



REGISTERED MAIL

Victoria File: 26250-20/20917
Site ID: 20917

September 8, 2020

Bruce Dale
Homer Street Office Properties Inc.
Suite 501 – 1067 Cordova Street
Vancouver, BC V6C 1C7
bpd@westbankcorp.com

Dear Mr. Bruce Dale:

Re: Certificate of Compliance – 731 Homer 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 at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

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 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke
Senior Contaminated Sites Officer

Enclosure

cc: Linda Kwan, City of Vancouver, Environmental Protection
515 West 10th Avenue, Suite 301, Vancouver, BC, linda.kwan@vancouver.ca

David Sellitto, National Bank Financial
130 King Street West, 32nd Floor, Toronto, ON, M5X 1J9, David.Sellitto@nbc.ca

Tom Burns, Allied Properties Mortgage GP Limited Inc. No. A0104839
134 Peter Street, Suite 1700, Toronto, ON, M5V 2H2, tburns@alliedreit.com

Client Information Officer, Ministry of Environment and Climate Change Strategy
200 – 10470 152nd Street, Surrey, BC, V3R 0Y3, csp_cio@victoria1.gov.bc.ca

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Duncan Macdonald, Approved Professional, PGL Group
1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6, dmacdonald@pggroup.com

Nick Dayal, Geostratus Consulting Inc.
PO Box 77024 Kingsway Knight PO, Vancouver, BC, V5V 5E7, nick@geostratus.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.

September 8, 2020
Date Issued


J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 731 Homer Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block 55, District Lot 541, Group1, New Westminster District, Plan EPP75095
PID: 030- 317-304

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

Latitude: 49° 16' 49.82"
Longitude: 123° 06' 57.09"

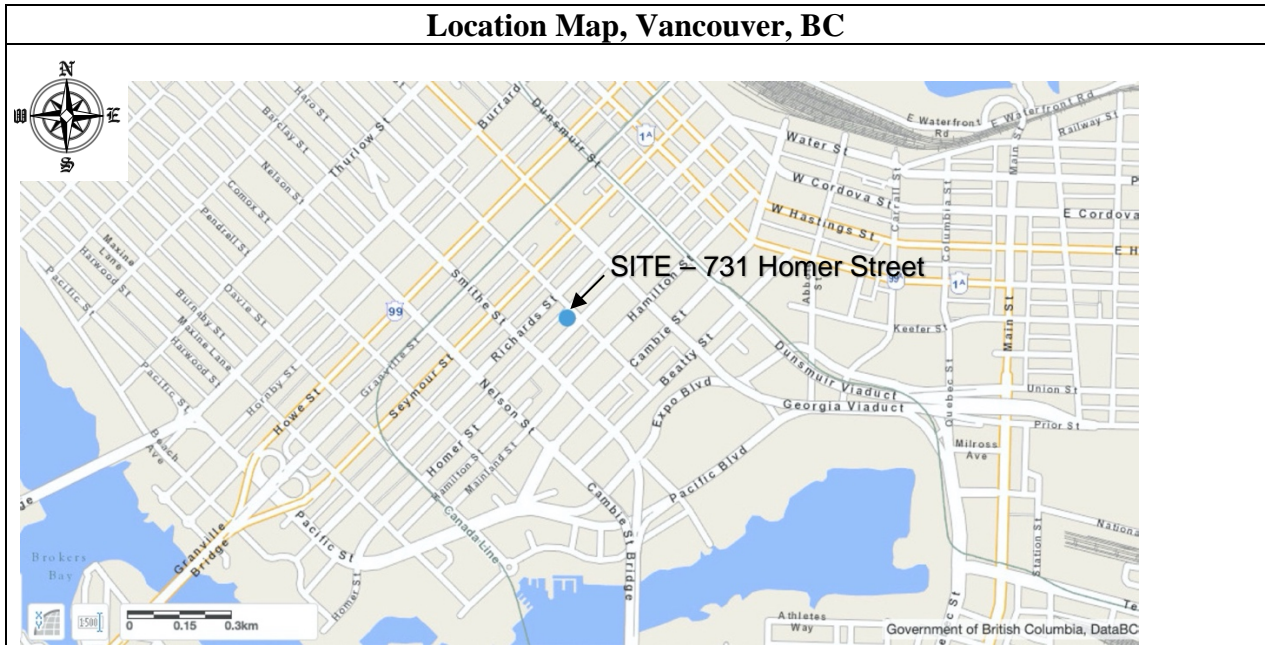
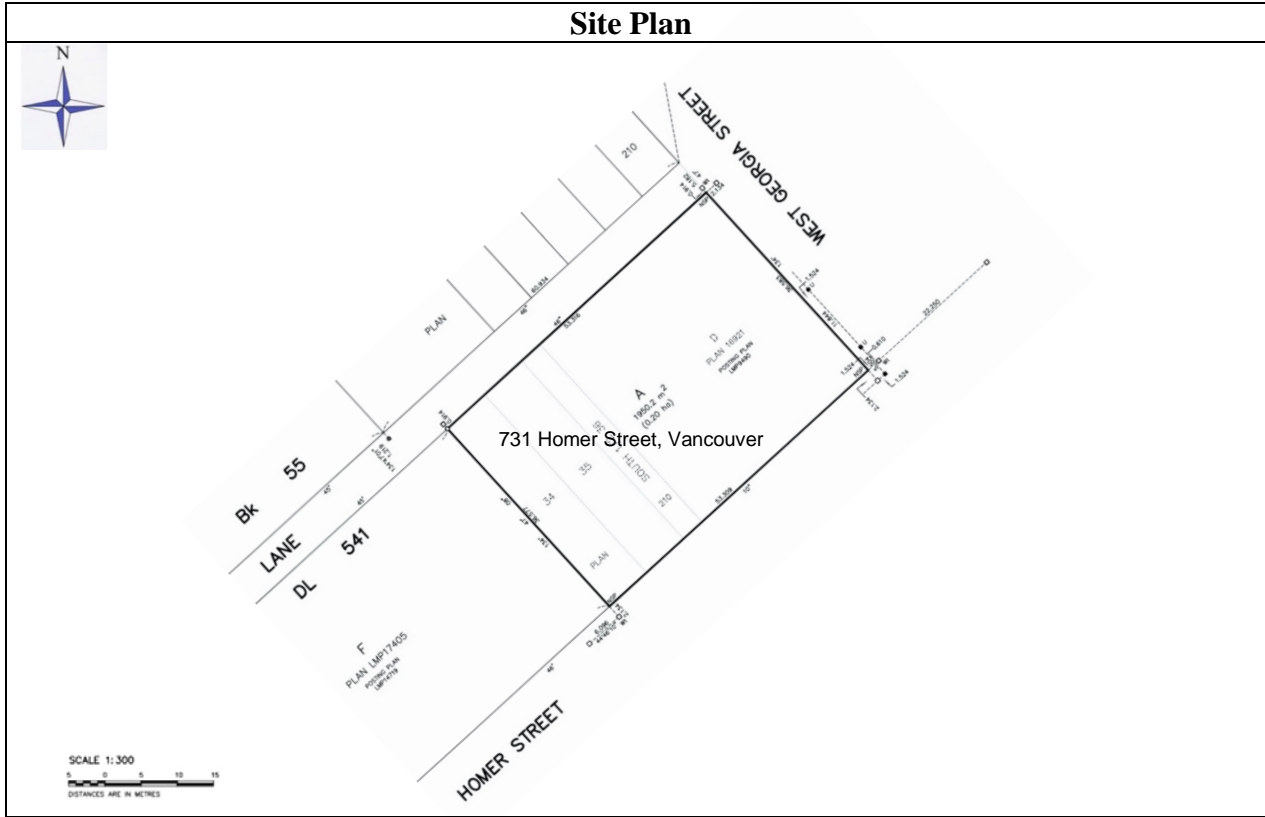
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Schedule B

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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Current and future buildings onsite will have a concrete slab at the lowest level.

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.

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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:

| | |
|-------------------------|---------------------|
| benz(a)anthracene | 56-55-3 |
| benzo(b+j)fluoranthenes | 205-99-2 & 205-82-3 |
| chromium | 7440-47-3 |
| HEPHs | NA |
| lead | 7439-92-1 |
| VPHs | NA |
| zinc | 7440-66-6 |

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Schedule D

Documents

Summary of Site Condition, 731 Homer Street, Vancouver, BC, Duncan Macdonald, PGL Environmental Consultants, May 2020;

Stage 1 Preliminary Site Investigation Update, 731 Homer Street (400 West Georgia Street), Vancouver, BC, Sara Bathgate & Nick Dayal, Geostratus Consulting Inc., February 2020;

Confirmation of Remediation, 731 Homer Street (400 West Georgia Street), Vancouver, BC, Geostratus Consulting Inc., February 2020;

Stage 1 & 2 Preliminary Site Investigation & Detailed Site Investigation, 400 West Georgia Street, Vancouver, BC, Geostratus Consulting Inc., January 2018;

Soil and Groundwater Investigation Results at 400 West Georgia Street, Vancouver, BC, Arcadis Canada, July 2017;

Phase II Environmental Site Investigation Report, 400 West Georgia Street, 725 and 731 Homer Street, Vancouver, BC, Pinchin West Ltd., January 2017;

Phase I Environmental Site Investigation Report, 400 West Georgia Street, 725 and 731 Homer Street, Vancouver, BC. Pinchin West Ltd., October 2016;

Environmental Quality Assurance Program, Aro Environmental, July 2003;

Decommissioning of an Underground Storage Tank and Remedial Excavation at 725 Homer Street, Vancouver, BC. Soilcon Laboratories Ltd., June 2002;

Environmental Update Report, Budget Car and Truck Rental at 725-731 Homer Street, Vancouver, BC, Soilcon Laboratories Ltd., March 2002;

Stage 1 Preliminary Site Investigation at 418 W. Georgia Street, Vancouver, BC, Soilcon Laboratories Ltd., August 2001;

Stage 2 Preliminary Site Investigation at 418 W. Georgia Street, Vancouver, BC, Soilcon Laboratories Ltd., August 2001;

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Environmental Quality Assurance Program, Budget Car and Truck Rental at 725-731 Homer Street, Vancouver, BC, Soilcon Laboratories Ltd., January 2001; and

Drilling Investigation, Budget Car & Truck Rental, 725 – 731 Homer Street, Vancouver, BC, Soilcon Laboratories Ltd., May 1999.

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