



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.

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.

August 9, 2016
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 231 East Pender Street, Vancouver, British Columbia, which is more particularly known and described as:

A portion of Lot A Block 11 District Lot 196 Group 1 New Westminster District Plan EPP36247 as described in the following metes and bounds:

Starting at the northeast corner of Lot A Block 11 District Lot 196 Group 1 New Westminster District Plan EPP36247:

The Point of Commencement.

Thence $181^{\circ} 42' 53''$ for 37.288 metres;

Thence $271^{\circ} 41' 56''$ for 22.858 metres;

Thence $1^{\circ} 42' 43''$ for 34.176 metres;

Thence $46^{\circ} 42' 10''$ for 4.314 metres;

Thence $91^{\circ} 41' 37''$ for 19.810 metres;

Returning to the point of commencement.

PID: portion of 029-360-510

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on July 4, 2016.

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

Latitude: $49^{\circ} 16' 50.10''$

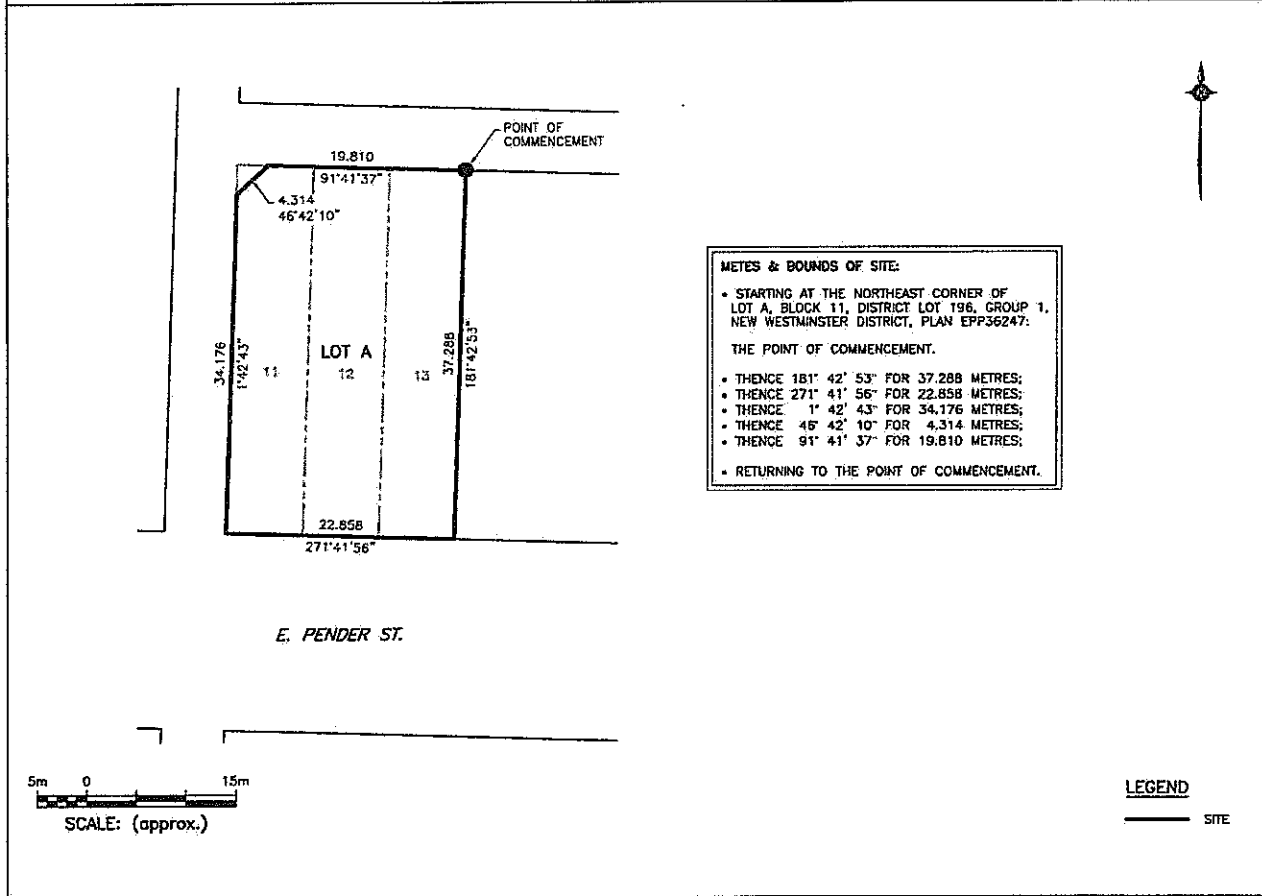
Longitude: $123^{\circ} 05' 55.40''$

August 9, 2016

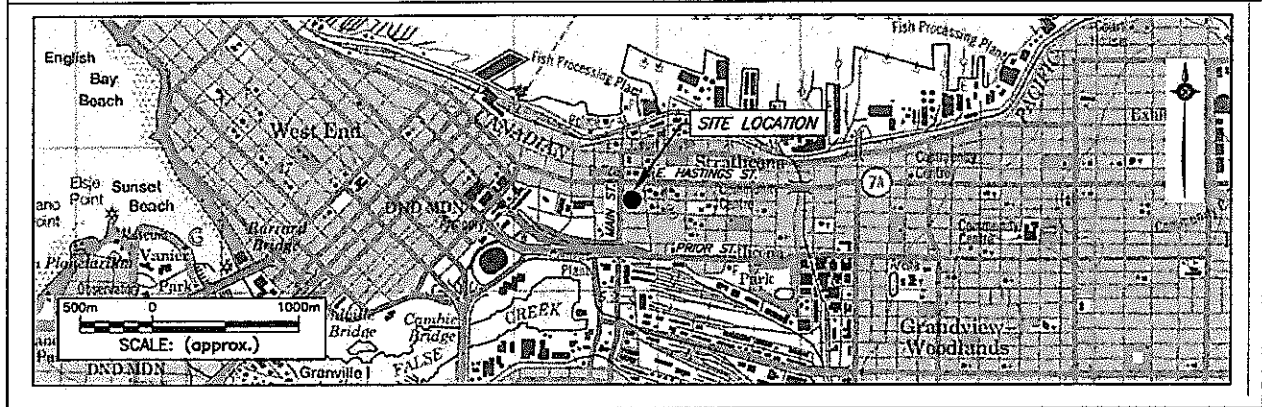
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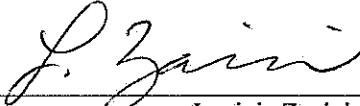
Site Plan



Location Map



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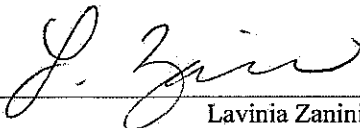

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 For Director, *Environmental Management Act*

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Barium, lead, tin and zinc;
- Benzene, and
- VPHs.

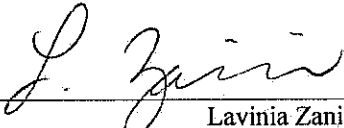
Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Lead and zinc;
- LEPHw, and
- Naphthalene.

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Schedule D

Documents

Summary of Site Condition – 450 Gore Avenue, Vancouver BC. Keystone Environmental Ltd., dated June 2016;

Report of Findings – Preliminary Site Investigation – Stage 1 Update, Remediation, Confirmation of Remediation, Screening Level Risk Assessment, 231 East Pender Street, Vancouver, BC. Keystone Environmental Ltd., dated June 2016;

Summary of Site Condition – 450 Gore Avenue, Vancouver BC. Active Earth Engineering Ltd., dated July 2015;

Summary of Site Condition – 557 East Cordova Street, Vancouver BC. Active Earth Engineering Ltd., dated August 2014;

Phase 1 Environmental Site Investigation and Phase 2 Soil and Groundwater Investigation Update – 231 East Pender Street, Vancouver, BC. Pottinger Gaherty Environmental Consultants Ltd., dated July 2013;

Summary of Site Condition – Northern Portion of Lot A, 721 Main Street, Vancouver BC. Hemmera Envirochem, dated June 2013; and

Phase 1 Environmental Site Investigation and Phase 2 Soil and Groundwater Investigation Update – 231 East Pender Street, Vancouver, BC. Pottinger Gaherty Environmental Consultants Ltd., dated June 2012.

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