



REGISTERED MAIL

Victoria File: 26250-20/19642
Site ID: 19642
Previous Site ID 12603, 3419 & 4697

November 14, 2016

Benson Chow
Concert Properties Ltd.
9th Floor, 1190 Hornby Street
Vancouver, BC V6Z 2K5



Dear Mr. Chow:

Re: Certificate of Compliance - 1661 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 12603) for that part of the above referenced site covered under the May 2012 Certificate. This Certificate of Compliance also replaces the Certificate of Compliance issued May 16, 2011 for 95 East 1st Avenue (Site 4697) for that part the above referenced site covered under the May 2011 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 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 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 250 -356-8386 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peggy Evans

Manger, Risk Assessment and Remediation

Enclosure

cc: Jennifer Mayberry, City of Vancouver

James Malick, Approved Professional, SLR Consulting (Canada) Ltd.

Cindy Ott, Approved Professional, SLR Consulting (Canada) Ltd.

CSAP Society



Ministry of
Environment

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

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.

NOV 14 2016

Date Issued



Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at, 1661 Quebec Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 354, False Creek Group 1, New Westminster District, Plan EPP46205
PID: 029-631-777

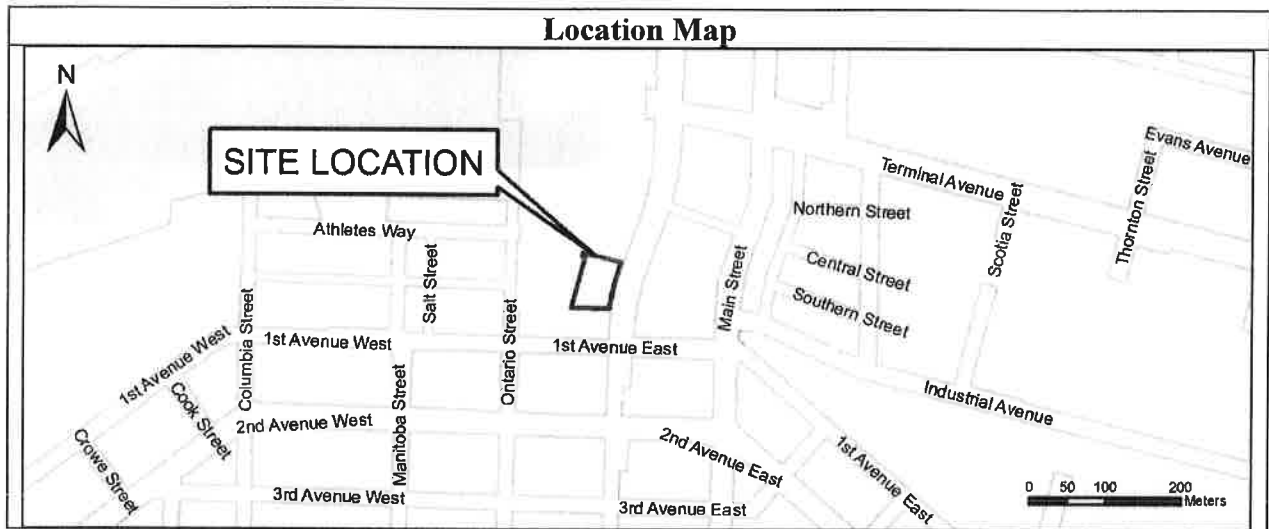
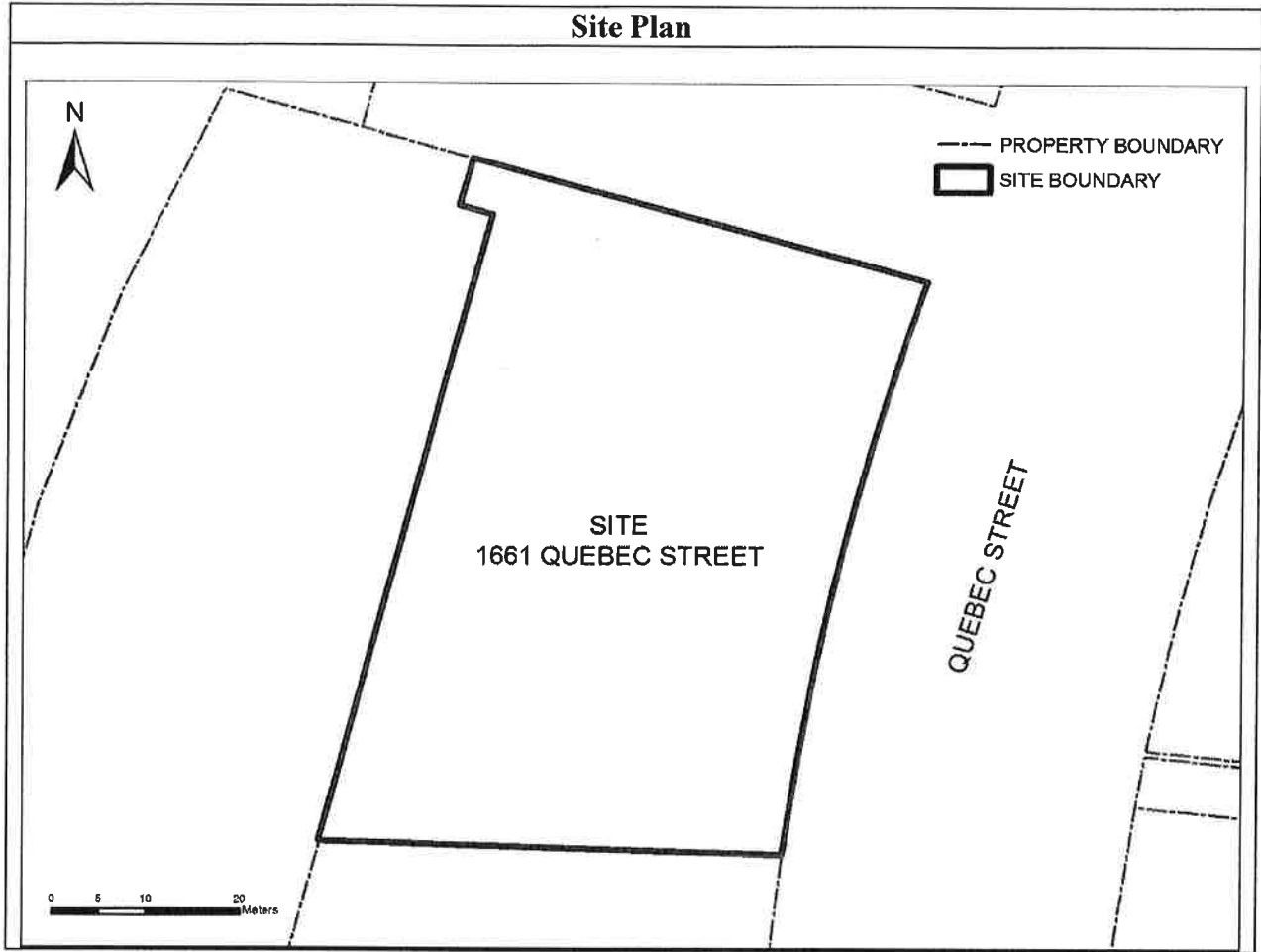
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 15.1"
Longitude: 123° 06' 11.3"

NOV 14 2016

Date Issued


Peggy Evans
For Director, *Environmental Management Act*



NOV 14 2016

Date Issued


 Peggy Evans
 For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, or vapour 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 and risk-based 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) Buildings will be constructed with a concrete slab/below-grade foundation.

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.

NOV 14 2016

Date Issued



Peggy Evans
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Antimony, arsenic, barium, cadmium, copper, lead, molybdenum, tin, uranium, and zinc;
- LEPHs and HEPHs; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, Indeno[1,2,3-cd]pyrene, phenanthrene, and pyrene.

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Benzene, naphthalene, and 1,3,5-trimethylbenzene.

NOV 14 2016

Date Issued



Peggy Evans
For Director, *Environmental Management Act*

Schedule D

Documents

SLR Consulting Ltd. *Summary of Site Condition*, November 2016;

SLR Consulting Ltd. *Addendum to Human Health and Ecological Risk Assessment: The Creek Development, Building 2, Quebec Street and 1st Avenue, Vancouver, BC*, November 2016;

SLR Consulting Ltd., *Human Health & Ecological Risk Assessment - The Creek Development, Building 2, Quebec Street and 1st Avenue*, August 2016;

SLR Consulting Ltd., *Stage 1 PSI Update, Detailed Site Investigation and Completion of Remediation – The Creek Development, Building 2, Quebec Street and 1st Avenue*, August 2016;

BC Ministry of Environment, 2015, *Application for Area Wide Determination of Contaminated Fill, Portion of Land adjacent to 95 East 1st Avenue, Vancouver, BC*, issued 22 September 2015;

SLR Consulting (Canada) Ltd., 2013, *Area Wide Determination Request, Concert Properties, Buildings 3&4, 1st Avenue and Quebec Street, Vancouver, BC*, 25 August 2015;

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*, 30 September 2013;

BC Ministry of Environment, 2013, *RE: AIP – False Creek Lands question*, 17 September 2013, email from Colm Condon;

BC Ministry of Environment, 2012, *Certificate of Compliance - 1551 Quebec Street, Vancouver, BC*, issued April 26, 2012;

Golder Associates Ltd., 2012, *Summary of Site Conditions*, February 10, 2012;

Golder Associates Ltd., 2012, *Supplemental Information related to the Risk Assessment for Site ID 12603*, February 10, 2012;

Golder Associates Ltd., *Addendum Site Investigation and Remediation Information, MOE Site ID 12603, 1551 Quebec Street, Vancouver, BC*, September 21, 2011;

SLR Consulting (Canada) Ltd., 2011, *Environmental Investigation – North Lot, 1551 Quebec Street, Vancouver, BC*, July 2011;

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation, 1551 Quebec Street, Vancouver, BC*, May 13, 2011;

NOV 14 2016

Date Issued


Peggy Evans
For Director, *Environmental Management Act*

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation Report – Northern Lot*, January 2011;

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation Report – Southern Lot*, January 2011;

Golder Associates Ltd., 2011, *Stage 1 Preliminary Site Investigation Update, South Coast British Columbia Transportation Authority, False Creek Lands, Vancouver, BC*, January 26, 2011;

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*, October 15, 2010;

Golder Associates Ltd., 2010, *Former False Creek Transit Centre Site Supplementary Investigations, Risk Assessment and Interim Remedial Action Plan*, September 7, 2010;

Golder Associates Ltd., 2010, *Remediation Action Plan, Former False Creek Transit Centre Site, Vancouver, BC*, May 14, 2010;

Golder Associates Ltd., 2010, *2009 Groundwater and Vapour Delineation and Monitoring, Northern Lot – Lower False Creek Lands, 1551 Quebec Street, Vancouver, BC*, March 18, 2010;

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

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

BC Ministry of Environment, 2005, *Approval in Principle – Southeast False Creek Lands, Vancouver, BC* (specific references to “Area 4, Site ID 3419”), issued in June 2005;

Morrow Environmental Consultants, 2005, *Revised Remediation Plan, Southeast False Creek Overall Site Redevelopment, Vancouver, BC*, April 2005;

Morrow Environmental Consultants, 2003, *Stage 2 Preliminary Site Investigation, Southeast False Creek, Area 4, Vancouver, BC*, March 2003;

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

Golder Associates Ltd., 1998, *Removal of Underground Storage Tanks and Remedial Investigation, Former False Creek Transit Centre*, April 16, 1998;

Golder Associates Ltd., 1997, *Site Assessment of the Former False Creek Transit Centre*, September, 1997;

NOV 14 2016

Date Issued


Peggy Evans
For Director, *Environmental Management Act*

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

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

NOV 14 2016

Date Issued



Peggy Evans
For Director, *Environmental Management Act*

Site Identification Number 19642
Version 8.0 R

8 of 8