



**REGISTERED MAIL**

Victoria File: 26250-20/15599  
Site ID: 15599

April 10, 2017

Mr. Michael Burak  
Pacific BT Holdings Limited.  
20<sup>th</sup> Floor – The Grosvenor Building  
1040 West Georgia Street  
Vancouver, BC V6E 4H1

Dear Mr. Burak:

**Re: Certificate of Compliance – 801 Pacific Street, 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 Regulation and 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 Act's* Groundwater Protection Regulation.

5. 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 via (604) 582-5222 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Alan W. McCammon  
for Director, *Environmental Management Act*

Enclosure

cc: James Smith, City of Vancouver, Environmental Protection Branch  
456 West Broadway, Vancouver, BC V5Y 1R3

Michael Geraghty, P.Geo. – Approved Professional - Keystone Environmental Ltd.  
Suite 320 - 4400 Dominion Street, BC V5G 4G3

CSAP Society, 613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5



Ministry of  
Environment

**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.

2017-04-10

Date Issued

Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a road dedication located adjacent to 801 Pacific Street, Vancouver, British Columbia which is more particularly known and described as:

A portion of Lot 20 Block 111 District Lot 541 Plan 210 as depicted in the following metes and bounds:

Starting at the southwest corner of Lot 20, Block 111, District Lot 541, Group 1, New Westminster District Plan 22941: The Point of Commencement.

- Thence  $44^{\circ} 44' 45''$  for 2.926 metres;
- Thence  $135^{\circ} 13' 04''$  for 36.618 metres;
- Thence  $224^{\circ} 43' 30''$  for 2.926 metres;
- Thence  $314^{\circ} 46' 15''$  for 36.618 metres.

Returning to the Point of Commencement.


PID: 009-812-067

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on January 2017.

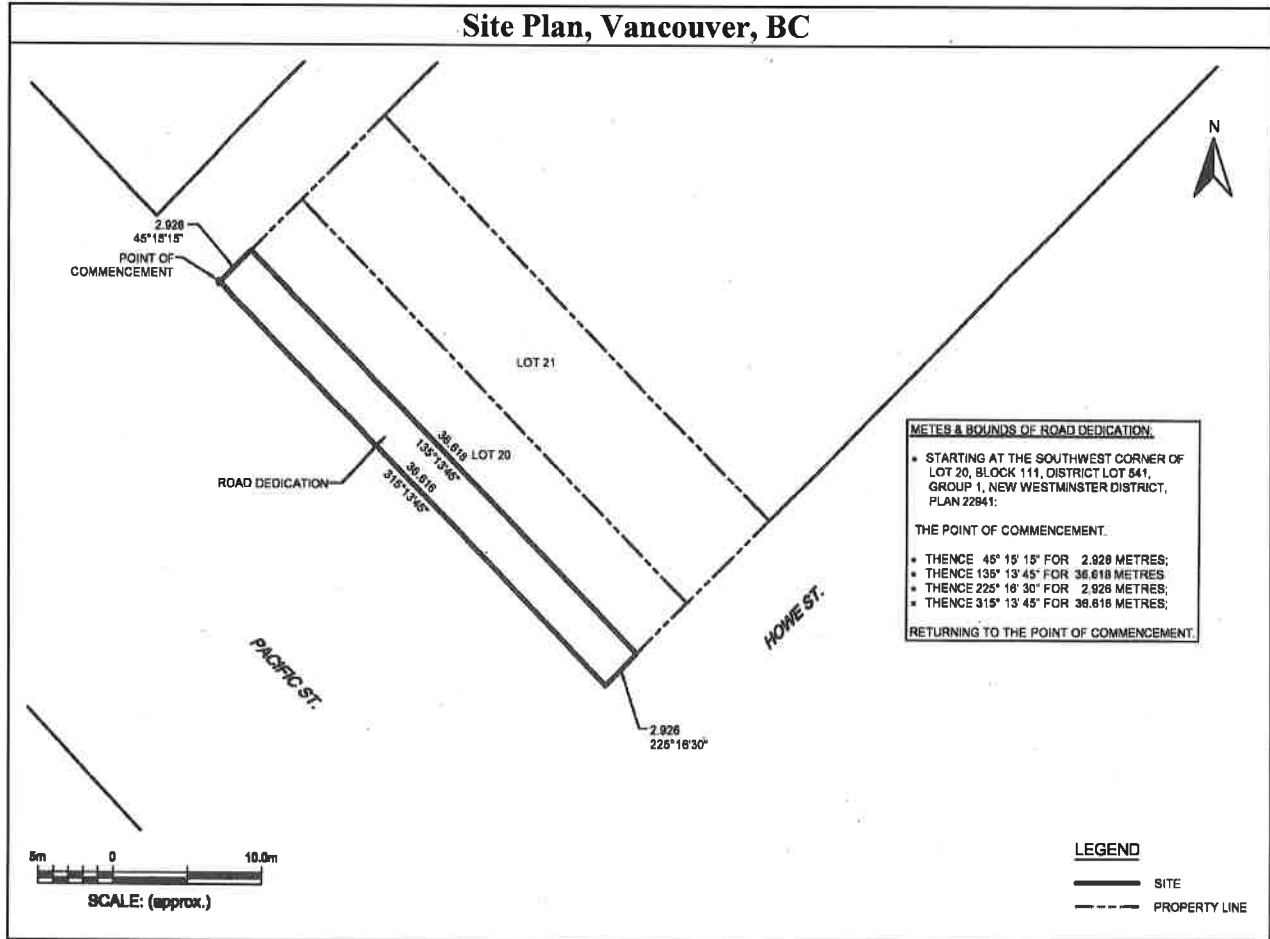
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:  $49^{\circ} 16' 33.36''$   
Longitude:  $123^{\circ} 07' 49.99''$

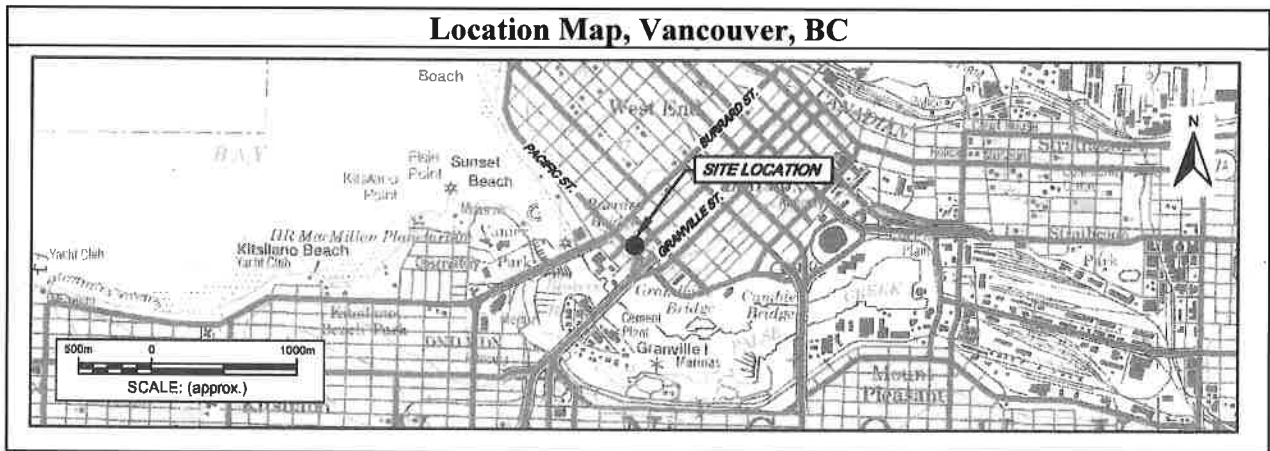
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## Site Plan, Vancouver, BC



## Location Map, Vancouver, BC



2017-04-10

Date Issued

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For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Any changes in land, or vapour 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 Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The site will remain as a roadway.

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

2017-04-10

Date Issued



Alan W. McCammon

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- VPHs; and
- Benzene, ethylbenzene, and xylene.

2017-04-10

Date Issued



Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition Site 15599, Keystone Environmental Ltd. March 8, 2017;*

*Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 801 Pacific Street, Vancouver, BC, Keystone Environmental Ltd. March 2017;*

*DRAFT Report of Findings – Soil Vapour Sampling Program, 801 - 819 Pacific Street, Vancouver, BC, Keystone Environmental Ltd., October 2014;*

*Report of Findings – Phase II Environmental Site Assessment - 801 – 819 Pacific Street, Vancouver, BC, Keystone Environmental Ltd., July 2013; and*

*Report of Findings – Phase I Environmental Site Assessment - 801 – 819 Pacific Street, Vancouver, BC, Keystone Environmental Ltd., June 2013.*

2017-04-10

Date Issued



Alan W. McCammon

For Director, *Environmental Management Act*