



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.

Feb. 3, 2017
Date Issued



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

Schedule A

The site covered by this Certificate of Compliance is located at 933 Hastings Street, Vancouver, British Columbia which is more particularly known and described as:

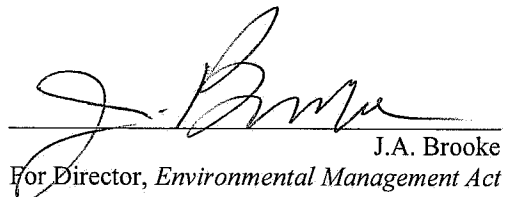
Lot 1 Block 62 District Lot 181 Group 1 New Westminster District Plan EPP26162

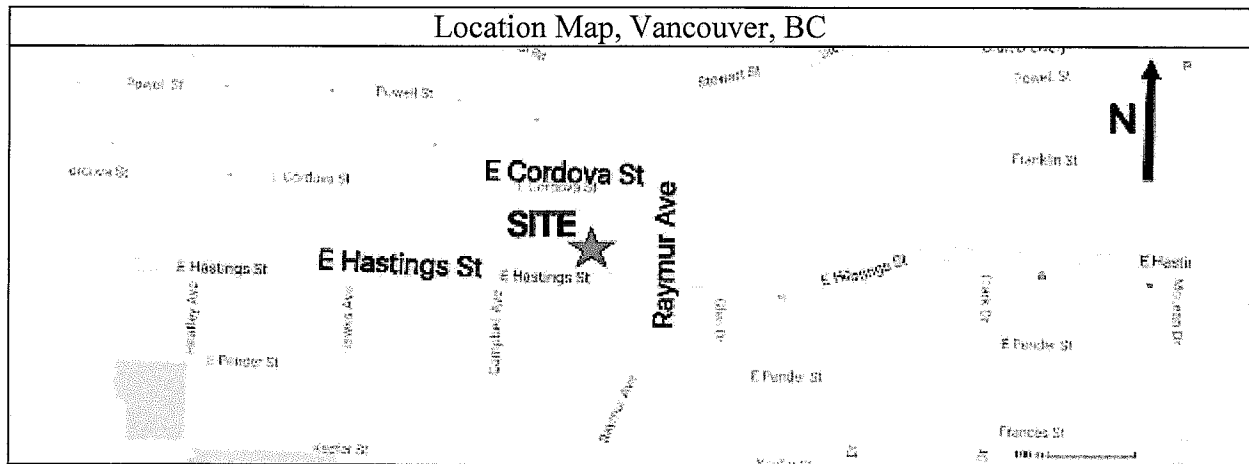
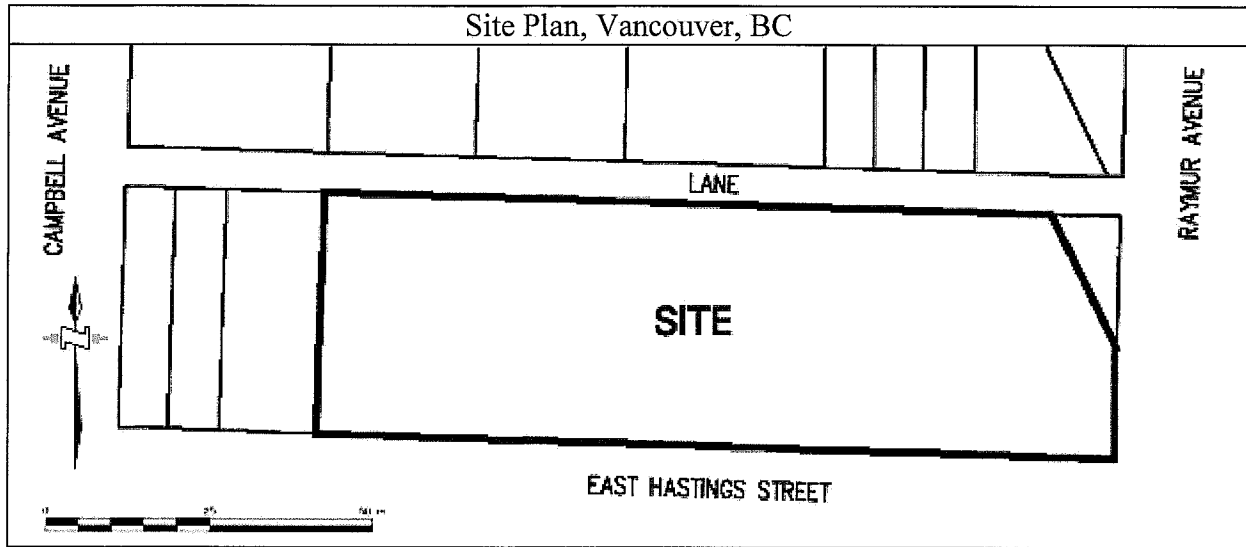
PID: 029-260-558

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

Latitude: 49° 16' 52.8"
Longitude: 123° 5' 0.6"

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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 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 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, 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 or persons 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:

- Antimony, arsenic, barium, cadmium, chromium, copper, lead, tin, and zinc; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, and indeno [1,2,3-cd] pyrene.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Cadmium and zinc.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Benzene, chloromethane, 1,1-dichloroethene, trichloroethylene and VPHv.

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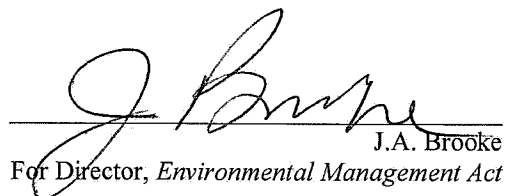

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated November 22, 2016;
- *Detailed Site Investigation & Confirmation of Remediation, 933 East Hastings Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated October 2016;
- *Supplementary Stage 2 Preliminary Site Investigation / Detailed Site Investigation, Strathcona Village 933 East Hastings Street, Vancouver, BC*, prepared by Binpal Engineering Ltd., dated March 2015;
- *Water Use Exemption Request, 933 East Hastings Street, Vancouver, BC*, prepared by Binpal Engineering Ltd., dated January 2015;
- *Winter Groundwater Quality Monitoring Program, Lot 1 NWD Plan EPP26162, 945-985 East Hastings Street & 383 Raymur Avenue, Vancouver, BC*, prepared by Binpal Engineering Ltd., dated April 2014;
- *Stage 2 Preliminary Site Investigation (PSI), 945-985 East Hastings Street & 383 Raymur Ave*, prepared by Binpal Engineering Ltd., dated October 2013; and
- *Stage 1 Preliminary Site Investigation (PSI) Update, 945-985 East Hastings Street & 383 Raymur Ave*, prepared by Binpal Engineering Ltd., dated August 2013.

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