



BY E-MAIL: john.purcell@quadreal.com

Victoria File: 26250-20/14598
Site ID: 14598

October 5, 2022

John Purcell
7503059 Canada Inc., Inc. No. A0080266
c/o QuadReal Property Group LP
Commerce Court West, 199 Bay Street, Suite 4900
Toronto, ON M5L 1G2

Dear John Purcell:

**Re: Certificate of Compliance – 650 West 41st 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 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, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. 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. Security as required by the Director under section 53 (3) (d) of the *Environmental Management Act* has been provided and the requirements respecting security under the Contaminated Sites Regulation and any applicable protocols under the *Environmental Management Act* have been met.
8. The applicant has prepared and provided to the Director proof acceptable to the Director of registration of a covenant under section 219 of the *Land Title Act*.
9. 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
For Director, *Environmental Management Act*

Enclosure

cc: City of Vancouver, contaminated.sites@vancouver.ca
CSAP Society, apopova@csapsociety.bc.ca
Terry Duffy, P.Geo., Approved Professional, Pinchin Ltd., tduffy@pinchin.com
Stefan Quaglia, R.P.Bio., Approval Professional, Trillium Environmental Ltd.,
squaglia@trilliumenviro.com
Client Information Officer, ENV, Victoria (BY EMAIL)
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.

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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 650 West 41st Avenue, Vancouver, British Columbia which is more particularly known and described as:

PID: 003-128-687

Portion of Lot 7 Block 892 District Lot 526 Group 1 New Westminster District Plan 20424, Except Air Space Plan 20425 and Plan EPP85694, described by following metes and bounds:

ALL AND SINGULAR that Parcel or Tract of land described as follows:

Commencing at the South East corner of Lot 7 BLOCK 892 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20424 EXCEPT AIR SPACE PLAN 20425 AND PLAN EPP85694.

Thence Westerly following the South boundary of said Lot 7, a bearing N86°53'44"W a distance of 96.213m;

Thence a bearing N2°51'10"E a distance of 62.146m;

Thence a bearing N46°41'12"E a distance of 63.664m;

Thence a bearing S86°59'54"E a distance of 49.726m, more or less, to a point on the East boundary of said Lot 7;

Thence Southerly following the East boundary of said Lot 7, a bearing S1°35'14"W a distance of 108.394m,

more or less, to the point of commencement and containing by admeasurement 9272.57 square metres, more or less.

The site contains part of a legal parcel depicted in a legal sketch plan VAP20424 prepared by Ralph B. Turner, B.C. Land Surveyor on February 18, 1985. The site is depicted in a metes and bounds plan H-3614B prepared by Underhill & Underhill Professional Land Surveyors on March 24, 2022.

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

Latitude: 49° 13' 49.50"

Longitude: 123° 7' 2.30"

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Site Plan



Location Map



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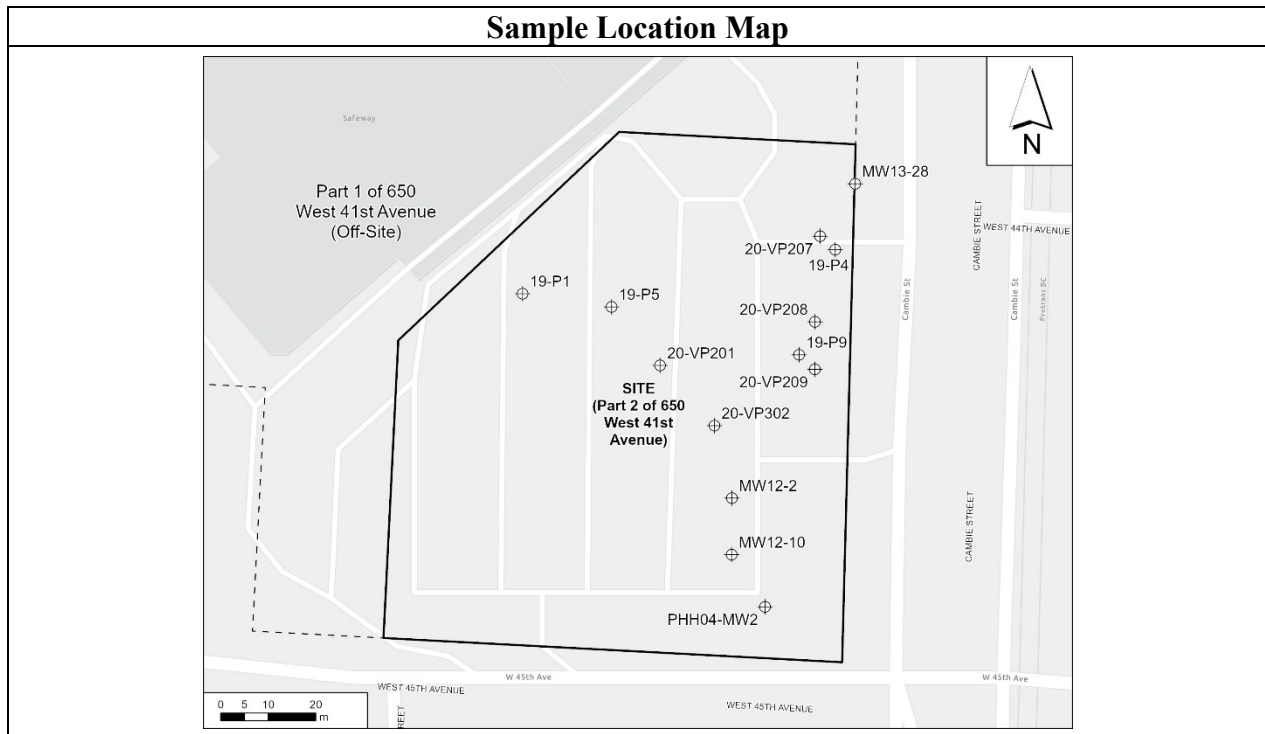
Schedule B

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 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) "A building will be constructed with an underground parkade covering the entire footprint".
- (b) "An underground parkade will be constructed at or near locations PHH04-MW2, MW12-2, MW12-10, MW13-28, 19-P1, 19-P4, 19-P5, 19-P9, 20-VP201, 20-VP207, 20-VP208, 20-VP209, 20-VP302, as shown in the figure below.



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(c) *“The underground parkade beneath any building will not be in contact with groundwater”.*

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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Site groundwater must not be used as potable water.
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

| | |
|---------------------|----------------|
| Benzene | 71-43-2 |
| Chromium, Total | 7440-47-3 |
| Chromium, Trivalent | 16065-83-1 |
| Ethylbenzene | 100-41-4 |
| LEPHs | not applicable |
| Molybdenum | 7439-98-7 |
| Naphthalene | 91-20-3 |
| Toluene | 108-88-3 |
| VPHs | not applicable |
| Xylenes, total | 1330-20-7 |
| Zinc | 7440-66-6 |


Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

| | |
|--------------------------|----------------|
| Benzene | 71-43-2 |
| Butadiene, 1,3- | 106-99-0 |
| Ethylbenzene | 100-41-4 |
| Isopropylbenzene | 98-82-8 |
| Methylcyclohexane | 108-87-2 |
| Naphthalene | 91-20-3 |
| n-Hexane | 110-54-3 |
| Tetrachloroethylene | 127-18-4 |
| Toluene | 108-88-3 |
| Trichloroethylene | 79-01-06 |
| Trimethylbenzene, 1,2,4- | 95-63-6 |
| Trimethylbenzene, 1,3,5- | 108-67-8 |
| VPHv | not applicable |
| Xylenes, total | 1330-20-7 |

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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

| | |
|--------------------------|---------------------|
| Arsenic | 7440-38-2 |
| Benz(a)anthracene | 56-55-3 |
| Benzene | 71-43-2 |
| Benzo(a)pyrene | 50-32-8 |
| Benzo(b+j)fluoranthenes | 205-99-2 & 205-82-3 |
| Dibenz(a,h)anthracene | 53-70-3 |
| Ethylbenzene | 100-41-4 |
| Methylnaphthalene, 2- | 91-57-6 |
| Naphthalene | 91-20-3 |
| Tetraethyl Lead | 78-00-2 |
| Toluene | 108-88-3 |
| Trimethylbenzene, 1,3,5- | 108-67-8 |
| VHw6-10 | not applicable |
| Xylenes, total | 1330-20-7 |

To meet risk-based remediation standards:

| | |
|---------------------|----------------|
| Chloride Ion | 16887-00-6 |
| EPHw10-19 | not applicable |
| Tetrachloroethylene | 127-18-4 |
| Trichloroethylene | 79-01-06 |

To meet local background concentrations:

| | |
|--------|-----------|
| Cobalt | 7440-48-4 |
|--------|-----------|

Substances evaluated in water for drinking water use:

To meet local background concentrations:

| | |
|------------|------------|
| Lithium | 7439-93-2 |
| Sodium Ion | 17341-25-2 |

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Schedule D

Documents

- *Summary of Site Conditions*, prepared by Pinchin Ltd., dated May 26, 2022;
- *Stage 1 Preliminary Site Investigation Update, 650 West 41st Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd., dated March 25, 2022;
- *Detailed Human Health and Ecological Risk Assessment Update, 650 West 41st Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd., dated January 19, 2022;
- *Supplemental Stage 2 Preliminary Site Investigation, Supplemental Detailed Site Investigation and Confirmation of Remediation, 650 West 41st Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd., dated November 11, 2021;
- *Significance of Reported Soil Tetraethyl Lead Laboratory Results, 650 West 41st Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd., dated March 8, 2019;
- *Approval in Principle, 650 West 41st Avenue, Vancouver, British Columbia*, letter from BC ENV, dated July 11, 2016;
- *Preapproval Request to Extend Approval in Principle Timeframe, 650 West 41st Avenue, Vancouver, British Columbia, PID: 003-128-687*, letter from BC ENV, dated July 13, 2015;
- *Summary of Site Conditions*, prepared by Hemmera Envirochem Inc., dated April 20, 2015;
- *Environmental Prospective Detailed Human Health and Ecological Risk Assessment AEC 1, Oakridge Centre, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated April 2015;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, Oakridge Centre, 650 West 41st Avenue, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated February 28, 2015;
- *Flow Through Determination, 650 W 41st Avenue, Vancouver, BC, PID: 003-128-687*, letter from BC ENV, dated February 12, 2014;
- *Analysis of Soil at Furance (sic) Oil Tank Excavation, 650 41st Street (sic), Vancouver, BC*, prepared by LB Petroleum & Environmental Consulting, dated November 7, 2007;

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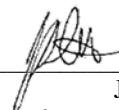
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- *Environmental Stage 2 Preliminary Site Investigation, 650 West 41st Avenue, Vancouver, BC*, prepared by PHH Environmental Limited, dated April 17, 2004;
- *Environmental Stage 1 Preliminary Site Investigation, 650 West 41st Avenue, Vancouver, BC*, prepared by PHH Environmental Limited, dated March 26, 2004;
- *Stage 2 Preliminary Site Investigation, Oakridge Shopping Centre, Vancouver, BC*, prepared by PHH Environmental Limited, dated January 2000;
- *Environmental Audit Phase I and Phase II, Oakridge Centre, 650 West 41st Avenue, Vancouver, British Columbia V5Z 2M9*, prepared by C.D. Sonter Management Inc., dated July 22, 1993;
- *Environmental Audit Phase I and Phase II, Woodward's Department Store, Oakridge Centre, 650 West 41st Avenue, Vancouver, British Columbia V5Z 2M9*, prepared by C.D. Sonter Management Inc., dated June 15, 1993; and
- *Preliminary Environmental Assessment, Oakridge Centre Project, Vancouver, BC*, prepared by Norecol Environmental Management Ltd., dated December 1990.

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