



REGISTERED MAIL

Victoria File: 26250-20/18071
SITE ID: 18071

Date: November 25, 2015

Donald Cliburn
Pinnacle International (West First) Plaza Inc.
200 - 911 Homer Street
Vancouver, BC V6B 2W6

Dear Donald Cliburn:

**Re: Certificate of Compliance – Road Dedication Adjacent to 38 West 1st Avenue,
Vancouver, British Columbia**

Please find enclosed a revised Certificate of Compliance (CoC) respecting the site referenced above. Please note the enclosed CoC supersedes the original CoC issued August 27, 2015.

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 Regulation

and 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.

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 (604) 582-5308 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peter Kickham
Manager, Risk Assessment and Remediation

Enclosure

cc: James Smith, City of Vancouver
453 West 12th Avenue Vancouver, BC V5Y 1V4

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
160 – 2250 Boundary Road Burnaby, BC V5M 3Z3

Reidar Zapf-Gilje, Approved Professional, GeoEnvirologic Consulting Ltd.
3831 West 50th Avenue, Vancouver, BC V6N 3V4

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 and criteria.

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 25 2015

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Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located to the north and east of 38 West 1st Avenue, Vancouver, British Columbia which is more particularly known and described as:

All those portions of Road dedicated on Plan BCP48779, and all that portion of Road dedicated on Plan BCP48778, all lying adjacent to Lot 'A', as shown on said Plan BCP48779, all in Block numbered 9, in District Lot numbered 200A, in Group numbered 1, in the New Westminster District, in the City of Vancouver, in the Province of British Columbia, all said Plans approved and confirmed on the 11th day of July, 2011, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia, which portions may be more particularly described as follows:
Commencing at the northwest corner of said Lot 'A', shown on said Plan 48779,
Thence at a bearing of 1°38'26" more or less, a distance of 2.000 metres;
Thence at a bearing of 91°40'25" more or less, a distance of 120.730 metres;
Thence at a bearing of 181°38'19" more or less, a distance of 37.233 metres;
Thence at a bearing of 271°39'56" more or less, a distance of 1.524 metres;
Thence at a bearing of 1°38'19" more or less, a distance of 36.433 metres;
Thence at a bearing of 271°40'25" more or less, a distance of 83.206 metres;
Thence at a bearing of 181°40'25" more or less, a distance of 1.200 metres;
Thence at a bearing of 271°40'25" more or less, a distance of 36.000 metres;
All the said bearings being grid bearings within Integrated Survey Area numbered 31 and being of North American Datum 1983;
The said portions containing by admeasurement a total area of 195.5 square metres, more or less.

The site boundaries are depicted in a legal sketch plan prepared by Bennett Land Surveying Ltd. on July 5, 2011.

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

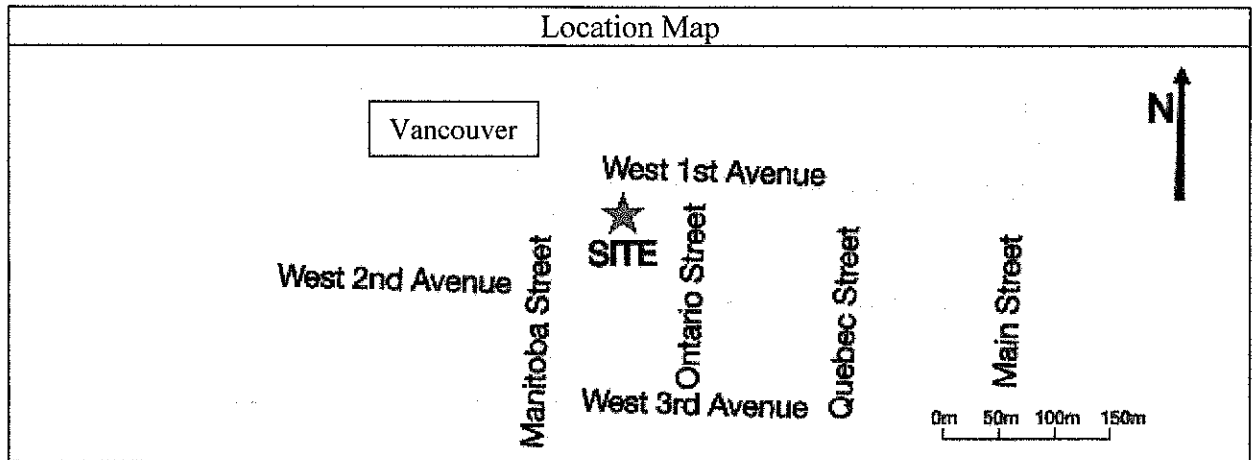
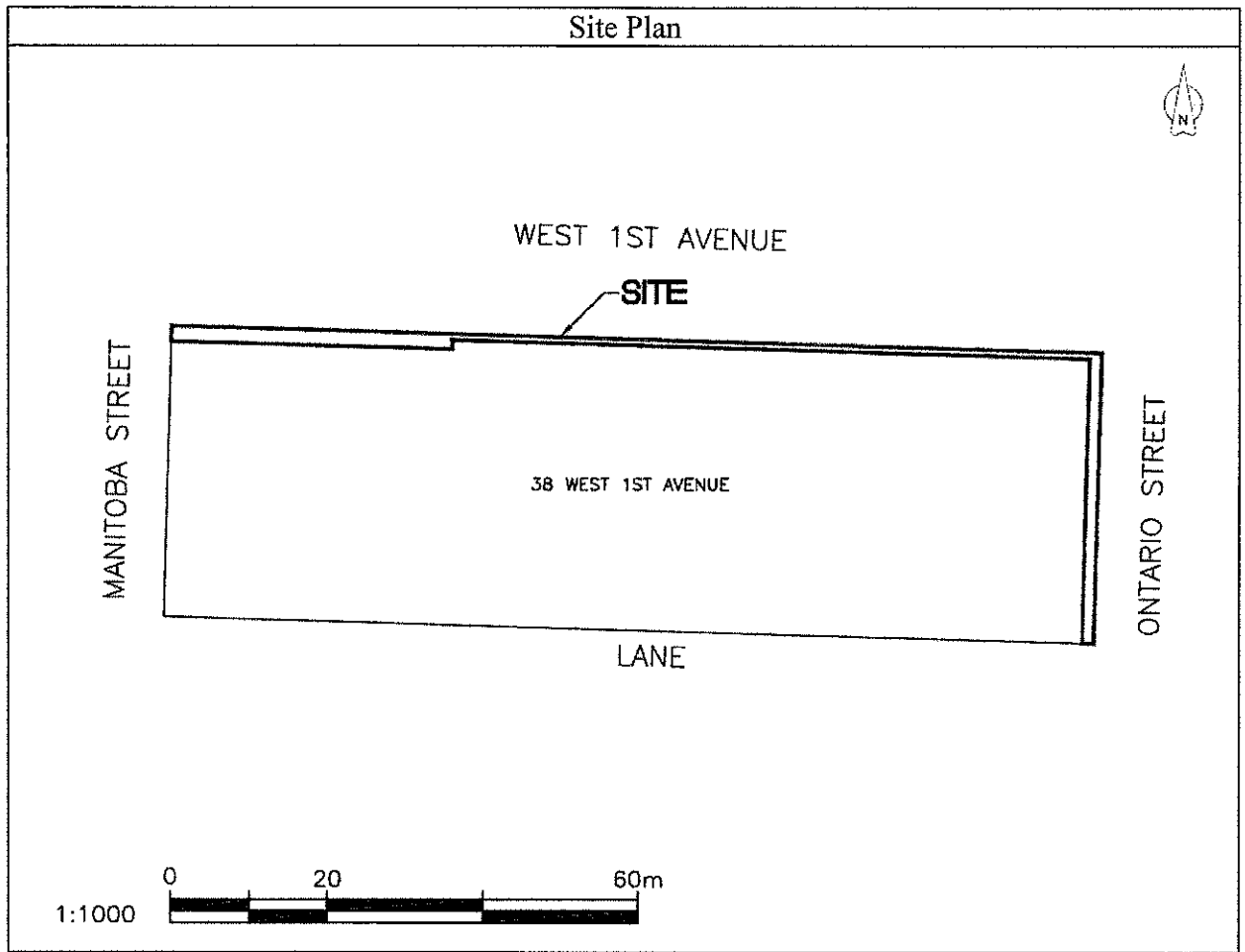
Latitude: 49° 16' 12"
Longitude: 123° 6' 20.3"

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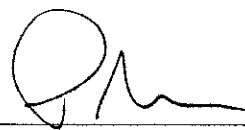
Schedule B

Requirements and Conditions

1. Any changes in land 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) The paved ground surface overlying contaminated soils on the north road dedication must remain intact.
 - b) A health and safety plan must be developed by a qualified person prior to subsurface works that intersect contaminated soils on the north road dedication. The health and safety plan should include measures to limit dermal contact with soil, as well as incidental soil ingestion.
3. If requested by the Director, the responsible person<s> 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in the following plans:
 - *Performance Verification Plan Road Dedication Located North and East of the Property at 2 West 1st Avenue, Vancouver, BC*, prepared by Steer Environmental Associates Ltd., dated April 2015or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;

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- (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
- (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.
8. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- VPHs; and,
- Ethylbenzene and xylene.

To meet risk-based remediation standards:

- Copper, lead, tin and zinc;
- LEPH, and HEPH; and,
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo(k)fluoranthene, dibenz(a,h)anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Anthracene, benzo(a)anthracene, benzo(a)pyrene, chrysene, fluoranthene, phenanthrene, and pyrene.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated 01 April 2015;
- *Performance Verification Plan - Road Dedication Located North and East of the Property at 2 West 1st Avenue, Vancouver, BC*, prepared by Steer Environmental Associates Ltd., dated May 2015;
- *Human Health and Ecological Risk Assessment, 2 West 1st Avenue, Vancouver, BC*, prepared by Steer Environmental Associates Ltd., dated May 2015;
- *Detailed Site Investigation & Confirmation of Remediation - 2 West 1st Avenue (Formerly 2 to 88 West 1st Avenue) Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated 01 April 2015;
- *Remediation Plan - 2-88 West 1st Avenue, 27-99 West 2nd Avenue, and 2-26 East 1st Avenue, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 May 2007;
- *Stage 1 Preliminary Site Investigation Update for 2-88 West 1st Avenue, 27-99 West 2nd Avenue, 2-26 East 1st Avenue, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 May 2007;
- *Detailed Site Investigation - 2-88 West First Avenue, 27-99 West 2nd Avenue, and 2-26 East 1st Avenue, Vancouver, BC*, prepared by Next Environmental Inc., dated May 2007; and
- *Stage 1 and 2 Preliminary Site Investigation - 2-88 West 1st Avenue, 27-99 West 2nd Avenue, and 2-26 East 1st Avenue, Vancouver, BC*, prepared by Seamer Environmental Inc., dated April 2004.

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