



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.

Oct. 24, 2016
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2888 Cambie Street, Vancouver, British Columbia, which is more particularly known and described as:

A portion of Lot 1, Block B, District Lot 526, Group 1, New Westminster District, Plan EPP48525 described as follows:

Commencing at Vancouver Control Monument V-3819 (having UTM NAD83 (CSRS) Zone 10 Coordinates of North 5,456,397.439m and East 491,767.859m) thence:

On a grid bearing of 268 degrees 59 minutes and 25 seconds a distance of 82.063 metres to the northwest corner of the Lane shown on Plan EPP48525 being the Point of Beginning thence:

On a grid bearing 181 degrees 32 minutes 34 seconds a distance of 44.207 metres thence:

On a grid bearing 91 degrees 31 minutes 42 seconds a distance of 6.096 metres thence:

On a grid bearing 181 degrees 32 minutes 34 seconds a distance of 38.109 metres thence:

On a grid bearing 271 degrees 31 minutes 36 seconds a distance of 42.207 metres thence:

On a grid bearing 1 degrees 32 minutes 44 seconds a distance of 44.206 metres thence:

On a grid bearing 91 degrees 31 minutes 42 seconds a distance of 27.124 metres thence:

On a grid bearing 1 degree 32 minutes 34 seconds a distance of 38.113 metres thence:

On a grid bearing 91 degrees 32 minutes 37 seconds a distance of 8.985 metres to the Point of Beginning.

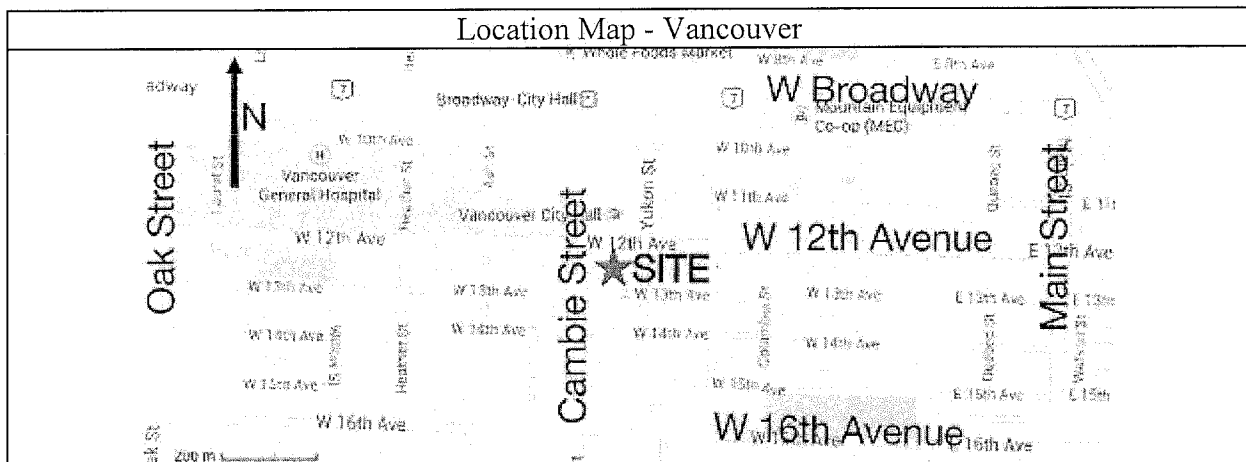
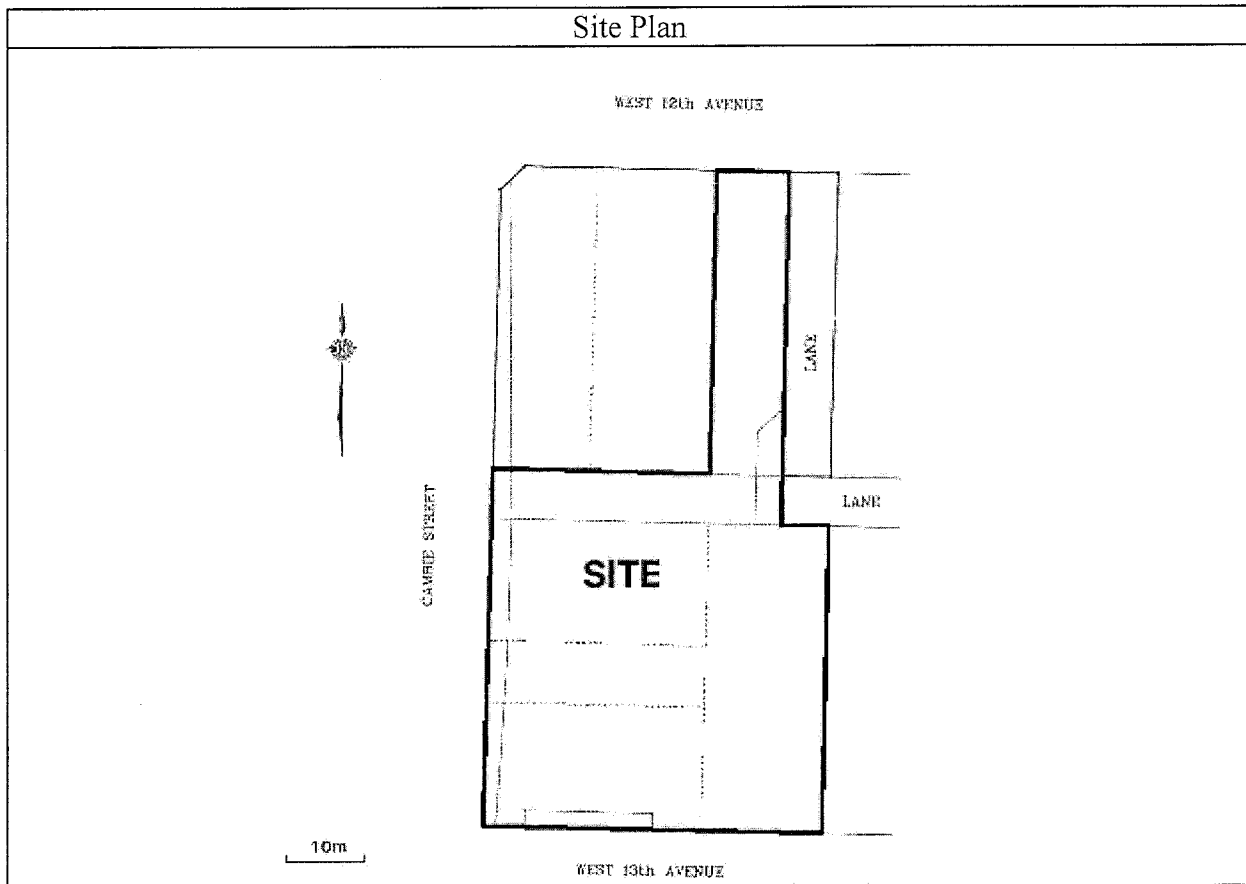
The site contains part of a legal parcel depicted in a legal sketch plan Plan EPP48525 prepared by Watson & Barnard, B.C. Land Surveyor on March 12, 2015.

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

Latitude: 49° 15' 35"
Longitude: 123° 6' 52.5"

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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) Indoor air was directly assessed within the underground parking structure of the on-site building. These results are considered representative of the current building only. If the building use or configuration changes in the future, confirmation of vapour conditions is required.

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 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 residential land soil use:

To meet numerical remediation standards:

- LEPHs.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Acetone, benzene, carbon tetrachloride (tetrachloromethane), chloroform (trichloromethane), dichlorodifluoromethane (Freon 12), naphthalene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, VPHv, and xylenes, mixture.

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Schedule D

Documents

Confirmation of Remediation 2888 Cambie Street Vancouver, BC (South and East Portions), prepared by Active Earth Engineering Ltd., dated August 2016;

Summary of Site Condition, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated August 2016;

Protocol 6 Preapproval Application 2850 Cambie Street and 465 West 13th Avenue, Vancouver, BC, prepared by BC Ministry of Environment, dated April 2015;

Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 2850 Cambie Street & 465 West 13th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated March 2015;

Revised Soil Vapour Investigation Findings, 2806 and 2850 Cambie Street, 465 West 13th Avenue & 454 West 12th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated November 2014;

Stage 2 Preliminary Site Investigation, Laneway Dedication, 454 West 12th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated October 2014; and

Stage 1 Preliminary Site Investigation, 2850 Cambie Street, 465 West 13th Avenue & 454 West 12th Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated February 2012.

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