



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.

2017-01-27
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 4508 Dunbar Street, Vancouver which is more particularly known and described as:

LOT 1 BLOCK 63 DISTRICT LOT 2027 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN EPP53826
PID: 029-694-663

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

Latitude: 49° 14' 44.0"
Longitude: 123° 11' 6.0"

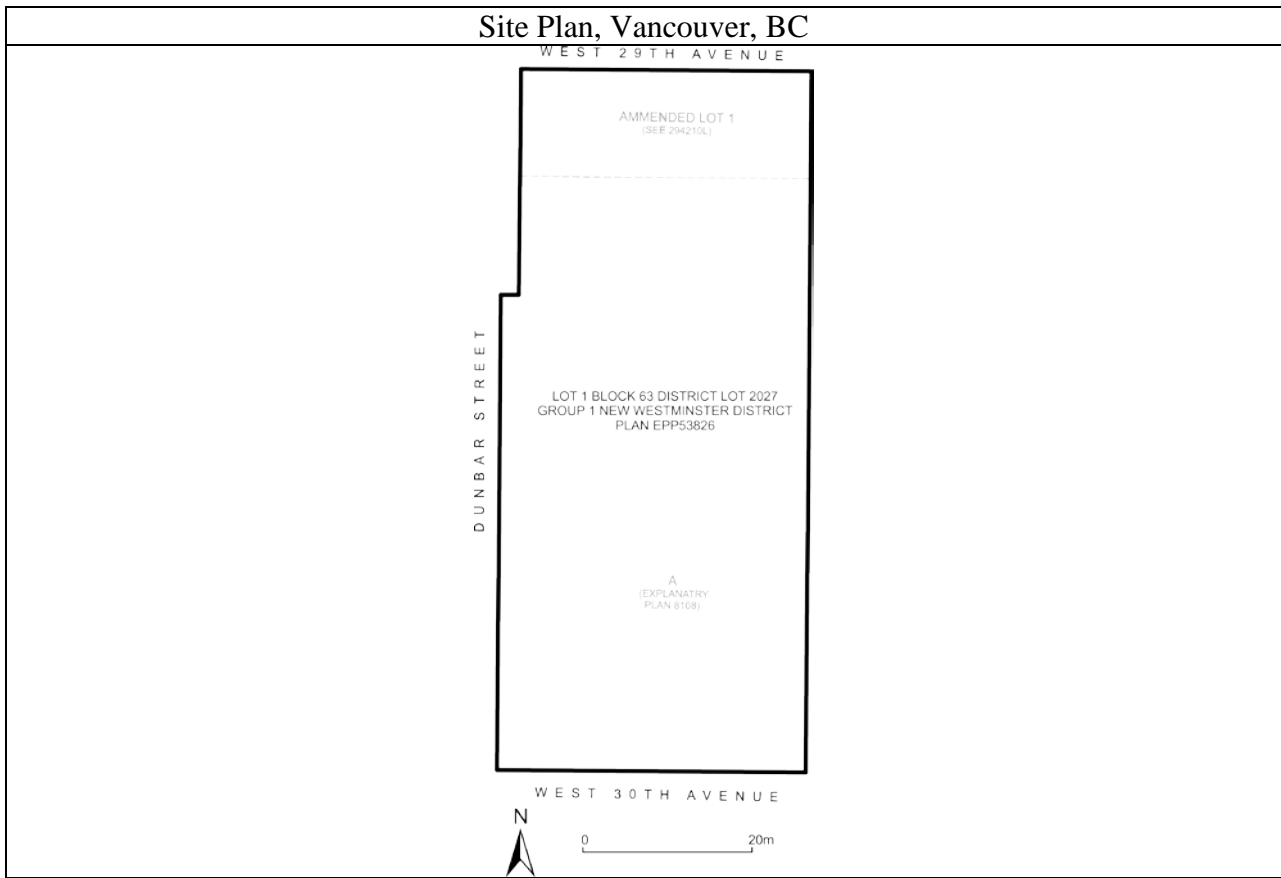
2017-01-27

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Site Plan, Vancouver, BC



Location Map



2017-01-27

Date Issued

Alan W. McCammon

For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions


- I. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons 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. 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) Any building erected onsite will not have underground parking levels deeper than 77 metres above mean sea level, and the building slab will not be in contact with groundwater.

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 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:

- HEPHs.

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, prepared by Duncan Macdonald/PGL Environmental Consultants, dated 2 December 2016;

Confirmation of Remediation, prepared by PGL Environmental Consultants, dated 01 Nov 2016;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan, prepared by PGL Environmental Consultants, dated 06 Jun 2015; and,

Stage 1 Environmental Site Investigation, prepared by PGL Environmental Consultants, dated 06 Jun 2015.

2017-01-27

Date Issued



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