



**REGISTERED MAIL**

Victoria File: 26250-20/16783  
SITE ID: 16783

September 9, 2015

Lorne Milne  
GMC (450 Gore) Properties Inc.  
303 One Alexander Street  
Vancouver, BC V6A 1B2

Dear Lorne Milne:

**Re: Certificate of Compliance - 450 Gore Avenue, 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) 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 (250) 356-8386 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in black ink, appearing to read "Peggy Evans". The signature is fluid and cursive, with a long horizontal stroke at the end.

Peggy Evans

For Director, *Environmental Management Act*

Enclosure

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

David Mitchell, Approved Professional, Active Earth Engineering Ltd.  
160 - 2250 Boundary Road, Burnaby, BC V5M 3Z3

CSAP Society



**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.

Sept 9, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 450 Gore Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lots 31, 32 and 33 Block 71 District Lot 196 Plan 196

PIDs:015-577-457

015-577-481

015-577-490

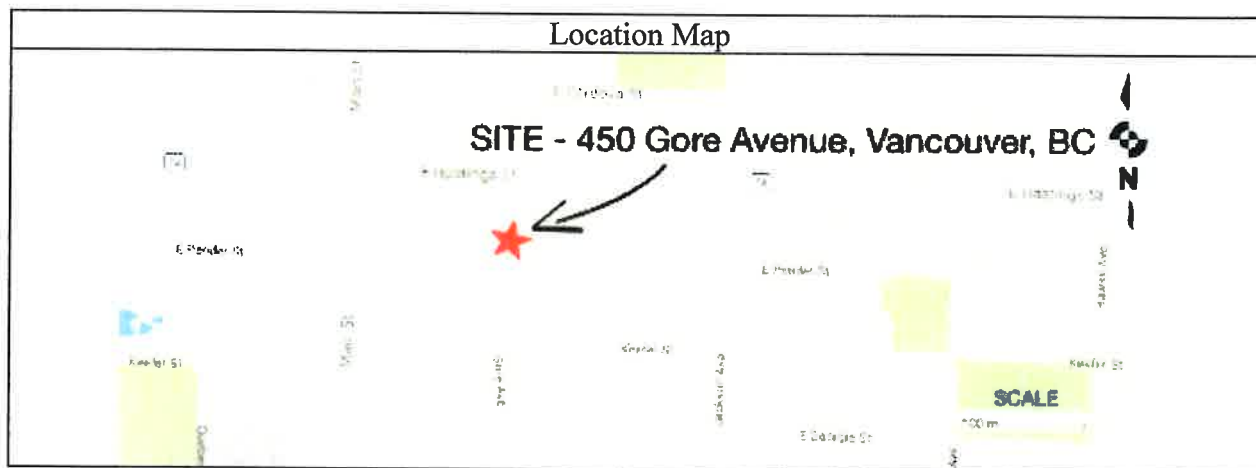
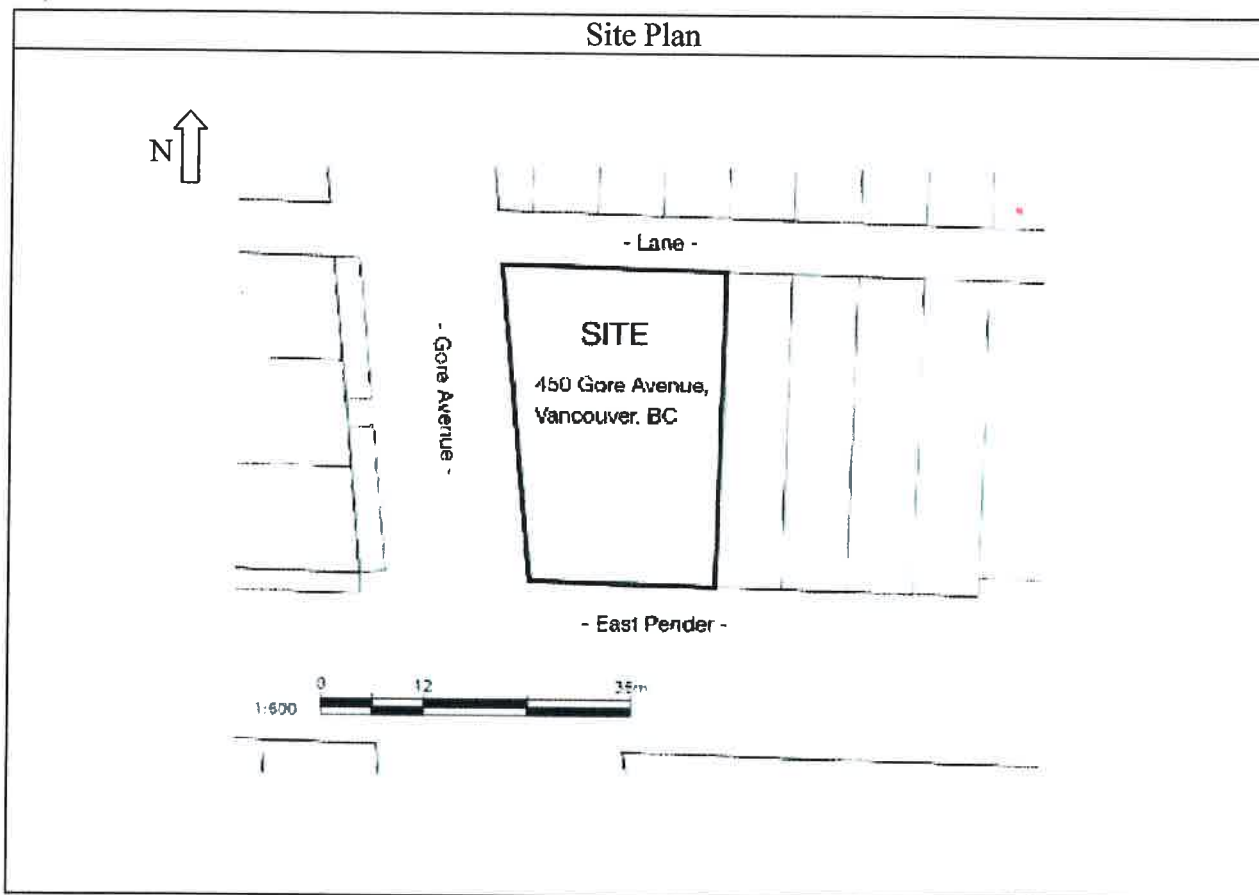
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 50.3"

Longitude: 123° 05' 49.5"

Sept 3, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*



*Sept 9, 2015*

Date Issued

*Peggy Evans*

Peggy Evans  
For Director, *Environmental Management Act*

## 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.

Sept 9, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- VPHs, LEPHs and HEPHs;
- Ethylbenzene, toluene, and xylene; and
- Copper, lead and zinc.

#### *Substances remediated in water for no water use:*

##### To meet numerical remediation standards

- EPH<sub>w10-19</sub>.

Sept 9, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by David Mitchell / Active Earth Engineering Ltd., dated 24 July 2015; and
- *Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, prepared by Bob Reid / Active Earth Engineering Ltd., dated July 2015.

*Sept 9, 2016*

Date Issued

*Peggy Evans*

Peggy Evans

For Director, *Environmental Management Act*