



VIA EMAIL: andrew@westbankcorp.com

Victoria File: 26250-20/21011
Site ID: 21011

December 9, 2020

Mr. Andrew Klukas
130 E 4th Property Inc., Inc. No. BC1045812
501 – 1067 West Cordova Street
Vancouver, BC V6C 1C7

Dear Mr. Klukas:

Re: Certificate of Compliance - 102 and 114 East 4th 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 Regulation and may be encountered during any future subsurface work at the site.

4. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
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 at 236- 468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Christiaan M. Iacoe, City of Vancouver (christiaan.iacoe@vancouver.ca)
507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
(mgeraghty@keystoneenvironmental.ca)
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3

Kim Casey, Computershare Trust Company c/o Timbercreek Mortgage Servicing
25 Price Street, Toronto, ON, M4W 1Z1 (kcasey@timbercreek.com)

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.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.

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.

December 9, 2020
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 102 and 114 East 4th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 24 District Lot 200A Group 1 New Westminster District Plan EPP83574
PID: 030-712-181

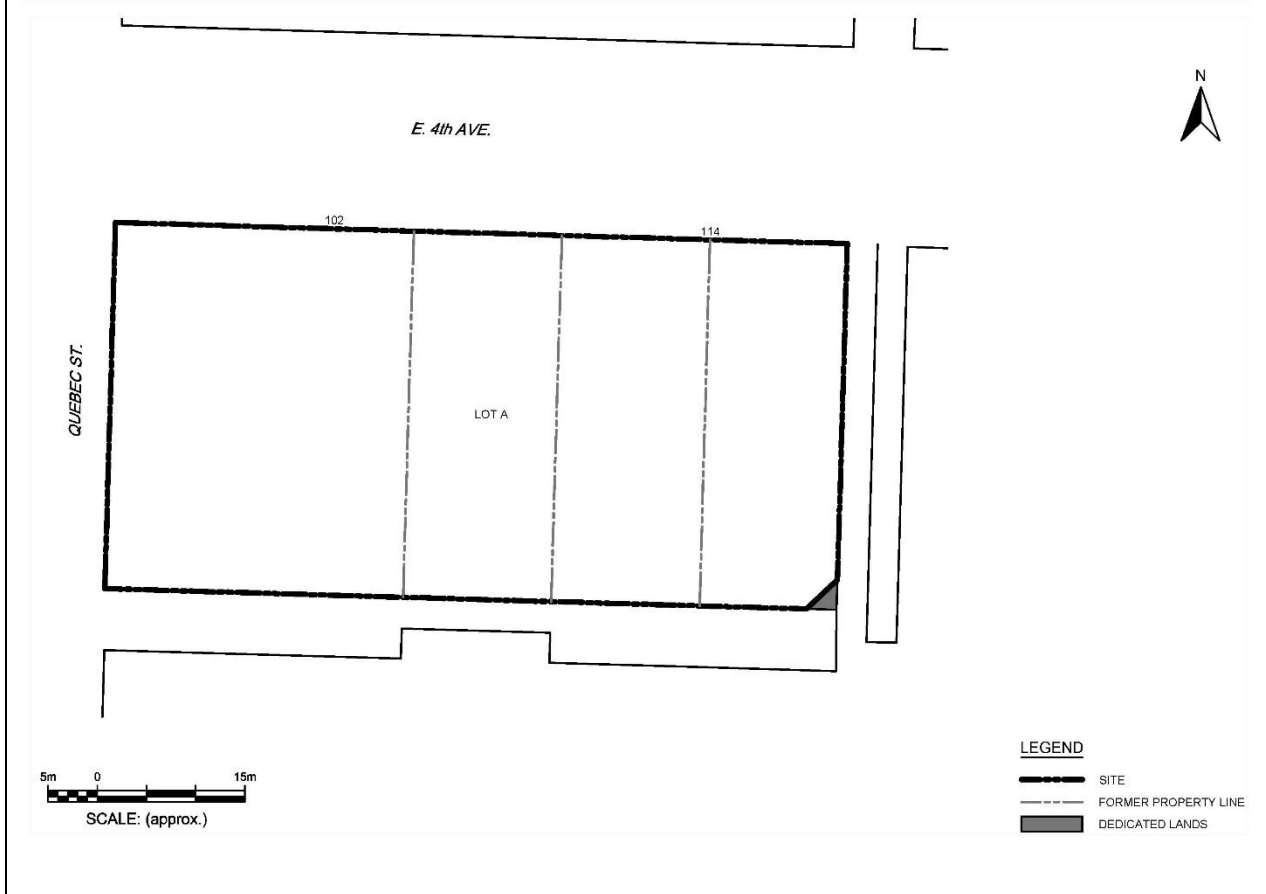
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 1.50"
Longitude: 123° 6' 7.60"

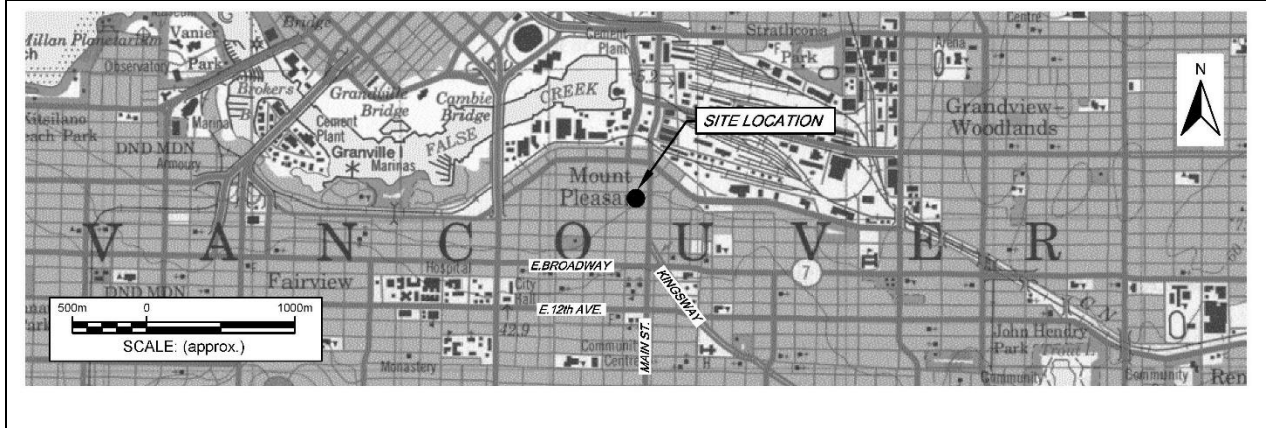
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For Director, *Environmental Management Act*


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 the 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) The site will consist of commercial building with up to five levels of underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
lead	7439-9-1
zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 102 and 114 East 4th Avenue, Vancouver, BC, Keystone Environmental Ltd., November 2020;

Report of Findings – Preliminary Site Investigation – Stage 1 Update and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 102 and 114 East 4th Avenue, Vancouver, BC, Keystone Environmental Ltd., November 2020;

Report of Findings – Phase I Environmental Site Assessment, 102 and 138 East 4th Avenue, Vancouver, BC, Keystone Environmental Ltd., December 2018;

Applicability of Drinking Water Standards, 100 East 4th Avenue, 111 East 5th Avenue and 2015 Main Street, Vancouver, BC, Golder Associates Ltd., May 2013;

Phase II Environmental Site Assessment, 2015 Main Street, 100 East 4th Avenue, and 111 East 5th Avenue, Vancouver, BC, Golder Associates Ltd., July 2012;

Phase I Environmental Site Assessment, 100 East 4th Avenue, Vancouver, BC, Golder Associates Ltd., March 2012;

Detailed Site Investigation and Remedial Excavation, 111 East 5th Avenue, Vancouver, BC, Jacques Whitford Environmental Ltd., May 2001;

Supplemental Water Sampling at 100 East 4th Avenue, Vancouver, BC, Golder Associates Ltd., October 1999; and

Draft, Phase II Environmental Site Assessment, Royal Bank Data Centre – 111 East 5th Avenue, Vancouver, BC, Golder Associates Ltd., October 1999.

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