



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.

SEP 28 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 233 Kingsway, Vancouver, British Columbia which is more particularly known and described as:

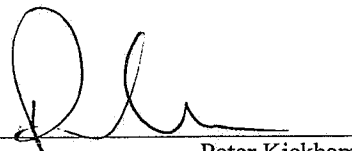
Lot A, Block 117, District Lot 301, Group 1, New Westminster District, Plan EPP48795
PID: 029-560-306

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

Latitude: 49° 15' 41.68"
Longitude: 123° 5' 51.89"

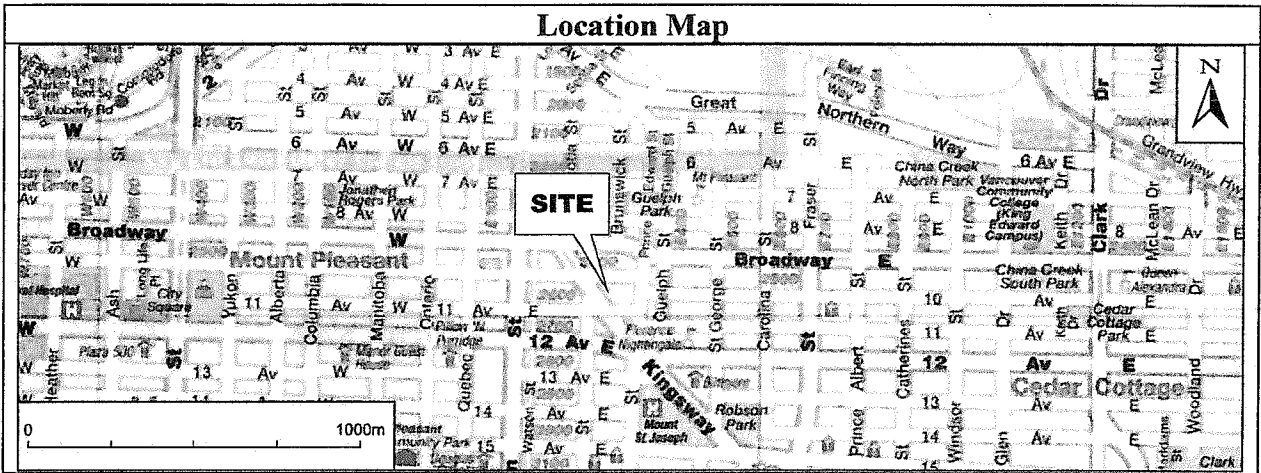
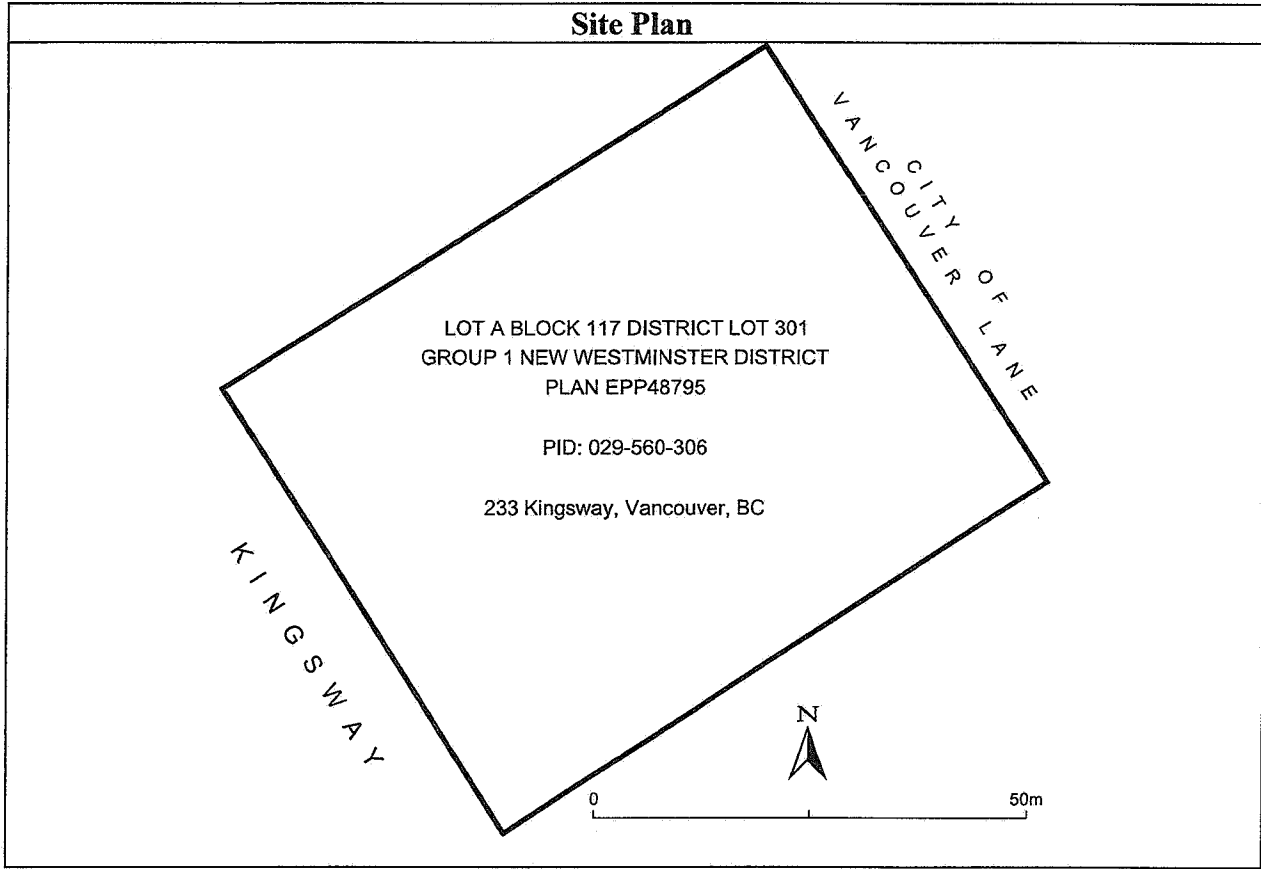
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Schedule B

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 and or risk-based 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:

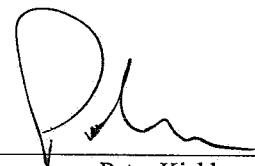
- (a) A slab-on-grade building will cover the entire site.

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.

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; and,
 - b) A passive vapour management system must operate continually below the building slab.
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.

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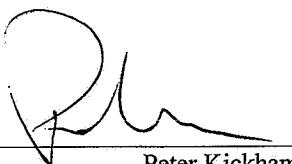
Peter Kickham

For Director, *Environmental Management Act*

6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Operation and Maintenance Plan listed in Schedule D.
7. 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 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.
8. 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 plans 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:

- Arsenic, copper, and zinc; and
- LEPHs.

To meet risk-based remediation standards:

- VPHs; and
- Benzene, ethylbenzene, toluene, and xylene.

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Benzene, and naphthalene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Lead;
- EPH_{w10-19}, LEPH_w, VH_{w6-10}, and VPH_w;
- Benzene, ethylbenzene, and toluene; and
- Naphthalene.

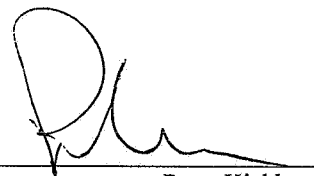
Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Lead;
- EPH_{w10-19}, LEPH_w, VH_{w6-10}, VPH_w; and
- Benzene, ethylbenzene, toluene, and xylenes.

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Schedule D

Documents

Summary of Site Condition, prepared by Duncan Macdonald, dated 21 Jun, 2016;

Site Risk Classification, 233 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 16 Jun, 2016;

Notice of Independent Remediation, 233 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 16 Jun, 2016;

Performance Verification Plan, 233 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 15 Jun, 2016;

Operation and Maintenance Plan, 233 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 15 Jun, 2016

Confirmation of Remediation and Screening Level Risk Assessment, 233 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 15 Jun, 2016;

Permit Release Update – 225 Kingsway, Vancouver, BC, Site ID: 14686, prepared by PGL Environmental Consultants Ltd., dated 2 May, 2016;

Release Request – Demolition, Subdivision and Development Permit Applications (Scenario 5), 225 Kingsway, Vancouver, prepared by PGL Environmental Consultants Ltd., dated 2 April, 2016;

Re: Release Request – Demolition, Subdivision and Development Permit Applications, 225 Kingsway, Vancouver prepared by the BC Ministry of Environment, dated 17 April, 2015;

Remediation Plan and Risk Assessment Overview, 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated March 2015

Re: Protocol 6 Preapproval Application for Relief from Delineation – Not Feasible or Safe, 225 Kingsway, Vancouver, BC, prepared by the BC Ministry of Environment, dated 23 March, 2015;

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Preapproval for Relief from Further Vertical Delineation at a Flowthrough Site – 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 2 March, 2015;

Preapproval for Relief from Further Vertical Delineation at a Flowthrough Site – 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 8 January, 2015;

Summary of Site Condition, 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 5 January, 2015;

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated January 2015

Site Risk Classification, 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 24 December, 2014;

Stage 1 Preliminary Site Investigation, 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated December 2014;

Meeting Request - 225 Kingsway, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated 19 December, 2012.

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