

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER: 0001101202

Version: 1.0

Issue Date: 08/15/2018

Pursuant to section 20.3 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

Client Name: CUSHMAN & WAKEFIELD ASSET SERVICES INC./ SERVICES D'ACTIFS
CUSHMAN ET WAKEFIELD INC.

Address: Street Information: 1 QUEEN Street East
Unit: Suite 300
City/Town: TORONTO
Municipality: TORONTO
State/Province: ONTARIO
Postal Code: M5C2W5
Country: Canada

For the following site:

Site Name: Billings Bridge Shopping Centre and Office Tower

Site Location: Street Information: 2277 RIVERSIDE Drive
Postal Code: K1H 7X6

AND

Street Information: 2323 RIVERSIDE Drive
Postal Code: K1H 8L5

City/Town: OTTAWA
Municipality: OTTAWA
State/Province: ONTARIO
Country: CANADA
MOECC District/Area Office: Ottawa District Office

This Environmental Compliance Approval includes the following:

Section	Contents
1	Activity Description
2	Definitions
3	Terms and Conditions
4	Reasons
5	Schedules

Section 1: Activity Description

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

- one (1) standby diesel generator set, having a rating of 60 kilowatts, to provide power during emergency situations;

all in accordance with the submitted application and supporting documents listed in Schedule "A" forming part of this Approval.

Section 2: Definitions

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
2. "Company" means Cushman & Wakefield Asset Services Inc./ Services D'actifs Cushman et Wakefield Inc., that is responsible for the construction or operation of the Facility and includes any successors and assigns;
3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Facility is geographically located;
4. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
5. "Equipment" means equipment described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
6. "Facility" means the entire operation located on the property where the Equipment is located;
7. "Generator Set" means the emergency diesel generator set described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
8. "Manual" means a document or set of documents that provide written instructions to staff of the Company;
9. "Ministry" means the Ministry of the Government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf; and
10. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013, as amended.

Section 3: Terms and Conditions

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

1. GENERAL

1. Except as otherwise provided by these Conditions, the Company shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Approval, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Approval.
2. Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

OPERATION AND MAINTENANCE

3. The Company shall restrict the periodic testing of the Generator Set to the 15 minutes.
4. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:
 - (1) prepare, not later than three (3) months after the date of this Approval or the date of commissioning of the Equipment, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:
 - (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
 - (b) emergency procedures;
 - (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and
 - (d) all appropriate measures to minimize noise and odorous emissions from all potential sources;
 - (2) implement the recommendations of the Manual.

PERFORMANCE

5. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.

RECORD RETENTION

6. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:
 - (1) all records on the maintenance, repair and inspection of the Equipment; and

- (2) all records of any environmental complaints; including:
 - (a) a description, time and date of each incident to which the complaint relates;
 - (b) wind direction at the time of the incident to which the complaint relates; and
 - (c) a description of the measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future.

NOTIFICATION OF COMPLAINTS

7. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:
 - (1) a description of the nature of the complaint; and
 - (2) the time and date of the incident to which the complaint relates.

Section 4: Reasons

The reasons for the imposition of these terms and conditions are as follows:

1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
2. Condition No. 3 is included to ensure that the proposed operation, excluding emergency situations, is not extended beyond specific daytime hours to prevent an adverse effect resulting from the operation of the Generator Set.
3. Condition No. 4 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the regulations, and this Approval.
4. Condition No. 5 is included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Equipment.
5. Condition No. 6 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the regulations, and this Approval can be verified.
6. Condition No. 7 is included to require the Company to notify staff of the Ministry so as to assist the Ministry with the review of the site's compliance.

Section 5: Schedules

- Schedule A

1. Application for Environmental Compliance Approval, dated December 23, 2016, submitted by Cushman & Wakefield Asset Services Inc. (formerly 20 Vic Management Inc.) and signed by Barrie Averill;
2. Air Emission Technical Memorandum, submitted by Golder Associates Ltd., dated December 23, 2016 and signed by Kate Liubansky;
3. Emergency Equipment Assessment (attachment #3) prepared by Golder Associates Ltd., dated December 2016;
4. E-mails from Kate Liubansky, Golder Associates Ltd. to the ministry, dated April 18, 2017 and June 28, 2018.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

- a) The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b) The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

AND The Environmental
Commissioner
1075 Bay Street, Suite 605

AND

The Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the
Environment and Climate
Change

The Secretary*
Environmental Review
Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

Toronto, Ontario
M5S 2B1

135 St. Clair Avenue West, 1st
Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ebr.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 15th day of August, 2018

c: Barrie Averill
Kate Liubansky
Barrie Averill



Christina Labarge
Director

Appointed for the purposes of Part II.1 of the
Environmental Protection Act