



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.

Jan. 14, 2016
Date Issued

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to 159 West 2nd Avenue, Vancouver, British Columbia which is more particularly known and described as:

Metes & Bounds of Road Dedication A:

Starting at the southwest corner of Lot 2, Block 10, District Lot 200A, Group 1, New Westminster District, Plan EPP28058; the Point of Commencement:

- Thence 0° 18' 31" for 1.524 metres;
- Thence 91° 42' 03" for 81.939 metres;
- Thence 181° 38' 19" for 1.524 metres;
- Thence 271° 42' 03" for 81.903 metres;

Returning to the Point of Commencement.

Metes & Bounds of Road Dedication B:

Starting at the northwest corner of Lot 2, Block 10, District Lot 200A, Group 1, New Westminster District Plan EPP28058; the Point Of Commencement:

- Thence 91° 41' 04" for 3.500 metres;
 - Thence 251° 08' 41" for 3.704 metres;
 - Thence 0° 18' 31" for 1.300 metres;
- Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on November 16, 2015.

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

Road Dedication A:

Latitude: 49° 16' 10.06"
 Longitude: 123° 6' 31.85"

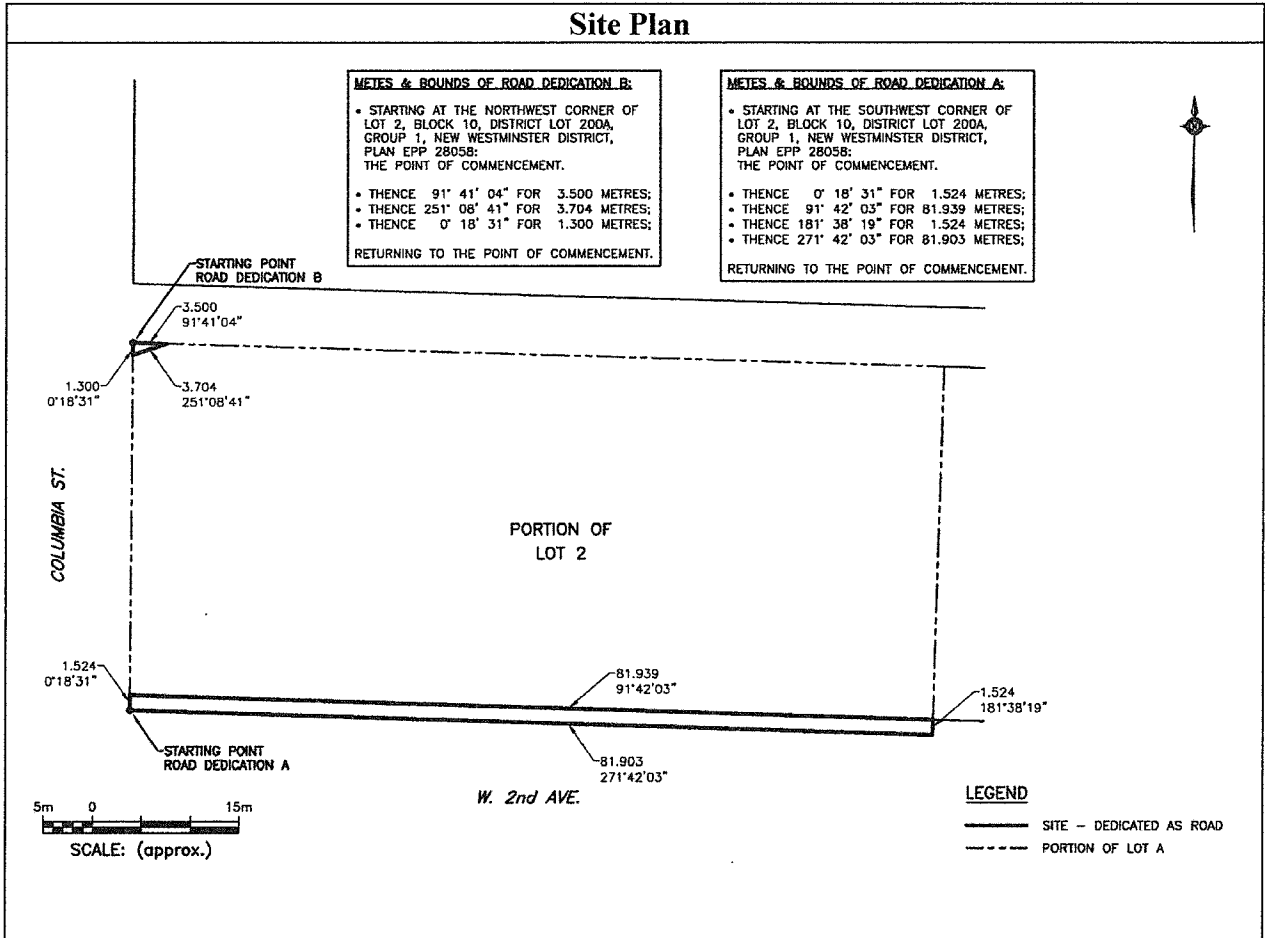
Road Dedication B:

Latitude: 49° 16' 11.12"
 Longitude: 123° 6' 33.33"

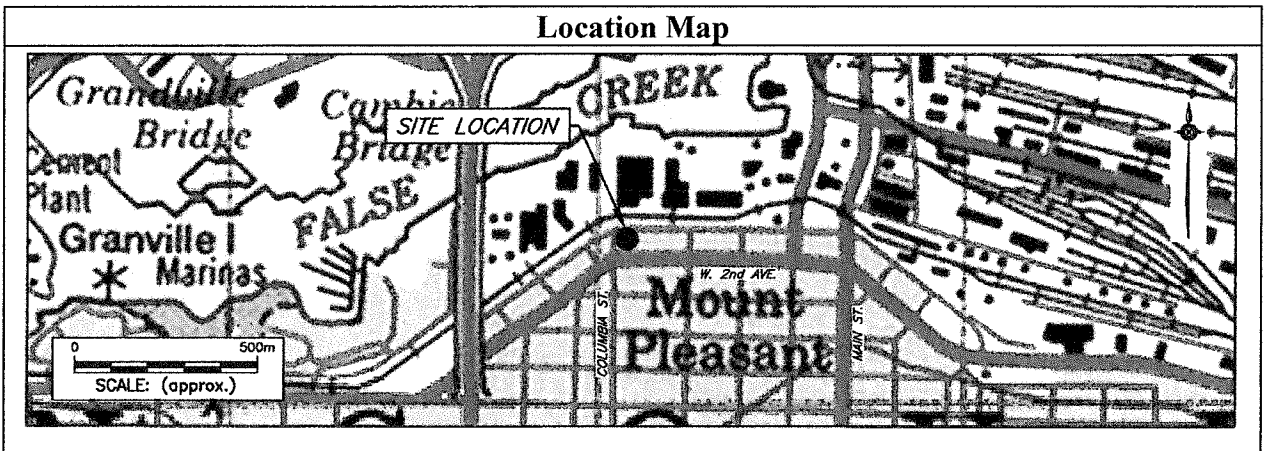
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land and vapour 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 standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- a) The Site will remain roadways or sidewalk.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Zinc;
- HEPHs; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene.

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Schedule D

Documents

- *Summary of Site Condition*. Prepared by Keystone Environmental Ltd., dated November 13, 2015;
- *Report of Findings – Preliminary Site Investigation Stage 1 and Stage 2, Detailed Site Investigation and Confirmation of Remediation 159 West 2nd Avenue, Vancouver, BC*. Prepared by Keystone Environmental Ltd., dated November 2015;
- *Water Use Evaluation, 160 West 1st Avenue, Vancouver, BC*. Prepared by Keystone Environmental Ltd., dated September 2012;
- *Area Wide Determination for Contaminated Fill Material, 105 - 167 West 2nd Avenue, Vancouver, BC*. Prepared by Keystone Environmental Ltd., dated April 2012;
- *Soil and Groundwater Investigation – 105-195 West 2nd Avenue, Vancouver, BC*. Prepared by Pottinger Gaherty Environmental Consultants Ltd., dated February 2007;
- *Stage 1 Preliminary Site Investigation – 105-195 West 2nd Avenue, Vancouver, BC*. Prepared by D. Kelly Environmental Consulting Ltd., dated November 2006.

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