, and Confirmation of Remediation, 285 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., January 2020.*

*Addendum Report to Human Health and Ecological Risk Assessment, 285 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., January 2020;*

*Re: Ventilation System – Risk Management Using Mechanical Ventilation. 303 West 5<sup>th</sup> Avenue, Vancouver, BC, Prepared by Keystone Environmental Ltd., May 2019.*

*Summary of Site Condition, 303 West 5th Avenue, Vancouver, BC, June 2019;*

*Administrative Guidance 11: Communication Record between 303 West 5th Avenue and Keystone Environmental Ltd., June 2019;*

*Addendum Report #2 to Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation, and Remediation Plan 221 and 275 West 5th Avenue, Vancouver, BC, Prepared by Keystone Environmental Ltd., May 2019;*

*Addendum Report to Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation, and Remediation Plan, 221 and 275 West 5th Avenue, Vancouver, BC, Prepared by Keystone Environmental Ltd., August 2018;*

*Soil Vapour and Groundwater Sampling, 303 West 5th Avenue, Vancouver, BC. Prepared by D. Kelly Environmental Consulting Ltd., May 15, 2018;*

*Re: Former Hudson Plating Site. Prepared by Gandalf Consulting Ltd. for Grant Street Properties Inc., September 15, 2017;*

*Sub-surface Soil Vapour Investigation City Property Adjacent to 275 West 5th Avenue, Vancouver, BC. Prepared by D. Kelly Environmental Consulting Ltd., September 7, 2017;*

*Re: 303 West 5th Avenue, Vancouver, BC. Prepared by Grant Street Properties Inc. for the Ministry of Environment and Climate Change, September 17, 2017;*

*Sub-surface Environmental Site Investigation City Property Adjacent to 275 West 5th Avenue, Vancouver, BC. Prepared by D. Kelly Environmental Consulting Ltd., August 23, 2017;*

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*Summary of Site Condition, 303 West 5<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2017;*

*Report of Findings – Human Health and Ecological Risk Assessment, 221 and 275 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2017;*

*Request to Have Approval in Principle Application Reviewed by an Approved Professional, 221 and 275 West 5th Avenue, Vancouver, BC; PID: 009-445-048, 006-388-213,006-338-272, BC Ministry of Environment, August 1, 2017;*

*Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, Confirmation of Remediation, and Remediation Plan, 221 and 275 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2017;*

*Supplemental Letter – Groundwater Sampling Program – 275 West 5th Avenue, Vancouver, BC. Keystone Environmental Ltd., March 2015;*

*Groundwater Sampling Program – 275 West 5th Avenue, Vancouver, BC Keystone Environmental Ltd., January 2015;*

*Revised Draft Report of Findings – Phase I Environmental Site Assessment and Detailed Site Investigation, Keystone Environmental Ltd., December 2011; and*

*Stage 1 & 2 Preliminary Site Investigation – 275 West 5th Avenue, Vancouver, BC, EBA Engineering Consultants Ltd., August, 2000.*

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Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

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