



**VIA EMAIL**

Victoria File: 26250-20/25410  
Site ID: 25410  
Previous Site ID: Part of 12603

March 10, 2022

Benson Chow  
Concert Real Estate Corporation  
9<sup>th</sup> Floor, 1190 Hornby Street  
Vancouver, BC V6Z 2K5  
[bchow@concertproperties.com](mailto:bchow@concertproperties.com)

Dear Mr. Chow:

**Re: Certificate of Compliance – 1601 Quebec Street (Formerly 1551 Quebec Street), Vancouver, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above. This Certificate of Compliance replaces the Certificate of Compliance issued May 22, 2012 for 1551 Quebec Street (Site ID 12603) for that part of the above referenced site covered under the May 22, 2012 Certificate.

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 Part 8 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: City of Vancouver [Contaminated.Sites@Vancouver.ca](mailto:Contaminated.Sites@Vancouver.ca)  
Rosalind C. Nair, Senior Underwriter & Team Leader, New Home Warrant  
Travelers Canada (mortgage holder)  
[rosalind.nair@travelers.com](mailto:rosalind.nair@travelers.com)  
Kristy Todd Millar, Senior Director, Commercial Real Estate  
HSBC Bank Canada (mortgage holder)  
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**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.

March 10, 2022  
Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1601 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 southeasterly corner of Lot 353 False Creek Group 1 New Westminster District Plan EPP46205, thence  $19^{\circ} 56' 33''$  along the easterly boundary of Lot 353 Plan EPP46205, a distance of 45.491 metres;

Thence, northerly and easterly on a curve to the left of radius 297.300 metres, an arc distance of 17.537 metres;

Thence,  $289^{\circ} 56' 06''$ , a distance of 35.399 metres;

Thence,  $242^{\circ} 47' 45''$ , a distance of 7.938 metres;

Thence,  $211^{\circ} 39' 04''$ , a distance of 63.047 metres;

Thence,  $105^{\circ} 08' 42''$ , a distance of 54.301 metres more or less to the point of commencement.

The said portion containing by admeasurement an area of 0.304 hectares more or less.

PID: part of 029-631-769

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Matson Peck & Topliss, B.C. Land Surveyor on June 16, 2021.

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

Latitude:  $49^{\circ} 16' 18.1''$

Longitude:  $123^{\circ} 06' 9.8''$

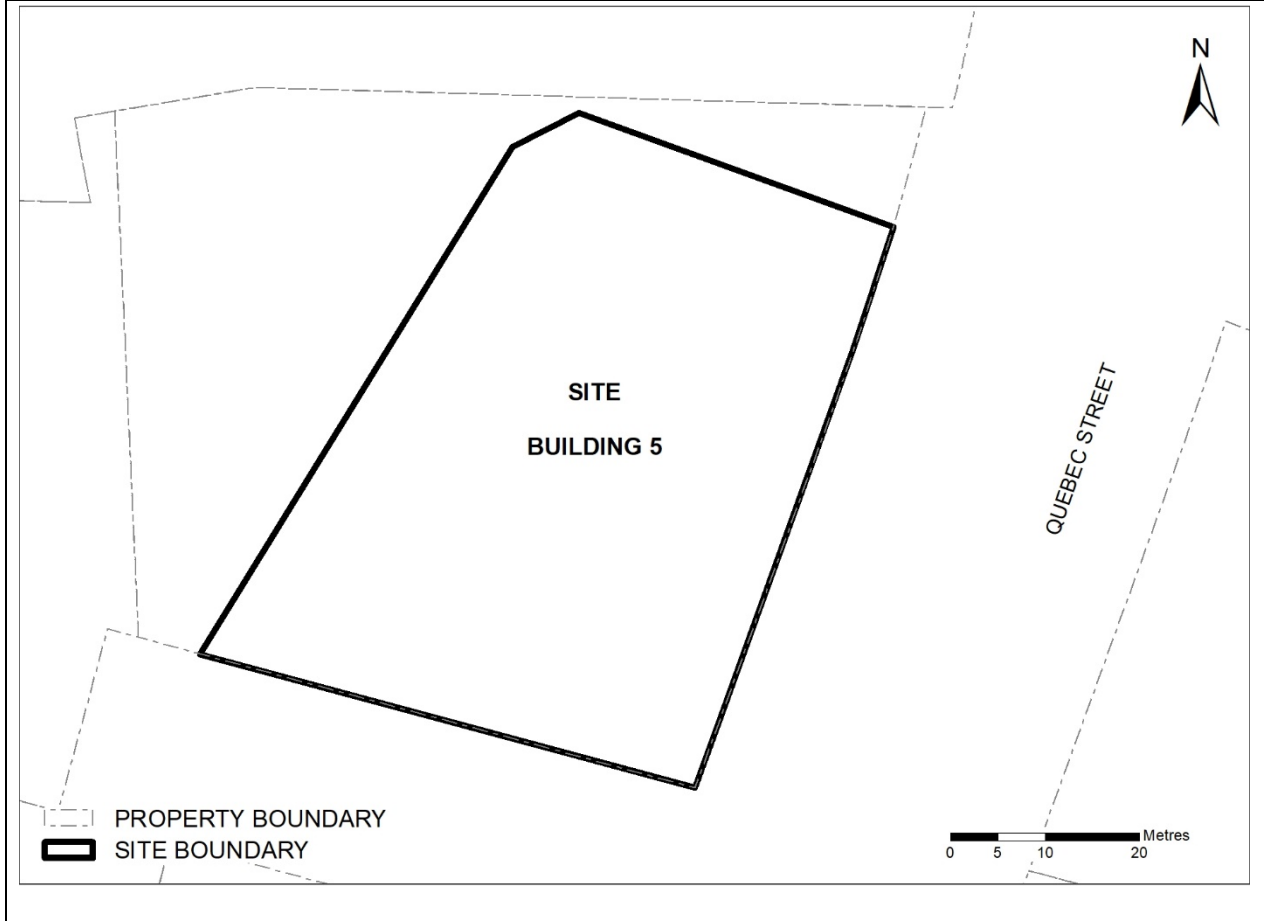
March 10, 2022

Date Issued

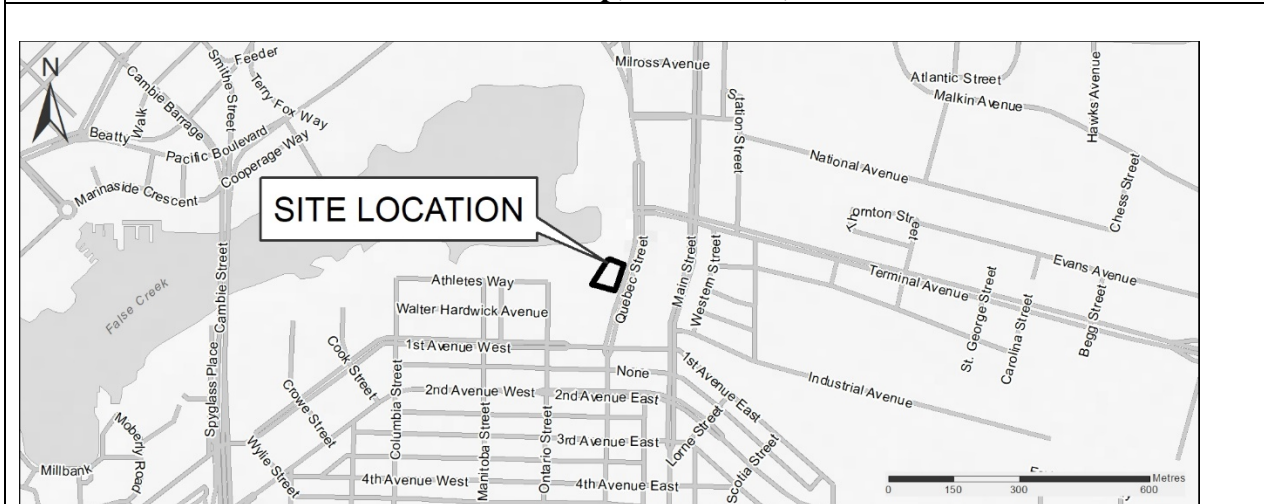


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### Site Plan, Vancouver, BC



### Location Map, Vancouver, BC



March 10, 2022

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

*(a) Any building constructed on the site 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 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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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for high density residential land soil use:*

To meet numerical remediation standards:

|          |           |
|----------|-----------|
| Arsenic  | 7440-38-2 |
| Chromium | 7440-47-3 |
| HEPHs    | N/A       |
| Iron     | 7439-89-6 |
| Lead     | 7439-92-1 |
| LEPHs    | N/A       |
| VPHs     | N/A       |
| Zinc     | 7440-66-6 |

#### *Substances remediated in vapour for parkage and residential land vapour use:*

To meet numerical remediation standards:

|                        |          |
|------------------------|----------|
| VPHv                   | N/A      |
| 1,2,4-trimethylbenzene | 95-63-6  |
| 1,3,5-trimethylbenzene | 108-67-8 |
| 1,1,2-trichloroethane  | 79-00-5  |

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## Schedule D

### Documents

- SLR Consulting (Canada) Ltd. *Summary of Site Condition*, 20 October 2021.
- SLR Consulting (Canada) Ltd. *Stage 1 Preliminary Site Investigation Update, Supplemental Investigation and Confirmation of Remediation*, 20 October 2021.
- Geopacific, 2019, *Re: Geotechnical Investigation Report – Building 5 – Mixed Use Residential Development, 1551 Quebec Street, Vancouver, BC*, issued 06 May 2019.
- GeoPacific, 2019, *Re: Hydrogeological Study and Impact Assessment Report – Creekside Building 5, Quebec Street and First Avenue*, issued 31 April 2019.
- SLR Consulting (Canada) Ltd., 2019, “*North Park*” *at The Creek, 1551 Quebec Street, Vancouver, BC, Human Health Risk Assessment*, issued 15 November 2019.
- SLR Consulting (Canada) Ltd., 2019, *Stage 1 PSI Update and Supplemental Investigation, “North Park” at The Creek, 1551 Quebec Street, Vancouver, BC*, issued 30 October 2019.
- SLR Consulting Ltd., 2016, *Human Health & Ecological Risk Assessment, The Creek Development, Quebec Street and 1<sup>st</sup> Avenue, City Dedication land – Switchmen Street*, issued August 2016.
- SLR Consulting (Canada) Ltd., 2016, *Stage 1 PSI Update, Detailed Site Investigation and Completion of Remediation, Quebec Street and 1<sup>st</sup> Avenue, Vancouver, BC City Dedication Lands – Switchmen Street*, issued 25 August 2016.
- BC Ministry of Environment, 2013, *Application for Water Use Determination at 1551 Quebec Street, Vancouver, BC*, issued 18 December 2013.
- SLR Consulting (Canada) Ltd., 2013, *Drinking Water Standards Exemption Request – Concert Properties, 1551 Quebec Street, Vancouver, BC*, issued 30 September 2013.
- SLR Consulting (Canada) Ltd., 2011, *Environmental Investigation – North Lot, 1551 Quebec Street, Vancouver, BC*, issued July 2011.
- Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation, 1551 Quebec Street, Vancouver, BC*, issued 13 May 2011.
- BC Ministry of Environment, 2010, *Application for Area Wide Determination of Contaminated Fill, 1551 Quebec Street, Vancouver, BC*, issued 27 October 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*, issued 01 October 2010.



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

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

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

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

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

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