



VIA EMAIL: jaevans@shaw.ca

Victoria File: 26250-20/0813
Site ID: 1016

March 11, 2024

James Evans
Hudsonmorris (2075 Hastings) Projects Corp.
3499 Commercial Street
Vancouver, BC V5N 4E8

Dear James Evans:

Re: Updated Certificate of Compliance – 2075 East Hastings Street, Vancouver, B.C.

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future 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. 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 Liliana.Jerade@gov.bc.ca.

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver
(VIA EMAIL) Contaminated.Sites@vancouver.ca

Benjamin Dodman, Coast Capital Savings Federal Credit Union
(VIA EMAIL) Benjamin.Dodman@coastcapitalsavings.com

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
(VIA EMAIL) david.mitchell@activeearth.ca

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

Client Information Officer, BC Ministry of Environment and Climate Change Strategy
(VIA 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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Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2075 East Hastings Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 9, Except Part in Plan 4384, Block 39, District Lot 184, Plan 178
PID: 015-670-155

Lot 10, Except Part in Plan 4384, Block 39, District Lot 184, Plan 178
PID: 015-670-171

Lot 11, Except Part in Plan 4384, Block 39, District Lot 184, Plan 178
PID: 015-670-198

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

Latitude:	49°	16'	53.2"
Longitude:	123°	03'	43.8"

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For Director, *Environmental Management Act*



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Schedule B

Requirements and Condition

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 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 a Contaminated Sites Regulation numerical standard 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) *Any building erected on the site will be residential or commercial at ground level completely overlying an underground parkade (i.e., the parkade is below the entire footprint of the building).*

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) Soils containing petroleum hydrocarbon constituents and/or metals at concentrations exceeding the applicable numerical regulatory standards for the site must remain at its current depth of at least 1.0 meter below ground level (current grade approximately 29.3 meters above sea level), nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be situated at shallower depths absent the presence of a permanent barrier (e.g., pavement or concrete).
3. If requested by the Director, the responsible person 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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4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Substances remediated in soil for residential high density soil use:

To meet numerical remediation standards:

anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
dibenz(a,h)anthracene	53-70-3
fluoranthene	206-44-0
indeno(1,2,3-cd)pyrene	193-39-5
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
trimethylbenzene, 1,3,5-	108-67-8

To meet risk-based remediation standards:

copper	7440-50-8
HEPHs	NA
lead	7439-92-1
LEPHs	NA
VPHs	NA
zinc	7440-66-6

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Schedule D

Documents

Update Summary of Site Condition, 2075 East Hastings Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated March 2024;

Certificate of Compliance – Amendment, 2075 East Hastings Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated January 20, 2024;

Certificate of Compliance, Site ID: 1016, 2075 East Hastings Street, Vancouver, BC, prepared by BC Ministry of Environment, dated February 23, 2023;

Summary of Site Condition, 2075 East Hastings Street, Vancouver, BC, prepared by Parsons Inc., dated December 8, 2022;

Performance Verification Plan for Management Area at 2075 East Hastings Street, Vancouver, BC, prepared by Parsons Inc., dated December 5, 2022;

Screening Level Risk Assessment, 2075 East Hastings Street, Vancouver, BC, prepared by Parsons Inc., dated December 5, 2022;

Supplementary Preliminary Site Investigation / Detailed Site Investigation / Confirmation of Remediation, 2075 East Hastings Street, Vancouver, BC, prepared by Parsons Inc., dated December 5, 2022;

Protocol 6 Preapproval Request to Not Delineate Area Wide Fill, 2075 East Hastings Street, Vancouver, BC, prepared by BC Ministry of Environment, dated August 10, 2022;

Preapproval to Not Delineate or Remediate the Entire Extent of Contamination, 2075 East Hastings Street, Vancouver, BC, prepared by Parsons Inc., dated April 7, 2021.

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