



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.

2017-03-09
Date Issued


Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1909 Franklin Street and 200 Victoria Drive, Vancouver, British Columbia which is more particularly known and described as:

- Lot A Block 37 District Lot 184 Plan 12197
PID: 008-936-285 1909 Franklin Street
- Lot 1, Except the South 10 Feet Now Lane and the West 7 Feet, Block 37 District Lot 184 Plan 178
PID: 015-679-713 200 Victoria Drive
- Lot 2, Except the South 10 Feet Now Lane, Block 37 District Lot 184 Plan 178
PID: 015-679-721 200 Victoria Drive

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

Latitude: 49° 16' 57.30"
Longitude: 123° 3' 52.10"

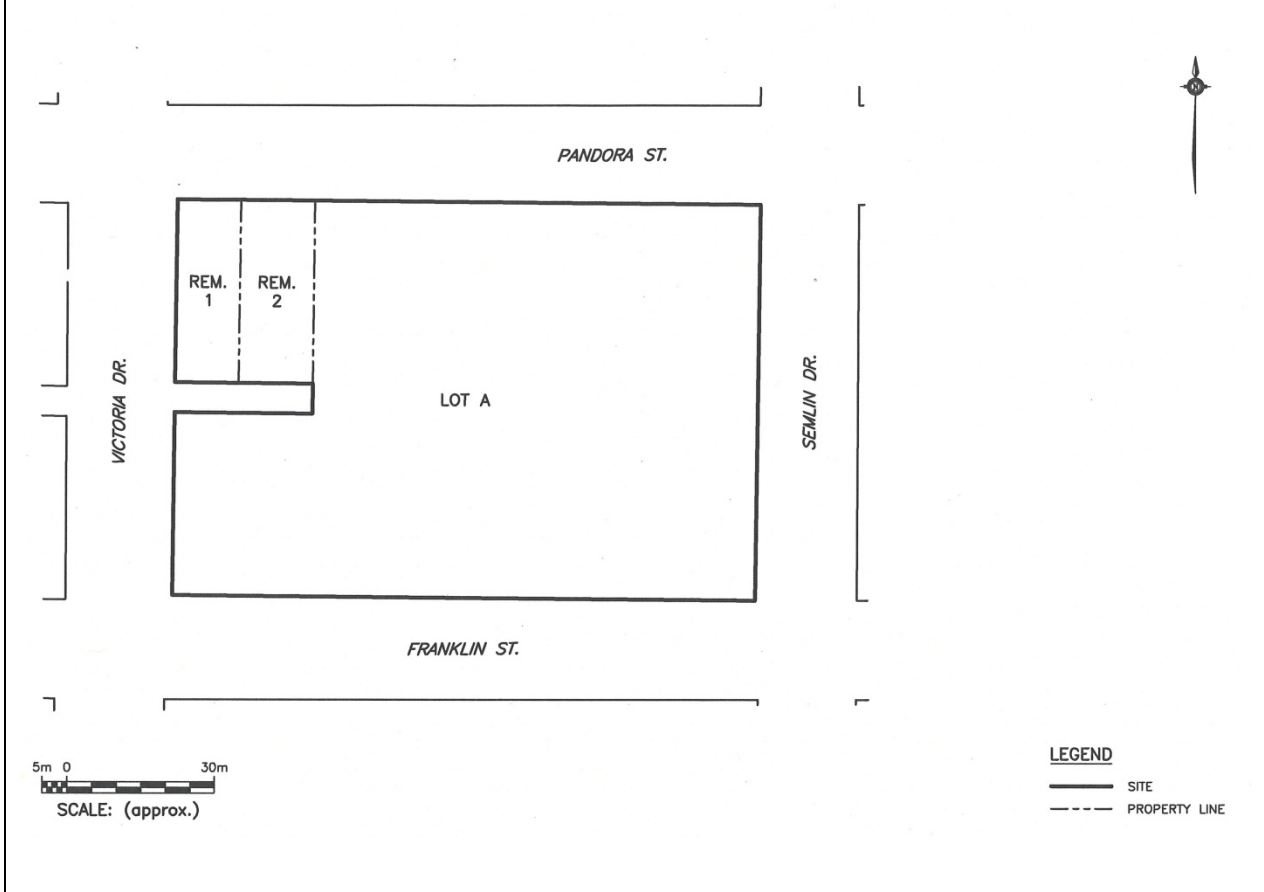
2017-03-09

Date Issued

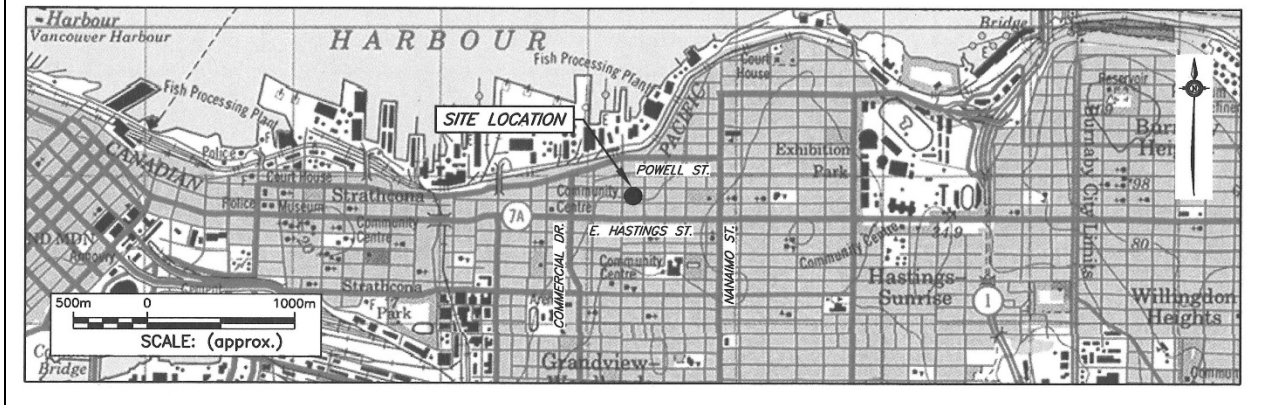


Alan W. McCammon
For Director, *Environmental Management Act*


Site Plan, Vancouver, BC



Location Map, Vancouver, BC



2017-03-09
Date Issued


Alan W. McCammon
For Director, Environmental Management Act

Schedule B

Requirements and Conditions


1. Any changes in land, vapour, and 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 and adjacent to 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) Buildings will be slab on grade only.

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.

2017-03-09
Date Issued


Alan W. McCammon
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Antimony, arsenic, barium, cadmium, chromium, copper, lead, and zinc; and
- VPHs and LEPHs.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Cadmium and copper;
- LEPHw; and
- Acridine, anthracene, naphthalene, phenanthrene, and pyrene.

2017-03-09

Date Issued



Alan W. McCammon
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition 1909 Franklin Street and 200 Victoria Drive, Vancouver, BC.
Prepared by Michael Geraghty, P.Geo., Keystone Environmental Ltd., dated November 8, 2016;

Report of Findings – Preliminary Site Investigation – Stage 1 Update, Remediation, and Confirmation of Remediation to Commercial Land Use Standards for 1909 Franklin Street and 200 Victoria Drive, Vancouver, BC. Prepared by Keystone Environmental Ltd., dated October 2016;

Report of Findings – Preliminary Site Investigation – Stage 1 Update, Remediation, and Confirmation of Remediation 1909 Franklin Street and 200 Victoria Drive, Vancouver, BC.
Prepared by Keystone Environmental Ltd., dated February 2016;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, and Detailed Site Investigation 1909 Franklin Street and 200 Victoria Drive, Vancouver, BC. Prepared by Keystone Environmental Ltd., dated September 2013;

Report of Findings – Hazardous Materials Survey of 1909 Franklin Street & 200 Victoria Drive, Vancouver, BC. Prepared by ACM Environmental Corporation, dated May 2012;


Report of Findings – Environmental Stage 1 Preliminary Site Investigation – 200 Victoria Drive and 1909 Franklin Street Vancouver, BC. Prepared by Next Environmental Inc., dated June 2010;

Report of Findings – Soil Sampling Program Report – 1909 Franklin St., Vancouver, BC.
Prepared by Next Environmental Inc., dated February 2001;

Report of Findings – Environmental Detailed Site Investigation – 1909 Franklin Street, Vancouver, BC. Prepared by SRK – Robinson Inc., dated October 1996; and

Report of Findings – Assessment of an Iron Foundry Site at 1909 Franklin Street, Vancouver, BC. Prepared by NovaTec Consultants Inc., dated December 1991.

2017-03-09
Date Issued


Alan W. McCammon
For Director, Environmental Management Act