



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 the Dedicated Lands located adjacent to 380 West 5<sup>th</sup> 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' 05" for 1.219 metres;
- thence 181° 44' 50" for 37.166 metres;
- thence 271° 41' 38" for 1.219 metres;
- thence 1° 44' 50" for 37.166 metres;

Returning to The Point of Commencement.

PID: 029-529-735

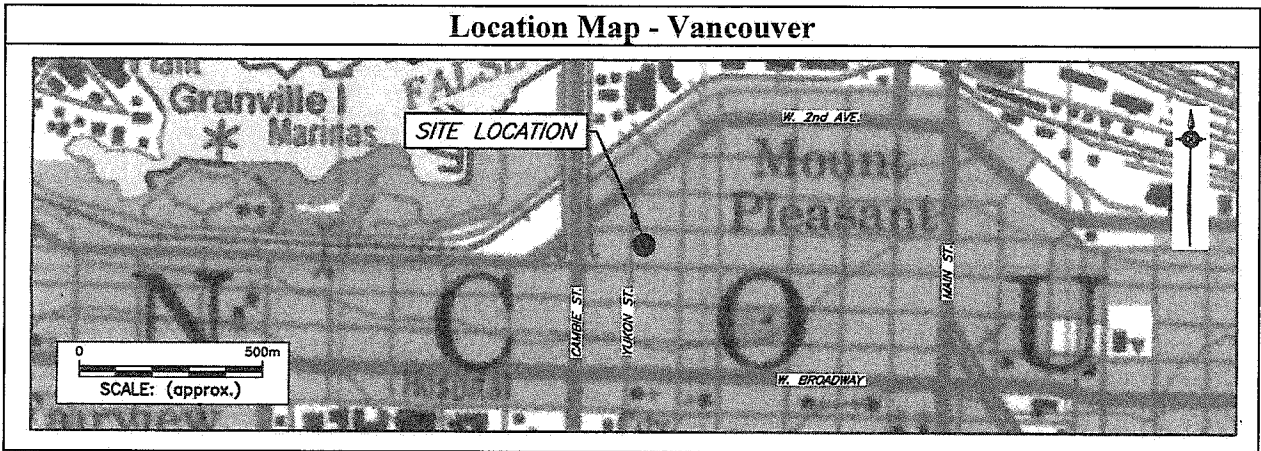
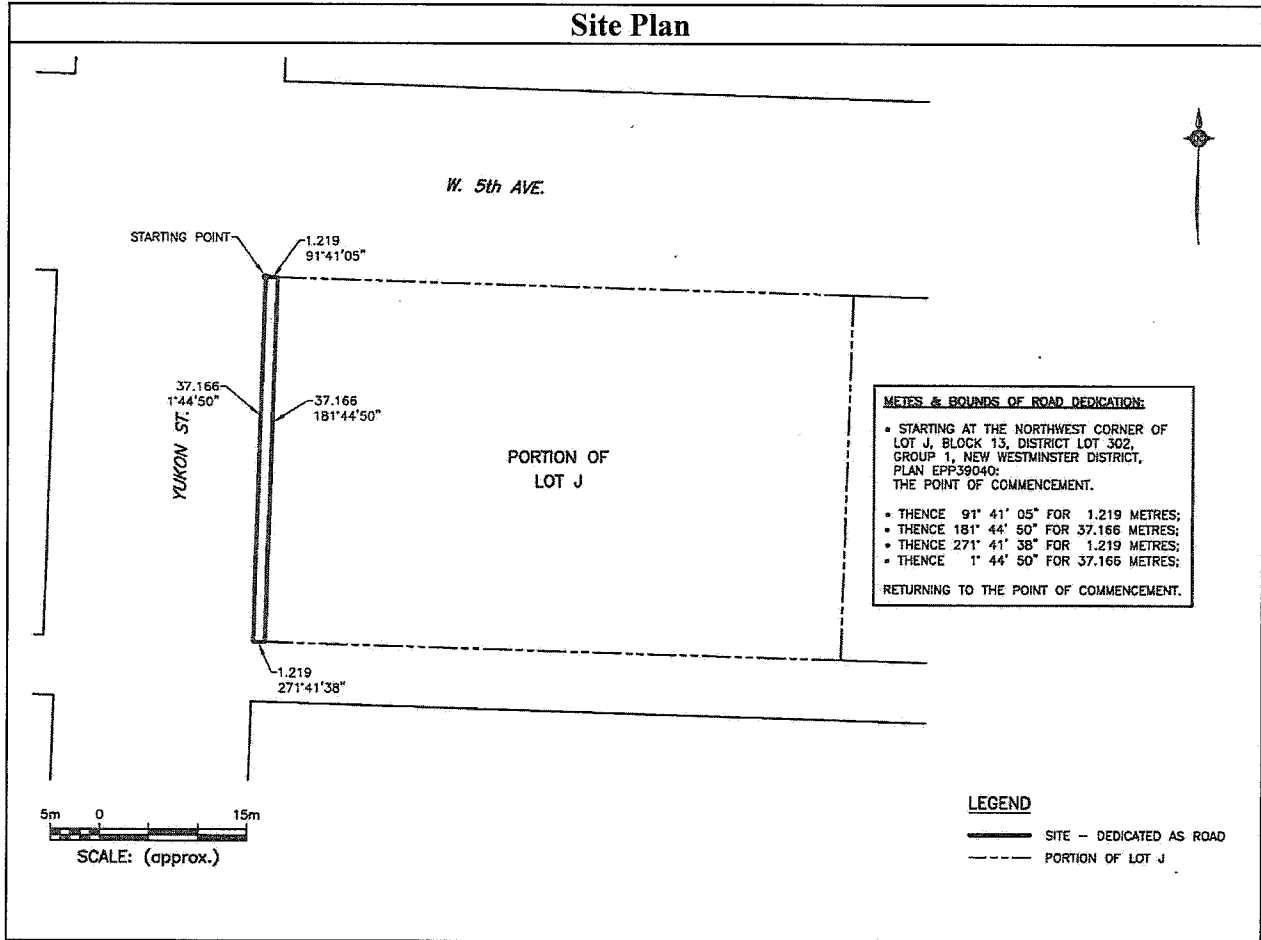
The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on August 30, 2016.

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

Latitude: 49° 15' 58.90"  
Longitude: 123° 6' 45.60"

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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.

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## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

- Benzene, and VPHv.

\_\_\_\_\_  
Date Issued

*Oct. 24, 2016*

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

Site Identification Number 19513

Version 8.0 R

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## Schedule D

### Documents

- *Summary of Site Condition, 380 West 5<sup>th</sup> Avenue, Vancouver, BC.* Prepared by Michael Geraghty, P.Geo., Keystone Environmental Ltd., dated September 2, 2016;
- *Report of Findings – Preliminary Site Investigation – Stage 1 Update, Detailed Site Investigation, and Confirmation of Remediation, 380 West 5<sup>th</sup> 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 5<sup>th</sup> 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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Date Issued

*Oct. 24, 2016*

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J.A. Brooke  
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