



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

Schedule A

The site covered by this Certificate of Compliance is located at 380 West 5th Avenue, Vancouver, British Columbia, which is more particularly known and described as:

A portion of Lot J Block 13 District Lot 302 Group 1 New Westminster Plan EPP39040 as described by the following Metes and Bounds:

Starting at the northwest corner of Lot J, Block 13, District Lot 302, Group 1, New Westminster District Plan EPP39040:

The Point of Commencement.

- thence 91° 41' 07" for 59.139 metres;
- thence 181° 42' 47" for 37.175 metres;
- thence 271° 41' 38" for 59.161 metres;
- thence 1° 44' 50" for 37.166 metres;

Returning to The Point of Commencement.

PID: 029-529-735

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on August 30, 2016.

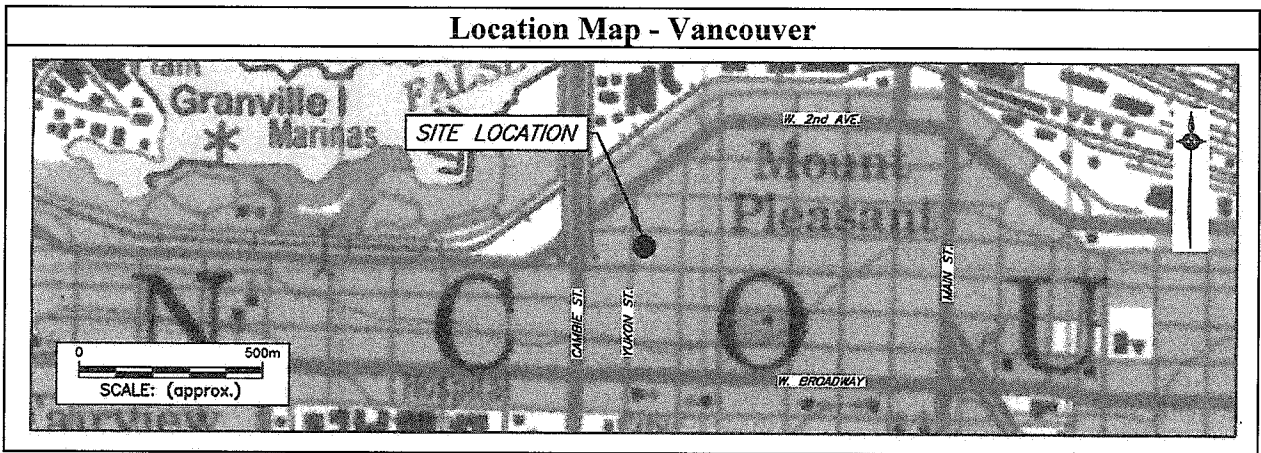
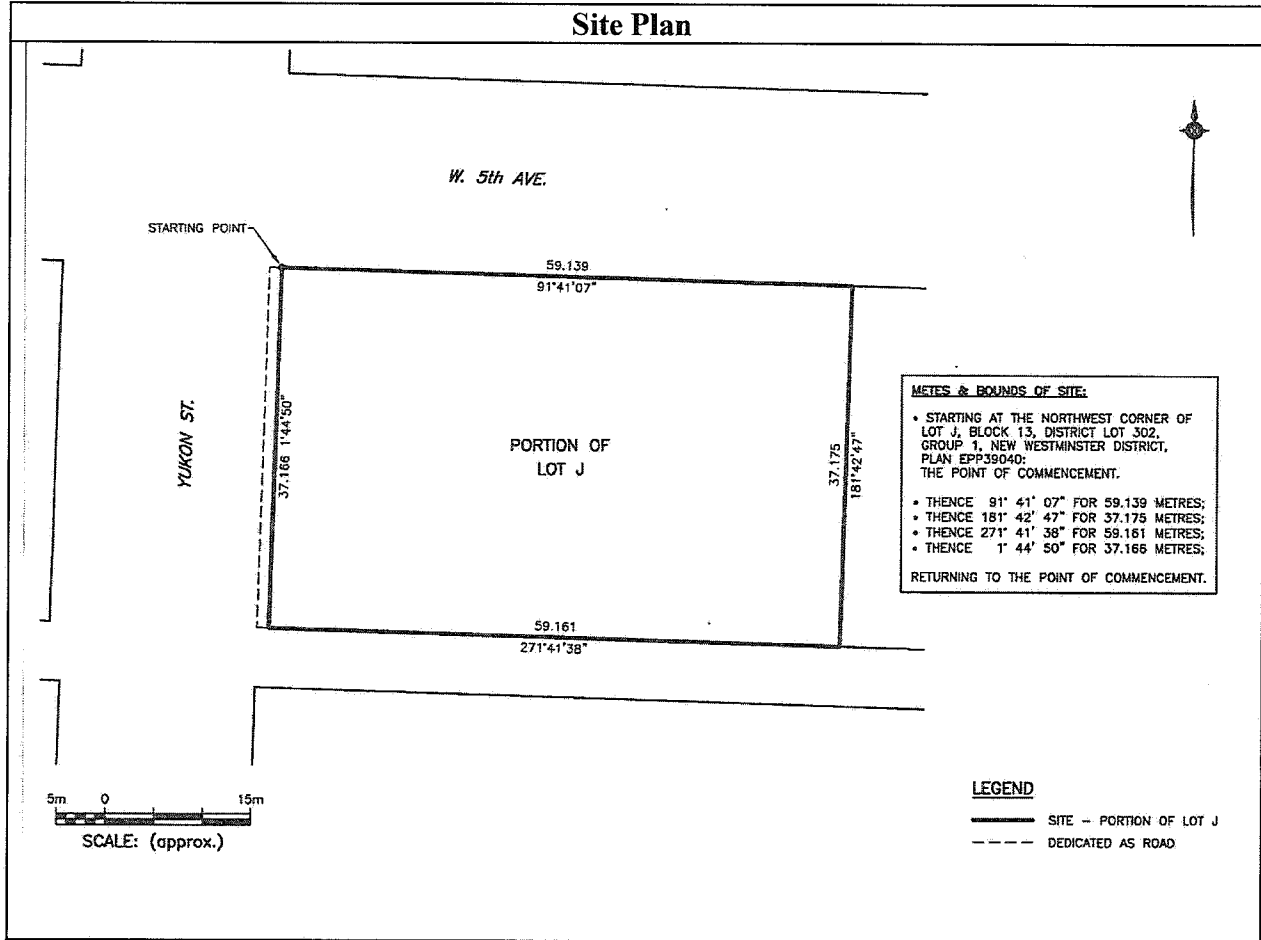
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 58.90"
Longitude: 123° 6' 44.50"

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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 standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing 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 will be required.

Any inconsistencies that arise between the structures of constructed buildings at the site and the range of structures assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person(s) 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:

- Arsenic, barium, cadmium, and zinc; and
- VPHs and LEPHs.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Benzene;
- Chloroform, 1,1-dichloroethylene, trichloroethylene; and
- VPHv.

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Schedule D

Documents

- *Summary of Site Condition, 380 West 5th Avenue, Vancouver, BC.* Prepared by Michael Geraghty, P.Geo., Keystone Environmental Ltd., dated September 2, 2016;
- *Preliminary Site Investigation – Stage 1 Update, Detailed Site Investigation, and Confirmation of Remediation, 380 West 5th Avenue, Vancouver, BC.* Prepared by Keystone Environmental Ltd., dated January 29, 2016;
- *Phase 2 Environmental Site Investigation, 2126 Yukon Street, Vancouver, British Columbia.* Prepared by Keystone Environmental Ltd. for Cressey Development Corporation, February 7, 2012;
- *Phase 1 Environmental Site Investigation, 2126 Yukon Street, Vancouver, British Columbia.* Prepared by Keystone Environmental Ltd. for Cressey Development Corporation, January 11, 2012;
- *Subsurface Environmental Investigation, 2168 Yukon Street, Vancouver, BC.* Prepared by D. Kelly Environmental Consulting Ltd. for Metronome Holdings Ltd., September 13, 2011;
- *Phase II Environmental Site Investigation, 345 West 5th Avenue, Vancouver, BC.* Prepared by Golder Associates for BC Hydro, August 19, 2009;
- *Underground Storage Tank Removal Closure Report, 2168 Yukon Street, Vancouver, British Columbia.* Prepared by A.C.M. Environmental Corporation for Metronome Holdings Ltd. June, 2007; and
- *Stage 1 Preliminary Site Investigation, 2126 Yukon Street, Vancouver, British Columbia.* Prepared by A.C.M. Environmental Corporation for Metronome Holdings Ltd. April, 2007.

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