



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.

September 11, 2017

Date Issued

A handwritten signature in black ink, appearing to read "Liliana Jerade".

Liliana Jerade

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1175 Venables Street & 1152 Union Street, Vancouver, British Columbia, which is more particularly known and described as:

Lot A (Reference Plan 5011) Block 21A of Block A District Lot 182 Plan 355
PID: 015-378-268
1175 Venables Street, Vancouver, BC

Lot 11 Block 21A of Block A District Lot 182 Plan 355
PID: 015-363-805
1152 Union Street, Vancouver, BC, and

Lot 12 Block 21A of Block A District Lot 182 Plan 355
PID: 015-363-813
1152 Union Street, Vancouver, BC

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

Latitude: 49° 16' 37.5"
Longitude: 123° 04' 47.3"

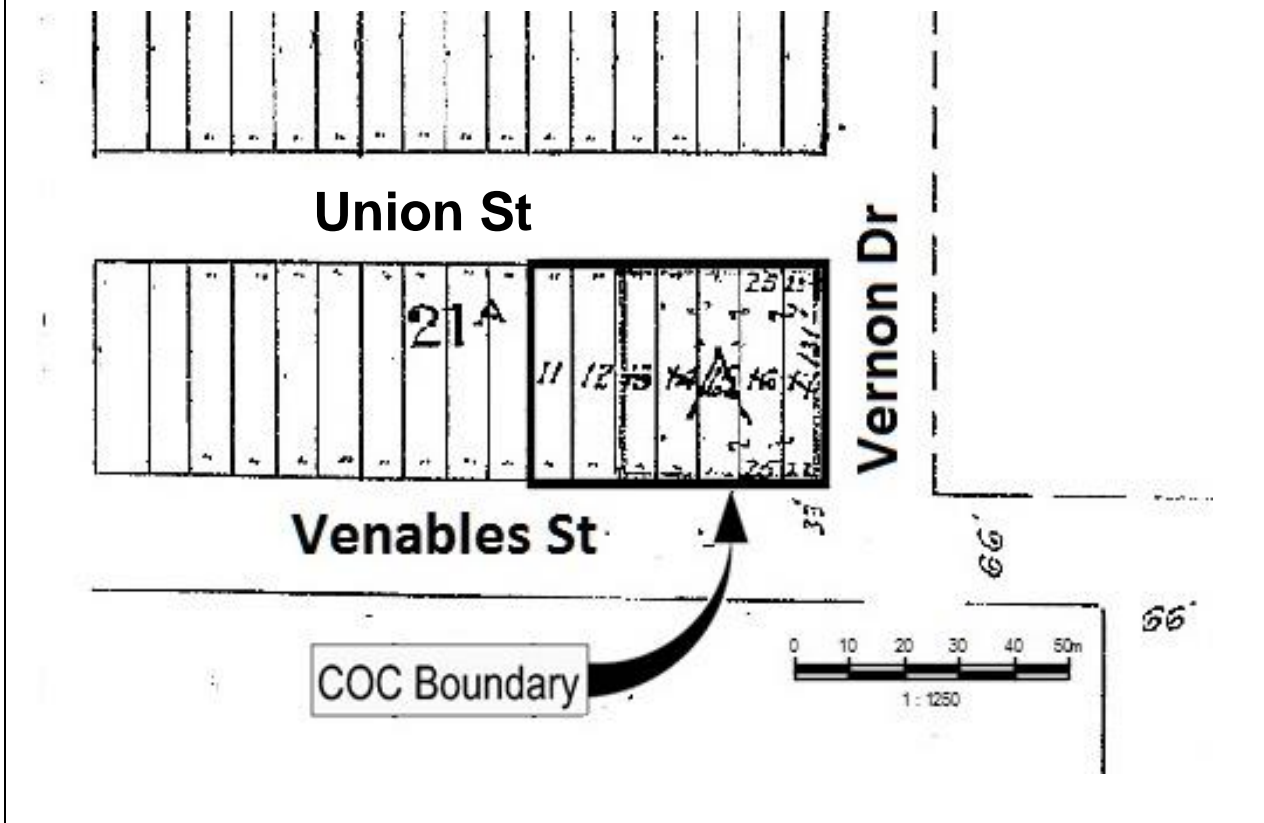
September 11, 2017

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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 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 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) The future building footprint will have minimum foundation dimensions of 1,080 m² and be located on the portion of the Site known as Lot A (Reference Plan 5011) Block 21A of Block A District Lot 182 Plan 355, PID 015-378-268; and,
- (b) The future building will be of slab-on-grade construction.

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 person 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) The concrete foundation slab of the future Site building must remain intact;
 - (b) The future Site building must have minimum foundation dimensions of 1,080 m²; and
 - (c) Indoor air monitoring must be conducted following construction of the proposed commercial building to verify that indoor air quality at the Site meets risk-based standards as predicted by the site-specific attenuation factors used in the risk assessment completed for the Site.
3. If requested by the Director, the responsible person 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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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 person(s) or their agent. The records must be available for inspection by the Director.

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Schedule C
Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- HEPHs, LEPHs, and VPHs.

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

- Benzene, 1,2,4-trimethylbenzene, and VPHv.

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Schedule D

Documents

Summary of Site Conditions, prepared by Michael Muttersbach, Next Environmental Inc. and Reidar Zapf-Gilje, GeoEnvirologic Consulting Ltd., June 30, 2017.

Performance Verification Plan, 1175 Venables Street & 1152 Union Street, Vancouver, BC. Scott Steer, Steer Environmental Associates Ltd., June 22, 2017.

Human Health and Ecological Risk Assessment, 1175 Venables Street & 1152 Union Street, Vancouver, BC. Scott Steer, Next Environmental Inc., June 2, 2017.

Stage 1 Preliminary Site Investigation Update, 1175 Venables Street & 1152 Union Street, Vancouver, BC. Ryuji Marumo & Gavin Leung, Next Environmental Inc., May 8, 2017.

Detailed Site Investigation, 1175 Venables Street & 1152 Union Street, Vancouver, BC. Ryuji Marumo & Gavin Leung, Next Environmental Inc., May 8, 2017.

Stage 2 Preliminary Site Investigation, 1175 Venables Street & 1152 Union Street, Vancouver, BC. Ryuji Marumo & Gavin Leung, Next Environmental Inc., May 8, 2017.

Underground Storage Tank Removal Report, 1175 Venables Street & 1152 Union Street, Vancouver, BC. Ryuji Marumo & Gavin Leung, Next Environmental Inc., May 5, 2017.

Stage 1 Preliminary Site Investigation (Revision 1), 1175 Venables Street & 1152 Union Street, Vancouver, BC. Ryuji Marumo & Gavin Leung, Next Environmental Inc., September 25, 2015; Revised May 8, 2017.

Stage 1 Preliminary Site Investigation, 1175 Venables Street & 1152 Union Street, Vancouver, BC. David R. Kelly, D. Kelly Environmental Consulting Ltd., July 8, 2014.

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