



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.

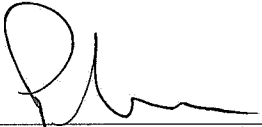
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

March 2, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is City Dedication Lands located adjacent to 1661 Quebec Street, Vancouver, British Columbia which is more particularly known and described as:

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 adjacent to and easterly of Lot 354, False Creek, Group 1, which said portion of public road may be more particularly described as follows:

Commencing at a point at the south easterly corner of the said Lot 354:

Thence northerly and easterly following a curve to the right of radius 318.345 metres for an arc length of 63.780 metres more or less to the north easterly corner of Lot 354;

Thence south easterly following a radial bearing of $109^{\circ} 34' 03''$ for a distance of 2.700 metres more or less;

Thence southerly and westerly following a curve to the left of radius 315.645 metres for an arc length of 63.241 metres more or less;

Thence north westerly following a radial bearing of $278^{\circ} 05' 17''$ for a distance of 2.700 metres more or less to the point of commencement and containing by admeasurement 171 square metres more or less.

The site contains part of a legal parcel depicted on the registered survey Plan EPP46205 by D.J. Harris, a British Columbia Land Surveyor, dated June 3, 2015.

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

Latitude: $49^{\circ} 16' 14.70''$

Longitude: $123^{\circ} 06' 09.90''$

March 2, 2017

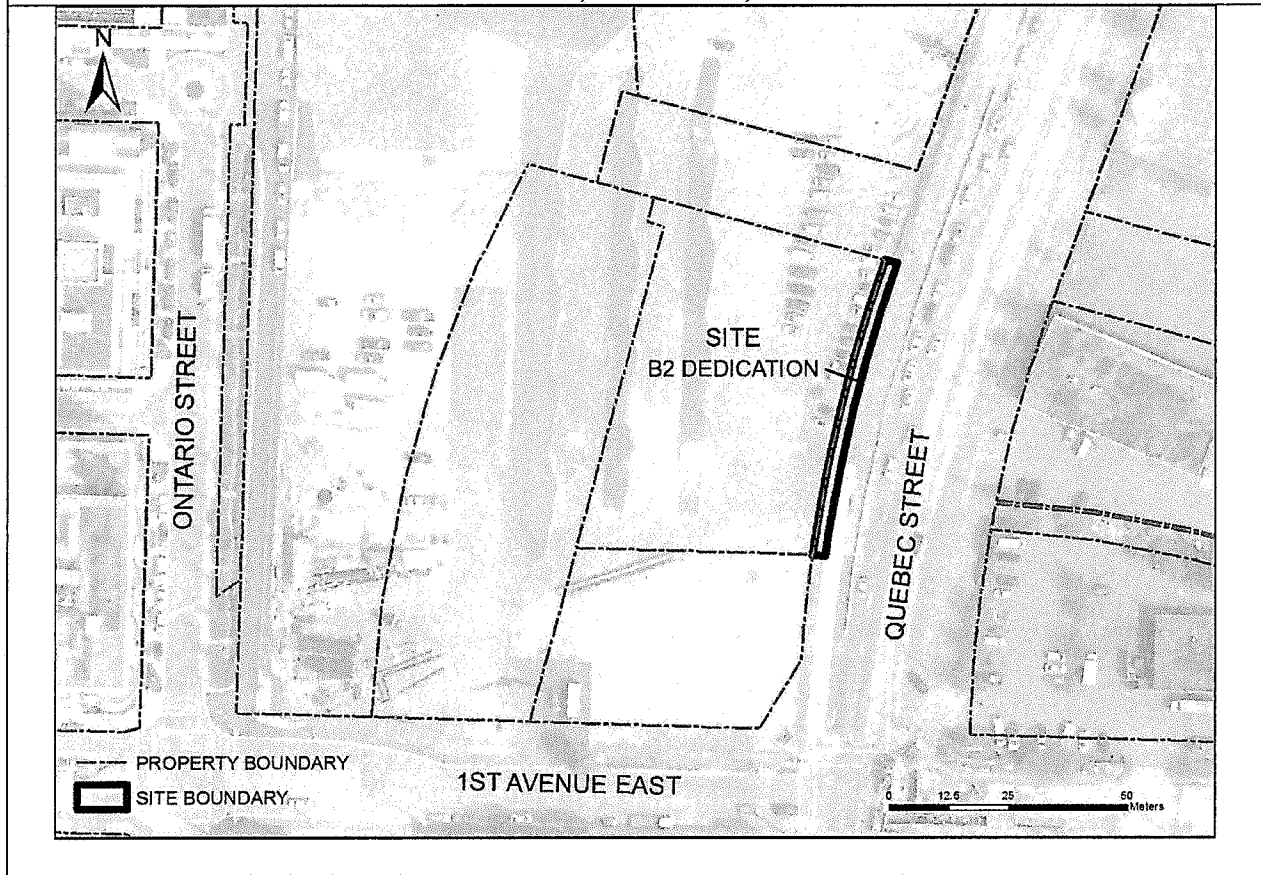
Date Issued



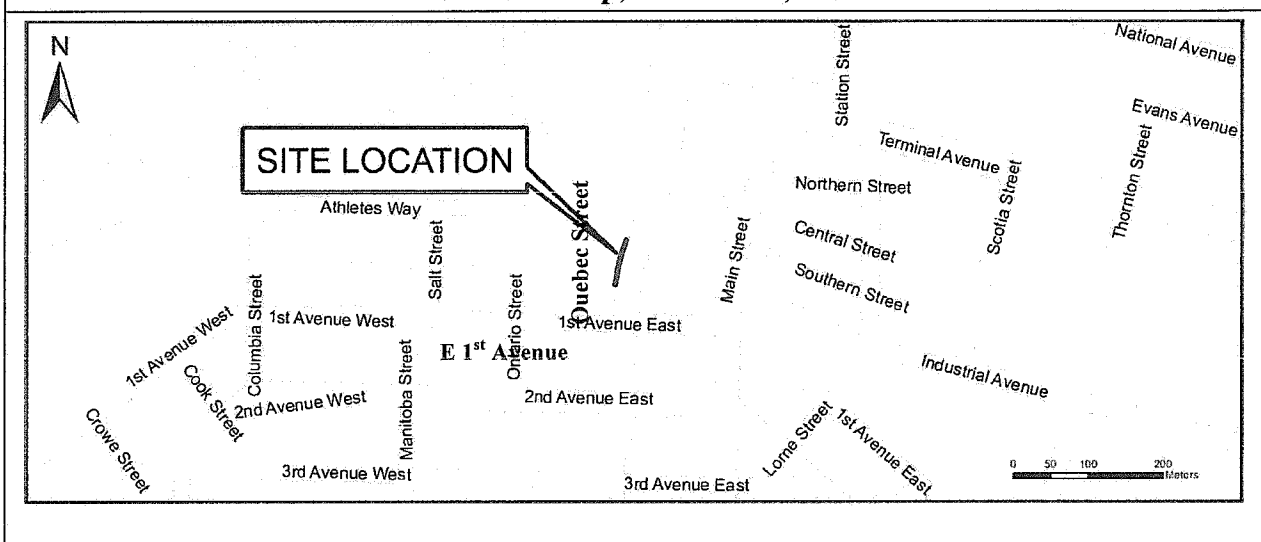
Peter Kickham

For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



March 2, 2017

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

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) Site will remain as 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.

March 2, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- Lead.

To meet risk-based remediation standards:

- Arsenic, cadmium, tin, and zinc.

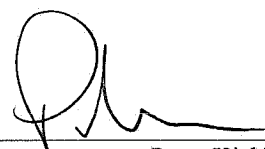
Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Benzo[a]pyrene and pyrene.

March 2, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

Schedule D

Documents

SLR Consulting (Canada) Ltd., *Summary of Site Condition*, December 2016.

SLR Consulting (Canada) Ltd., *Addendum Report - Human Health and Ecological Risk Assessment, The Creek Development, Quebec Street and 1st Avenue, City Dedication Lands – Adjacent to Building 2*, A. Muttray and B. Glijer, December 2016.

SLR Consulting (Canada) Ltd., *Addendum Report - Stage 1 PSI Update, Detailed Site Investigation and Completion of Remediation, The Creek Development, Quebec Street and 1st Avenue, City Dedication Lands – Adjacent to Building 2*, J. Smith, December 2016.

SLR Consulting (Canada) Ltd., *Human Health and Ecological Risk Assessment, The Creek Development, Quebec Street and 1st Avenue, City Dedication Lands – Adjacent to Building 2*, A. Muttray and B. Glijer, September 2016.

SLR Consulting (Canada) Ltd., *Stage 1 PSI Update, Detailed Site Investigation and Completion of Remediation, The Creek Development, Quebec Street and 1st Avenue, City Dedication Lands – Adjacent to Building 2*, K. Smith and J. Smith, September 2016.

BC Ministry of Environment, 2015, *Application for Area Wide Determination of Contaminated Fill, Portion of Land adjacent to 95 East 1st Avenue, Vancouver, BC*, September 22, 2015.

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

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

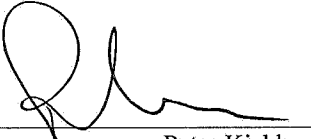
SLR Consulting (Canada) Ltd., 2013, *Drinking Water Standards Exemption Request – Concert Properties, 1551 Quebec Street, Vancouver, BC*, E. Robson and J.G. Malick, September 30, 2013.

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

BC Ministry of Environment, 2012, *Amended Certificate of Compliance - 1551 Quebec Street, Vancouver, BC* for Site ID 12603, issued May 22, 2012.

March 2, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

Golder Associates Ltd., 2012, *Site #12603 Request for Amendment of Certificate of Compliance*, T. Miller and G. Patrick, May 14, 2012.

BC Ministry of Environment, 2012, *Certificate of Compliance - 1551 Quebec Street, Vancouver, BC*, for Site ID 12603, issued April 26, 2012.

Golder Associates Ltd., 2012, *Summary of Site Condition* for Site ID 12603, February 10, 2012.

Golder Associates Ltd., *Addendum Site Investigation and Remediation Information*, MOE Site ID #12603, 1551 Quebec Street, Vancouver, BC, G. Patrick, February 10, 2012.

Golder Associates Ltd., 2012, *Supplemental Information Related to the Risk Assessment for Site ID 12603*, T. Miller, February 10, 2012.

Golder Associates Ltd., 2011. *Addendum Human Health and Ecological Risk Assessment*, 1551 Quebec Street, Vancouver, BC, A. Atkinson and M. Adamson, September 21, 2011.

Golder Associates Ltd., 2011. *Supplemental Groundwater and Vapour Investigation Report*, 1551 Quebec Street, Vancouver, BC, M. Adamson and A. Mehjoo, September 21, 2011.

SLR Consulting (Canada) Ltd., 2011, *Environmental Investigation, North Lot - 1551 Quebec Street, Vancouver, BC*, J. Tsao, K. Thornhill and J.G. Malick, July 12, 2011.

BC Ministry of Environment, 2011, *Certificate of Compliance - 95 East First Avenue, Vancouver, BC and Associated off-Site Migration Areas on First Avenue, Quebec Street and City of Vancouver Property*, for Site ID 4697, issued May 16, 2011.

Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation*, 1551 Quebec Street, Vancouver, BC, M. Adamson, G. Hamilton, A. Mehjoo and I. Hers, May 13, 2011.

Golder Associates Ltd., 2012, *Summary of Site Condition* for Site ID 4697, January 28, 2011.

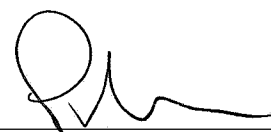
Golder Associates Ltd., 2011, *Supplementary Detailed Site Investigation and Confirmation of Remediation Report*, 95 East First Avenue, Vancouver, BC, M. Adamson, G. Hamilton and A. Mehjoo, January 26, 2011.

Golder Associates Ltd., 2011, *Stage 1 Preliminary Site Investigation Update*, South Coast British Columbia Transportation Authority, 95 East First Avenue and 1551 Quebec Street, Vancouver, BC, L. Whyte and A. Mehjoo, January 26, 2011.

BC Ministry of Environment, 2010, *Application for Area Wide Determination of Contaminated Fill*, 1551 Quebec Street, Vancouver, BC, for site ID 12603, October 27, 2010.

March 2, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

BC Ministry of Environment, 2010, *Application for Area Wide Determination of Contaminated Fill, 1551 Quebec Street, Vancouver, BC*, for site ID 4697, October 15, 2010.

Golder Associates Ltd., 2010, *Assessment of Area Wide Soil and Groundwater Contaminated Fill, Former False Creek Transit Centre, 95 East First Avenue and 1551 Quebec Street, Vancouver, BC*, M. Adamson and G. Hamilton, October 1, 2010.

Golder Associates Ltd., 2010, *Remediation Action Plan, Former False Creek Transit Centre Site, Vancouver, BC*, M. Adamson and G. Hamilton, May 14, 2010.

Golder Associates Ltd., 2010, *Supplemental Investigation on City of Vancouver Property Adjacent to the Former False Creek Transit Centre, 95 East 1st Avenue, Vancouver, BC*, D. Parks and G. Hamilton, 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*, D. Parks, A. Mehjoo, C. Thomas and G. Hamilton, March 18, 2010.

Golder Associates Ltd., 2010, *Detailed Site Investigation Update, Former False Creek Transit Centre Site, Vancouver, BC*, L. Jerade, A. Mehjoo and G. Hamilton, March 16, 2010.

Golder Associates Ltd., 2010, *Stage 1 Preliminary Site Investigation, Greater Vancouver Transportation Authority, False Creek Lands, Vancouver, BC*, D. Parks and G. Hamilton, 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 June 14, 2005.

Morrow Environmental Consultants Inc., 2005, *Revised Remediation Plan, Southeast False Creek Overall Site Redevelopment, Vancouver, BC*, A.D. Walker and R.D. Burnett, April 15, 2005.

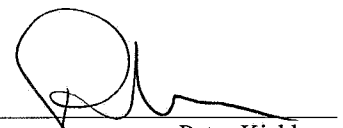
Morrow Environmental Consultants Inc., 2003. *Stage 2 Preliminary Site Investigation, Southeast False Creek, Area 4, Vancouver, BC*, T. Bennett, A.D. Walker and P. Carmichael, March 31, 2003.

Golder Associates Ltd., 2001, *Former False Creek Transit Centre Site Supplementary Investigations, Risk Assessment, and Interim Remedial Action Plan*, C. Thomas, M. Shaw and R. Zapf-Gilje, September 7, 2001.

Golder Associates Ltd., 1998, *Removal of Underground Storage Tanks and Remedial Investigation, Former False Creek Transit Centre*, M. Shaw and R. Zapf-Gilje, April 16, 1998.

March 2, 2017

Date Issued



Peter Kickham

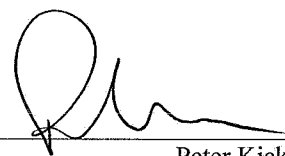
For Director, *Environmental Management Act*

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

Keystone Environmental Resources Ltd., 1989, *Report of Findings, Hydrogeological Investigation, BC Transit, Vancouver, BC*, October, 1989.

March 2, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*