



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.

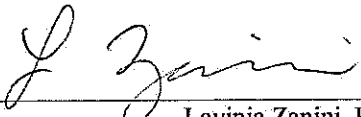
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

August 9, 2016  
Date Issued

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

## Schedule A

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

Part 1 of the Site: Roadway adjacent to south of 231 East Pender Street.

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

- The Point Of Commencement.
- Thence  $91^{\circ} 41' 56''$  for 8.500 Metres;
- Thence  $181^{\circ} 41' 56''$  for 4.000 Metres;
- Thence  $271^{\circ} 41' 56''$  for 8.500 Metres;
- Thence  $1^{\circ} 41' 56''$  for 4.000 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 July 4, 2016.

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

Latitude:  $49^{\circ} 16' 49.5''$   
Longitude:  $123^{\circ} 05' 55.7''$

Part 2 of the Site: Laneway adjacent to west of 231 East Pender Street.

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

- The point of commencement.
- Thence  $271^{\circ} 41' 56''$  for 1.300 metres;
- Thence  $1^{\circ} 41' 56''$  for 14.620 metres;
- Thence  $91^{\circ} 41' 56''$  for 1.300 metres;
- Thence  $181^{\circ} 41' 56''$  for 14.620 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 July 4, 2016.

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

Latitude:  $49^{\circ} 16' 49.8''$   
Longitude:  $123^{\circ} 05' 56.1''$

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Part 3 of the Site: Dedicated land adjacent to the north of 231 East Pender Street.

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

- Thence 271° 41' 37" for 19.810 metres;
  - The point of commencement.
  - Thence 226° 44' 10" for 4.314 metres;
  - Thence 1° 42' 43" for 3.050 metres;
  - Thence 91° 41' 37" for 3.050 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 July 4, 2016.

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

Latitude:      49° 16' 50.8"  
Longitude:    123° 05' 55.9"

August 9, 2016

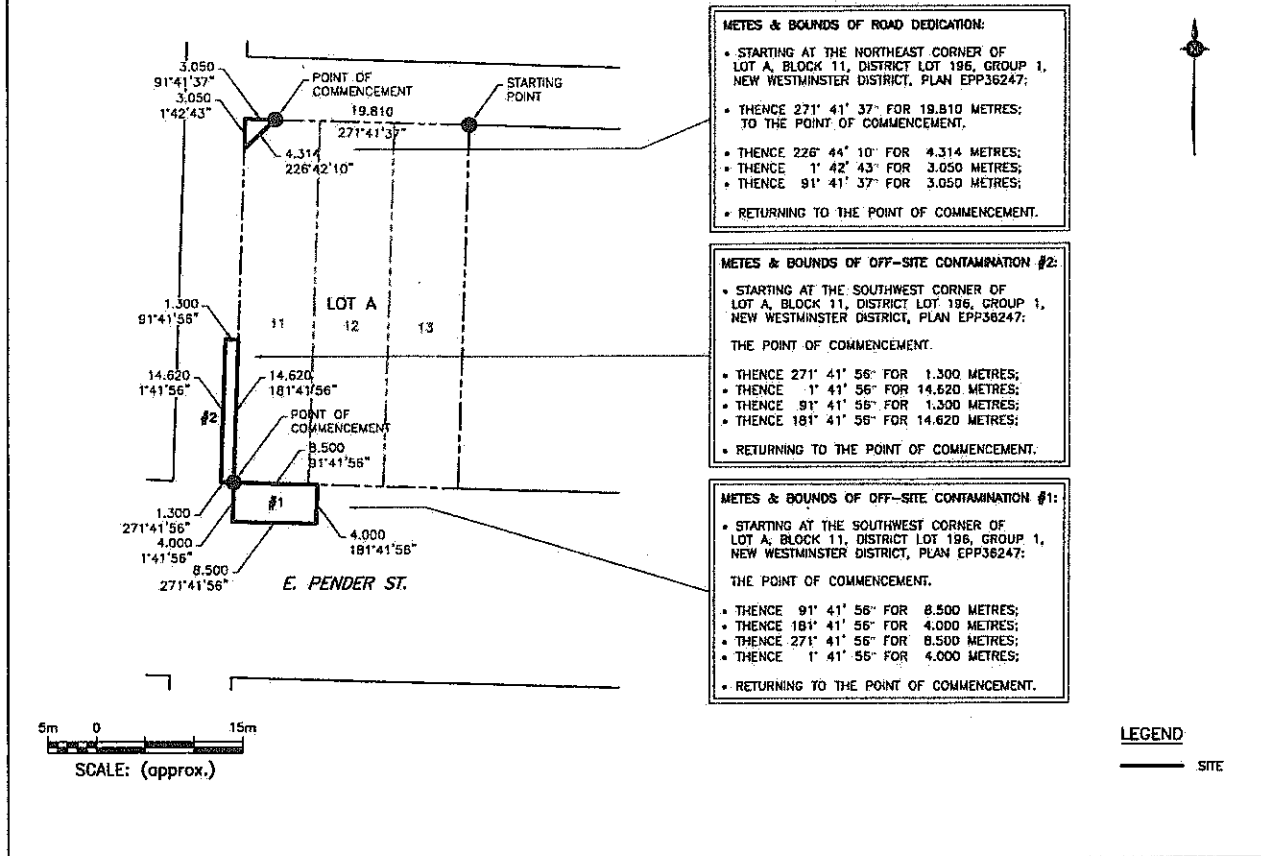
Date Issued



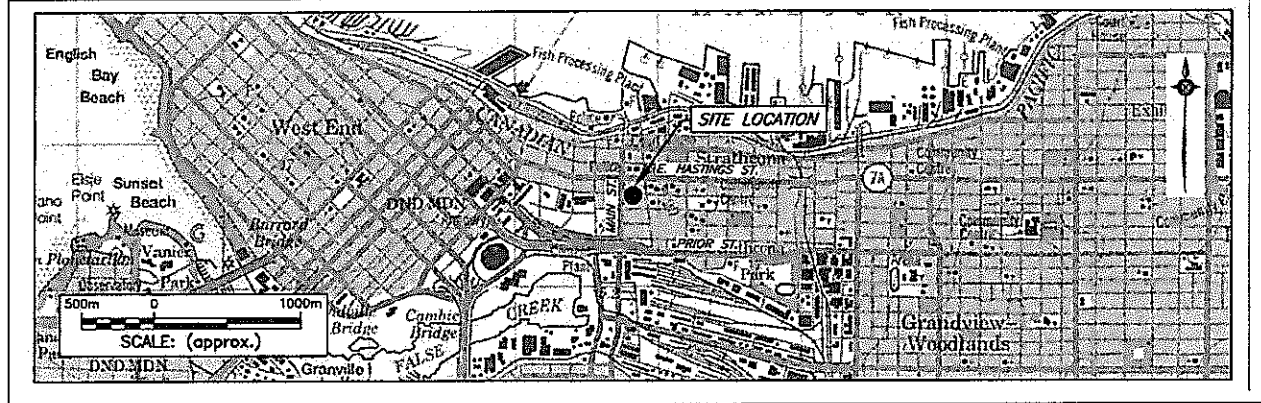
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For Director, *Environmental Management Act*

## Site Plan

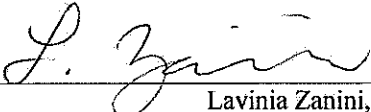


## Location Map



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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 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 a Contaminated Sites Regulation numerical standard at 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) The Site will remain in use as a roadway and no building will be erected on the Site.

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 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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## Schedule C

### Substances and Uses

**Part 1 of the site: Roadway adjacent to south of 231 East Pender Street.**

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

To meet risk-based remediation standards:

- VPHs.

**Part 2 of the site: Laneway adjacent to west of 231 East Pender Street.**

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

To meet numerical remediation standards:

- Benzene.

**Part 3 of the site: Dedicated land adjacent to the north of 231 East Pender Street.**

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

To meet numerical remediation standards:

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

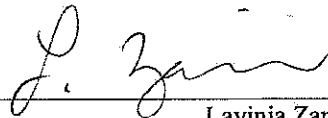
***Substances remediated in water for marine aquatic life water use:***

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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