



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 and Hazardous Waste Regulation 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.

NOV 03 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2465 West 41st Avenue, Vancouver, British Columbia which is described as:

Lots 1, 2, 3 and 4 of Lot 3, Block 17, District Lot 526, Plan 2764

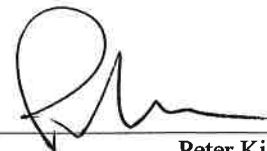
PID: 013-530-607

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

Latitude: 49° 14' 05.70"
Longitude: 123° 09' 44.30"

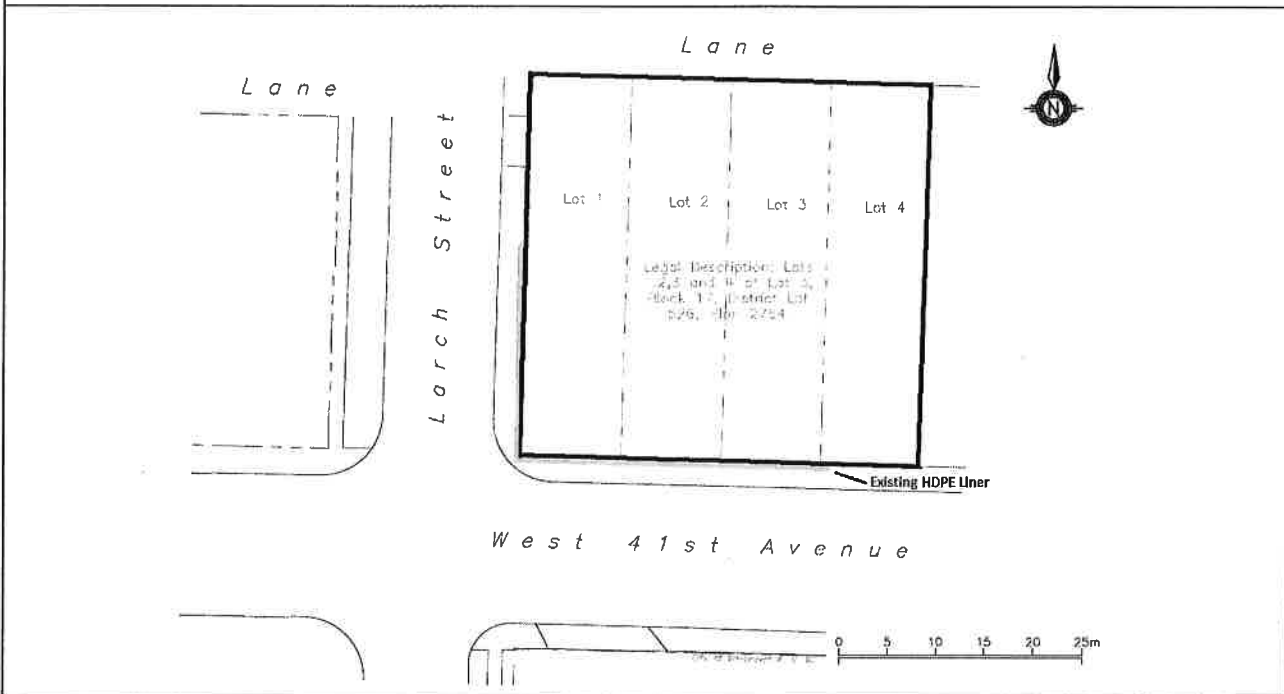
NOV 03 2016

Date Issued

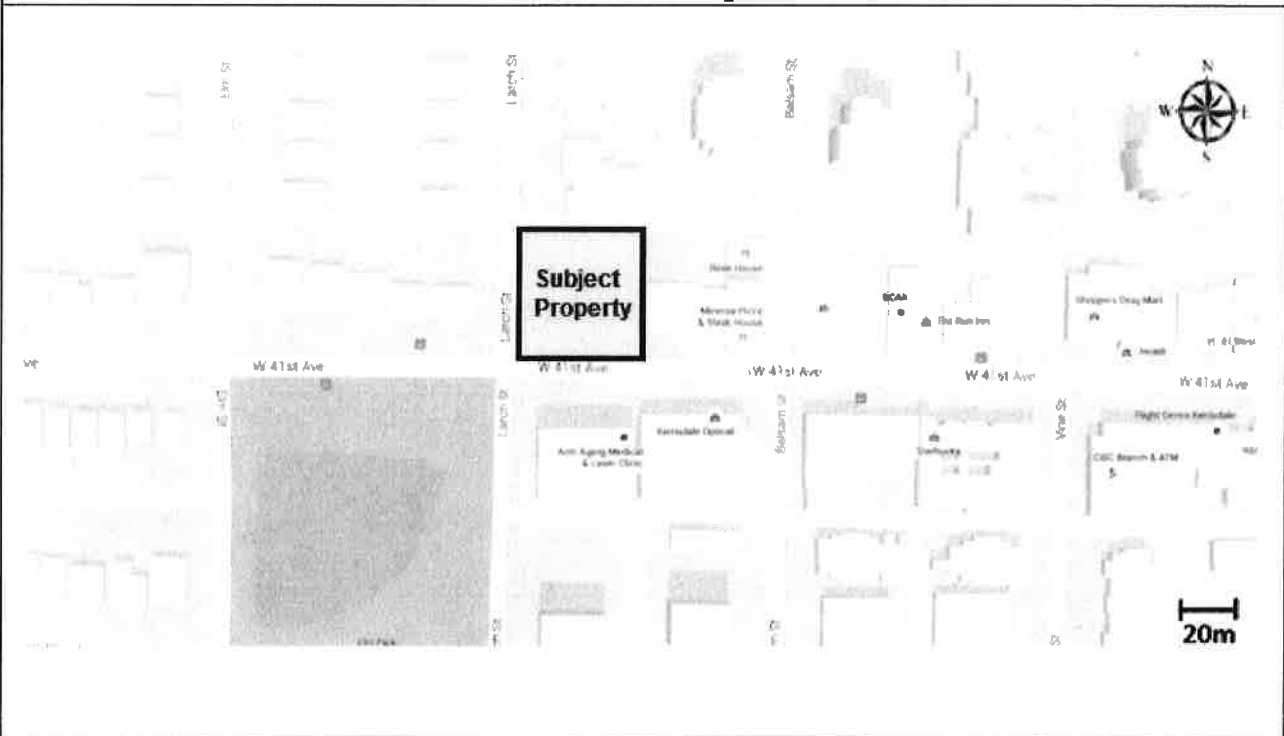


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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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.

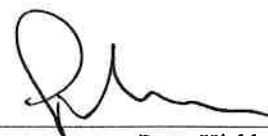
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the base of the future building erected on the subject property should not be constructed below 60.0 m above sea level (masl) (approximately 6.6 m below current grade).
- (b) The existing high-density polyethylene (HDPE) liner located as shown on the site plan provided in Schedule A must remain in its current configuration or a new liner of equivalent construction must be installed. The integrity of the liner must be maintained by the current owner.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 person 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

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

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

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Lead;
- Benzene, ethylbenzene, toluene and xylenes (total), and
- VHW₆₋₁₀ and EPHW₁₀₋₁₉.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- VPHw, VHW₆₋₁₀, LEPHw and EPHW₁₀₋₁₉.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Lead; and
- VPHw, VHW₆₋₁₀, LEPHw and EPHW₁₀₋₁₉.

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Schedule D

Documents

Summary of Site Conditions, 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (August 5, 2016);

Updated Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 27, 2016);

Detailed Risk Assessment – City of Vancouver Management Area Adjacent 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 27, 2016);

Approval in Principle Annual Report (2014/2015) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (October 15, 2015);

Approval in Principle Annual Report (2013/2014) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (September 30, 2014);

Approval in Principle Annual Report (2012/2013) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (October 18, 2013);

Approval in Principle Annual Report (2011/2012) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (October 18, 2012);

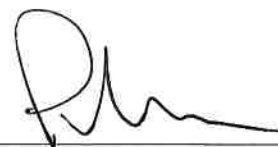
Approval in Principle - The Management Area including 2465 West 41st Avenue and Adjacent Lands, Vancouver, British Columbia by BC Ministry of Environment (July 21, 2011);

Addendum to: Stage I Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Remedial Action Plan, 2465 West 41st Avenue, Vancouver, British Columbia by O'Connor Associates Environmental Inc. (June 23, 2011); and

Stage I Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Remedial Action Plan, 2465 West 41st Avenue, Vancouver, British Columbia by O'Connor Associates Environmental Inc. (January 26, 2011).

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