



Victoria File: 26250-20/20926
Site ID: 20926

October 3, 2019

Beau Jarvis
110 West 5th Investments Ltd.
910 – 1055 Dunsmuir Street
Vancouver, BC V7X 1L5

Dear Beau Jarvis:

Re: Certificate of Compliance – 2131 Manitoba Street, Vancouver, British Columbia (formerly 110-120 West 5th Avenue)

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 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 Worker's 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



A/Manager Risk Assessment and Remediation

Enclosure

cc:

Linda Kwan, City of Vancouver
453 West 12th Avenue, Vancouver, BC, V5Y 1V4 (By Mail)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3 (jeff.taylor@activeearth.ca) (By E-mail)

Andrew Butler, Canadian Western Bank
2200 – 666 Burrard Street, Vancouver, BC V6C 2X8 (By Mail)

CSAP Society

CIO, Land Remediation Section, 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.

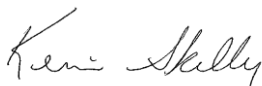
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

October 3, 2019
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2131 Manitoba Street, Vancouver, British Columbia (formerly 110-120 West 5th Avenue) which is more particularly known and described as:

Lot 1 Block 33 District Lot 200A Group 1 New Westminster District Plan EPP84149

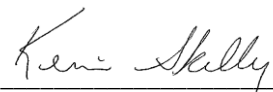
PID: 030-518-300

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

Latitude: 49° 15' 58.60"
Longitude: 123° 06' 25.40"

October 3, 2019

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



October 3, 2019
Date Issued

Keni Skelly

Signing Authority
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.

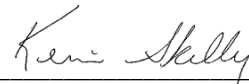
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about depths of future buildings expected, at the site. These assumptions include the following:

- (a) Future buildings at the Site will include underground parking structures constructed of concrete.

Any inconsistencies that arise between the depths of proposed buildings at the site and the 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.

October 3, 2019

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For Director, *Environmental Management Act*

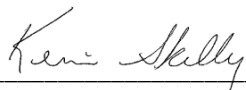
Schedule C
Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

Copper	7440-50-8
Lead	7439-92-1
Zinc	7440-66-6

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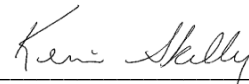
Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated August 2019;
- *Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation and Confirmation of Remediation – 2131 Manitoba Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated July 2019;
- *Site Conditions Update – 110, 114 and 120 West 5th Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated March 9, 2016;
- *Detailed Site Investigation – 110-120 West 5th Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2014;
- *Stage 2 Preliminary Site Investigation – 110-120 West 5th Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated July 2014; and
- *Stage 1 Preliminary Site Investigation – 110-120 West 5th Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2014.

October 3, 2019

Date Issued



Signing Authority
For Director, *Environmental Management Act*