



**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.

2016-10-19  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at 1568 East King Edward Avenue, Vancouver, British Columbia which is more particularly known and described as:

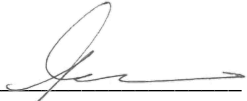
Lot 1, Block 5, District Lot 352, Group 1 New Westminster District, Plan EPP38495  
PID: 029-277-914

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

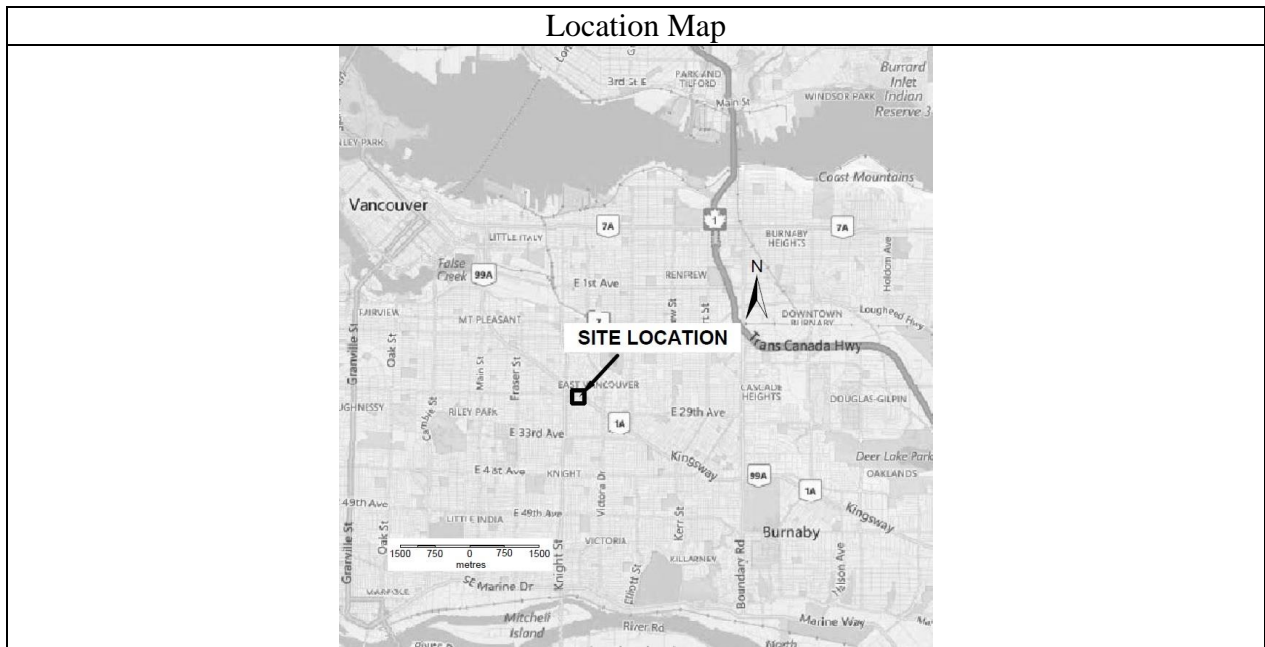
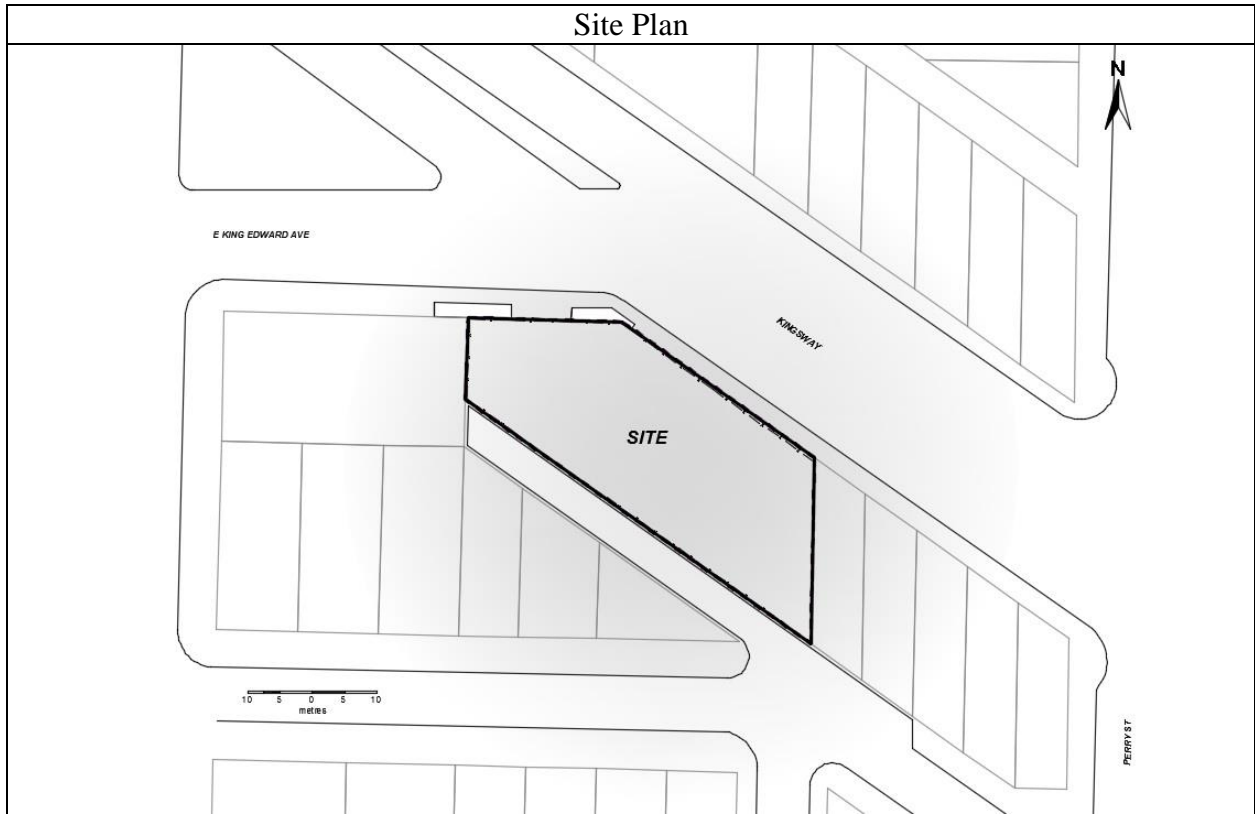
Latitude: 49° 14' 53.53"  
Longitude: 123° 4' 20.42"

2016-10-19  
Date Issued


---

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

---



2016-10-19  
Date Issued

  
 Alan W. McCammon  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

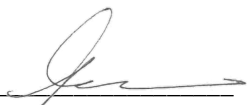
1. Any changes in land or vapour uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

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) Any current or future building(s) erected onsite must have a concrete floor slab on the lowest level and the base of this slab must be at an elevation no deeper than 53 metres above mean sea level (geodetic).

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 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.

2016-10-19  
Date Issued

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

**Schedule C**  
**Substances and Uses**

*Substances Remediated in soil for residential land soil use:*

To meet numerical remediation standards:

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


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

To meet numerical remediation standards:

- 1,2-Dichloroethane, 1,2,4-trimethylbenzene, and VPHv.

2016-10-19  
Date Issued

---

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

## Schedule D

### Documents

- *Addendum – Clarification on Investigation and Remediation*, prepared by Richard Kwan / Arcadis Canada, Inc., dated 16 Sept 2016;
- *Summary of Site Condition*, prepared by Viviane Dubois-Cote / Arcadis Canada, Inc., dated 08 Aug 2016;
- *Confirmation of Remediation, 1568 East King Edward Avenue, Vancouver, BC*, prepared by Viviane Dubois-Cote, M.Sc., P.Geo; Nick Dayal, Eng.L / Arcadis Canada, Inc., dated 25 Jul 2016;
- *Stage I Preliminary Site Investigation Update, 1568 East King Edward Avenue, Vancouver, BC*, prepared by Adriana Benik, B.E.S.; Viviane Dubois-Cote, M.Sc., P.Geo. / Arcadis Canada Inc., dated 20 Jul 2016;
- *Addendum #1 to Stage 2 Preliminary Site Investigation and Detailed Site Investigation for 1568 East King Edward Avenue, Vancouver, BC*, prepared by Adriana Benik, B.E.S.; Gordon Guy, M.Sc., P.Geo.; Nick Dayal, Eng. L. / Franz Environmental Inc., dated 14 Jul 2014;
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 1568 East King Edward Avenue, Vancouver, BC*, prepared by Sean Dignan, B.Sc.; Gordon Guy, M.Sc., P.Geo., Nick Dayal, Eng.L. / Franz Environmental Inc., dated 05 May 2014; and
- *Phase I Environmental Site Assessment, 1526-1560 Kingsway, Vancouver, BC*, prepared by Bridget Trousdell, AScT, EP; James Smith, R.P.Bio, CSAP / Franz Environmental Inc. , dated 05 May 2013.

2016-10-19  
Date Issued

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