



**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.

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.

2016-11-08  
Date Issued

  
Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance consists of two portions of land (a north parcel and a south parcel) adjacent to 2803 West 4<sup>th</sup> Avenue, Vancouver, and is more particularly known and described as:

### North Parcel:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

A portion of Road, being Macdonald Street, and Lane in Vancouver, adjacent Lots 9 to 12, Except Part in Plan 3964 of Lot 3, Block 28, District Lot 192, Plan 1661.

Which may be more particularly described as follows:

COMMENCING at the northeast corner of Lot 12, Except Part in Plan 3964 of Lot 3, Block 28, District Lot 192, Plan 1661;

THENCE 271°23'05", 40.867 metres along the northerly boundary of Lots 9 to 12;

THENCE 1°25'31", 0.999 metres;

THENCE 91°23'05", 2.124 metres;

THENCE 63°58'21", 5.969 metres;

THENCE 1°25'31", 1.512 metres;

THENCE 91°23'05", 2.663 metres;

THENCE 68°52'33", 1.812 metres to a point on the southerly boundary of Lot 3 of Lot 3, Block 28, District Lot 192, Plan 1661;

THENCE 91°23'05", 29.174 metres along the southerly boundaries of Lots 1, 2 and 3 of Lot 3, Block 28, District Lot 192, Plan 1661;

THENCE 1°24'01", 2.096 metres along the easterly boundary of Lot 1 of Lot 3, Block 28, District Lot 192, Plan 1661 and the westerly boundary of Macdonald;

THENCE 143°10'56", 3.342 metres;

2016-11-08  
Date Issued

  
Alan W. McCammon  
For Director, *Environmental Management Act*

THENCE 91°23'05", 1.790 metres;  
THENCE 124°09'53", 3.120 metres;  
THENCE 181°25'45", 1.926 metres;  
THENCE 149°40'41", 7.193 metres;  
THENCE 181°27'07", 15.525 metres;  
THENCE 121°43'27", 1.009 metres;  
THENCE 242°01'10", 1.000 metres;  
THENCE 181°25'45", 8.414 metres;  
THENCE 271°25'45", 10.244 metres to a point on the easterly boundary of Lot 12;  
THENCE 1°24'01", 29.101 metres, more or less, along the easterly boundary of Lot 12 and the westerly boundary of Macdonald, to the point of commencement and containing 546.9 square meters, more or less.

**South Parcel:**

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

A portion of Road, being West 4<sup>th</sup> Avenue in Vancouver, adjacent Lots 9 to 12, Except Part in Plan 3964 of Lot 3, Block 28, District Lot 192, Plan 1661.

Which may be more particularly described as follows:

COMMENCING at a point situated 10.586 metres west (91°25'45") along the southerly boundary of Lots 9 and 10 and northerly boundary of West 4<sup>th</sup> Avenue from the most southwesterly point of Lot 9, Except Part in Plan 3964 of Lot 3, Block 28, District Lot 192, Plan 1661;

THENCE 91°25'45", 5.933 metres along the southerly boundary of Lot 10 and northerly boundary of West 4<sup>th</sup>;

THENCE 181°25'09", 4.408 metres;

THENCE 271°25'45", 5.933 metres;

2016-11-08  
Date Issued

  
Alan W. McCammon  
For Director, *Environmental Management Act*

THENCE 1°25'09", 4.408 metres, more or less, to a point on the southerly boundary of Lot 10, which is also the point of commencement and containing 26.2 square meters, more or less.

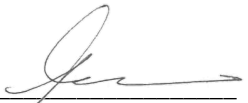
The site contains part of legal parcels depicted in an engineering drawing prepared by Parsons Canada Limited on November 10, 2015.

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

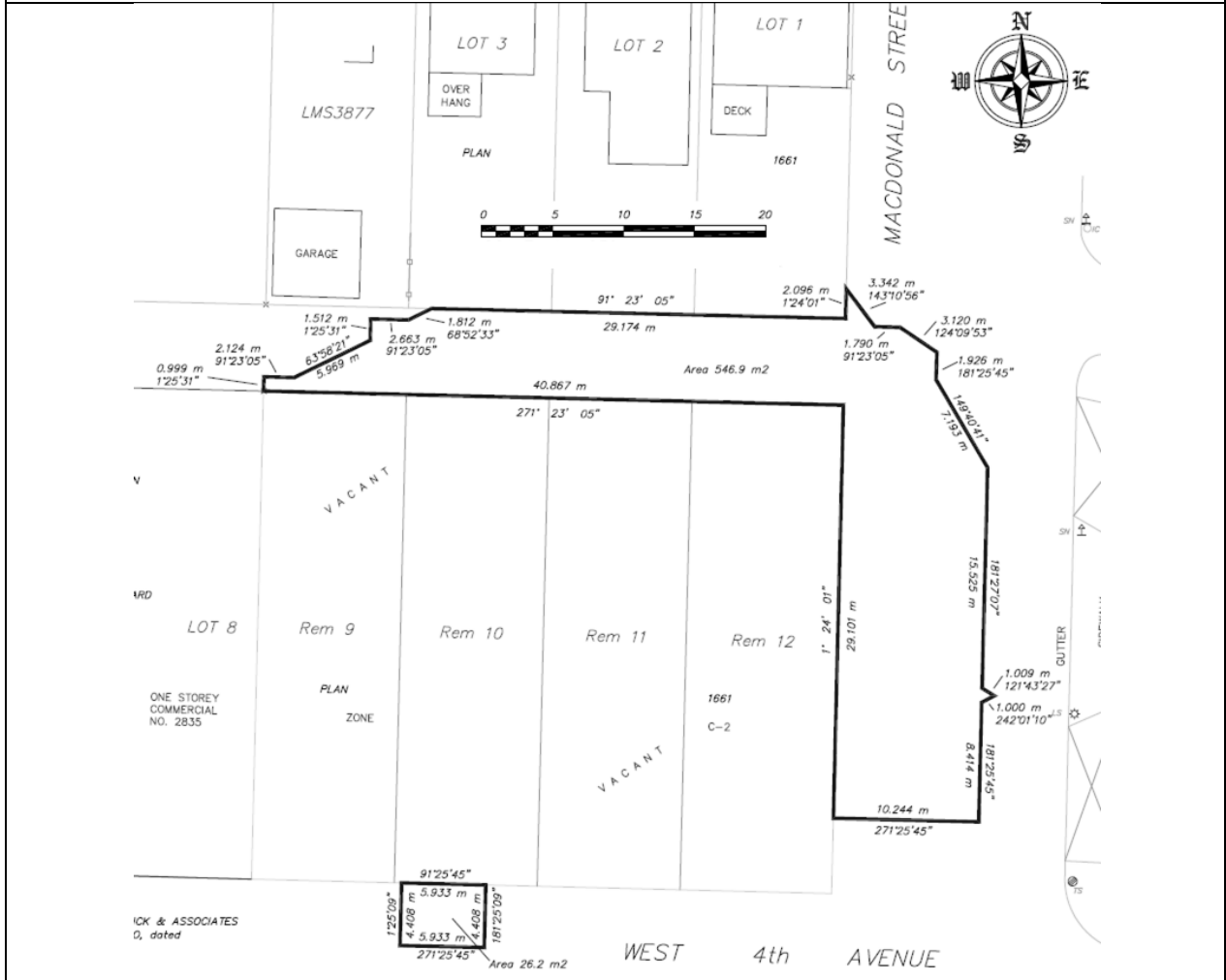
Latitude:      49° 16' 7.7"  
Longitude:    123° 10' 6.9"

2016-11-08  
Date Issued

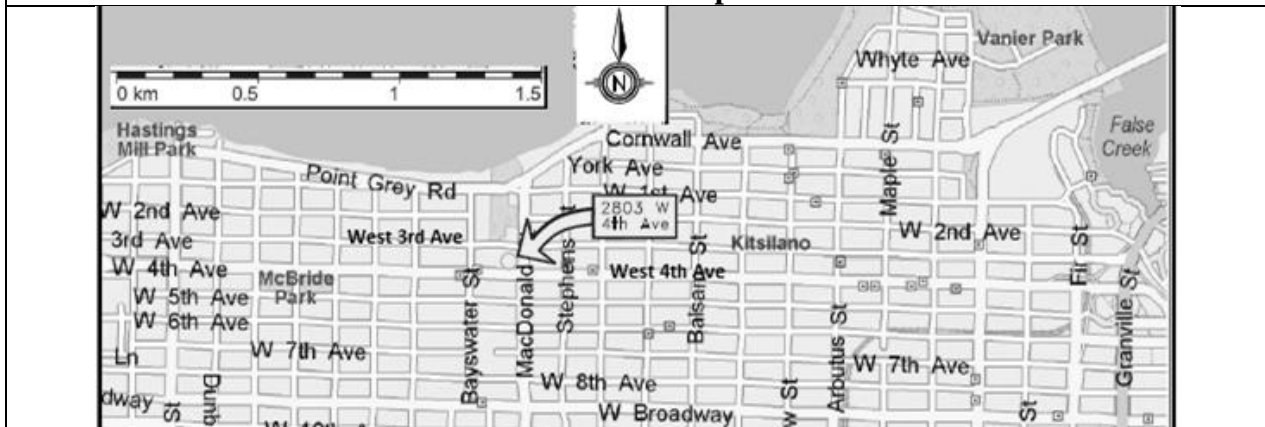
---

  
Alan W. McCammon  
For Director, *Environmental Management Act*


## Site Plan



## Location Map



2016-11-08  
Date Issued

  
 Alan W. McCammon  
 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 the site. These vapour attenuation factors were selected based on assumptions about the structure and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) *The site shall remain a roadway.*

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.

2016-11-08  
Date Issued

  
Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

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

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

To meet numerical remediation standards:


- VPHw and LEPHw;
- Ethylbenzene and toluene; and
- Naphthalene.

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

To meet numerical remediation standards:

- VPHw and LEPHw; and
- Naphthalene.

2016-11-08  
Date Issued

  
Alan W. McCammon  
For Director, *Environmental Management Act*

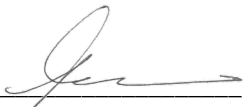
## Schedule D

### Documents

1. *Supplementary Stage 1 Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 2803 West 4<sup>th</sup> Avenue, Vancouver, British Columbia*, prepared by Parsons Inc. (June 10, 2016).
2. *Summary of Site Condition COV Lands Adjacent 2803 West 4th Avenue*, prepared by Parsons Inc. (June 10, 2016).

2016-11-08  
Date Issued

---

  
Alan W. McCammon  
For Director, *Environmental Management Act*