



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 located at 95 East 1st Avenue, Vancouver, British Columbia which is more particularly known and described as:

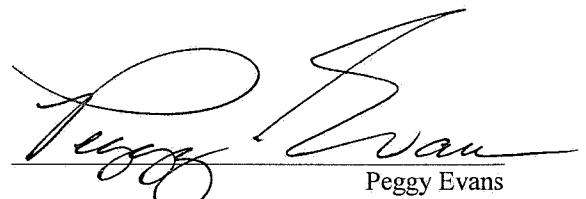
Lot 355, False Creek Group 1, New Westminster District, Plan EPP46205
PID: 029-631-785

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

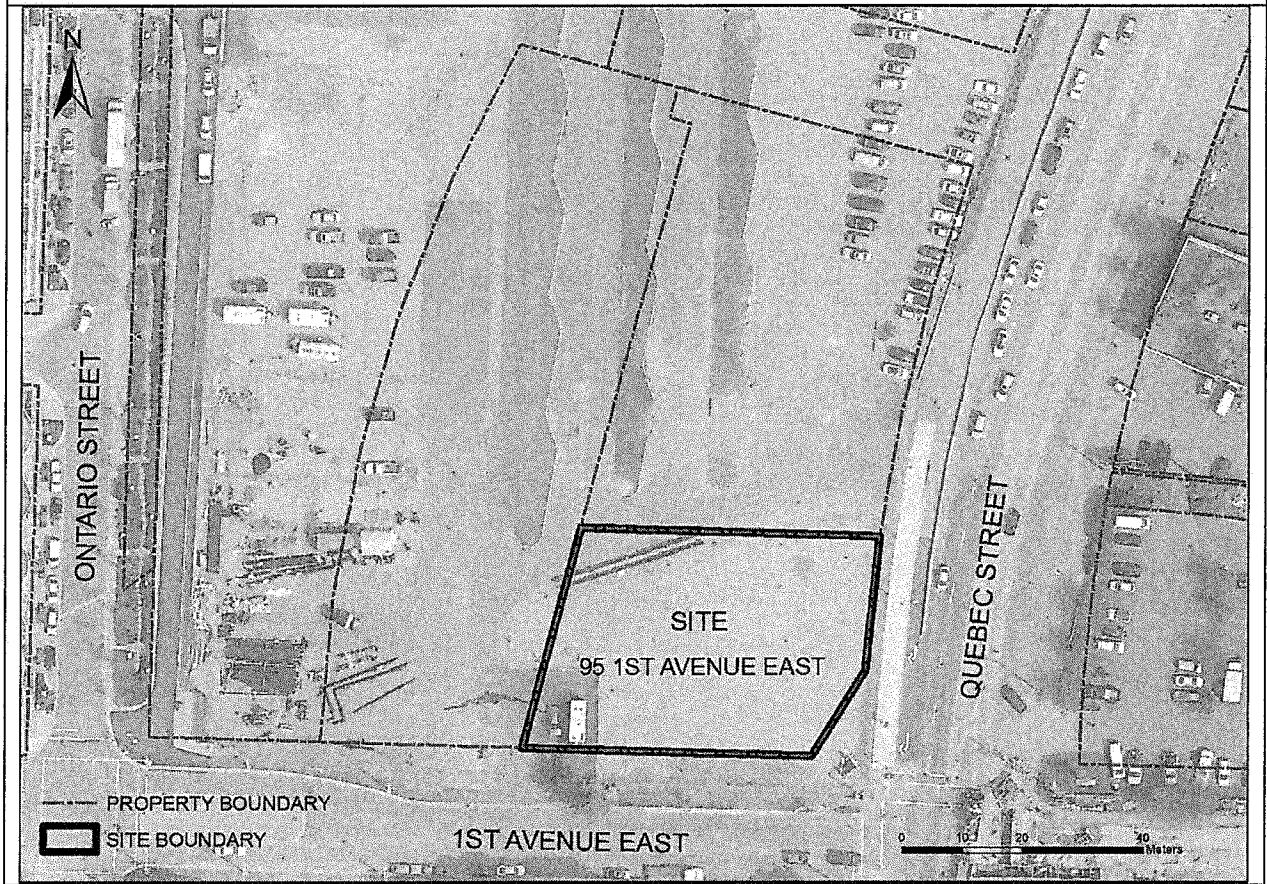
Latitude: 49° 16' 13.40"
Longitude: 123° 06' 11.60"

NOV 14 2016

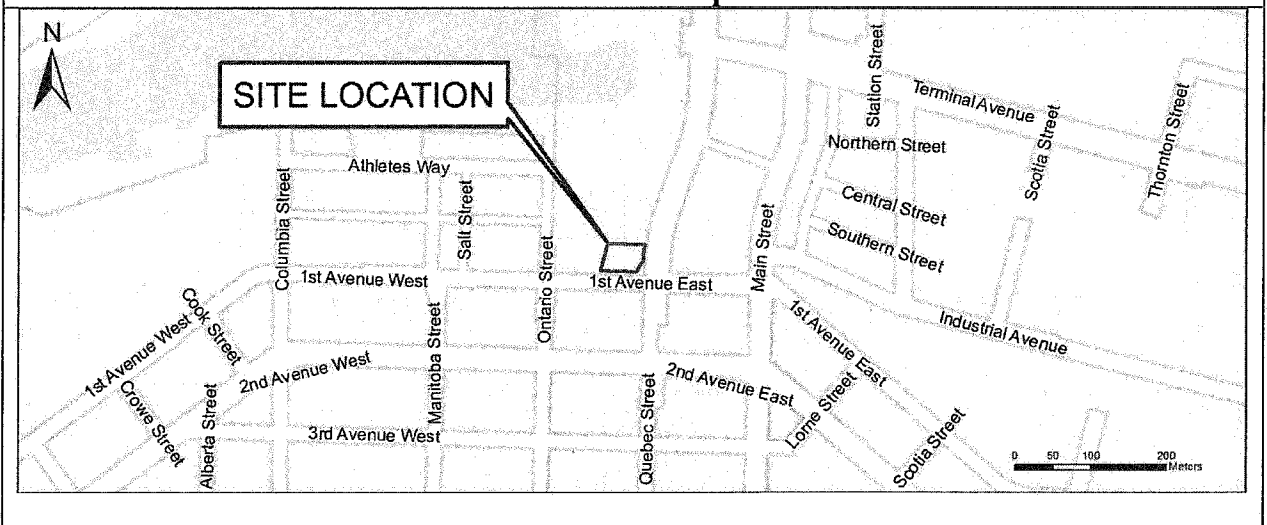
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Site Plan

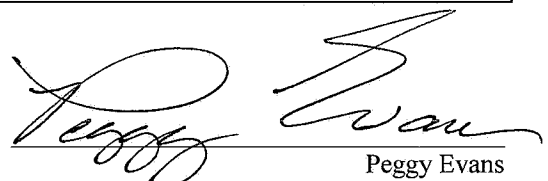


Location Map



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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) Buildings will be constructed with a concrete slab/below-ground foundation

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:

- Antimony, arsenic, cadmium, chromium, copper, lead, molybdenum, nickel, tin and zinc;
- VPHs, LEPHs and HEPHs;
- Ethylbenzene, toluene and xylene; and,
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, indeno[1,2,3-cd]pyrene, naphthalene and phenanthrene.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Naphthalene;
- Trichloroethylene (TCE); and,
- Xylenes, mixture.

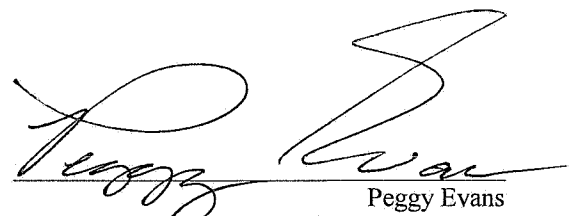
Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- LEPH_w, EPH_{w10-19} and VPH_w; and,
- Naphthalene.

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Schedule D

Documents

Summary of Site Condition, SLR Consulting Ltd. August 2016;

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

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

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

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

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

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

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

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

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


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

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

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

NOV 14 2016

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

NOV 14 2016

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

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

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

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

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


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