



VIA EMAIL: rachel@kelticdevelopment.com

Victoria File: 26250-20/23355
Site ID: 23355

November 26, 2024

Rachel Lei
1232616 B.C. Ltd.
666 Burrard Street, Suite 2338
Vancouver, BC V6C 2X8

Re: Certificate of Compliance - 220 Prior Street, Vancouver, BC

Dear Rachel Lei:

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 professional 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 that 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: Kelly Carswell, City of Vancouver,
contaminated.sites@vancouver.ca

Shape Capital Corporation c/o Raymond Ng
ray.ng@shape.ca

Masimo Canada ULC c/o Craig Johnson
craig.johnson@masimo.com

Michael Geraghty, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

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

CSAP Society,
submissions@csapsociety.bc.ca



Ministry of Environment and Parks

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 <part site> identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	CL
Water	AW _M
Sediment	N/A
Vapour	PK

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person; 1232616 B.C. Ltd.


A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

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 220 Prior Street, Vancouver, British Columbia, which is more particularly known and described as:

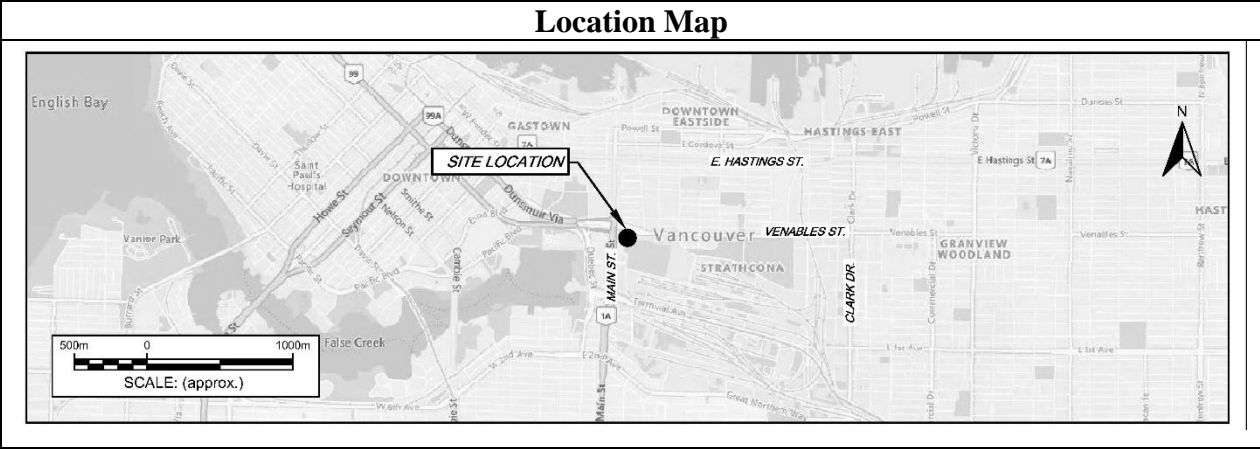
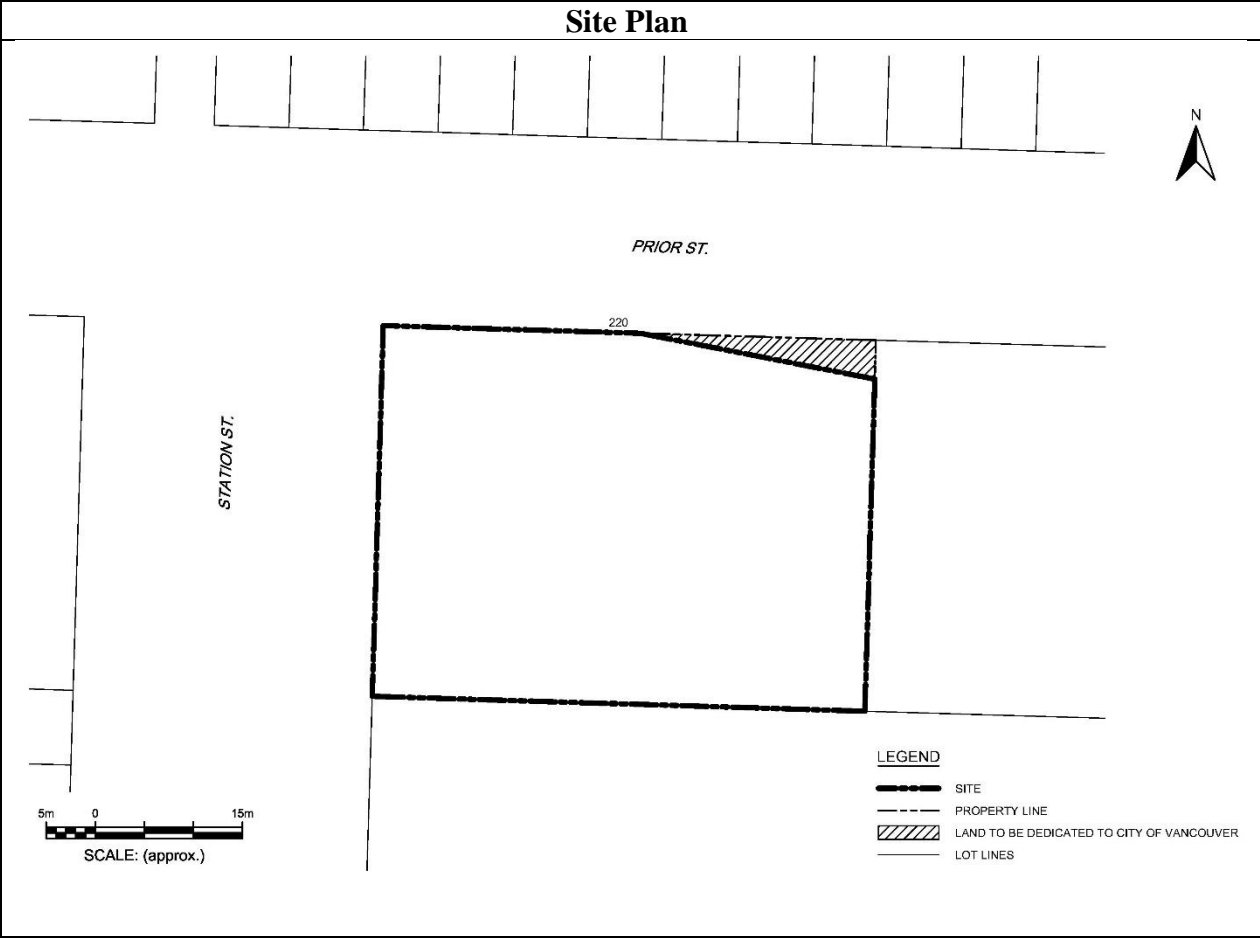
Lot 1 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP111791
PID:031-756-093; 220 Prior Street, Vancouver, BC

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


Latitude: 49° 16' 35.2"
Longitude: 123° 05' 54.7"

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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:


1. Any relevant changes in land, vapour, or water uses, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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) *Current and future use at the site remains unchanged for indoor and outdoor air;*
- (b) *Future buildings must be constructed with no more than four levels of underground parkade.*

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 a revised or new Certificate of Compliance may be necessary.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for commercial land use soil use:

To meet numerical remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
chromium	7440-47-3
copper	7440-50-8
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
tin	7440-31-5
zinc	7440-66-6

Substances evaluated in soil for commercial land use soil use:

To meet local background concentrations:

selenium 7782-49-2

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For Director, Environmental Management Act

Schedule D

Documents

Summary of Site Condition – 220 Prior Street, Vancouver, BC. Keystone Environmental Ltd. October 16, 2024;

Summary of Site Condition – Metes and Bounds Dedicated Land. Keystone Environmental Ltd. October 16, 2024;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation and Confirmation of Remediation 220 Prior Street, Vancouver, BC. Keystone Environmental Ltd. September 30, 2024;

Approval in Principle – 220 Prior Street, Vancouver, British Columbia. British Columbia Ministry of Environment and Climate Change Strategy. July 14, 2022;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan, 220 Prior Street, Vancouver BC. Keystone Environmental Ltd. April 4, 2022;

Protocol 6 Request for Preapproval to not Delineate Soil Contamination 220 Prior Street, Vancouver, BC, PID: 010-813-357. British Columbia Ministry of Environment and Climate Change Strategy. April 1, 2022;

Application for Water Use Determination 220 Prior Street, Vancouver, BC. Site Registry # 23355. Keystone Environmental Ltd. May 11, 2021. (application was withdrawn March 10, 2022);

Protocol 6 Request for Preapproval to Not Delineate Soil Contamination 220 Prior Street, Vancouver, BC. PID: 010-813-357, BC ENV Site Registry ID: 23355. Keystone Environmental Ltd. May 11, 2021;


Underground Storage Tank Removal/Decommissioning Report. Keystone Environmental Ltd. November 4, 2020;

Underground Storage Tank Removal City of Vancouver Permit Number FI-2020-00354 220 Prior Street, Vancouver, BC. Keystone Environmental Ltd. October 28, 2020;

Release Request – Scenario 1 Demolition Permits Application 220 Prior Street, Vancouver, BC. Keystone Environmental Ltd. March 11, 2020;

Pre-Demolition Hazardous Materials Survey – 220 Prior Street, Vancouver, BC. Kinetic OHC Services (Kinetic). February 11, 2020;

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Sub-surface Environmental Site Investigation, 220 Prior Street, Vancouver, BC. D. Kelly Environmental Consulting Ltd. June 12, 2019;

Geotechnical Investigation Report – Proposed Commercial Tower Development, 220 Prior Street, Vancouver, BC. Geopacific Consultants Ltd. June 11, 2019;

Pre-Demolition Hazardous Materials Preliminary (Initial) Assessment – 220 Prior Street, Vancouver, BC. Kinetic OHC Services. June 3, 2019; and

Stage 1 Preliminary Site Investigation, 220 Prior Street, Vancouver, BC. D. Kelly Environmental Consulting Ltd. May 11, 2017.

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For Director, *Environmental Management Act*