



VIA EMAIL: jamiey@awse.ca

File: 26250-20/26239
Site ID: 26239

April 24, 2024

Jamie Yetman
Appellation Holdings Ltd., Inc. No. BC0898528
121 Bowser Avenue
North Vancouver, BC V7P 3H1

Dear Jamie Yetman:

Re: Certificate of Compliance – 1223 Frances 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 Site@gov.bc.ca.

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, contaminated.sites@vancouver.ca

Amir Arghavani, Appellation Holdings Ltd., amira@awse.ca

The Toronto-Dominion Bank, 1933 Willingdon Ave., Burnaby, BC V5C 5J3

Albert Wong
Canadian Western Bank, 4991 No. 3 Road, Richmond, BC V6X 2C3,
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Ian Thomson
Ministry of Finance, RMO, Collections Section
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Vince Yiu, Tony Yiu Holding Co. Ltd., 1223 Frances St., Vancouver, BC,
vince@winnersportswear.com

Dr. Harm Gross, Approved Professional, NEXT Environmental Inc.,
hgross@nextenvironmental.com

Michael Muttersbach, NEXT Environmental Inc. mmuttersbach@nextenvironmental.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, BC ENV, Victoria, csp_cio@victorial.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.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

April 24, 2024
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1223 Frances Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block A, District Lot 182, Group 1, New Westminster District, Plan LMP30871,
PID: 023-607-327

The site contains part of a legal parcel as depicted in an engineering drawing prepared by Jeroen Wauters on December 12, 2023

The area comprises a portion of Lot A, Block A, District Lot 182, Group 1, New Westminster District, Plan LMP30871, described as follows:

Beginning at the Southwest corner of Lot A, Block A, District Lot 182, Group 1, New Westminster District, Plan LMP30871;
Thence in a Northwesterly direction along the West property line of Lot A at a bearing of 0 degrees 57 minutes 40 seconds and 3.739 metres more or less to the point of commencement,
Commencing in a Northerly direction at a bearing of 13 degrees 55 minutes 29 seconds and 6.860 metres more or less,
Thence in a Northeasterly direction at a bearing of 40 degrees 54 minutes 51 seconds and 9.864 metres more or less,
Thence in a Northwesterly direction at a bearing of 305 degrees 42 minutes 19 seconds and 9.581 metres more or less,
Thence in a Southerly direction along the West property line of Lot A at a bearing of 180 degrees 57 minutes 40 seconds and 19.707 metres more or less, to the point of commencement containing an area of 62.2 square metres more or less, defining the Off-Site Management Area.

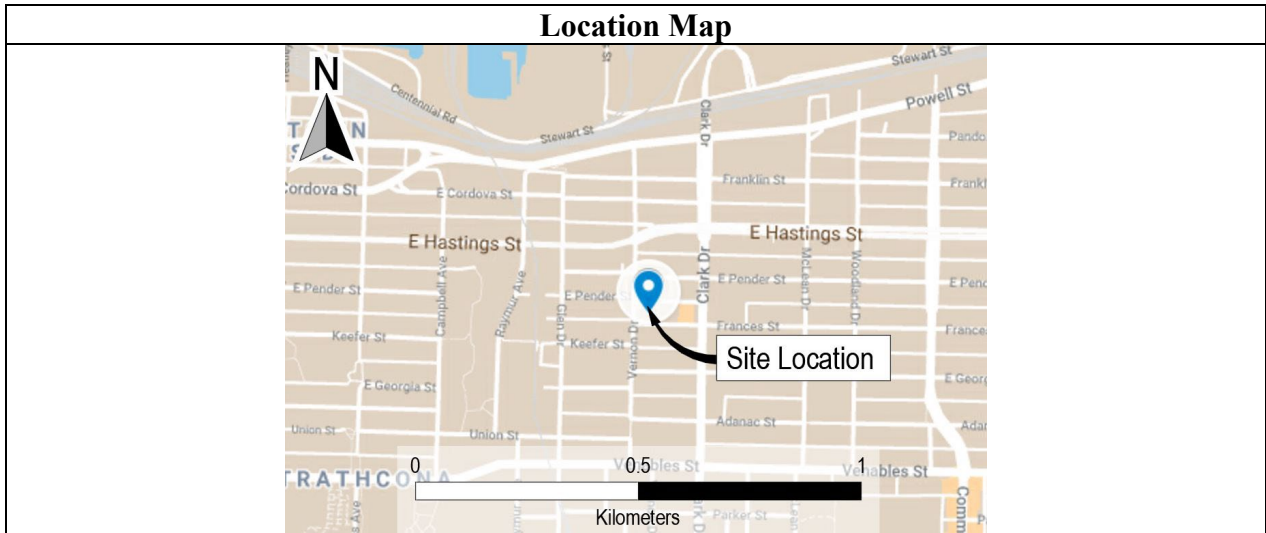
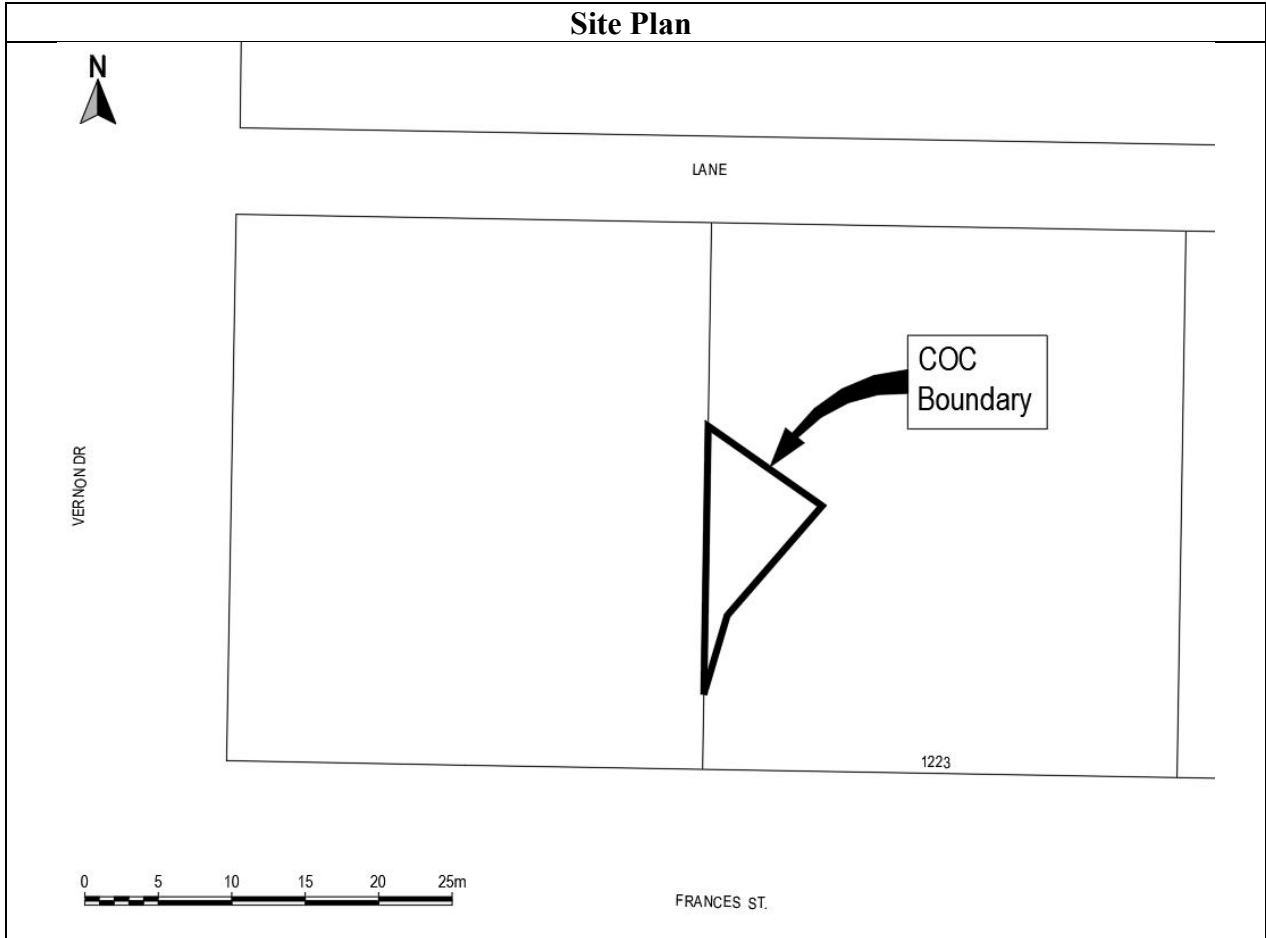
All bearings are grid azimuths and are referred to central meridian of UTM zone 10 U. All distances are grid distances.

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

Latitude: 49° 16' 47.10"
Longitude: 123° 4' 42.30"

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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 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 on the site must be constructed with a concrete slab floor located at or above the current site grade;

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) A concrete floor slab will be present within the building that covers the site.
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 D

Documents

Summary of Site Condition, 1223 Frances Street, Vancouver, BC, SITE ID 26239, prepared by NEXT Environmental Inc., December 28, 2023.

Screening Level Risk Assessment, 1223 Frances Street, Vancouver, BC, SITE ID 26239, prepared by NEXT Environmental Inc., December 14, 2023.

Confirmation of Remediation, 1215 Frances Street, Vancouver, BC, SITE ID 26239, prepared by NEXT Environmental Inc., December 14, 2023.

Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 1215 Frances St., Vancouver, BC, prepared by NEXT Environmental Inc., December 13, 2023.

Stage 1 Preliminary Site Investigation, 1215 Frances St., Vancouver, BC., prepared by Next Environmental Inc., dated December 12, 2023.

Re: Geotechnical Investigation Report - Proposed Mixed Use Development, 1215 Frances Street, Vancouver, BC, GeoPacific Consultants Ltd., dated December 2, 2020.

Reference: Geotechnical Engineering Assessment for a New Mixed Use Building at 1215 Frances Street, Vancouver, BC, Tides Consulting Ltd., dated August 22, 2019.

Phase II Environmental Site Assessment, 1215 Frances St., Vancouver, BC, prepared by Next Environmental Inc., dated November 26, 2018.

Phase I Environmental Site Assessment, 1215 Frances St., Vancouver, BC, prepared by Keystone Environmental Ltd., dated November 1, 2018.

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Janet Barrett
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