



VIA EMAIL: [tgrant@pci-group.com](mailto:tgrant@pci-group.com)

Victoria File: 26250-20/22848  
Site ID: 22848

June 9, 2022

1489 West Broadway Nominee Corp.  
300 – 1030 West Georgia Street  
Vancouver, BC V6E 2Y3  
Attn. Tim Grant

Dear Tim Grant:

**Re: Certificate of Compliance – 1477 West Broadway, 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, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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

Enclosure

cc:

Nicole Montgomery, Assistant Manager, Environmental Services, City of Vancouver,  
Environmental Services, 453 West 12th Ave, Vancouver, BC, V5Y 1V4,  
([nicole.montgomery@vancouver.ca](mailto:nicole.montgomery@vancouver.ca))

Anthony Maitland, Royal Bank of Canada  
1025 West Georgia Street, Vancouver, BC. V6E 3N9  
[anthony.maitland@rbc.com](mailto:anthony.maitland@rbc.com)

Julia Lomonosova. BC Transportation Financing Authority  
PO Box 9850 Stn Prov Govt Victoria, BC, V8W 9T5 [Julia.Lomonosova@ticorp.ca](mailto:Julia.Lomonosova@ticorp.ca)

Tim Grant, Broadway and Eighth GP Inc. and PCI Broadway Eight Developments Inc  
300 – 1030 West Georgia Street, Vancouver, BC, V6E 2Y3  
[tgrant@pci-group.com](mailto:tgrant@pci-group.com)

CSAP Society

613 – 744 West Hastings Street, Vancouver BC, V6C 1A5

[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, BC ENV, Victoria

[csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

Jason Christensen, Keystone Environmental Ltd.

Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3

[jchristensen@keystoneenvironmental.ca](mailto:jchristensen@keystoneenvironmental.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.

June 9, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1477 West Broadway, Vancouver, British Columbia which is more particularly known and described as:


Lot 1 Block 331 District Lot 526 Group 1 New Westminster District Plan EPP98876  
PID: 031-075-185

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

Latitude: 49° 15' 50.00"  
Longitude: 123° 08' 17.40"

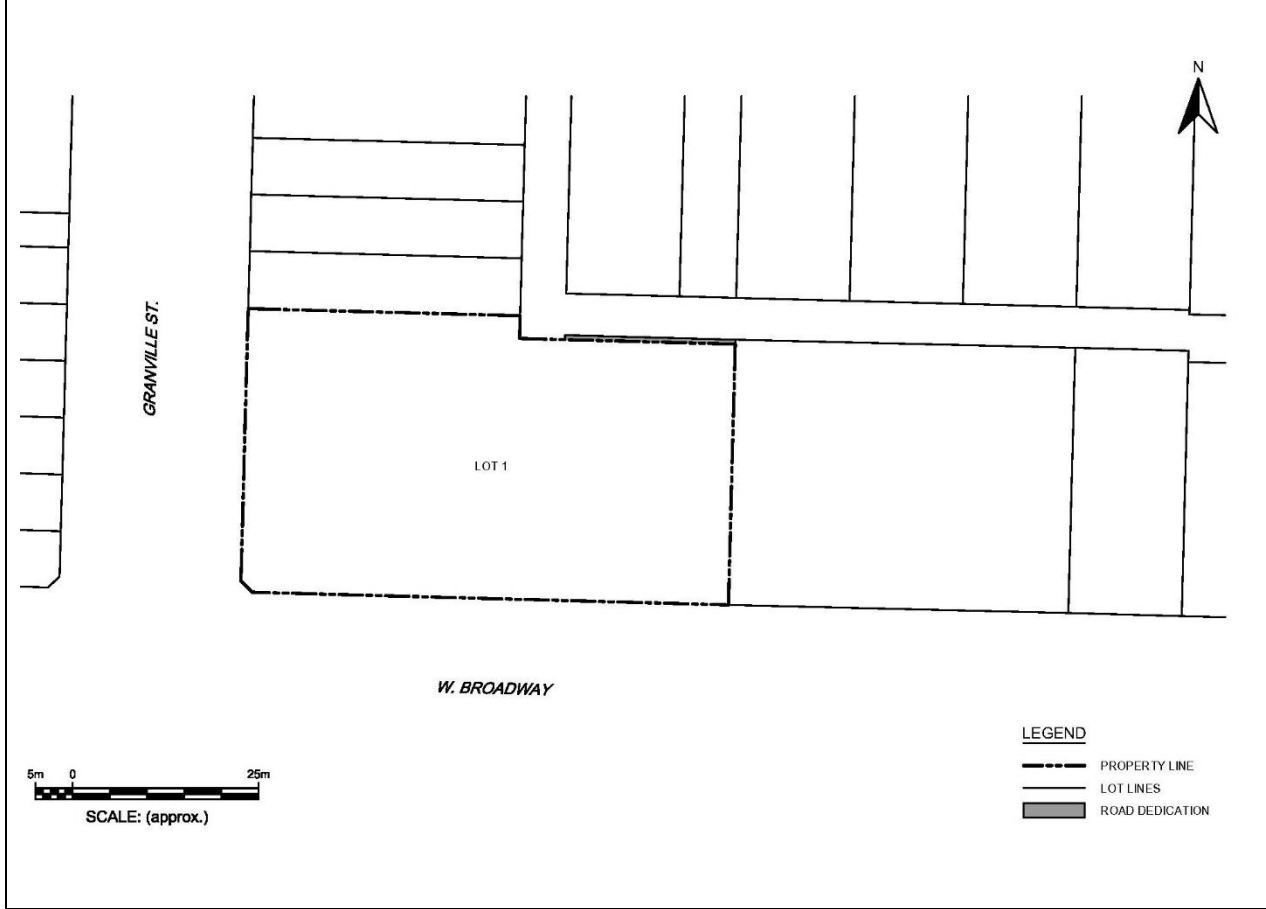
June 9, 2022  
Date Issued

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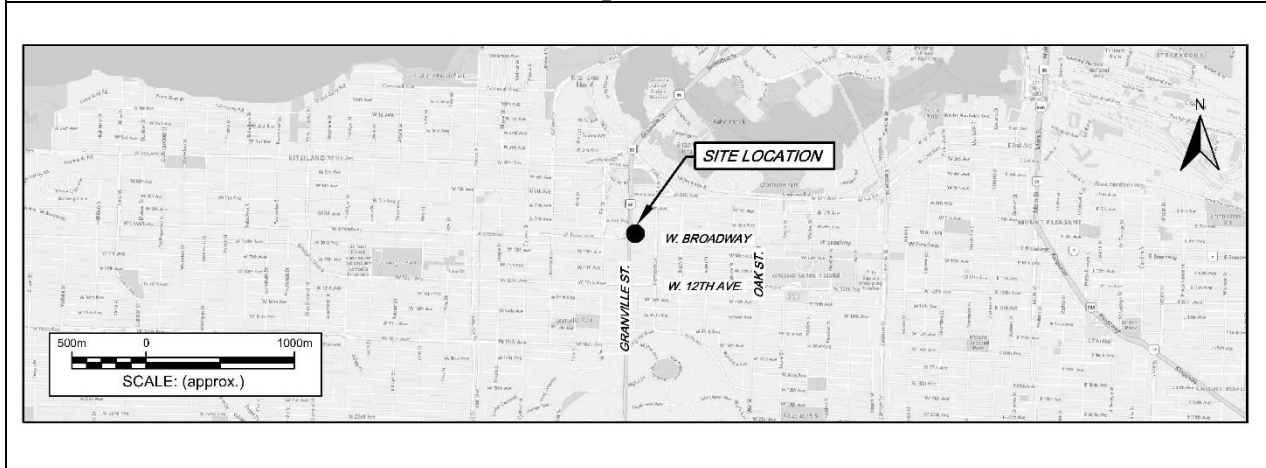
  
Liliana Jerade  
For Director, *Environmental Management Act*

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# Site Plan, Vancouver, BC



# Location Map, Vancouver, BC



June 9, 2022  
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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 persons 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) Future buildings on the Site will be constructed with up to six levels of underground parking with the surface of the slab at a geodetic elevation of at least 20.83 meters derived from survey monument V-2218.*

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

cobalt	(7440-48-4)
odorous substances	NA

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Liliana Jerade  
For Director, *Environmental Management Act*



## Schedule D

### Documents

*Summary of Site Conditions, 1477 West Broadway, Vancouver, BC, Keystone Environmental Ltd., April 2022;*

*Report of Findings – Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1477 West Broadway, Vancouver, BC, Keystone Environmental Ltd., March 2022;*

*Report of Findings – Phase I Environmental Site Assessment, 1465 West Broadway and Adjacent Laneway, Vancouver, BC, Keystone Environmental Ltd., June 2019*


*Stage 1 and 2 Preliminary Site Investigation, 1451 and 1465 West Broadway, Vancouver, BC, Active Earth Engineering Ltd., April 2018;*

*Report of Findings – Preliminary Site Investigation, Stage 2, 1489 West Broadway, Vancouver, BC, Keystone Environmental Ltd., January 2007; and*

*Report of Findings – Preliminary Site Investigation, Stage 1, 1489 West Broadway, Vancouver, BC, Keystone Environmental Ltd., December 2006.*

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