



VIA EMAIL: Graeme.scott@quadreal.com

Victoria File: 26250-20/22433
Site ID: 22433

May 27, 2024

Mr. Graeme Scott
220 East 1st Holdings Ltd. c/o QuadReal Main & First Holdings LP
800 – 666 Burrard Street
Vancouver, VC V6C 2X8

Dear Mr. Scott:

Re: Certificate of Compliance - 1717 Lorne Street, 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) 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 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 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: Mr. Christian Iacoe, Environmental Protection Branch, City of Vancouver
Christian.Iacoe@vancouver.ca

BC Housing Management Commission
dev-strategises@bchousing.org

Mr. Bill Tyler, Telus Communications Inc.
btyler@telus.com

Mr. Oscar Flores, Desjardins Financial Security Life Assurance Company
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CSAP Society
submissions@csapsociety.bc.ca

Client Information Officer, BC ENV
csp_cio@victoria1.gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@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 and Hazardous Waste Regulation 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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 1717 Lorne Street, Vancouver, British Columbia which is more particularly known and described as:

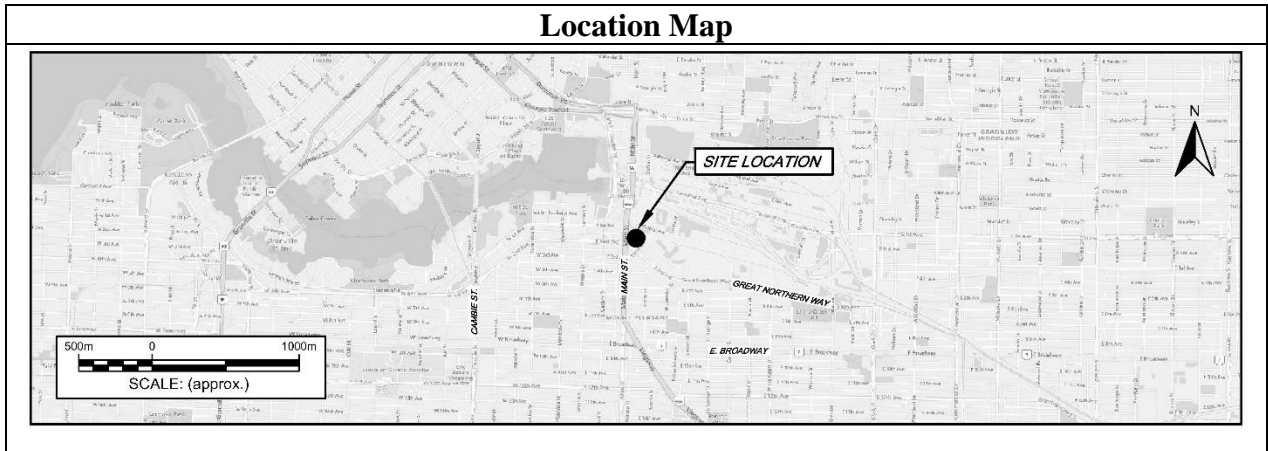
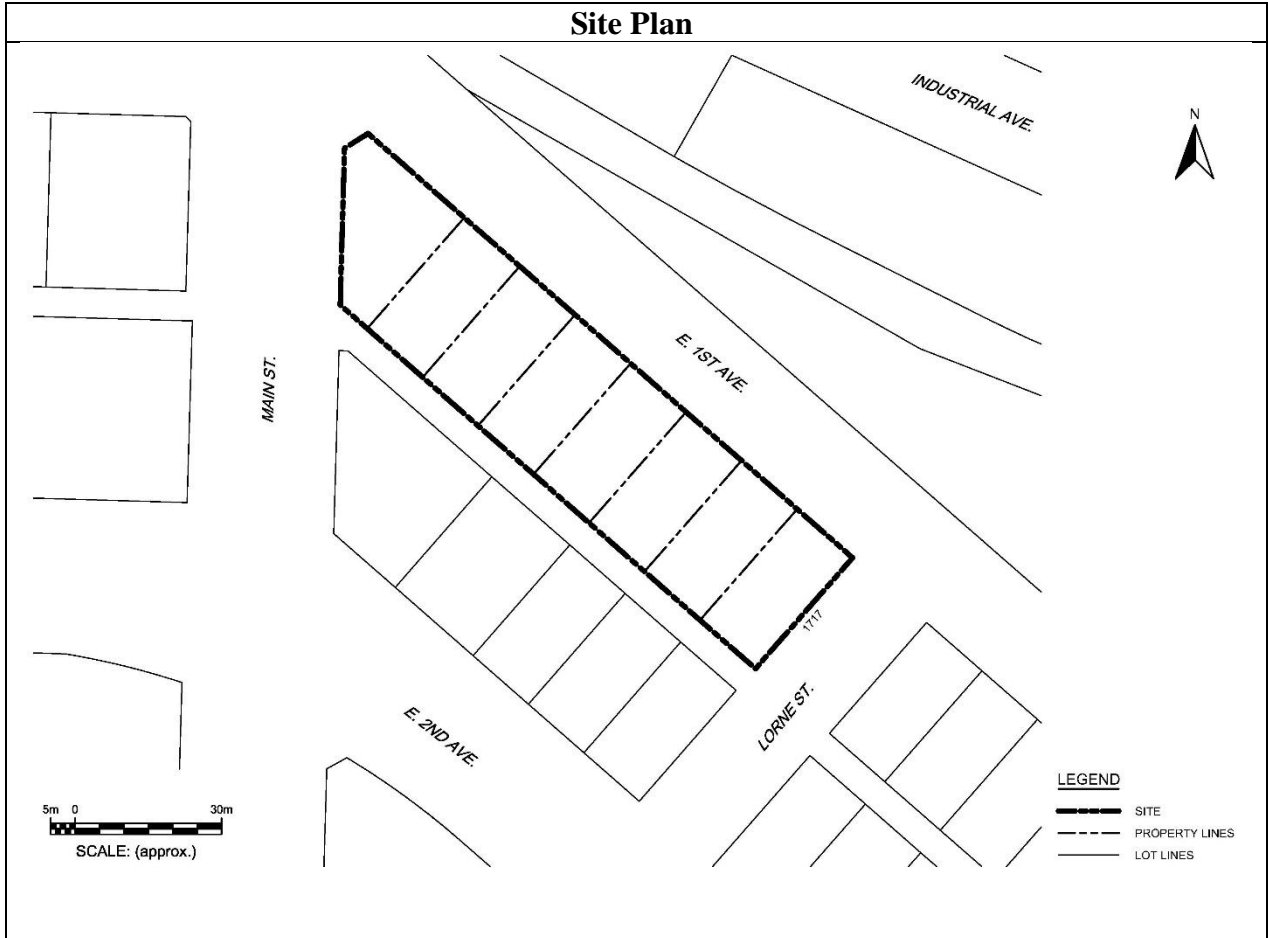
Lot A Block 6 District Lot 200A Group 1 New Westminster District Plan EPP95185
PID: 030-939-879

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

Latitude: 49° 16' 10.20"
Longitude: 123° 5' 59.10"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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) Any building will be constructed as a slab-on-grade building or with an underground parkade below to any depth.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential high-density land soil use:

To meet numerical remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
cadmium	7440-43-9
chromium	7440-47-3
copper	7440-50-8
EPH ₁₀₋₁₉	NA
EPH ₁₉₋₃₂	NA
HEPHs	NA
iron	7439-89-6
lead	7439-92-1
manganese	7439-96-5
nickel	7440-02-0
selenium	7782-49-2
tin	7440-31-5
VPHs	NA
zinc	744-066-6

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
chrysene	218-01-9
copper	7440-50-8
fluoranthene	206-44-0
LEPHw	NA
phenanthrene	85-01-8
pyrene	129-00-0
xylenes, total	1330-20-7
zinc	7440-66-6

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For Director, Environmental Management Act

Schedule D

Documents

Summary of Site Condition, 1717 Lorne Street, Vancouver, BC, Keystone Environmental Ltd., April 15, 2024;

Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1717 Lorne Street, Vancouver, BC, Keystone Environmental Ltd., March 22, 2024;

Protocol 6 Request for Preapproval to Not Delineate Soil Contamination, 220 East 1st Avenue, Vancouver, BC, Ministry of Environment and Climate Change Strategy, April 4, 2023;

Phase 1 Environmental Site Assessment, 220-238 & 246-248 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., January 31, 2022;

Supplemental Site Investigation, 220-238 & 246-248 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., March 12, 2020;

Site Profile Submission/Release Request - Demolition, Zoning, Subdivision & Development Permit Applications, 220-238 & 246-248 East 1st Avenue, Vancouver, BC, Ministry of Environment and Climate Change Strategy, April 25, 2019;

Remedial Cost Estimate Letter, 220-238 & 246-248 East 1st Avenue, Vancouver, BC, Pinchin Ltd., September 25, 2017;

Preliminary Detailed Site Investigation, 220-238 & 246-248 East 1st Avenue, Vancouver, BC, Pinchin Ltd., September 20, 2017;


Phase I Environmental Site Assessment, 220-238 & 246-248 East 1st Avenue, Vancouver, BC, Pinchin Ltd., August 4, 2017;

Phase 2 Environmental Site Investigation, 246-248 East 1st Avenue, Vancouver, BC, PGL Environmental Ltd., March 23, 2017;

Phase I Environmental Site Investigation, 246-248 East 1st Avenue, Vancouver, BC, PGL Environmental Ltd., January 26, 2017;

Phase I & II Environmental Site Assessment, 220 East 1st Avenue, Vancouver, BC, Hemmera, February 23, 2016;

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Estimate Remediation Cost Lots 1 - 6, 220 East 1st Avenue, Vancouver, BC, Active Earth, August 31, 2015;

Phase I Environmental Site Assessment, 220 East 1st Avenue, Vancouver, BC, PGL Environmental Ltd., August 31, 2008;

Data Review & Groundwater Samplings, Lots 1 - 6, 220 East 1st Avenue, Vancouver, BC, NEXT Environmental, April 17, 2002;

Preliminary Assessment of Remedial Options and Costs, 220 East 1st Avenue, Vancouver, BC, NEXT Environmental, July 13, 1999;


Managing Contamination of Soil and Groundwater, 220 East 1st Avenue, Vancouver, BC, NEXT Environmental, July 12, 1999;

Environmental Stage 2 Preliminary Site Investigation, 220 East 1st Avenue, Vancouver, BC, NEXT Environmental, July 16, 1999;

Environmental Stage 2 & 3 Detailed Site Investigation at Lot 6, 246 (Lot 7), 248 (Lot 8) East 1st Street, Vancouver, BC, SRK-Robinson Inc., July 7, 1997; and

Remediation Options & Cost Estimate, Lot 6 (East 1st Avenue), Vancouver, BC, SRK-Robinson Inc., June 17, 1997.

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