



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.

April 1, 2016  
Date Issued

L. Zanini  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 8385 Fraser Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A Blocks 16 and 17 District Lot 313, Group 1, New Westminster District, Plan  
EPP46757  
PID: 029-507-626

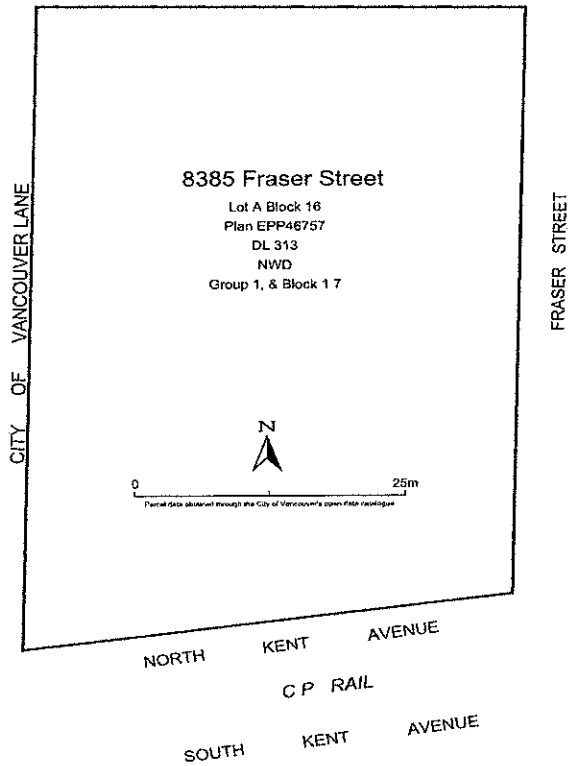
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 31.6"  
Longitude: 123° 5' 31.1"

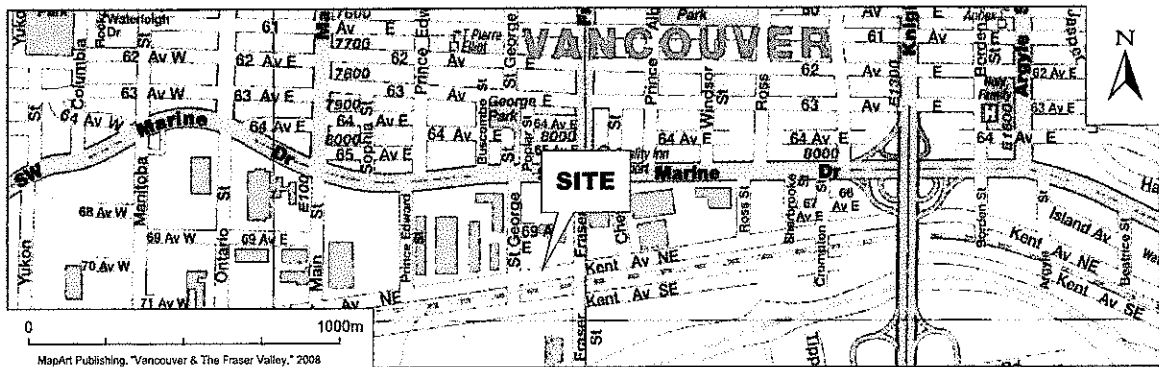
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### Site Plan



### Location Map



April 1, 2010

Date Issued

*L. Zanini*

Lavinia Zanini, P. Geo.  
 For Director, Environmental Management Act

## 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any building erected on the site will be of slab-on-grade construction;
- (b) Outdoor attenuation factors or slab-on-grade attenuation factors are applicable adjacent to the site;
- (c) No buildings will be erected in rectangular area adjacent to the western site boundary as shown in Figure 1 more particularly described as:

That portion of Lot A Block 16 Plan EPP46757 District Lot 313 NWD Group 1 & BLK 17 beginning at the south western most corner of (P.o.C),

Then N 01° 11' 28.6'' E 1.2246m,

Then continue 87.443m,

Then S 88° 46' 32.373'' E 33.122m,

Then S 01° 13' 27.627'' W 87.443m,

Then N 88° 46' 32.373'' W 33.122m to P.o.C

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Groundwater wells intended to supply potable water must not be installed at 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. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that the institutional 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 commercial land soil use:*

##### To meet numerical remediation standards:

- LEPHs, and VPHs.

##### To meet risk-based remediation standards:

- Benzene;
- Arsenic, barium, copper, and zinc; and
- Trichloroethylene.

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

##### To meet risk-based remediation standards:

- Nickel; and
- LEPHw.

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

##### To meet risk-based remediation standards:

- Arsenic; and
- LEPHw.

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

##### To meet risk-based remediation standards:

- Arsenic;
- Chloride, and sodium; and
- 1,2-Dichloroethene (cis), tetrachloroethylene, trichloroethylene, and vinyl chloride.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by PGL Environmental Consultants Ltd., dated Nov 2015;
- *Performance Verification Plan - 8385 Fraser Street Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated Nov 2015;
- *Performance Verification Plan – Portion of City of Kent Avenue North and City of Vancouver laneway- adjacent to 8385 Fraser Street, Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated Nov 2015;
- *Performance Verification Plan – Portion of 8265 Fraser Street Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated Nov 2015;
- *Performance Verification Plan – Portion of Canadian Pacific Railway Right of Way- adjacent to 8385 Fraser Street, Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated Nov 2015;
- *Detailed Human Health and Environmental Risk Assessment - 8385 Fraser Street Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated Oct 2015;
- *Confirmation of Remediation - 8385 Fraser Street Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated Oct 2015;
- *Stage 1 and Stage 2 Preliminary Site Investigation, and Detailed Site Investigation - 8385 Fraser Street Vancouver, BC*, prepared by PGL Environmental Consultants Ltd., dated 01 Nov 2015;
- *Notification of Independent Remediation (8385 Fraser Street - Updated)*, prepared by PGL Environmental Consultants Ltd., dated 08 Oct 2015;
- *Notificaiton of Independent Remediation (Kent Avenue and Boulevard)*, prepared by PGL Environmental Consultants Ltd., dated 08 Oct 2015;
- *Notification of Actual or Likely Migration (City of Vancouver Kent Avenue - Updated)*, prepared by PGL Environmental Consultants Ltd., dated 22 Jun 2015;
- *Notification of Actual or Likely Migration (8265 Fraser Street)*, prepared by PGL Environmental Consultants Ltd., dated 18 Mar 2015;
- *Notification of Independent Remediation (8385 Fraser Street )*, prepared by PGL Environmental Consultants Ltd., dated 09 Sep 2014;

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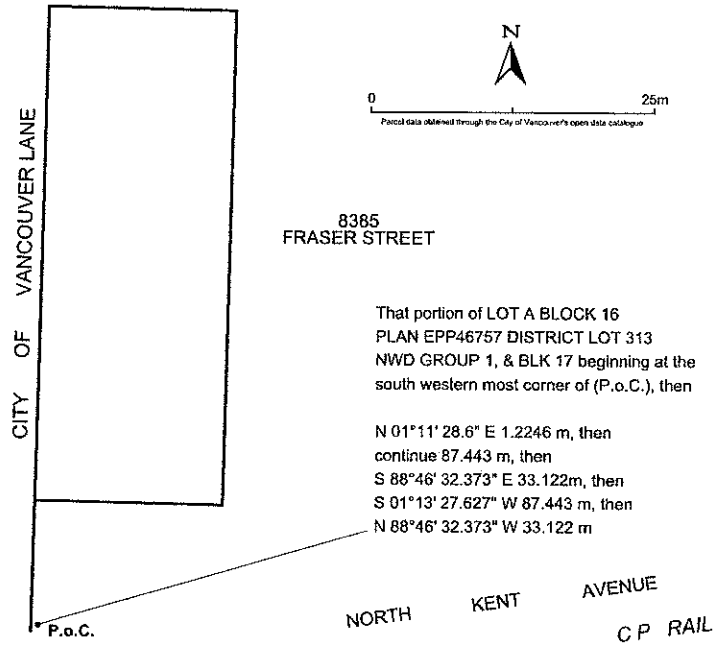
- *Notification of Actual or Likely Migration (CP Rail)*, prepared by PGL Environmental Consultants Ltd., dated 06 May 2014;
- *Notification of Actual or Likely Migration (City of Vancouver Kent Avenue)*, prepared by PGL Environmental Consultants Ltd., dated 01 Apr 2014;
- *Notice of Actual or Likely Migration (City of Vancouver Lane)*, prepared by PGL Environmental Consultants Ltd., dated 01 Apr 2014;
- *Phase 2 Environmental Site Investigation*, prepared by PGL Environmental Consultants Ltd., dated 01 Mar 2013;
- *Fletcher's Vancouver Plant (Phase 1 Environmental Site assessment)*, prepared by Conestoga-Rovers & Associates, dated 01 Jul 2012;
- *Soil Vapour and Tank Pull Summary*, prepared by PGL Environmental Consultants Ltd., dated 24 Jun 2004;
- *Underground Storage Tank Removal and Investigation of Tank Basin*, prepared by Next Environmental Inc., dated 23 Jun 2004;
- *Environmental Stage 2 Preliminary Site Investigation*, prepared by Next Environmental Inc., dated 01 Oct 2003; and
- *Environmental Stage 1 Preliminary Site Investigation.*, prepared by Next Environmental Inc., dated 09 Dec 2002.

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**Figure 1**



April 1, 2016  
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