



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.

JUN 23 2016

Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 333 East 11<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

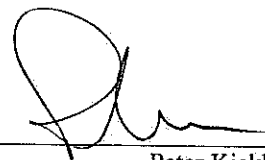
Lot A, Block 117, District Lot 301, Group 1, New Westminster District, Plan EPP50968  
PID: 029-573-793

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

Latitude: 49° 15' 40.8"  
Longitude: 123° 05' 51.0"

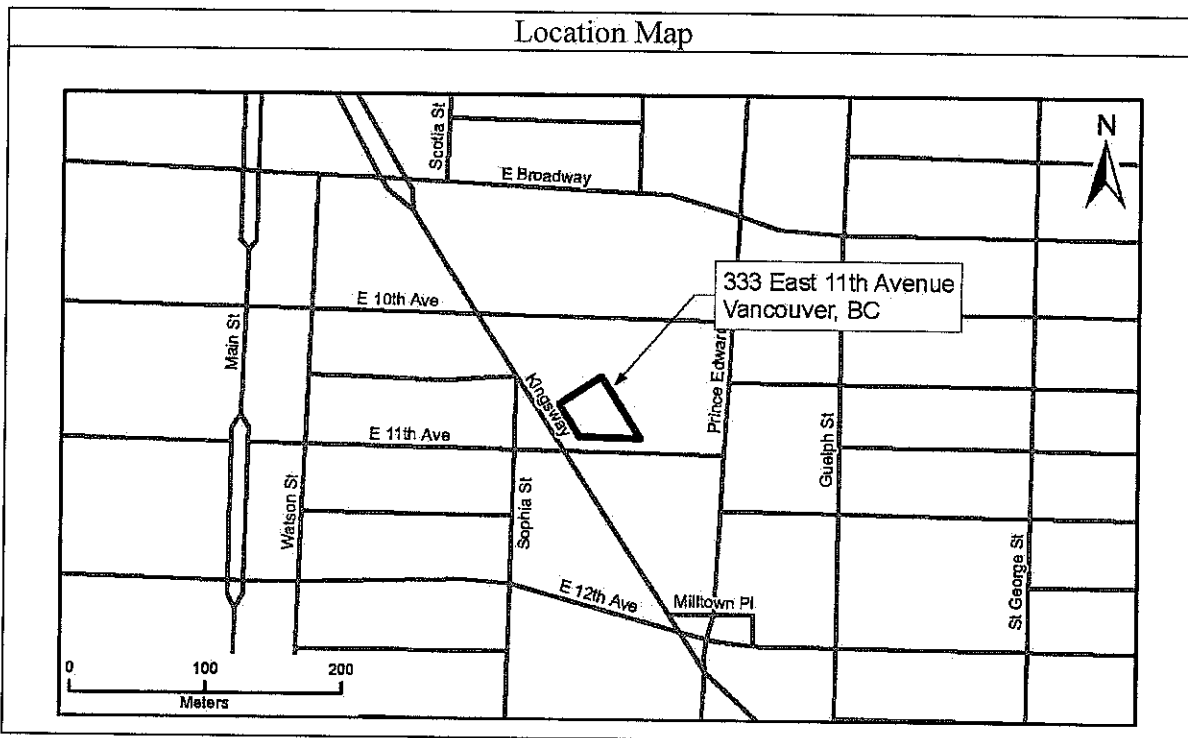
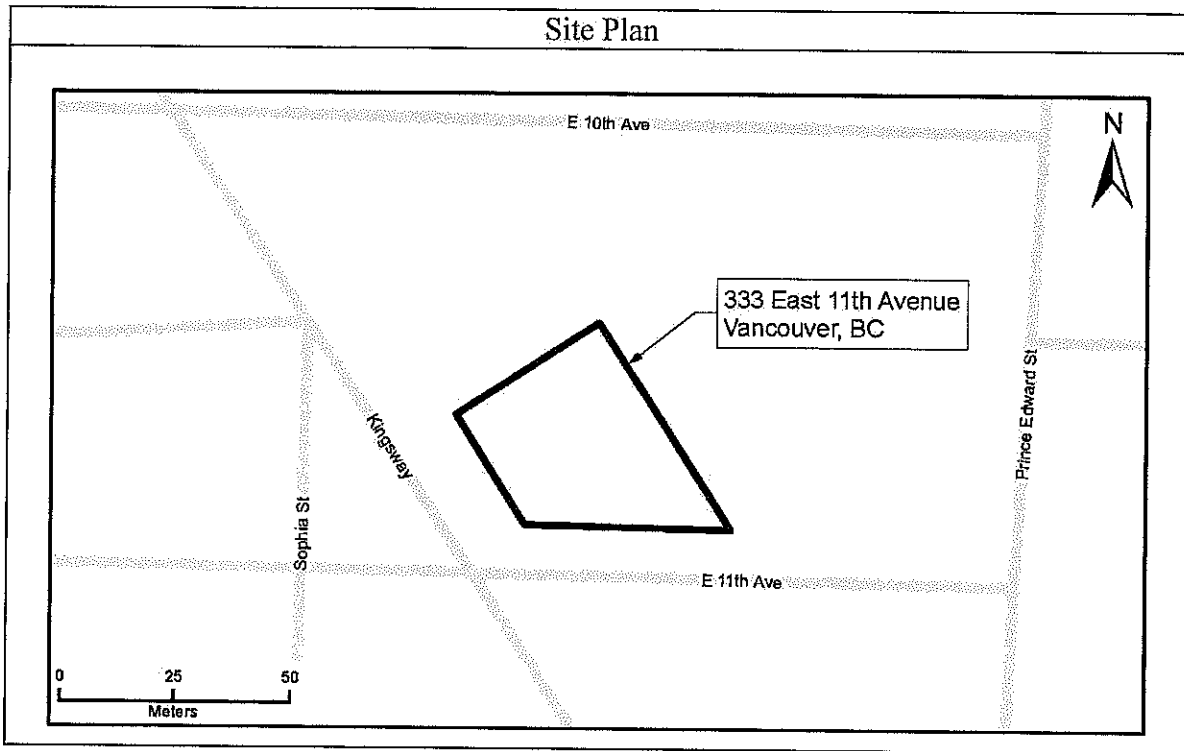
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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, and 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 use to which this condition applies is 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:

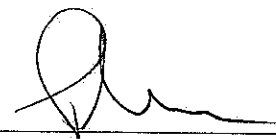
- a) Groundwater is not in contact with the concrete slab, such that the default sub-slab attenuation factor can be applied.

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 assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons 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) Site groundwater must not be used as potable water.
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 any institutional and engineering controls required in clause 2 of

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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 numerical remediation standards:

- LEPHs.

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

To meet numerical remediation standards:

- Benzene.

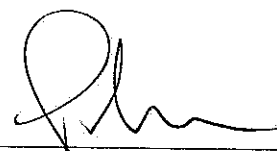
***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

- Benzene, and ethylbenzene.

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## Schedule D

### Documents

- *Summary of Site Condition, 333 East 11<sup>th</sup> Avenue, Vancouver, BC*, prepared by Hemmera, dated May 2016;
- *Performance Verification Plan, 333 East 11<sup>th</sup> Avenue, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated May 2016;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 333 East 11<sup>th</sup> Avenue, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated May 2016;
- *Screening Level Risk Assessment, 333 East 11<sup>th</sup> Avenue, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated May 2016;
- *Protocol 6 Preapproval Application for Relief from Delineation – Not Feasible or Safe, 333 E. 11<sup>th</sup> Avenue, Vancouver, BC*, prepared by BC Ministry of Environment, dated January 11, 2016;
- *Detailed Site Investigation, 275 Kingsway, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated July 2013; and
- *Phase 1 and 2 Environmental Site Assessment, 275 Kingsway, Vancouver, BC*, prepared by Hemmera Envirochem Inc., dated August 23, 2012.

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