



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.

**SEP 02 2015**

Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

**Schedule A**

The site covered by this Certificate of Compliance is located at 3200 East Broadway, Vancouver, British Columbia which is more particularly known and described as:

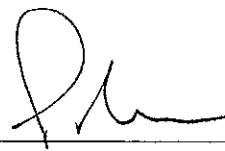
Lot 6 of the South ½ of Section 37 Town of Hastings Suburban Lands Plan 9568  
PID: 003-021-050

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

Latitude: 49° 15' 39.55"  
Longitude: 123° 2' 10.15"

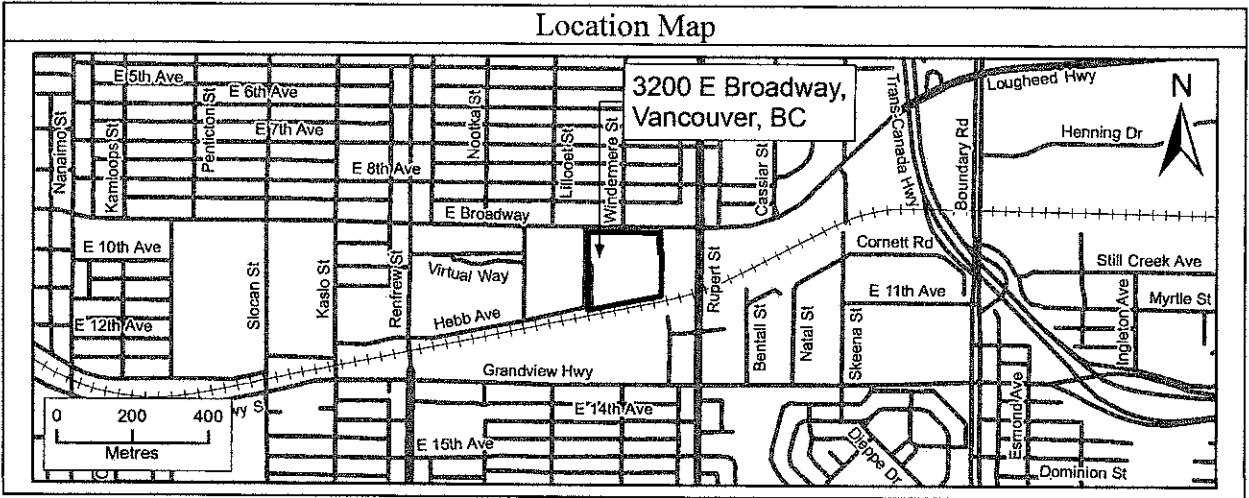
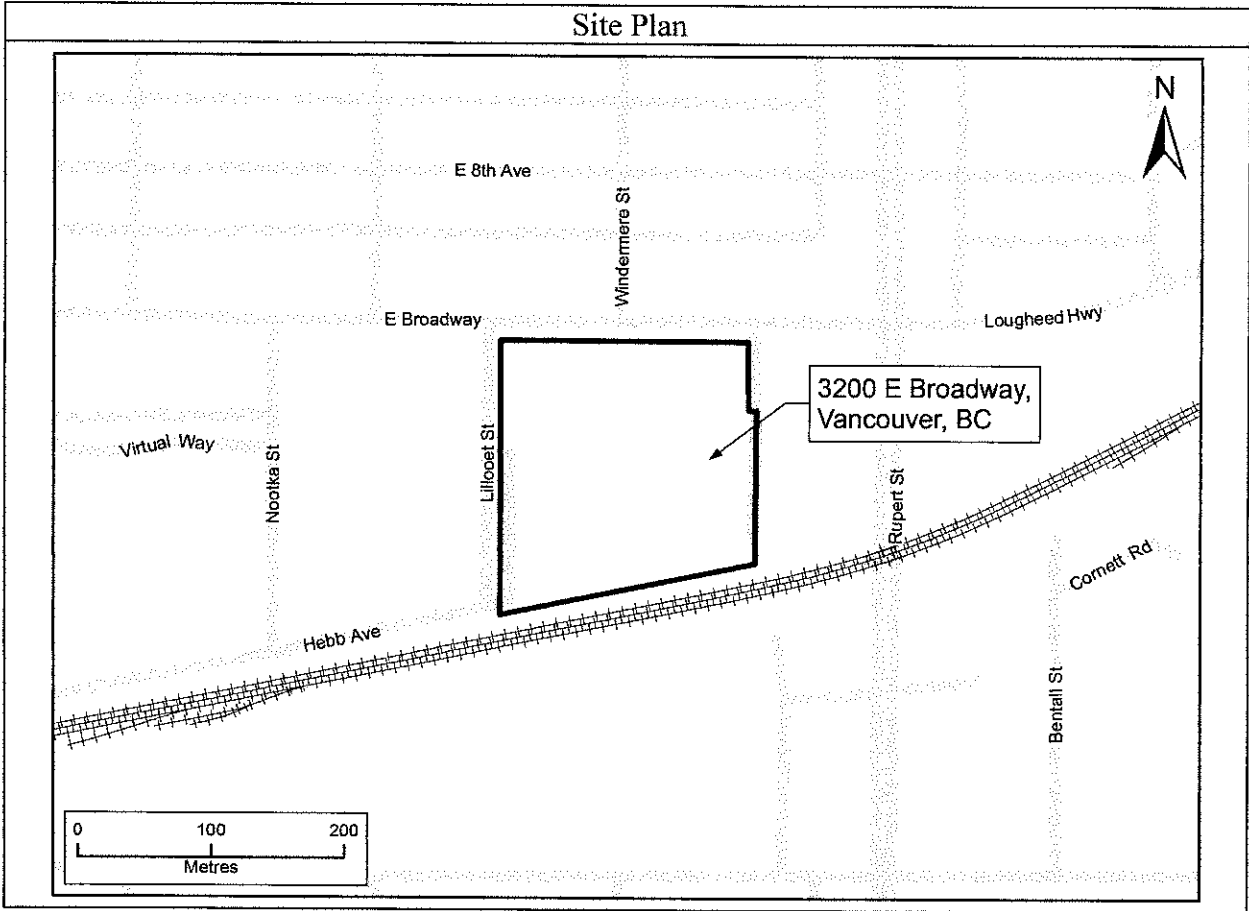
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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons 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) Groundwater at the Site must not be used for domestic purposes (i.e. drinking water).
  - b) If future buildings are constructed at the Site, measures must be in place so that groundwater is not in contact with the building foundation and groundwater sumps, if required, must be sealed.
  - c) Subsurface capped soils (i.e.,  $\geq 0.8$  m bgs) with nickel and/or vanadium contamination in the vicinity of AEC 9 must not be exposed or redistributed as surface soil under future Site development scenarios. If such soils are retained on Site, these soils must remain at  $\geq 0.8$  m depth below an impervious surface or covered with a building. A soil management plan prepared by a qualified professional must be in place for AEC 9. See Figure 1 for AEC 9 location, which is described by the following metes and bounds description:

COMMENCING at the assumed south west corner of Lot 6, PLAN 9568 from the said UTM coordinates,  
THENCE along the bearing N78°31'4"W a distance of 57.581m THE POINT OF BEGINNING;  
THENCE along the bearing N11°28'55"W a distance of 4.074m;  
THENCE along the bearing N78°31'5"E a distance of 7.860m;  
THENCE along the bearing S11°28'55"E a distance of 4.074m;  
THENCE along the bearing S78°31'5"W a distance of 7.860m THE POINT OF BEGINNING.

- d) Future vegetation must not be allowed to establish at the Site in the vicinity of remaining areas of groundwater contamination (AEC 7 and AEC 14) or soil contamination (AEC 9). Vegetation may be placed in aboveground planter boxes with clean soils. See Figure 1 for AEC 7, 9, and 14 locations, which are described by the following metes and bounds descriptions:

AEC 7

COMMENCING at the assumed south west corner of Lot 6, PLAN

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9568 from the said UTM coordinates,  
THENCE along the bearing N78°31'4"E a distance of 15.255m;  
THENCE along the bearing N0°0'0"E a distance of 10.510m to THE POINT OF  
BEGINNING;  
THENCE along the bearing N0°0'0"E a distance of 21.536m;  
THENCE along the bearing N90°0'0"E a distance of 36.663m;  
THENCE along the bearing S0°0'0"E a distance of 21.536m;  
THENCE along the bearing N90°0'0"W a distance of 36.663m to THE POINT OF  
BEGINNING.

AEC 9

COMMENCING at the assumed south west corner of Lot 6, PLAN  
9568 from the said UTM coordinates,  
THENCE along the bearing N78°31'4"W a distance of 57.581m THE POINT OF  
BEGINNING;  
THENCE along the bearing N11°28'55"W a distance of 4.074m;  
THENCE along the bearing N78°31'5"E a distance of 7.860m;  
THENCE along the bearing S11°28'55"E a distance of 4.074m;  
THENCE along the bearing S78°31'5"W a distance of 7.860m THE POINT OF  
BEGINNING.

AEC 14

COMMENCING at the assumed south west corner of Lot 6, PLAN  
9568 from the said UTM coordinates,  
THENCE along the bearing N0°42'21"W a distance of 89.410m;  
THENCE along the bearing N90°0'0"E a distance of 8.230m to THE POINT OF  
BEGINNING;  
THENCE along the bearing N0°0'0"E a distance of 32.750m;  
THENCE along the bearing N90°0'0"E a distance of 30.691m;  
THENCE along the bearing S0°0'0"E a distance of 32.750m;  
THENCE along the bearing N90°0'0"W a distance of 30.691m to THE POINT OF  
BEGINNING.

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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.

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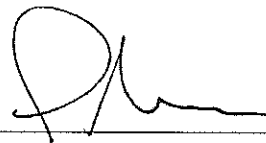
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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Site Identification Number 18021  
Version 8.0 R



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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for residential land soil use:*

To meet risk-based remediation standards:

- Nickel, and vanadium.

#### *Substances remediated in vapour for residential land vapour use:*

To meet risk-based remediation standards:

- Methylene chloride (dichloromethane), and trichloromethane (chloroform).

#### *Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Antimony, and arsenic.

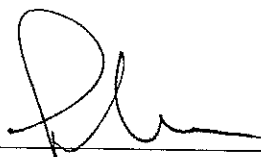
#### *Substances remediated in water for freshwater aquatic life water use:*

To meet risk-based remediation standards:

- LEPHw; and
- Acenaphthene, acridine, anthracene, fluorene, naphthalene, phenanthrene, and pyrene.

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## Schedule D

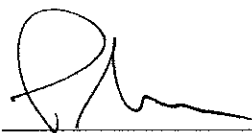
### Documents

- *Summary of Site Condition, 3200 East Broadway, Vancouver, BC*, prepared by Brant Dorman and Michael McLeay / Hemmera, dated July 9, 2015;
- *Performance Verification Plan for Certificate of Compliance at 3200 East Broadway, Vancouver, BC*, prepared by Adam Radlowski and Karey Dow / Hemmera, dated July 9, 2015;
- *Detailed Human Health and Ecological Risk Assessment at 3200 East Broadway, Vancouver, BC*, prepared by Adam Radlowski and Erik Martin / Hemmera, dated March 2015;
- *Stage 1 PSI Update & Supplemental Detailed Site Investigation at 3200 East Broadway, Vancouver, BC*, prepared by Lisa Walls, Jake Gossen, Karey Dow, and Diane Zorn / Hemmera, dated March 2015;
- *Detailed Site Investigation at 3200 East Broadway, Vancouver, BC*, prepared by Karey Dow, Paul Webb, and Diane Zorn / Hemmera, dated March 2014; and,
- *Stage 1 and 2 Preliminary Site Investigation at 3200 East Broadway, Vancouver, BC*, prepared by Kim Hancock, Tracey L'Espérance, Karey Dow, and Diane Zorn / Hemmera, dated December 2013.

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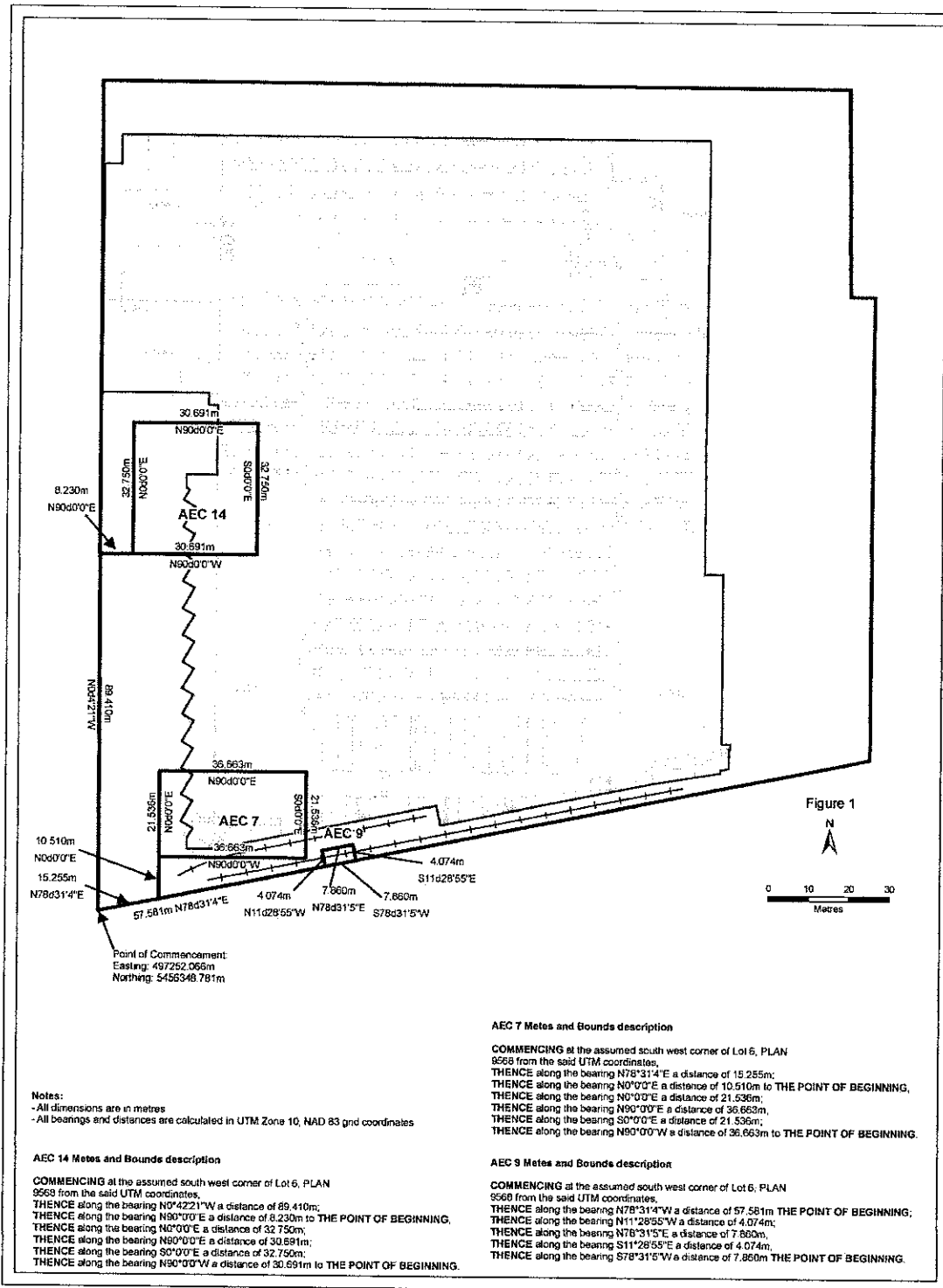


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