



VIA EMAIL: eileen@createproperties.ca

Victoria File: 26250-20/9979
Site ID: 9979

April 27, 2021

Eileen Fu
0839879 B.C. Ltd.
8417 Main Street
Vancouver, BC V5X 3M3

Dear Ms. Fu:

Re: Certificate of Compliance – 180 East 2nd 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. 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 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: Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.
900-1281 West Georgia St, Vancouver, BC V6E 3J7 (BY EMAIL)
asorensen@thurber.ca

Scott Steer, R.P.Bio, CSAP, Steer Environmental Associates Ltd.
1515 Holland St, Nelson, BC, V1L 3E2 (BY EMAIL)
scott.steer@steerenvironmental.com

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

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

Kelly Carswell, City of Vancouver
507 West Broadway, Suite 320, Vancouver, BC V5Z 0B4 (BY EMAIL)
kelly.carswell@vancouver.ca

Danny Voikin, Laurentian Bank of Canada
777 Hornby Street, Suite 2060, Vancouver, BC, V6Z 1S4 (BY EMAIL)
danny.voikin@laurentianbank.ca

Tom Reeves, Aviva Insurance Company of Canada
1100-1125 Howe Street, Vancouver, BC V6Z 2Y6 (BY EMAIL)
tom.reeves@aviva.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.

April 27, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 180 East 2nd Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Block 14, District Lot 200A, Group 1 New Westminster District Plan EPP53535

PID: 030-275-768

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

Latitude: 49° 16' 07.20"
Longitude: 123° 06' 04.40"

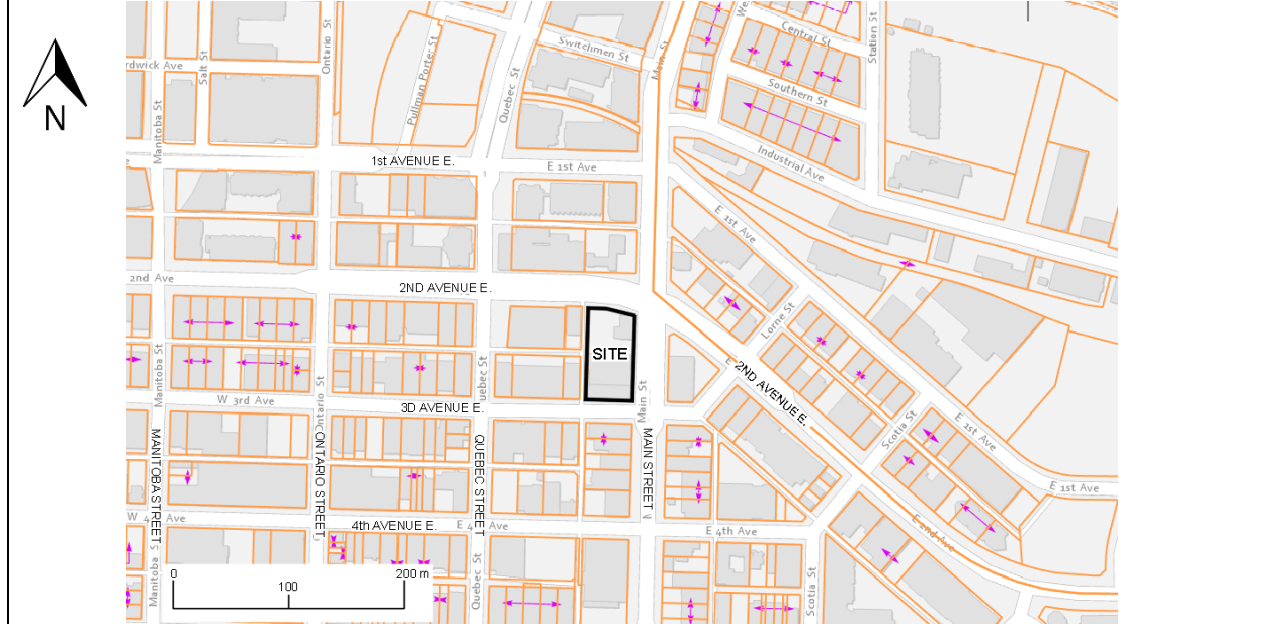
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Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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) The Site will consist of a mixed-use building with commercial use at grade and an underground parkade.

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.

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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
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Copper	7440-50-8
HEPHs	N/A
Lead	7439-92-1
LEPHs	N/A
Tin	7440-31-5
VPHs	N/A

To meet risk-based remediation standards:

Zinc	7440-66-6
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Substances evaluated in soil for commercial land soil use:

To meet local background concentrations:

Selenium	7782-49-2
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Substances remediated in water for marine aquatic water use:

To meet numerical remediation standards:

Acridine	260-94-6
Benz(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Copper	7440-50-8
EPHw10-19	N/A
Fluoranthene	206-44-0
Lead	7439-92-1
LEPHw	N/A
Mercury	7439-97-6
Pyrene	129-00-0
Zinc	7440-66-6

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For Director, Environmental Management Act

Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition, Site ID 9979</i>	Thurber Engineering Ltd.	March 19, 2021
<i>Director's Preapproval under Protocol 6, 180 East 2nd Avenue, Vancouver, BC, (PID: 030-275-768)</i>	Ministry of Environment and Climate Change Strategy	March 19, 2021
<i>Human Health and Ecological Risk Assessment, 180 East 2nd Avenue, Vancouver, BC</i>	Steer Environmental Associates Ltd.	March 18, 2021
<i>Detailed Site Investigation and Confirmation of Remediation, 180 East 2nd Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	March 16, 2021
<i>Stage 1 Preliminary Site Investigation, 180 East 2nd Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	March 16, 2021
<i>Request for Preapproval Not to Delineate Widespread Fill, 180 E 2nd Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	February 8, 2021
<i>Communication Record with the City of Vancouver, 180 East 2nd Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	February 1, 2021
<i>Water Use Decision at Site ID 9979, 180 East 2nd Avenue, Vancouver, BC</i>	Ministry of Environment and Climate Change Strategy	April 6, 2018
<i>Water Use Determination at Site ID 9979, 180 East 2nd Avenue, Vancouver, BC</i>	Thurber Engineering Ltd.	February 22, 2018
<i>Confirmation of Remediation, 180 East 2nd Avenue, Vancouver, BC</i>	Trow Associates Inc.	February 2007
<i>Detailed Site Investigation for Offsite Soil and Groundwater Conditions and Additional Onsite Monitoring, 180 East 2nd Avenue, Vancouver, BC</i>	Trow Associates Inc.	March 2006
<i>Stage 3 Detailed Site Investigation for Onsite Soil and Groundwater Conditions, 180 East 2nd Avenue, Vancouver, BC</i>	Trow Associates Inc.	May 2005
<i>Stage 1 and 2 Preliminary Site Investigation. 180 East 2nd Avenue, Vancouver, BC</i>	Trow Associates Inc.	November 2004

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