



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.

JUN 27 2017

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 880 West 28th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Block 1009, Except Those Portions on Plans 12393, 12719 And Reference Plan 14318, District Lot 526 Group 1 New Westminster District Plan 10359 which may be more particularly described as:

Starting at the northwesterly corner of said Block 1009 (The Subject Property), thence 105° 33' 45", a distance of 203.904 metres to the point of commencement;
Thence, 99° 55' 08", a distance of 25.156 metres;
Thence, 140° 55' 08", a distance of 16.775 metres;
Thence, 50° 55' 08", a distance of 1.620 metres;
Thence, 140° 55' 08", a distance of 13.000 metres;
Thence, 230° 55' 08", a distance of 2.900 metres;
Thence, 140° 55' 08", a distance of 2.990 metres;
Thence, 230° 55' 08", a distance of 3.300 metres;
Thence, 140° 55' 08", a distance of 5.000 metres;
Thence, 230° 55' 08", a distance of 93.056 metres;
Thence, 140° 55' 08", a distance of 73.693 metres;
Thence, 230° 55' 08", a distance of 4.290 metres;
Thence, 140° 55' 08", a distance of 4.565 metres;
Thence, 50° 55' 08", a distance of 1.549 metres;
Thence, 140° 55' 08", a distance of 36.747 metres;
Thence, 230° 55' 08", a distance of 7.191 metres;
Thence, 320° 55' 08", a distance of 1.300 metres;
Thence, 230° 55' 08", a distance of 2.112 metres;
Thence, 140° 55' 08", a distance of 6.300 metres;
Thence, 50° 55' 08", a distance of 14.737 metres;
Thence, 320° 55' 08", a distance of 4.142 metres;
Thence, 50° 55' 08", a distance of 24.563 metres;
Thence, 320° 55' 08", a distance of 10.499 metres;
Thence, 50° 55' 08", a distance of 21.863 metres;
Thence, 320° 55' 08", a distance of 14.260 metres;
Thence, 50° 55' 08", a distance of 42.571 metres;
Thence, 1° 26' 45", a distance of 17.933 metres;
Thence, 320° 55' 08", a distance of 11.080 metres;
Thence, 50° 55' 08", a distance of 39.810 metres;
Thence, 91° 17' 16", a distance of 36.515 metres;

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Thence, northerly and westerly on a curve to the left of radius 8.138 metres, an arc distance of 10.160 metres;
Thence, 320° 55' 08", a distance of 88.924 metres;
Thence, 298° 25' 18", a distance of 14.503 metres;
Thence, northerly and westerly on a curve to the left of radius 210.816 metres, an arc distance of 9.020 metres;
Thence, northerly and westerly on a curve to the left of radius 49.994 metres, an arc distance of 8.777 metres;
Thence, 271° 55' 08", a distance of 28.668 metres;
Thence, 268° 53' 33", a distance of 10.968 metres;
Thence, 238° 53' 20", a distance of 24.019 metres;
Thence, 230° 55' 08", a distance of 19.098 metres;
Thence, 200° 21' 29", a distance of 7.665 metres more or less to the point of commencement.


The site contains part of a legal parcel depicted in Survey Plan of Part of Block 1009 Except Those Portions In Plans 12393, 12719 and Reference Plan 14318 District Lot 526 Group 1 NWD Plan 10359 prepared by Matson Peck and Topliss, B.C. Land Surveyor.

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

Latitude: 49° 14' 42.02"
Longitude: 123° 7' 25.71"

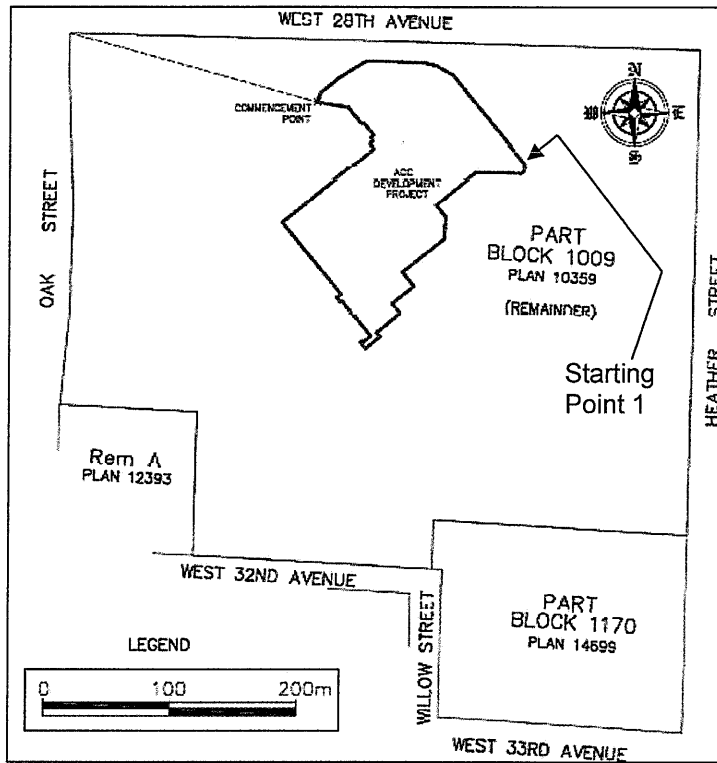
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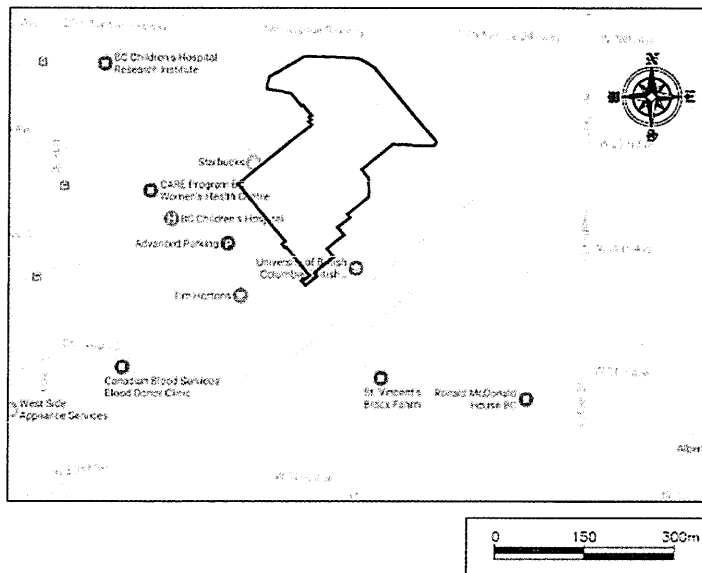


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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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 and risk-based 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) Groundwater is not in contact with the building foundation.

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) Groundwater at the Site must not be used as a drinking water source.
 - b) Indoor air monitoring for the potential contaminants of concern identified in vapour associated with AEC 4 (i.e., ethylbenzene, chloroform, naphthalene, styrene, toluene and xylenes) must be conducted to verify that indoor air quality at the site meets risk-based standards.
 - c) The existing paved surfaces (asphalt or concrete) in parking areas must be maintained, and reinstated if breached.
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.

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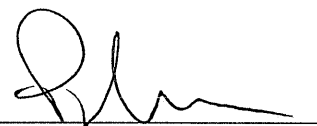
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4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for 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. The Director must be notified promptly by the person 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 excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. 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:
 - (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 described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Copper;
- HEPHs;
- Benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene and pyrene; and
- Benzene.

To meet risk-based remediation standards:

- Arsenic, barium, lead, silver, tin and zinc.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Antimony, arsenic, lead and uranium; and
- Ethylbenzene and toluene.

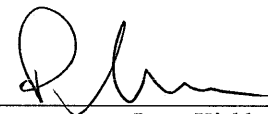
Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Chloroform; and
- Xylenes, mixture.

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Schedule D

Documents

Summary of Site Conditions Site 13783, WSP Canada Inc., dated June 8, 2017;

Performance Verification Plan – Metes and Bounds of the Teck Acute Care Centre Development, 880 West 28th Avenue, Vancouver, BC (“Site”) ID# 13783, WSP Canada Inc., dated June 5, 2017;

Stage 1 Preliminary Site Investigation – Teck Acute Care Centre, 880 West 28th Avenue, Vancouver, BC, WSP Canada Inc., dated June 5, 2017;

Environmental Investigations, Excavation Monitoring and Risk Assessment – Teck Acute Care Centre, 880 West 28th Avenue, Vancouver, BC, WSP Canada Inc., dated June 5, 2017;

Protocol 6 Approval Application for Relief from Delineation – 880 West 28th Avenue, Vancouver, BC, Ministry of Environment, dated May 15, 2017;

Letter of Commitment – Teck Acute Care Centre Development, Provincial Health Services Authority, dated May 8, 2017;

Approved Professional’s Statement, Site ID # 13783, Teck Acute Care Centre Development, BC Children’s and Women’s Hospital, 880 West 28th Avenue, Vancouver, BC, Levelton Consultants Ltd. (now WSP Canada Inc.), dated November 20, 2015;

Confirmation of Remediation, Levelton Consultants Ltd., dated November 20, 2015;

Slug Test Results Memorandum – BC Children’s and Women’s Health Centre – 4400 Oak Street, Vancouver, BC, Levelton Consultants Ltd. (now WSP Canada Inc.), dated April 2, 2014;

Acute Care Centre – Supplemental Drilling Investigation, Children’s and Women’s Health Centre Redevelopment, 4480 Oak Street, Vancouver, BC, Exp Services Inc., dated September 18, 2013;

Release Request – Development Permit Applications, Acute Care Facility, 4480 Oak Street, Vancouver PID: 009-471-278, Ministry of Environment, dated June 27, 2013;

Limited Environmental Investigation and Management Plan – Children’s and Women’s Health Centre Redevelopment, Exp Services Inc., dated May 31, 2013;

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Approved Professional's Opinion Letter, SLR Consulting (Canada) Ltd., dated June 4, 2013;

Stage 1 Preliminary Site Investigation – Acute Care Centre, 4480 Oak Street, Vancouver, BC, Exp Services Inc., dated May 2013;

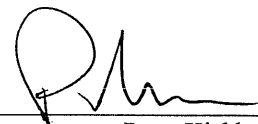
Environmental Site Services – Environmental Factual Report, Children's and Women's Health Centre Redevelopment, Site Services – 4480 Oak Street, Vancouver, BC, Exp Services Inc., dated October 22, 2012;

Notice of Intent – Development Permit Application and Release Request – Children's and Women's Health Centre of British Columbia (CWHC): 4500 Oak Street, Vancouver, BC, SLR Consulting Ltd., dated April 24, 2012; and

Letter of Commitment – Children's and Women's Health Centre of British Columbia Branch (C&W): 4480 Oak Street, Vancouver, BC, Provincial Health Services Authority, dated April 10, 2012.

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