



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.

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.

OCT 29 2015

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located on a portion of 212 East 24th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Commencing at the northwest corner of a portion of Lot E (see 595273L), Block A, District Lot 301, Plan 5112.

Thence, at a bearing of 91 degrees 10 minutes 38 seconds a distance of 5.85 m.

Thence, at a bearing of 181 degrees 4 minutes 8 seconds a distance of 22.37 m.

Thence, at a bearing of 271 degrees 22 minutes 14 seconds a distance of 5.85 m.

Thence, at a bearing of 1 degree 4 minutes 8 seconds a distance of 22.35 m to the point of commencement, and comprising an area of 130.89 m².

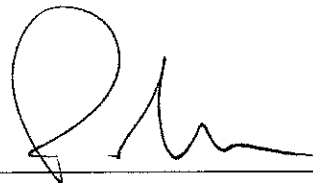
The site contains part of legal parcel depicted in an engineering drawing (130323-102) prepared by the Environment & Water business unit of SNC-Lavalin Inc., on February 11, 2015.

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

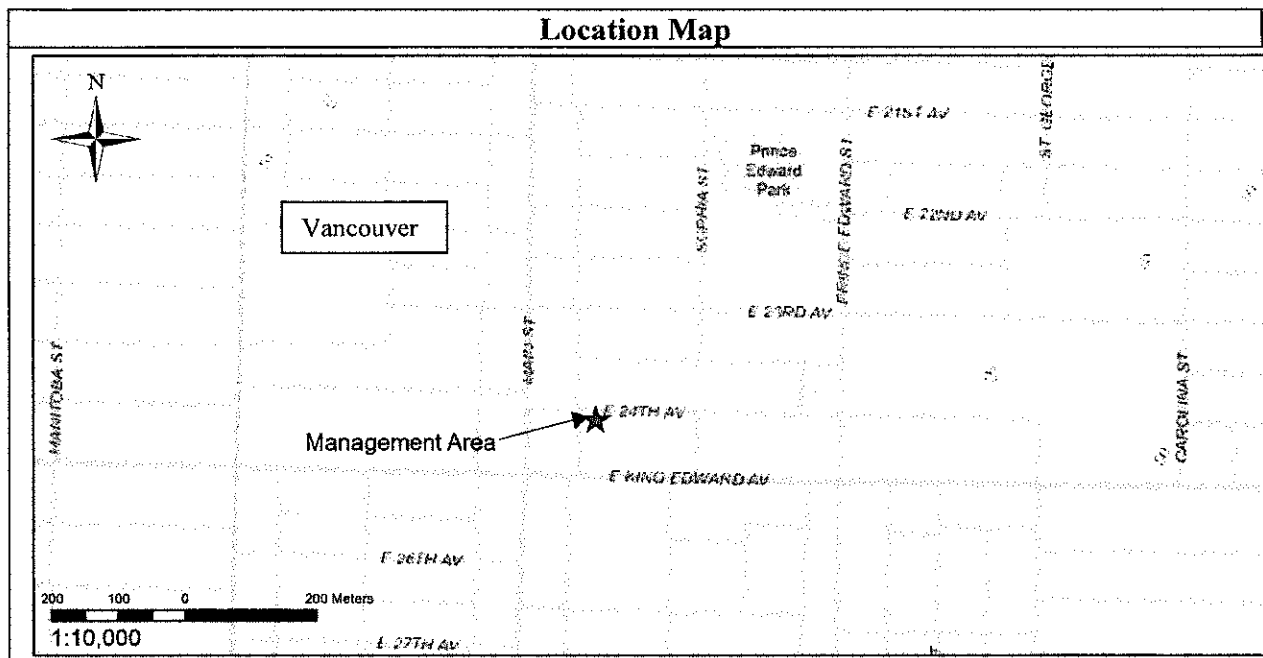
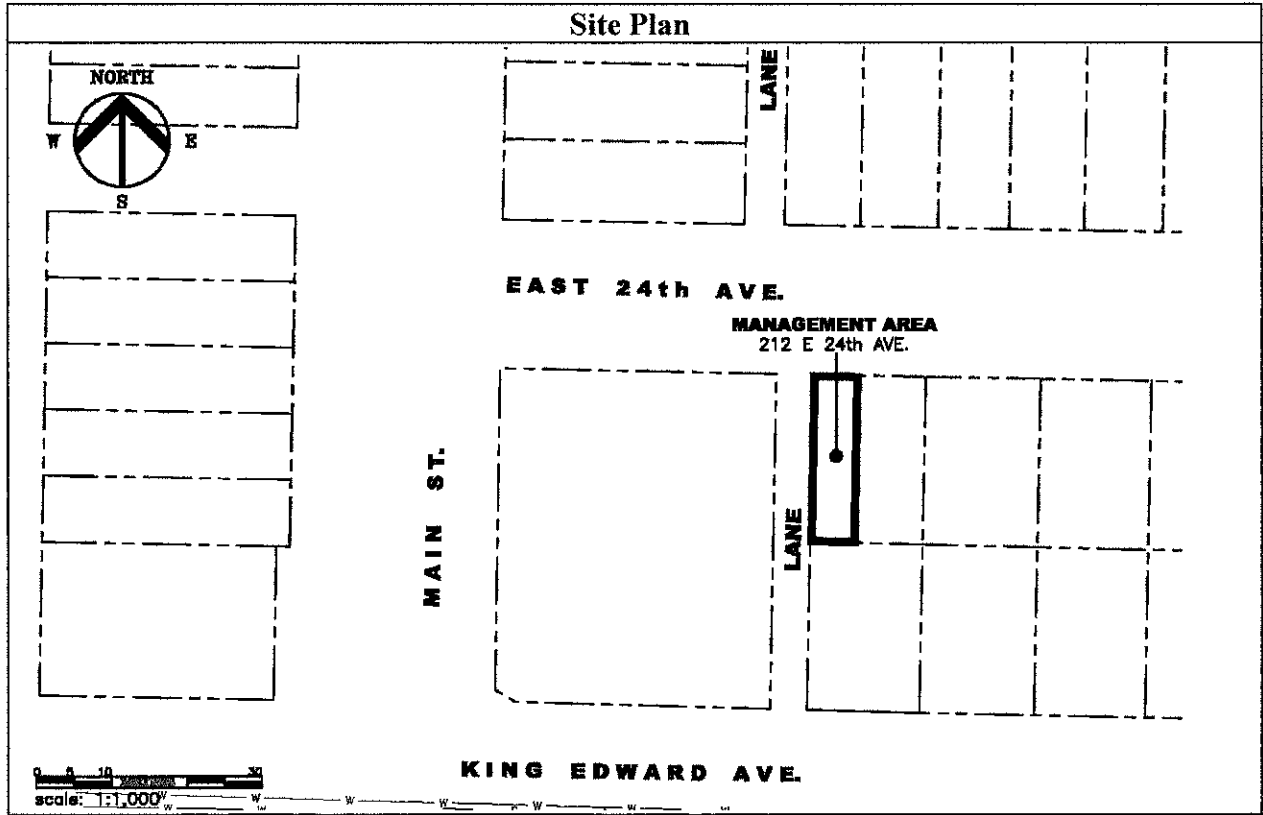
Latitude: 49° 14' 56.99"
Longitude: 123° 06' 08.85"

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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 Contaminated Sites Regulation risk-based standards at the Management Area. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

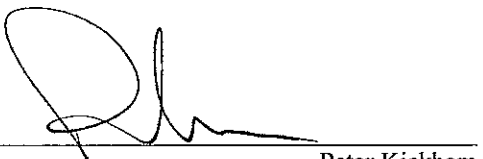
- (a) Future buildings will be of either slab on grade construction or have a maximum slab depth of 3 m below current grade.

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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) Groundwater must not be used as a drinking water source at the Management Area.
3. If requested by the Director, the responsible person 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.
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.

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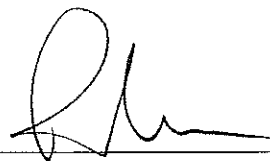
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6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information 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;
 - (b) The nature of the excursions;
 - (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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet risk-based remediation standards:

- Benzene.

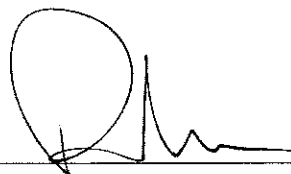
Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, and toluene.

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Schedule D

Documents

Summary of Site Condition for Maclaren MA (212 East 24th Avenue, Vancouver, BC), prepared by SNC-Lavalin Inc., Environment & Water., dated May 21, 2015;

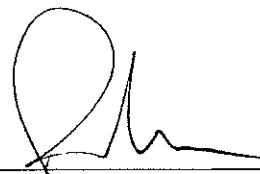
Performance Verification Plan, Maclaren MA (212 East 24th Avenue) Adjacent to the Former Shell Service Station, 4000 Main Street, Vancouver, BC, Location Code: C01211 prepared by SNC-Lavalin Inc., Environment and Water, dated May 21, 2015;

Human Health and Ecological Risk Assessment, Management Area Adjacent to Former Shell Site, 4000 Main Street, Vancouver, Location Code: C01211, prepared by SNC-Lavalin Inc., Environment and Water, dated May 21, 2015; and

Updated Stage 1 PSI, Detailed Site Investigation, Confirmation of Remediation, Management Area Adjacent to Former Shell Site, 4000 Main Street, Vancouver, Location Code: C01211 prepared by SNC-Lavalin Inc., Environment & Water, dated April 1, 2015.

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