



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.

August 10, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2065 Burrard Street, Vancouver, British Columbia which is more particularly known and described as:

LOT 1 BLOCK 247 DISTRICT LOT 526 GROUP 1 PLAN EPP45874
PID: 029-494-079

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

Latitude: 49° 16' 2.74"
Longitude: 123° 8' 45.53"

August 10, 2017

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land and vapour 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 a Contaminated Sites Regulation numerical and risk-based standard 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 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, copper, lead, tin, and zinc; and
- VPHs.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Benzene;
- 1,2-Dichloroethene, cis (1,2-dichloroethylene,cis); and
- Chloroethene (vinyl chloride).

To meet risk based remediation standards:

- Trichloroethylene (TCE).

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Arcadis Canada Inc, dated 8 August 2017;
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation*, prepared by Arcadis Canada Inc., dated 04 Jun 2017;
- *Human Health & Ecological Risk Assessment*, prepared by Arcadis Canada Inc., dated 04 Jun 2017;
- *Stage 1 Preliminary Site Investigation*, prepared by Arcadis Canada Inc., dated May 2017;
- *Confirmation of Remediation*, prepared by Arcadis Canada Inc., dated April 2017;
- *Phase 1 Environmental Site Assessment*, prepared by Franz Environmental Inc., dated Nov 2011;
- *Supplemental Phase 2 Soil and Groundwater Investigation*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Jun 2010; and
- *Phase 2 Environmental Site Investigation*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Jan 2010.

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