



Victoria File: 26250-20/23389
Site ID: 23389

Date: December 28, 2022

Shafik Haji
1801 Powell Street Ltd.
1501-2668 Ash Street
Vancouver, BC V5Z4K4
1801powellstreet@gmail.com

Dear Mr. Shafik Haji:

Re: Certificate of Compliance – 1801 Powell Street, Vancouver, BC

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:

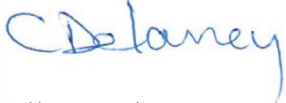
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 236-478-1407 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: City of Vancouver, Contaminated.Sites@vancouver.ca

Duncan Macdonald, Approved Professional, PGL Environmental Consultants
dmacdonald@pggroup.com

Andrea Rivers, PGL Environmental Consultants arivers@pggroup.com

Chanse Robertson, Director, BMO Real Estate Finance, Bank of Montreal, 6th floor,
595 Burrard Street, Vancouver, BC V7X 1L5, chanse.robertson@bmo.com

CSAP Society apopova@csapsociety.bc.ca

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 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.

December 28, 2022

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1801 Powell Street, Vancouver, BC which is more particularly known and described as:

LOT 38 BLOCK 1 OF BLOCK E DISTRICT LOT 183 PLAN 5155	PID: 011-224-606
LOT 39 BLOCK 1 OF BLOCK E DISTRICT LOT 183 PLAN 5155	PID: 011-224-631
LOT 40 BLOCK 1 OF BLOCK E DISTRICT LOT 183 PLAN 5155	PID: 011-224-657
LOT 41 BLOCK 1 OF BLOCK E DISTRICT LOT 183 PLAN 5155	PID: 011-224-673
LOT 42 BLOCK 1 OF BLOCK E DISTRICT LOT 183 PLAN 5155	PID: 011-224-703

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

Latitude:	49°	17'	4.50"
Longitude:	123°	4'	3.50"

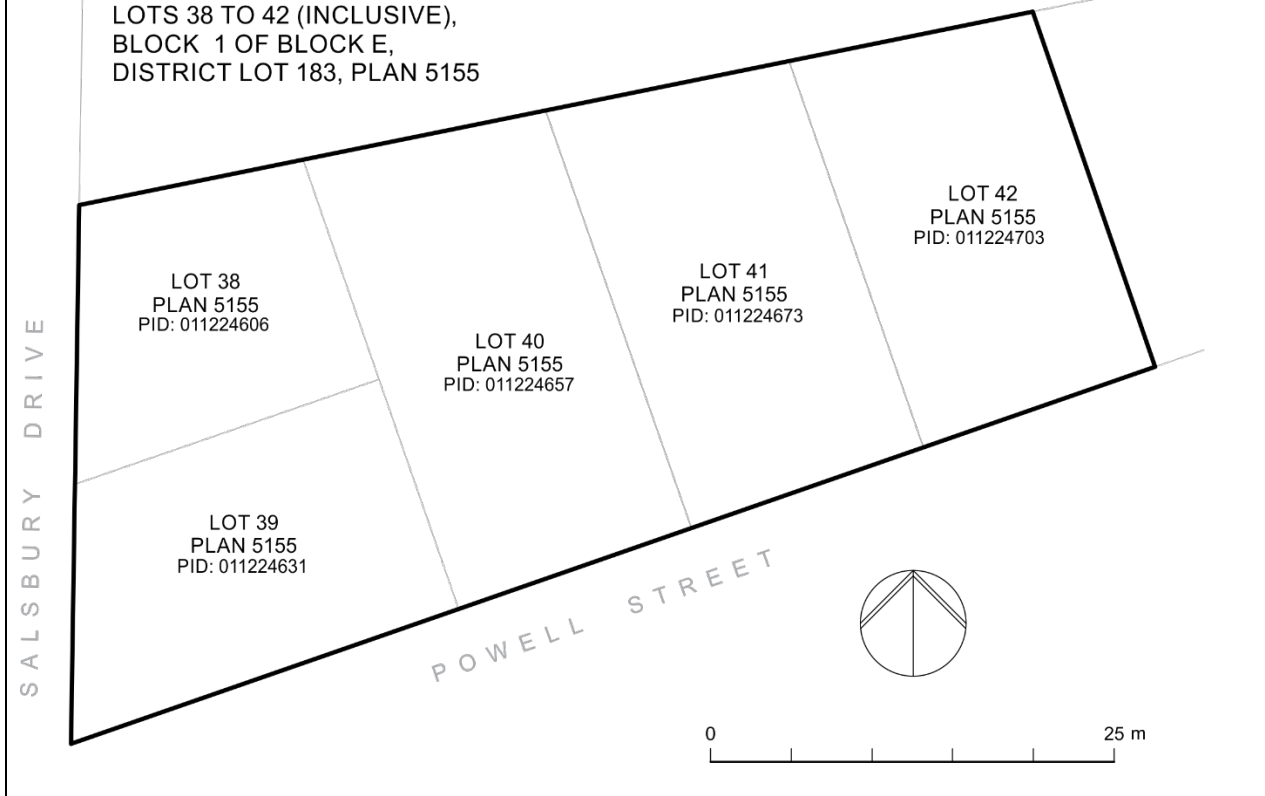
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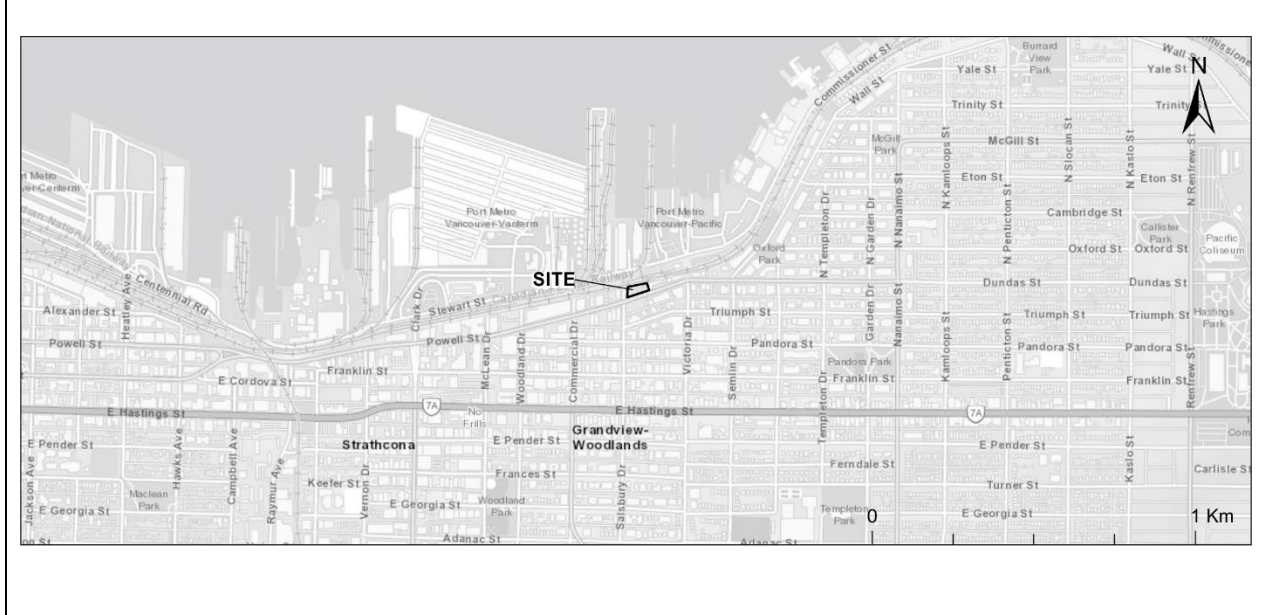


Colleen Delaney
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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CDelaney

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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 use 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. 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) *Any building erected onsite will be of slab-on-grade construction or be underlain at any depth by a 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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

cadmium	7440-43-9
copper	7440-50-8
HEPHs	N/A
nickel	7440-02-0
zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan MacDonald / PGL Environmental Consultants Ltd., dated September 2022;
- *Stage 1 and 2 Preliminary and Detailed Site Investigation and Confirmation of Remediation, 1801 Powell Street, Vancouver BC*, prepared by PGL Environmental Consultants Ltd., dated August 2022;
- *Remediation and Groundwater Sampling, 1801 Powell Street, Vancouver, BC*, prepared by Teal Solutions Ltd., dated June 2021;
- *Soil Remediation and Confirmation Soil Sampling, 1801 Powell Street, Vancouver, BC*, EXP Services Inc., dated April 2020;
- *Stage 2 Preliminary Site Investigation, 1801 Powell Street, Vancouver, BC*, EXP Services Inc., dated September 2018;
- *Stage 1 Preliminary Site Investigation, 1801 Powell Street, Vancouver, BC*, EXP Services Inc., dated September 2018;

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For Director, *Environmental Management Act*