



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 24 2015**

\_\_\_\_\_  
Date Issued

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Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3869 Main Street (Part 1 – Property) and part of Main Street (Part 2 – City Land), Vancouver, British Columbia which is more particularly known and described as:

### Part 1 – Property

Lot D Block 4 District Lot 630 Group 1 New Westminster District Plan BCP21804  
PID: 026-554-097

### Part 2 – City Land

All and singular, that certain parcel or tract of land which may be more particularly described as follows:

Commencing at a point on the easterly boundary of Lot D Block 4 District Lot 630 Group 1 New Westminster District Plan BCP21804 on deposit in the Land Title Office at New Westminster in the Province of British Columbia, said point being a horizontal distance of 1.15 metres from the north easterly corner of said Lot D on a bearing of 180 degrees 55 minutes 45 seconds;

thence on a bearing of 26 degrees 5 minutes a horizontal distance of 5.60 metres;

thence on a bearing of 50 degrees 34 minutes a horizontal distance of 5.03 metres;

thence on a bearing of 114 degrees 53 minutes a horizontal distance of 4.10 metres;

thence on a bearing of 153 degrees 14 minutes a horizontal distance of 6.13 metres;

thence on a bearing of 184 degrees 12 minutes a horizontal distance of 16.19 metres;

thence on a bearing of 241 degrees 37 minutes a horizontal distance of 6.91 metres;

thence on a bearing of 283 degrees 52 minutes a horizontal distance of 6.013 metres more or less to intersect the easterly boundary of said Lot D;

thence on a bearing of 00 degrees 55 minutes 45 seconds following the easterly boundary of said Lot D a horizontal distance of 16.966 metres more or less back to the point of commencement; the area thus described enclosed being 280.9 square metres more or less.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Brian Collins, B.C. Land Surveyor on June 17, 2015.

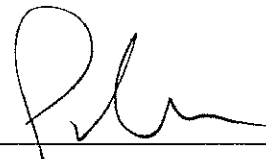
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 01.60"

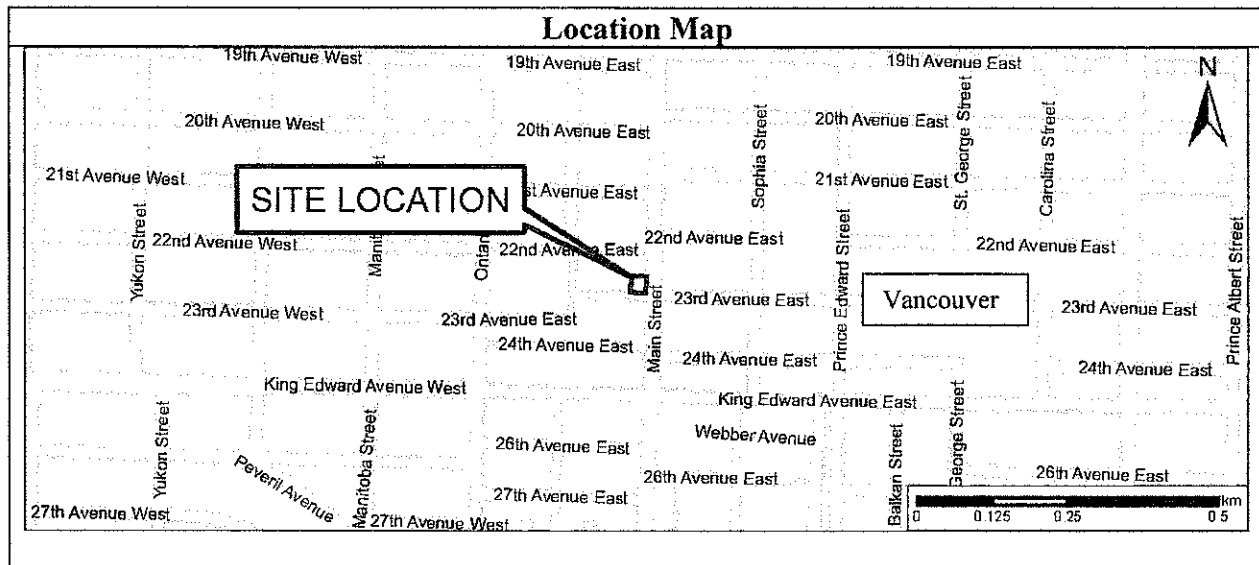
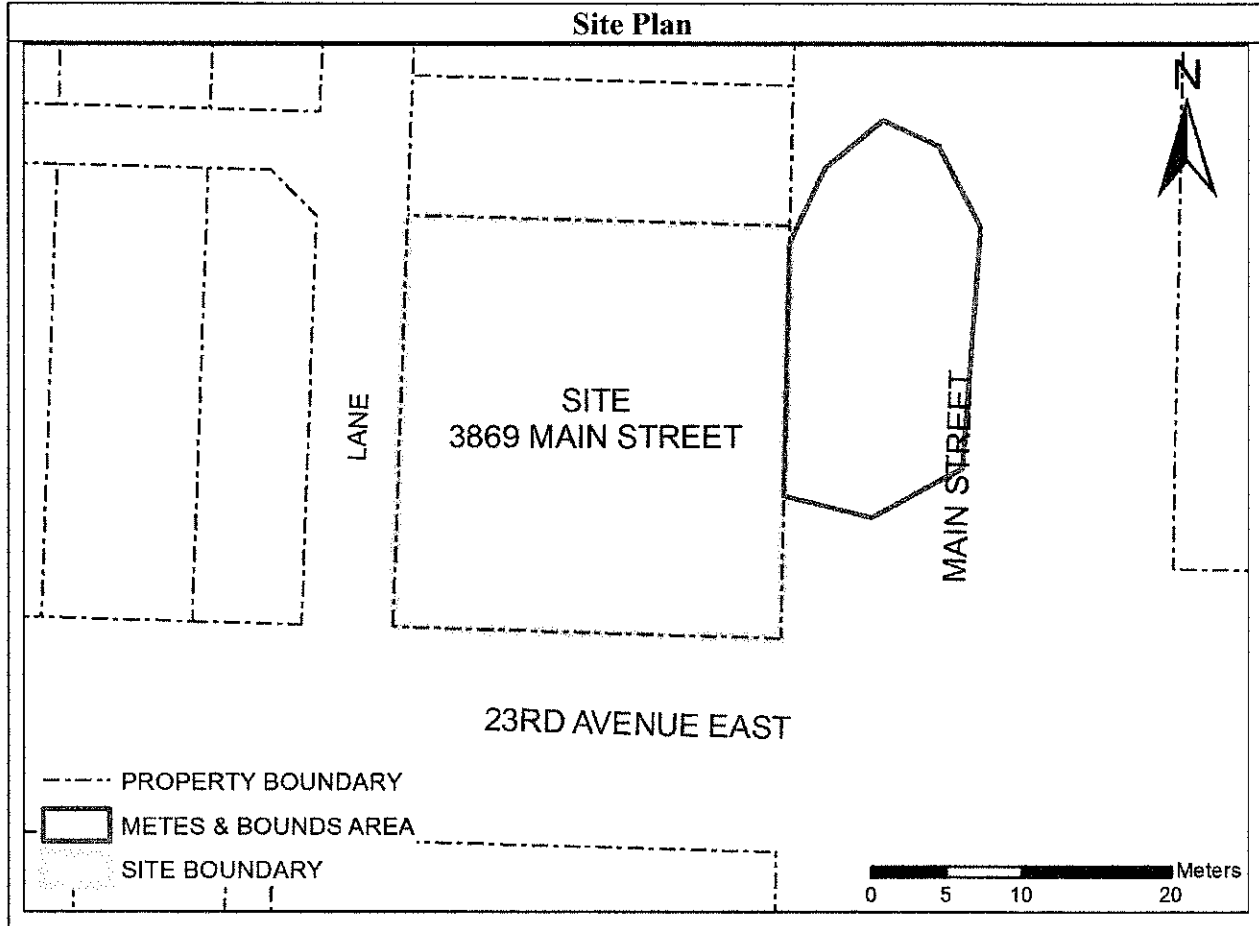
Longitude: 123° 06' 04.90"

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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 numerical and or risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site. These assumptions include the following:

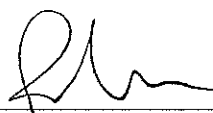
- (a) Part 1 – Property - Future development must consist of a slab-on-grade commercial building;
- (b) Part 2 – City Land – City Land must remain sidewalk and roadway;
- (c) Part 1 and Part 2 - No trench work will be conducted without a health and safety plan and appropriate personal protective equipment.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings 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) For Part 1 and Part 2 - The groundwater at the Site must not be used as a source of potable water and the drinking water wells must not be installed on the surrounding properties without first confirming groundwater quality of the aquifer proposed for use.
  - (b) For Part 1 – Property -Vapour mitigation system installed at the site must be monitored and maintained as per the system monitoring and maintenance plan described in in the HHERA (SLR, 2015a) and PVP.
  - (c) For Part 1 – Property - No subsurface work will be conducted on the Property without a workplan approved by the responsible party, the City of Vancouver, and qualified professional engineer to assure that the integrity of the vapour mitigation system is maintained.
  - (d) For Part 2 – City Land- A worker health and safety plan must be developed by a certified industrial hygienist and implemented to mitigate exposure to vapours in the event that

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subsurface work will be conducted at depths greater than 1.5 metres below ground in a trench that is deeper than it is widewithin the metes and bounds (City Land) area of the Site.

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.
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.
6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Operation and Maintenance Plan included in the PVP listed in Schedule D.
7. 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;
  - (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.
8. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director every three years or as otherwise approved by the Director within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
9. 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;

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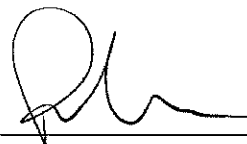
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- (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
- (d) Supporting documentation.

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## Schedule C

### Substances and Uses

#### Part 1 of the site - PROPERTY

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

To meet standard-based remediation standards:

- Tetrachloroethylene.

To meet risk-based remediation standards:

- Trichloroethylene.

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

To meet risk-based remediation standards:

- Trichloroethylene; and
- 1,2-Dichloroethene, cis.

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

To meet risk-based remediation standards:

- Tetrachloroethylene and trichloroethylene; and
- 1,2-Dichloroethene, cis.

#### Part 2 of the site – CITY LAND

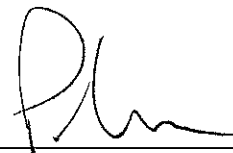
##### *Substances remediated in soil for industrial land soil use:*

To meet risk-based remediation standards:

- Trichloroethylene.

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*Substances remediated in vapour for industrial land vapour use:*

To meet risk-based remediation standards:

- Trichloroethylene; and
- Chloroform.

*Substances remediated in water for drinking water use:*

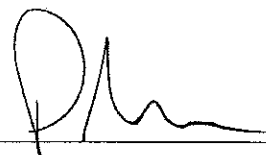
To meet risk-based remediation standards:

- Tetrachloroethylene and trichloroethylene.

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## Schedule D

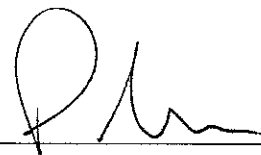
### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., July 2015;
- *Performance Verification Plan*, SLR Consulting (Canada) Ltd., July 2015;
- *Human Health & Ecological Risk Assessment*, SLR Consulting (Canada) Ltd., July 2015
- *Sub-Slab Depressurization System Design and Installation, 3869 Main Street, Vancouver, BC*, SLR Consulting (Canada) Ltd. July 2015;
- *Phase 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, SLR Consulting (Canada) Ltd., June 2015;
- *Detailed Site Investigation and UST Removal*, NEXT Environmental Inc., November 23, 2009;
- *Environmental Stage 1 Preliminary Site Investigation*, NEXT Environmental Inc., July 3, 2009;
- *Stage 2 Preliminary Site Investigation*, NEXT Environmental Inc., March 31, 2009; and
- *Stage 1 Preliminary Site Investigation*, Morrow Environmental Consultants Inc., 6 March 2002.

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