



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.

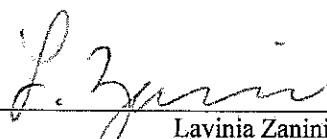
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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 23, 2017  
Date Issued

  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

### Schedule A


The site covered by this Certificate of Compliance is located at 829 Powell Street, Vancouver, British Columbia which is more particularly known and described as:

LOT 1 DISTRICT LOTS 181 AND 196 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN EPP41183  
PID: 029-638-259

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

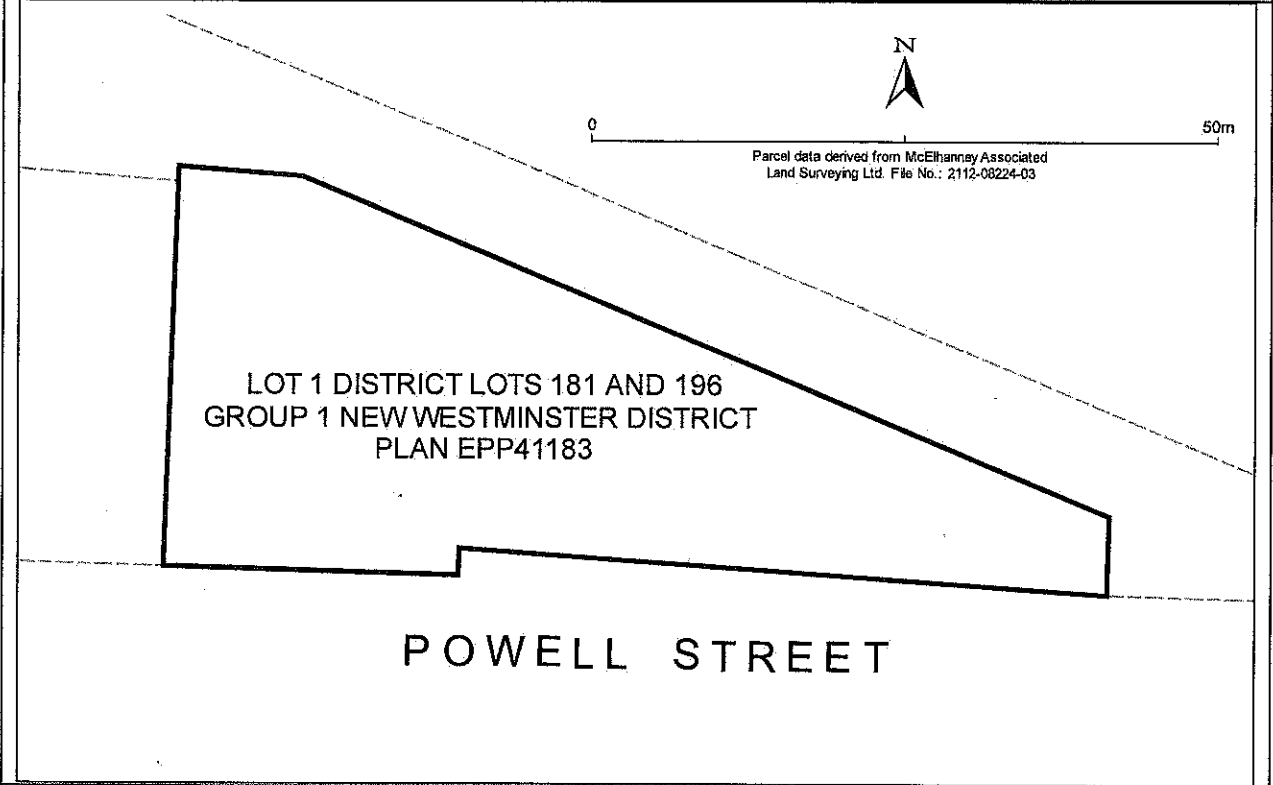
Latitude: 49° 16' 59"  
Longitude: 123° 5' 9"

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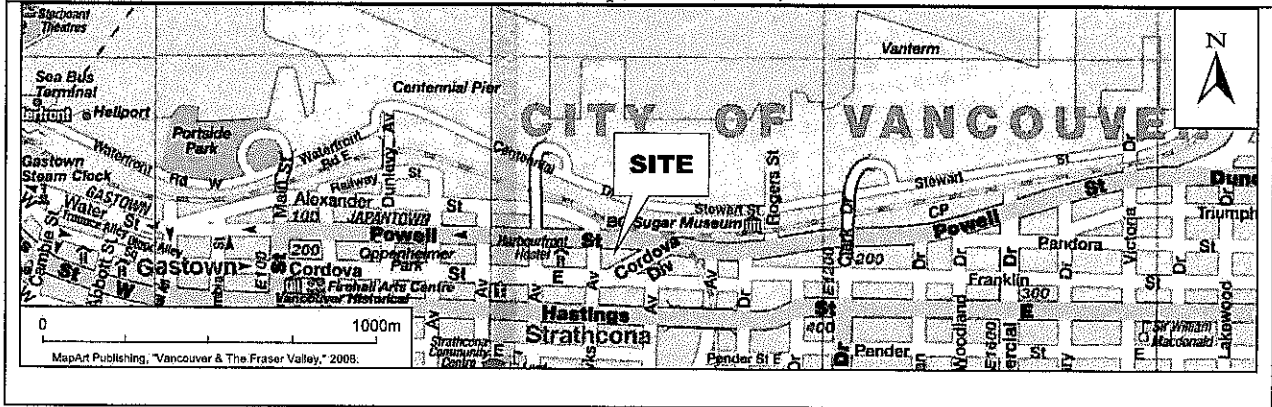
  
Lavinia Zanini, P. Geo.  
For Director, *Environmental Management Act*

Site Identification Number 15622  
Version 8.0 R

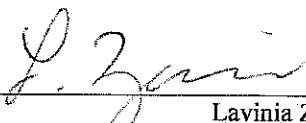
Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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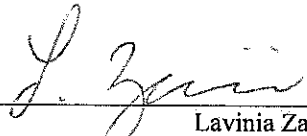
## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - a) A sub-slab vapour management system must operate continually below the building slab until November 1, 2017.
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Operation and Maintenance Plan listed in Schedule D.
7. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
8. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:

March 23, 2017

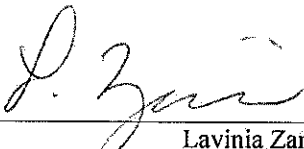
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- (a) An evaluation of the performance of the institutional and engineering controls;
- (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
- (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan<s> described in clause 4 above; and
- (d) Supporting documentation.

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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, chromium, copper, lead, tin, zinc; and,
- VPHs; and,
- Benzene, ethylbenzene, toluene, and xylene.

#### *Substances remediated in vapour for commercial land vapour use:*

##### To meet risk-based remediation standards:

- Trichloroethylene

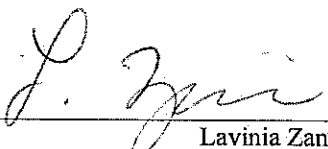
#### *Substances remediated in water for marine aquatic life water use:*

##### To meet numerical remediation standards:

- VPHw, LEPHw, VHW<sub>6-10</sub>;
- Benzene; and,
- Benzo[a]pyrene, pyrene, naphthalene.

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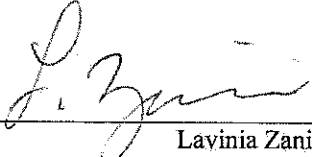
## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental Consultants, dated 12 Dec 2016;
- *Performance Verification Plan*, prepared by PGL Environmental Consultants, dated 07 Dec 2016;
- *Operation and Maintenance Plan*, prepared by PGL Environmental Consultants, dated 07 Dec 2016;
- *Confirmation of Remediation, 829-869 Powell Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated 07 Dec 2016;
- *Re: Water Use Determination, 829-869 Powell Street, Vancouver, BC*, prepared by Ministry of Environment, dated 19 Dec 2014;
- *Remediation Plan*, prepared by PGL Environmental Consultants, dated 04 Dec 2014;
- *Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation*, prepared by PGL Environmental Consultants, dated 04 Dec 2014;
- *Water Use Determination, 829-869 Powell Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated 24 Oct 2014.

March 23, 2017  
Date Issued

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