



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.

2017-04-10

Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at 801 Pacific Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 21 Block 111 District Lot 541 Plan 210

PID: 005-989-621 and

A portion of Lot 20 Block 111 District Lot 541 Plan 210 as depicted in the following metes and bounds:

Starting at the northwest corner of Lot 21, Block 111, District Lot 541, Group 1, New Westminster District Plan 22941: the Point of Commencement.

- Thence 135° 13' 24" for 36.622 metres;
- Thence 225° 16' 30" for 12.307 metres;
- Thence 315° 15' 35" for 36.618 metres;
- Thence 45° 15' 35" for 12.304 metres.

Returning to the Point of Commencement.

PID: 009-812-067

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on January 2017.

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

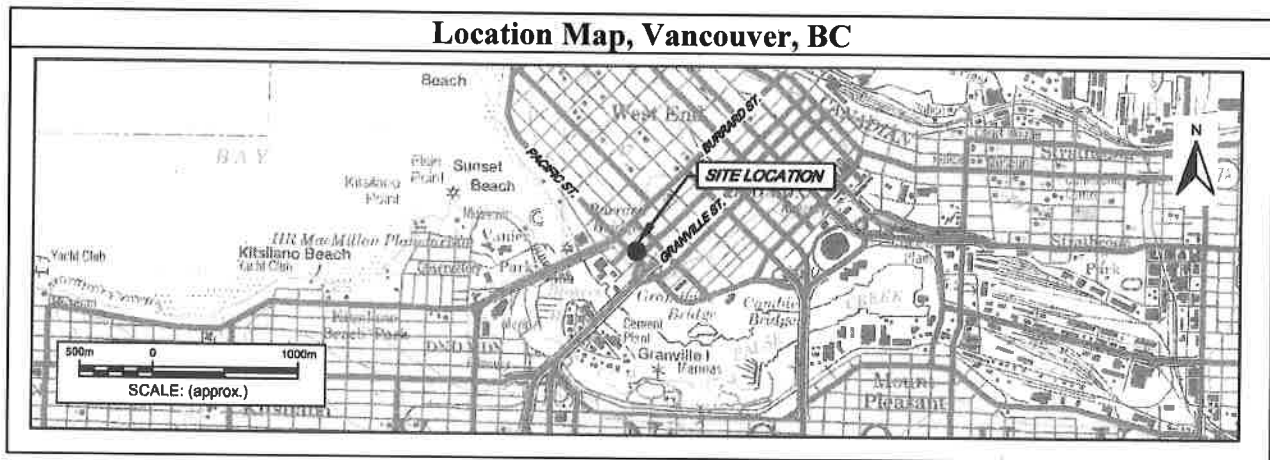
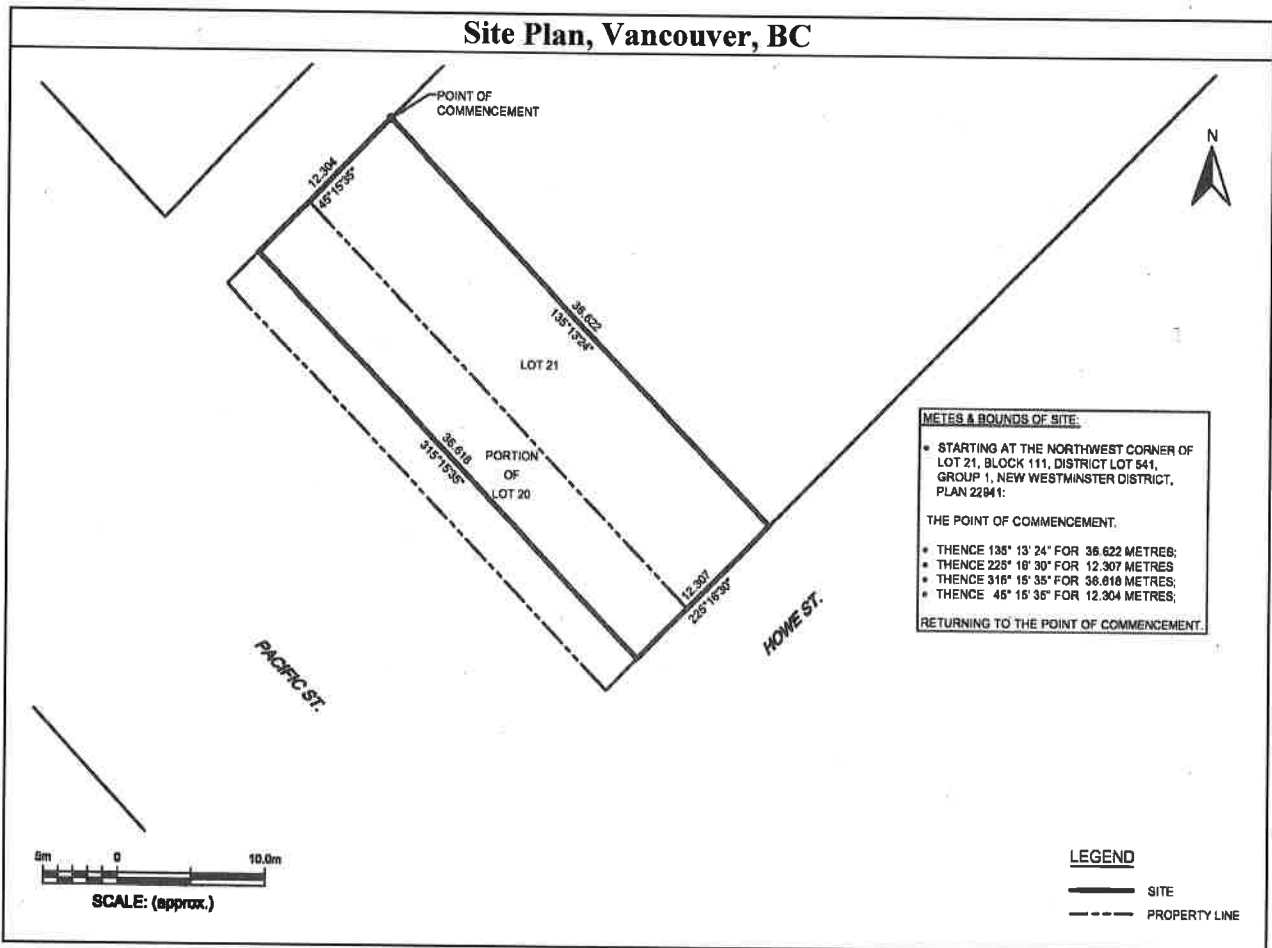
Latitude: 49° 16' 33.56"  
Longitude: 123° 07' 49.70"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, or vapour 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 and adjacent to the site. These assumptions include the following:

- (a) Current and future outdoor use; and
- (b) Groundwater will not be in contact with a future, up to 1 story, basement floor slab.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- VPHs; and
- Benzene, ethylbenzene, and xylene.

2017-04-10

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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition Site 15599*, Keystone Environmental Ltd. March 8, 2017;

*Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 801 Pacific Street, Vancouver, BC*, Keystone Environmental Ltd. March 2017;

*DRAFT Report of Findings – Soil Vapour Sampling Program, 801 - 819 Pacific Street, Vancouver, BC*, Keystone Environmental Ltd., October 2014;

*Report of Findings – Phase II Environmental Site Assessment - 801 – 819 Pacific Street, Vancouver, BC*, Keystone Environmental Ltd., July 2013; and

*Report of Findings – Phase I Environmental Site Assessment - 801 – 819 Pacific Street, Vancouver, BC*, Keystone Environmental Ltd., June 2013.

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