



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.

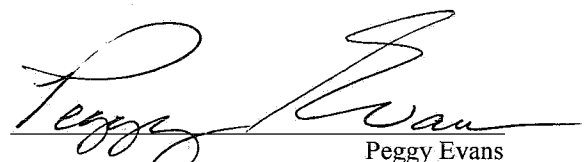
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

NOV 14 2016

Date Issued

  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is City Dedication land located adjacent to 95 East 1<sup>st</sup> Avenue and 1688 Pullman Porter Street, Vancouver, British Columbia which is more particularly known and described as:

The site is a portion of public road lying immediately adjacent to Lots 355 and 356, False Creek, Group 1, as shown on the registered survey plan EPP46205.

### **Metes & Bounds Description Portion of Road Dedicated by Plan EPP46205:**

All and singular that certain piece, parcel or tract of land and premises situate, lying and being in the New Westminster Land Title District in the Province of British Columbia and being composed of a portion of public road lying immediately adjacent to Lots 355 and 356, False Creek, Group 1, as shown on the registered survey Plan EPP46205 by D.J. Harris, a British Columbia Land Surveyor, date June 3, 2015, which said portion of public road may be more particularly described as follows:

Commencing at a point at the south westerly corner of the said Lot 356:

Thence south easterly  $91^{\circ} 41' 39''$  following the southerly boundaries of Lots 356 and 355 for a distance of 81.646 meters more or less;

Thence north easterly  $31^{\circ} 42' 37''$  for a distance of 16.580 meters more or less to a point of curvature;

Thence northerly and easterly following a curve to the right of radius 318.345 meters for an arc length of 22.284 meters more or less to the north easterly corner of the said Lot 355;

Thence south easterly following a radial bearing of  $98^{\circ} 05' 17''$  for a distance of 2.700 meters more or less;

Thence southerly and westerly following a curve to the left of radius 315.645 meters for an arc length of 35.804 meters more or less;

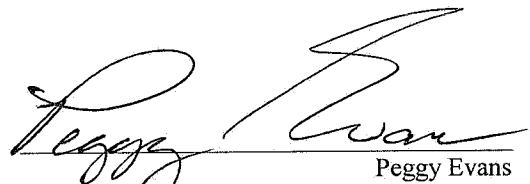
Thence south westerly  $181^{\circ} 35' 20''$  for a distance of 5.537 meters more or less;

Thence north westerly  $271^{\circ} 41' 39''$  for a distance of 92.391 meters more or less;

Thence northerly and easterly following a curve to the right of radius 261.150 meters for an arc length of 5.000 meters more or less to the point of commencement and containing by admeasurement 617 square meters more or less.

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**Metes and Bounds Description Mitigation Area 2 (MA2):**

All that part of East First Avenue lying within False Creek Group 1 West New Westminster District which may be more particularly described as:

Part 1

Commencing at a point 17.908 metres at a bearing of 107° 53' 51" from the southwesterly corner of Lot 355 False Creek Group 1 New Westminster District Plan EPP46205, thence 91° 41' 10", a distance of 5.904 metres;  
Thence, 184° 40' 48", a distance of 2.907 metres;  
Thence, 271° 41' 10", a distance of 5.808 metres;  
Thence, 2° 47' 34", a distance of 2.904 metres more or less to the point of commencement.  
The said portion containing by admeasurement an area of 17.0 square metres more or less.

Part 2

Commencing at a point 25.818 metres at a bearing of 102° 51' 08" from the southwesterly corner of Lot 355 False Creek Group 1 New Westminster District Plan EPP46205, thence 91° 41' 10", a distance of 21.106 metres;  
Thence, 180° 39' 34", a distance of 6.488 metres;  
Thence, 271° 41' 58", a distance of 11.069 metres;  
Thence, 273° 41' 19", a distance of 10.367 metres;  
Thence, 3° 37' 32", a distance of 6.126 metres more or less to the point of commencement.  
The said portion containing by admeasurement an area of 136.1 square metres more or less.

**Metes and Bounds Description Mitigation Area 3 (MA3):**

All that part of Quebec Street lying within False Creek Group 1 West New Westminster District which may be more particularly described as:

Commencing at a point 4.315 metres at a bearing of 47° 07' 47" from the northeasterly corner of Lot 355 False Creek Group 1 New Westminster District Plan EPP46205, thence 152° 48' 00", a distance of 1.641 metres;  
Thence, 96° 51' 59", a distance of 3.848 metres;  
Thence, 188° 30' 37", a distance of 2.068 metres;  
Thence, 100° 55' 21", a distance of 2.349 metres;  
Thence, 189° 18' 39", a distance of 11.694 metres;  
Thence, 98° 01' 04", a distance of 1.583 metres;  
Thence, 185° 19' 27", a distance of 23.451 metres;  
Thence, 274° 23' 29", a distance of 5.915 metres;  
Thence, 5° 29' 12", a distance of 10.757 metres;  
Thence, 273° 25' 44", a distance of 2.232 metres;  
Thence, northerly and easterly on a curve to the right of radius 315.645 metres, an arc distance of 28.398 metres more or less to the point of commencement.

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**Metes and Bounds Description of a Portion of MA1:**

All that part of East First Avenue lying within False Creek Group 1 West New Westminster District which may be more particularly described as:

Commencing at a point 12.472 metres at a bearing of 115 ° 18' 56" from the southwesterly corner of Lot 355 False Creek Group 1 New Westminster District Plan EPP46205, thence 91 o 41' 10", a distance of 3.475 metres;

Thence, 233 o 16' 39", a distance of 0.728 metres;

Thence, 276 o 37' 46", a distance of 2.806 metres;

Thence, 334 o 20' 21", a distance of 0.237 metres more or less to the point of commencement.

The said portion containing by admeasurement an area of 1.1 square metres more or less.

The site contains part of a legal parcel depicted in plan number EPP46205, an engineering drawing prepared by Matson Peck and Topliss on 4 June 2015, and a metes and bounds area prepared by Matson Peck and Topliss on 21 September 2016.

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

Latitude: 49° 16' 12.8"

Longitude: 123° 06' 11.7"

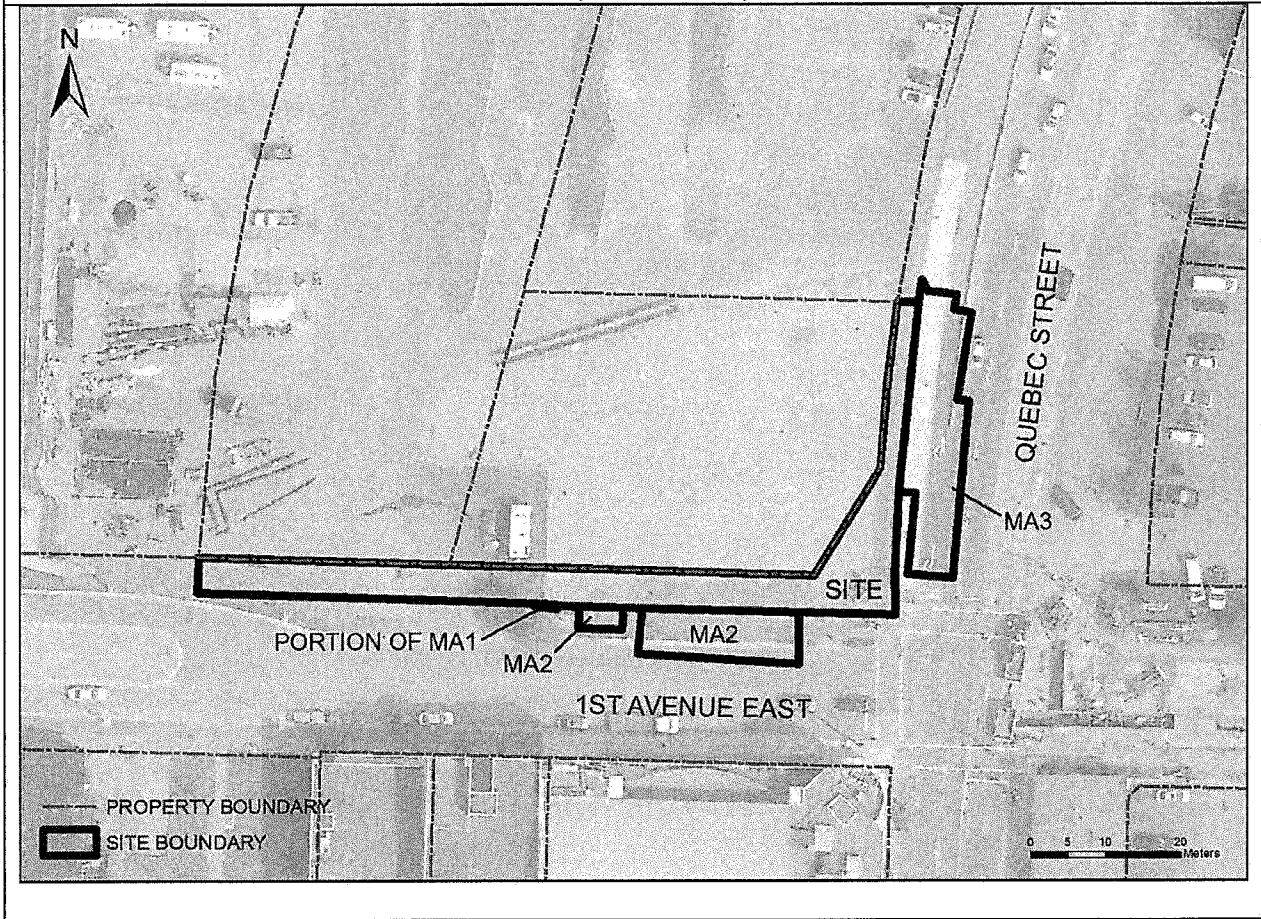
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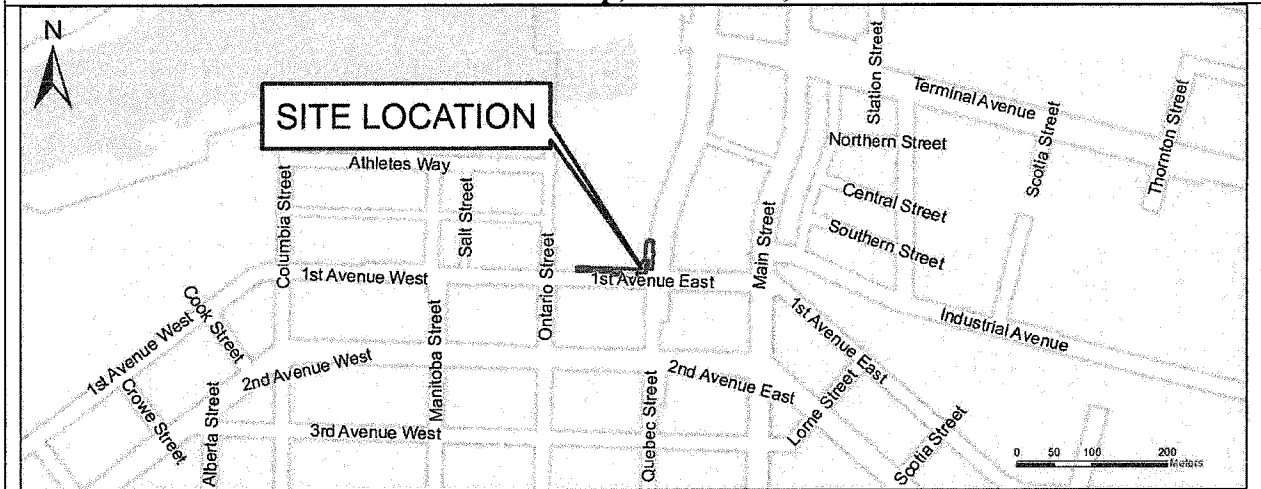


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**Site Plan, Vancouver, BC**



**Location Map, Vancouver, BC**



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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 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 and trenches existing or expected at the site. These assumptions include the following:

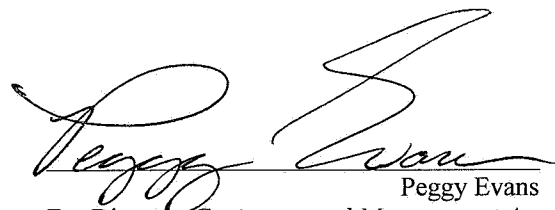
- (a) The Site will remain a public roadway.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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 industrial land soil use:*

To meet numerical remediation standards:

- Antimony, arsenic, barium, copper, lead, and zinc; and
- VPHs, LEPHs, and HEPHs.

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

To meet numerical remediation standards:

- LEPHw; and
- Benzo[a]pyrene, and pyrene.

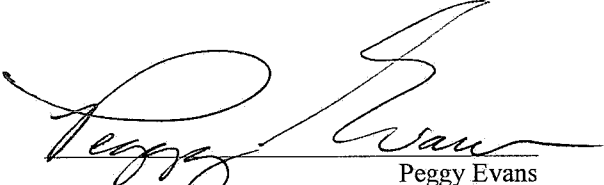
#### *Substances remediated in vapour for industrial land vapour use:*

To meet numerical remediation standards:

- Trichloroethylene.

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## Schedule D

### Documents

SLR Consulting Ltd. *Summary of Site Condition*, September 2016;

SLR Consulting Ltd., *Stage 1 PSI Update, Detailed Site Investigation and Completion of Remediation*, September 2016;

BC Ministry of Environment, 2015, *Application for Area Wide Determination of Contaminated Fill, Portion of Land adjacent to 95 East 1<sup>st</sup> Avenue, Vancouver, BC*, issued September 22, 2015 (Note – letter misdated 2016, original email dated September 23, 2015);

SLR Consulting (Canada) Ltd., 2013, *Area Wide Determination Request, Concert Properties, Buildings 3&4, 1st Avenue and Quebec Street, Vancouver, BC*, August 25, 2015;

BC Ministry of Environment, 2013, *Application for Water Use Determination at 1551 Quebec Street, Vancouver, BC*, issued December 18, 2013;

SLR Consulting (Canada) Ltd., 2013, *Drinking Water Standards Exemption Request – Concert Properties, 1551 Quebec Street, Vancouver, BC*, 30 September 2013;

BC Ministry of Environment, 2013, *RE: AIP – False Creek Lands question*, 17 September 2013, email from Colm Condon;

BC Ministry of Environment, 2012, *Amended Certificate of Compliance - 1551 Quebec Street, Vancouver, BC*, April 26, 2012;

Golder Associates Ltd., 2012, *Site 12603 Request for Amendment of Certificate of Compliance*, May 2012;

BC Ministry of Environment, 2012, *Certificate of Compliance - 1551 Quebec Street, Vancouver, BC*, April 2012;

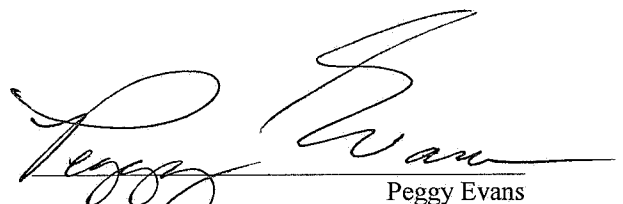
Golder Associates Ltd., 2012, *Summary of Site Conditions*, February 2012;

Golder Associates Ltd., 2012, *Supplemental Information related to the Risk Assessment for Site ID 12603*, February 2012;

Golder Associates Ltd., 2011, *1551 Quebec Street, Vancouver, BC – Addendum Human Health and Ecological Risk Assessment*, September 2011;

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Golder Associates Ltd., 2011, *Addendum Site Investigation and Remediation Information, MOE Site ID 12603, 1551 Quebec Street, Vancouver, BC*, September 2011;

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation, 1551 Quebec Street, Vancouver, BC*, May 13, 2011;

BC Ministry of Environment, 2011, *Certificate of Compliance – 95 East First Avenue, Vancouver, BC*, May 2011;

Golder Associates Ltd., 2011, *Summary of Site Conditions*, January 2011;

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation Report – Southern Lot*, January 2011;

Golder Associates Ltd., 2011, *Stage 1 Preliminary Site Investigation Update, South Coast British Columbia Transportation Authority, False Creek Lands, Vancouver, BC*, January 26, 2011;

Golder Associates Ltd., 2010, *Assessment of Area Wide Soil and Groundwater Contaminated Fill, Former False Creek Transit Centre, 95 East 1st Avenue and 1551 Quebec Street, Vancouver, BC*, October 15, 2010;

BC Ministry of Environment, 2010, *Application for Area Wide Determination of Contaminated Fill, 1551 Quebec Street, Vancouver BC*, issued October 15, 2010;

Golder Associates Ltd., 2010, *Former False Creek Transit Centre Site Supplementary Investigations, Risk Assessment and Interim Remedial Action Plan*, September 7, 2010;

Golder Associates Ltd., 2010, *Remediation Action Plan, Former False Creek Transit Centre Site, Vancouver, BC*, May 14, 2010;

Golder Associates Ltd., 2010, *2009 Groundwater and Vapour Delineation and Monitoring, Northern Lot – Lower False Creek Lands, 1551 Quebec Street, Vancouver, BC*, March 18, 2010;

Golder Associates Ltd., 2010, *Detailed Site Investigation Update, Former False Creek Transit Centre Site, Vancouver, BC*, March 16, 2010;

Golder Associates Ltd., 2010, *Stage 1 Preliminary Site Investigation, Greater Vancouver Transportation Authority, False Creek Lands, Vancouver, BC*, March 16, 2010;

BC Ministry of Environment, 2005, *Approval in Principle – Southeast False Creek Lands, Vancouver, BC* (specific references to “Area 4, Site ID 3419”), issued in June 2005;

Morrow Environmental Consultants, 2005, *Revised Remediation Plan, Southeast False Creek Overall Site Redevelopment, Vancouver, BC*, April 2005;

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Morrow Environmental Consultants, 2003. *Stage 2 Preliminary Site Investigation, Southeast False Creek, Area 4, Vancouver, BC*, March 2003;

Golder Associates Ltd., 2001, *Former False Creek Transit Centre Site Supplementary Investigations, Risk Assessment and Interim Remedial Action Plan*, September 2001;

Golder Associates Ltd., 1998, *Removal of Underground Storage Tanks and Remedial Investigation, Former False Creek Transit Centre*, April 16, 1998;

Golder Associates Ltd., 1997, *Site Assessment of the Former False Creek Transit Centre*, September, 1997;

Keystone Environmental Resources Ltd., 1990, *Site Investigation and Remedial Options Recommendation, False Creek Transit Centre*, June 1990; and

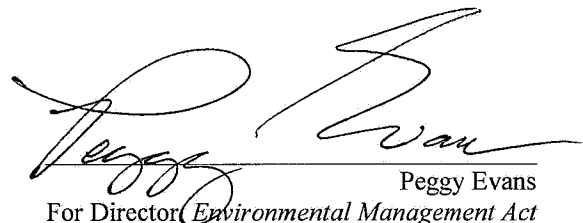
Keystone Environmental Resources Ltd., 1989, *Reports on Findings, Hydrogeological Investigation, False Creek Property*, October, 1989.

BC Ministry of Environment. 1997. Contaminated Sites Regulation, Effective January 1997 including amendments to January 2014, BC Reg. 375/96.

Armstrong, J.E. 1976. Surficial Geology. Geological Survey of Canada, Map 1484A, New Westminster.

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