



**by Email: [bchow@concertproperties.com](mailto:bchow@concertproperties.com)**

Victoria File: 26250-20/12603  
Site ID: Part of 12603

February 25, 2020

Benson Chow  
Concert Real Estate Corporation  
9th Floor, 1190 Hornby Street  
Vancouver, BC V6Z 2K5

Dear Mr. Chow:

**Re: Certificate of Compliance – 1551 Quebec 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 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.Geol.  
Senior Contaminated Sites Officer

Enclosure

cc: Margot Davis, City of Vancouver  
City Hall, 453 West 12th Avenue, Vancouver BC V5Y 1V4

Takako Matsueda, Approved Professional, SLR Consulting (Canada) Ltd.  
[tmatsueda@slrconsulting.com](mailto:tmatsueda@slrconsulting.com)

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

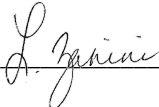
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

February 25, 2020  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1551 Quebec Street, Vancouver, British Columbia which is more particularly known and described as:

All that part of Lot 353 False Creek Group 1 New Westminster District Plan EPP46205, which may be more particularly described as:

Commencing at the northeasterly corner of Lot 353 False Creek Group 1 New Westminster District Plan EPP46205, thence  $271^{\circ} 40' 44''$  along the northerly boundary of Lot 353 Plan EPP46205, a distance of 71.164 metres;

Thence,  $260^{\circ} 22' 33''$ , a distance of 15.024 metres;

Thence,  $177^{\circ} 23' 25''$ , a distance of 55.738 metres;

Thence,  $105^{\circ} 08' 42''$ , a distance of 6.762 metres;

Thence,  $31^{\circ} 39' 04''$ , a distance of 63.047 metres;

Thence,  $62^{\circ} 47' 45''$ , a distance of 7.938 metres;

Thence,  $109^{\circ} 56' 06''$ , a distance of 35.399 metres;

Thence, northerly and easterly on a curve to the left of radius 297.300 metres, an arc distance of 13.109 metres more or less to the point of commencement.

The said portion containing by admeasurement an area of 0.182 hectares more or less.

PID: portion of 029-631-769

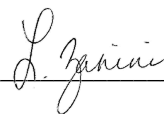
The site contains part of a legal parcel depicted in a legal sketch plan prepared by Matson Peck & Topliss Surveyors and Engineers prepared by David Harris on September 23, 2019.

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

Latitude:	49°	16'	18.20"
Longitude:	123°	06'	11.30"

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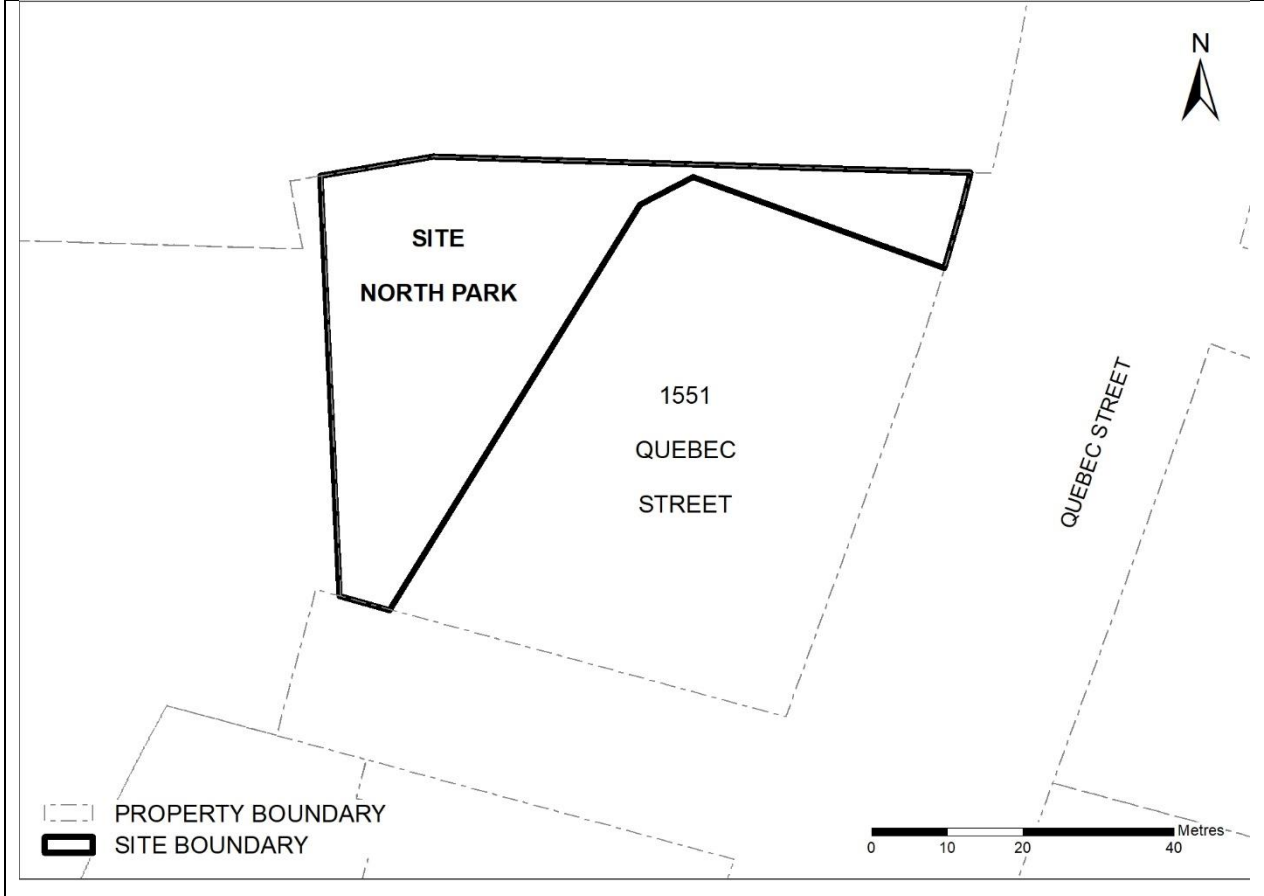
Date Issued



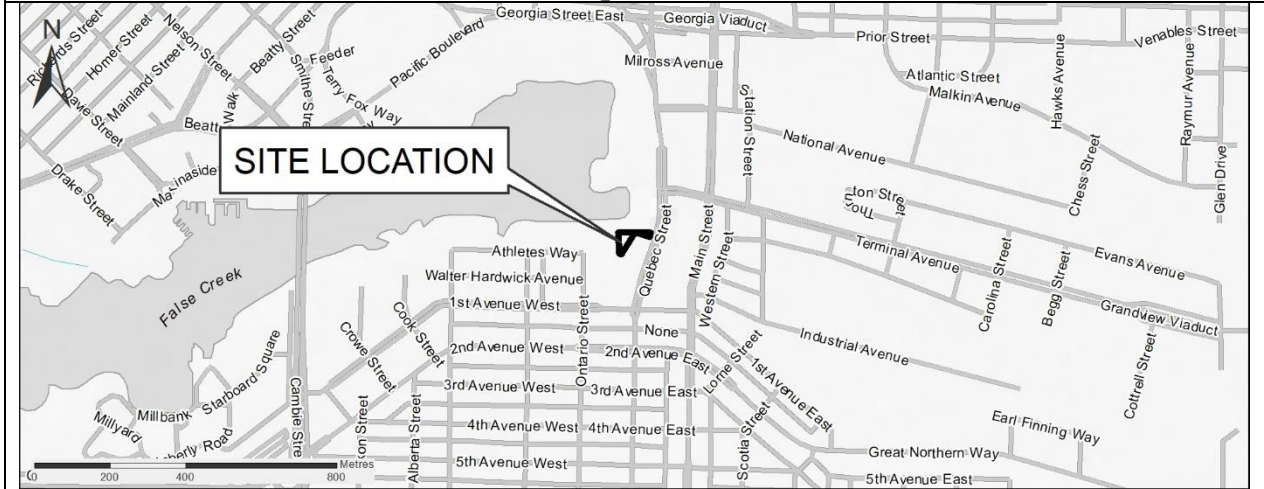
Lavinia Zanini

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## Site Plan, Vancouver, BC



## Location Map, Vancouver, BC



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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 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *Current and future outdoor use only at the site.*
- (b) *The residential property to the southeast will have a parkade constructed below the entire footprint of the building.*

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) *Soils at or deeper than 2 metres below existing ground surface must remain covered with at least 1 metre of existing soil or soil meeting Urban Park Land Use (PL) standards.*
3. If requested by the Director, the responsible person<s> 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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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for urban park land soil use:*

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

- HEPHs
- Arsenic 7440-38-2
- Barium 7440-39-3
- Chromium 7440-47-3
- Cobalt 7440-48-4
- Copper 7440-50-8
- Iron 7439-89-6
- Lead 7439-92-1
- Zinc 7440-66-6
- Anthracene 120-12-7
- Benz(a)anthracene 56-55-3
- Benzo(b+j)fluoranthenes 205-82-3
- Benzo(k)fluoranthene 207-08-9
- Indeno(1,2,3-cd)pyrene 193-39-5
- Naphthalene 91-20-3
- Phenanthrene 85-01-8

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

##### To meet numerical remediation standards:

- Trichloroethane, 1,1,2- 71-55-6
- VPHv

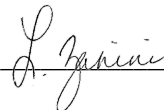
#### *Substances remediated in water for marine aquatic life water use:*

##### To meet numerical remediation standards:

- Benzo(a)pyrene 50-32-8
- Phenanthrene 85-01-8
- Pyrene 129-00-0

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## Schedule D

### Documents

SLR Consulting Ltd. *Summary of Site Condition*, December 16, 2019.

SLR Consulting Ltd., *Human Health & Ecological Risk Assessment, "North Park" at the Creek, 1551 Quebec Street, Vancouver, BC*, November 15, 2019.

SLR Consulting Ltd., *Stage 1 PSI Update and Supplemental Investigation, "North Park", at the Creek, 1551 Quebec Street, Vancouver, BC*, October 30, 2019.

BC Ministry of Environment, 2013, *Application for Water Use Determination at 1551 Quebec Street, Vancouver, BC*, issued December 18, 2013.

SLR Consulting (Canada) Ltd., 2013, *Drinking Water Standards Exemption Request – Concert Properties, 1551 Quebec Street, Vancouver, BC*, September 30, 2013.

BC Ministry of Environment, 2012, *Amended Certificate of Compliance - 1551 Quebec Street, Vancouver, BC*, issued May 22, 2012.

SLR Consulting (Canada) Ltd., 2011, *Environmental Investigation – North Lot, 1551 Quebec Street, Vancouver, BC*, July 2011.

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation Report – Northern Lot*, May 13, 2011.

BC Ministry of Environment, 2010, *Application for Area Wide Determination of Contaminated Fill, 1551 Quebec Street, Vancouver, BC*, issued October 27, 2010.

Golder Associates Ltd., 2010, *Assessment of Area Wide Soil and Groundwater Contaminated Fill, Former False Creek Transit Centre, 95 East 1st Avenue and 1551 Quebec Street, Vancouver, BC*, October 1, 2010.

Golder Associates Ltd., 2010, *Detailed Site Investigation Update, Former False Creek Transit Centre Site, Vancouver, BC*, March 16, 2010.

Golder Associates Ltd., 2010, *Stage 1 Preliminary Site Investigation, Greater Vancouver Transportation Authority, False Creek Lands, Vancouver, BC*, March 16, 2010.

Golder Associates Ltd., 2001, *Former False Creek Transit Centre Site Supplementary Investigations, Risk Assessment and Interim Remedial Action Plan*, September 2001.

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Keystone Environmental Resources Ltd., 1990, *Site Investigation and Remedial Options Recommendation, False Creek Transit Centre*, June 1990.

Keystone Environmental Resources Ltd., 1989, *Reports on Findings, Hydrogeological Investigation, False Creek Property*, October 1989.

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