



Victoria File: 26250-20/15899
Site ID: 15899

May 28, 2020

Mr. Brent Sawchyn
PC Urban (285 West 5th) Holdings Ltd.
800-1090 West Georgia Street
Vancouver, BC V6E 3V7

Dear Mr. Sawchyn:

Re: Certificate of Compliance – 205 West 5th Avenue, Vancouver, British Columbia

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

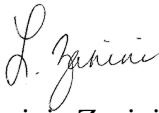
In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

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. The applicant has prepared and provided to the Director proof acceptable to the Director of registration of a covenant under section 219 of the *Land Title Act*.
7. 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.

Enclosure

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

Brian Roche, Double Down Developments Inc.,
302 - 1220 East Pender Street, Vancouver, BC, V6A 1W8

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

HSBC Bank Canada,
885 West Georgia Street, Vancouver, BC, V6C 3E9

Greekoh Financial Inc.,
800 – 885 West Georgia Street, Vancouver, BC, V6C 3H1

CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenviro.com

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.,
scott.steer@steerenvironmental.com



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
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 205 West 5th Ave, Vancouver, British Columbia which is more particularly known and described as:

Lot C Block 10 District Lot 302 Plan 9859;
PID: 009-445-030

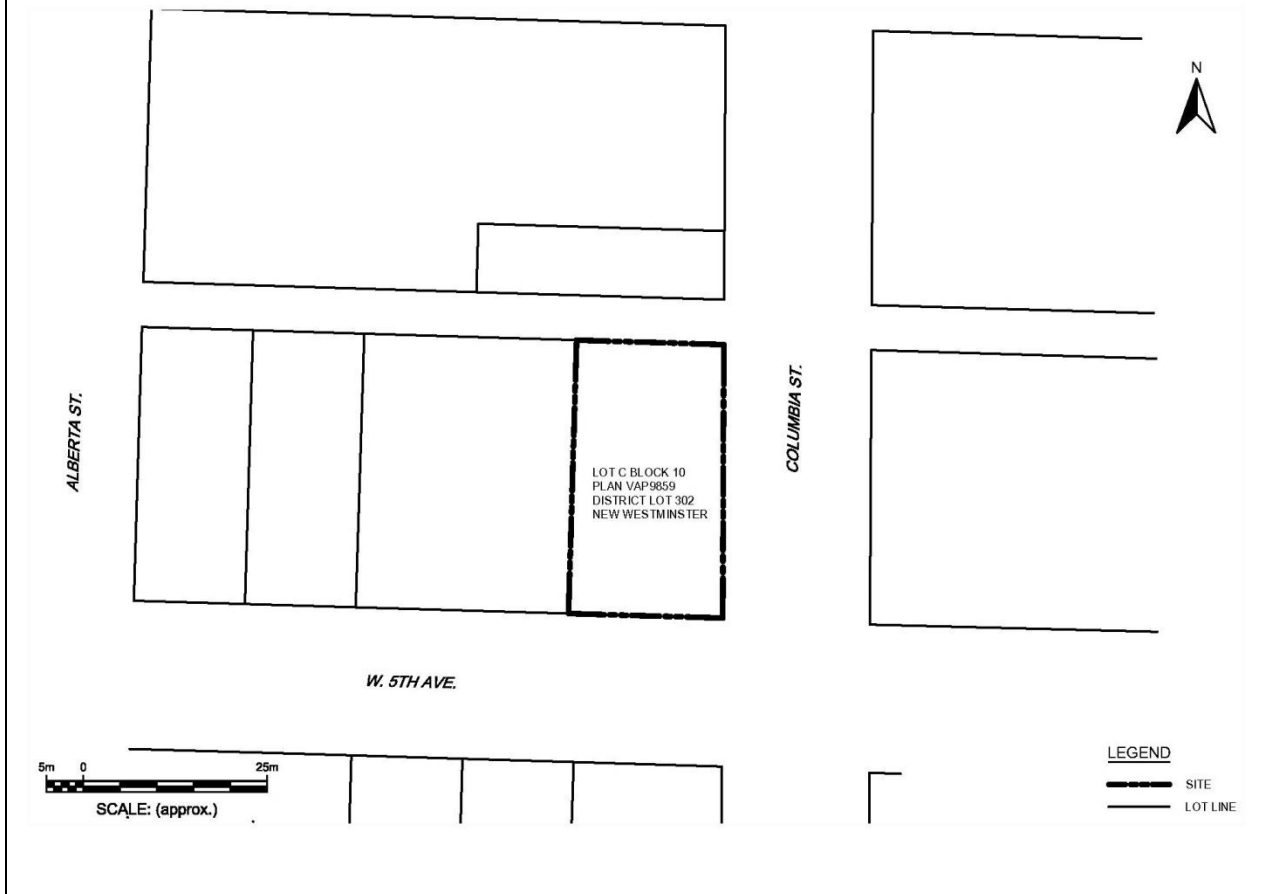
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 0.60"
Longitude: 123° 6' 35.06"

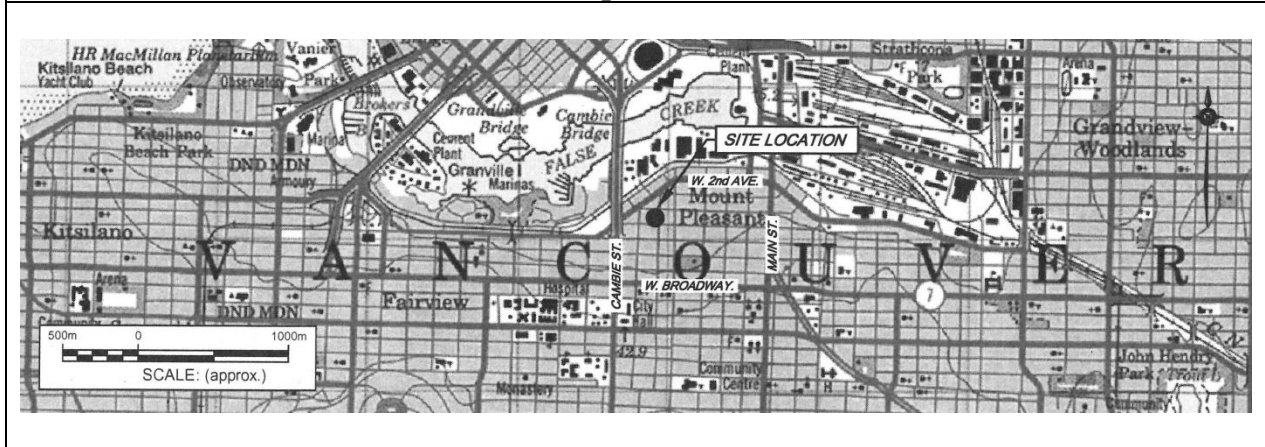
May 28, 2020
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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



May 28, 2020
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L. Zanini
Lavinia Zanini
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.

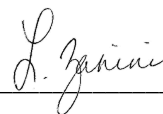
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical or risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths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

- (a) Buildings on the Site will be constructed as a foundation at grade or constructed with below grade parkade use (one level);
- (b) Should the building be foundation at current grade, below grade construction will be limited to foundation works;
- (c) Should the building be constructed with a below grade parkade, the parkade ventilation system will be designed, operate and be maintained according to the applicable regulations and the Parkade Use shall occur beneath the entire footprint of the building.
- (d) Future buildings vapour conditions were characterized using the PAAD. Supporting documentation for use of the PAAD is listed in Schedule D.
- (e) 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:

May 28, 2020
Date Issued



Lavinia Zanini
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- (a) Should the building be constructed with a below grade parkade, the parkade ventilation system will be designed, operate and be maintained according to the applicable regulations and the Parkade Use shall occur beneath the entire footprint of the building.

- 3. If requested by the Director, the responsible persons 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.

May 28, 2020
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Schedule C

Substances and Uses

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)

May 28, 2020

Date Issued



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Schedule D

Documents

Summary of Site Condition, 205 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., 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. 205 West 5th Avenue, Vancouver, BC, Prepared by Keystone Environmental Ltd., August 2019.

Report of Findings – Human Health and Ecological Risk Assessment, 285 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2019;

Preliminary Site Investigation – Stage 1 Update, Supplemental Site Investigation, and Confirmation of Remediation, 285 West 5th Avenue, Vancouver, BC, Keystone Environmental Ltd., August 2019.

Administrative Guidance 11: Communication Record between Affected Parcels and Keystone Environmental Ltd., July 2019;

Request for Preapproval for Submission of Certificate of Compliance for a High Risk Site by Approved Professional, 285 West 5th Avenue, Vancouver, BC; PID: 030-188-318, BC Ministry of Environment and Climate Change Strategy, June 11, 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, 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, Keystone Environmental Ltd., August 2018;

Administrative Guidance 11: Communication Record between Affected Parcels and Keystone Environmental Ltd., August 2017;

Summary of Site Condition, 221 and 275 West 5th 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;

May 28, 2020
Date Issued


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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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