



**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.

January 29, 2018  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 855 Centennial Road, Vancouver, British Columbia which is more particularly known and described as:

Lot A of the Foreshore Burrard Inlet Adjoining District Lot 181, Group 1, New Westminster District Plan BCP40923  
PID: 027-928-993


Lot B of the Bed of the Public Harbour of Vancouver Adjacent to District Lot 181 Group 1 New Westminster District Plan BCP40923  
PID: 027-929-001

Lot K (Reference Plan 3031) of the Bed of Burrard Inlet Lying In Front Of District Lot 181 Except Lot 1 (Reference Plan 3040) Group 1 New Westminster District  
PID: 011-521-490

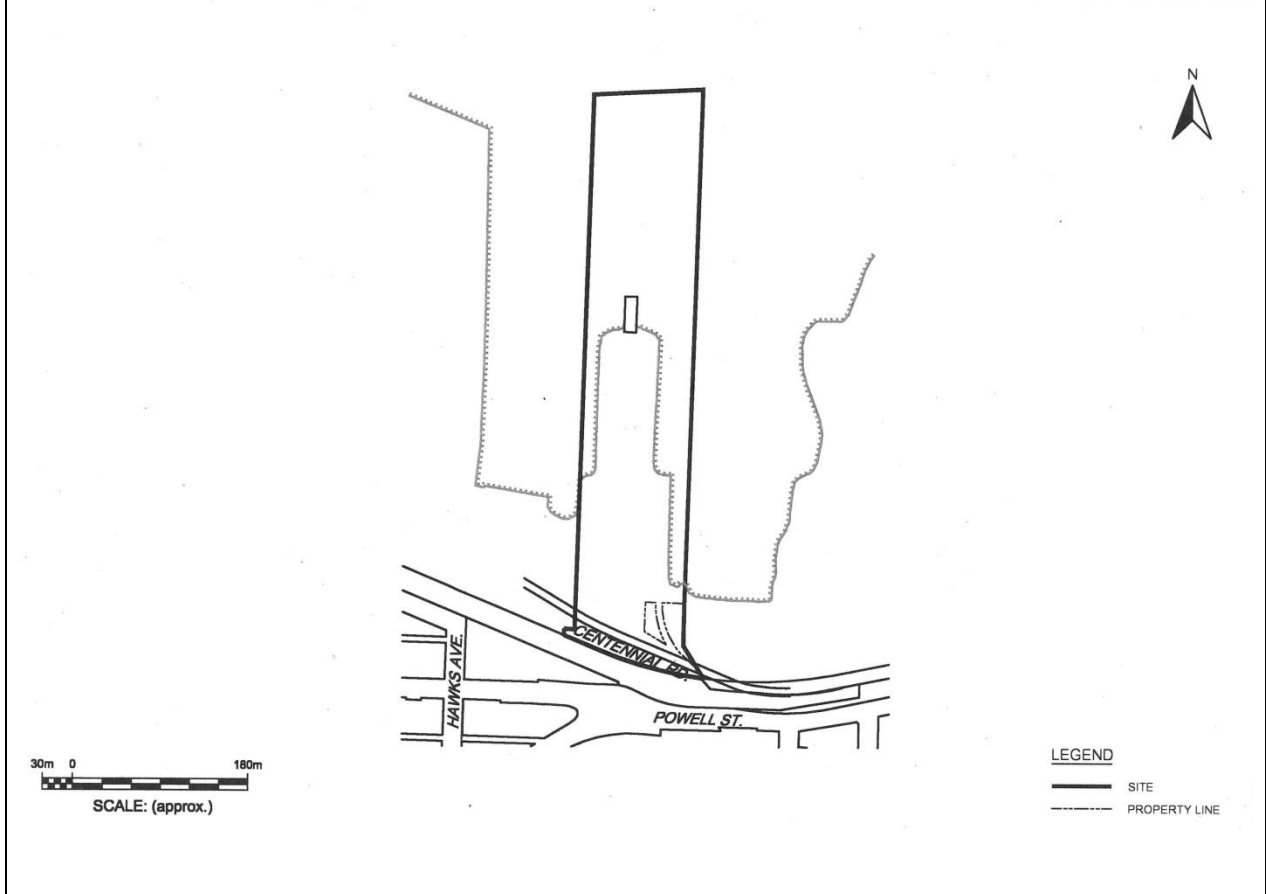
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	17'	1.12"
Longitude:	123°	05'	6.08"

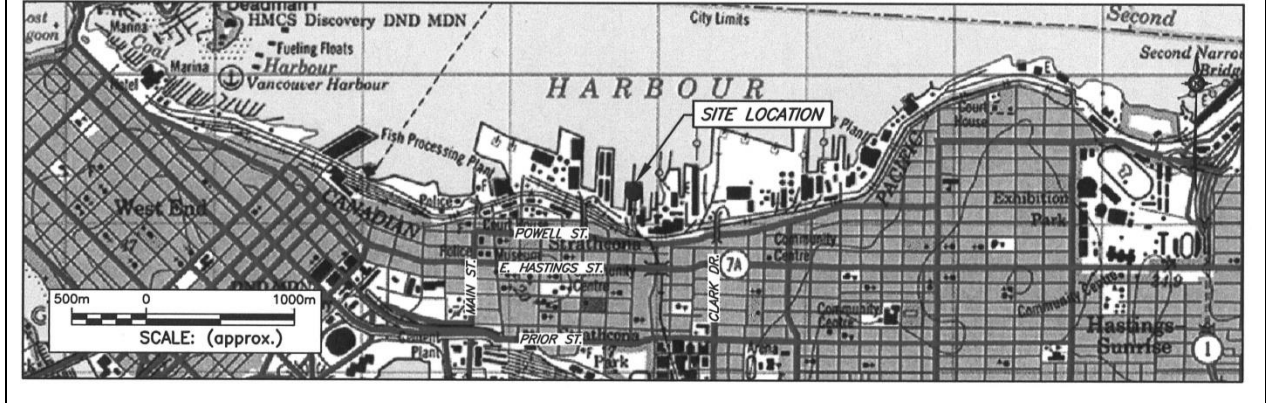
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### Site Plan, Vancouver, BC



### Location Map, Vancouver, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, water 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) Future buildings must be of slab-on-grade construction (no basements) and groundwater shall not be in contact with the building 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - a) Contaminated soils greater than applicable industrial land use standards in the Soil Contamination Area as defined by the metes and bounds on the attached figure must remain covered by pavement or buildings;
  - b) Security measures (controlled access) within the Site as defined by the metes and bounds on the attached figure must be maintained to restrict public access; and
  - c) The existing engineered cap over the Sediment Contamination Area as defined by the metes and bounds on the attached figure must have a minimum thickness of 0.3 m that must be maintained atop of sediments.
3. If requested by the Director, the responsible person<s> 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 industrial land soil use:*

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

- Arsenic, cadmium, chromium, copper, lead, molybdenum and zinc;
- LEPHs;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, naphthalene, and phenanthrene.

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

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

- Cadmium;
- VPHw and LEPHw;
- Acenaphthene, anthracene, acridine, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, naphthalene, phenanthrene and pyrene; and
- Chlordane and DDT.

#### *Substances remediated in sediment for typical marine and estuarine sediment use:*


##### To meet numerical remediation standards:

- Cadmium, chromium, and mercury;
- 2-methylnaphthalene; acenaphthene, acenaphthylene, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, dibenz[a,h]anthracene, fluoranthene, fluorene, naphthalene, phenanthrene, and pyrene.

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

- Copper, lead and zinc;
- PAHs (total);
- Chlordane, DDD (total) and DDT (total).

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## Schedule D

### Documents

*Summary of Site Condition Site*, Keystone Environmental Ltd. November 17, 2017;

*Addendum Report to Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Human Health and Ecological Risk Assessment*, Keystone Environmental Ltd. November 17, 2017;

*Performance Verification Plan for Certificate of Compliance, 855 Centennial Road, Vancouver, BC Site ID 15125*, Keystone Environmental Ltd. November 17, 2017;

*Site Risk Reclassification, Source Site: 855 Centennial Road, Vancouver (SITE 15125) PIDs: 027-928-993, 027-929-001, 011-521-490 & 016-012-283, Affected Site: Land and Water Lot adjacent to 855 Centennial Road (SITE 15126)*, BC Ministry of Environment, September 1, 2017;

*Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 855 Centennial Road, Vancouver, BC*, Keystone Environmental Ltd. May 31, 2017;

*Report of Findings – Addendum to Human Health and Ecological Risk Assessment and Remedial Action Plan, 855 Centennial Road, Vancouver, BC*, Keystone Environmental Ltd., May 31, 2017;

*BC Ministry of Environment Review Comment, Human Health and Ecological Risk Assessment Report, 855 Centennial Road, Vancouver, BC*, Keystone Environmental Ltd., February 7, 2014;


*BC Ministry of Environment Review Comment, Human Health and Ecological Risk Assessment Report, 855 Centennial Road, Vancouver, BC*, Keystone Environmental Ltd., January 30, 2014;

*BC Ministry of Environment Review Comment, Human Health and Ecological Risk Assessment Report, 855 Centennial Road, Vancouver, BC*, Keystone Environmental Ltd., January 9, 2014;

*Confirmatory Sediment Sampling Plan, 855 Centennial Road, Vancouver, BC*, Keystone Environmental Ltd., December 18, 2013;

*Additional Information – Approval in Principle Submission, 855 Centennial Road, Vancouver, BC and Adjacent Management Area*, Keystone Environmental Ltd., November 29, 2013;

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*Delineation of Naphthalene Contamination in Groundwater, Eastern Area of the Uplands Portion of the Site, 855 Centennial Road, Vancouver, BC, Keystone Environmental Ltd., October 18, 2013;*

*Blue Water Project, Burrard Inlet Pier, Confirmatory Sediment Sampling Plan, 855 Centennial Road, Vancouver, BC, Keystone Environmental Ltd., December 18, 2013;*

*Report of Findings – Human Health and Ecological Risk Assessment and Remedial Action Plan, 855 Centennial Road, Vancouver, BC, Keystone Environmental Ltd., July 2, 2013;*

*Report of Findings, Stage 1 Preliminary Site Investigation and Detailed Site Investigation, 855 Centennial Road, Vancouver, BC, Keystone Environmental Ltd., May 31, 2013;*

*Report of Findings – Environmental Site Investigation of Burrard Inlet Dock, 855 Centennial Road, Vancouver, BC, Keystone Environmental Ltd., January 10, 2007; and*

*Phase I & II Environmental Assessment: Burlington Northern Railroad Dock Site, Terra Environmental Consultants Ltd., January 20, 1999.*

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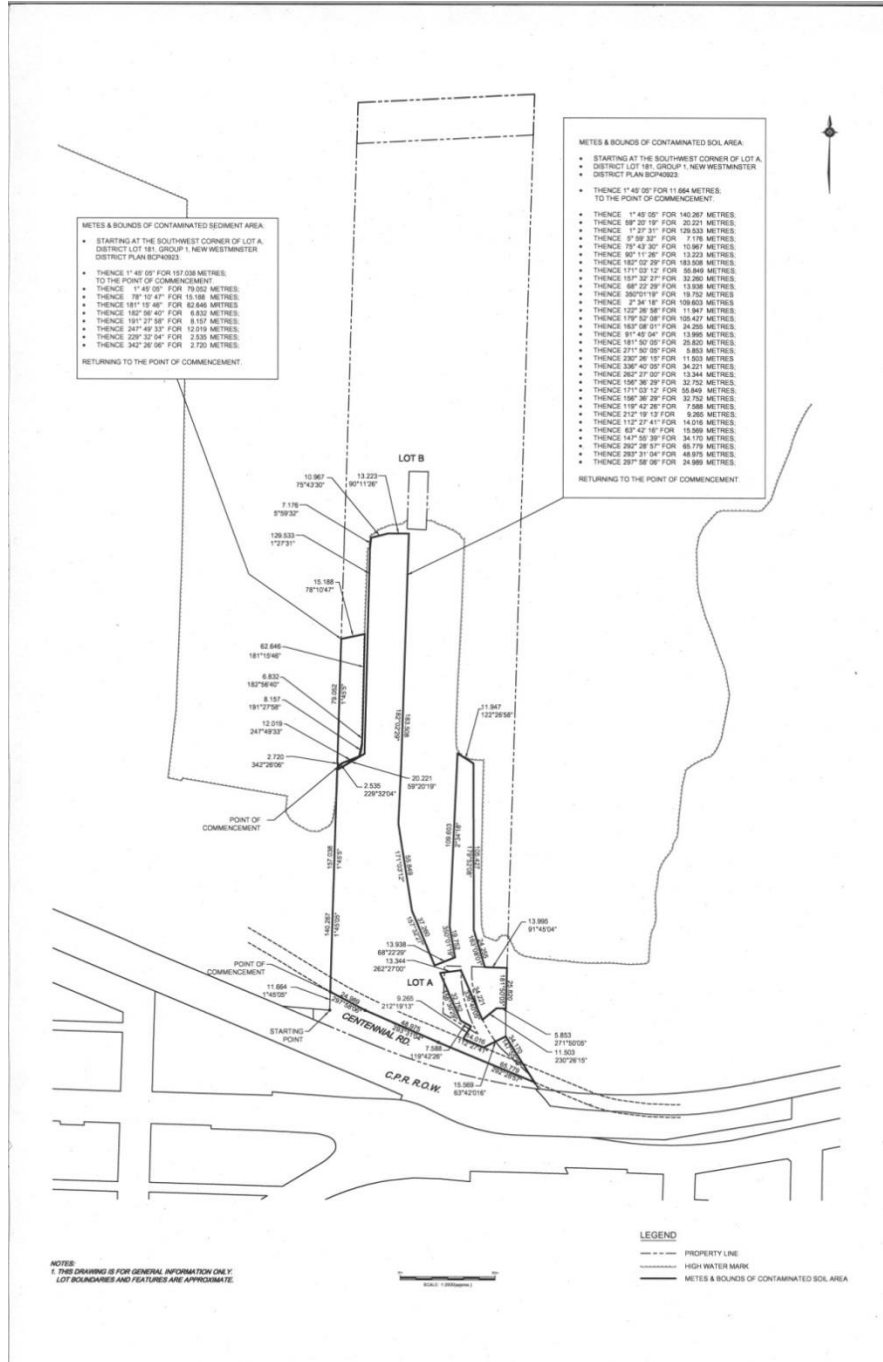
  
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Attachments

**METES & BOUNDS FIGURES**

- Soil and Sediment Contamination Areas



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*Attachments*

**DESCRIPTION OF THE SITE:**

The site covered by this Certificate of Compliance is located at 855 Centennial Road, Vancouver, British Columbia which is more particularly known and described as:

Lot A of the Foreshore Burrard Inlet Adjoining District Lot 181, Group 1, New Westminster District Plan BCP40923  
PID: 027-928-993

Lot B of the Bed of the Public Harbour of Vancouver Adjacent to District Lot 181 Group 1 New Westminster District Plan BCP40923  
PID: 027-929-001

Lot K (Reference Plan 3031) of the Bed of Burrard Inlet Lying In Front Of District Lot 181 Except Lot 1 (Reference Plan 3040) Group 1 New Westminster District  
PID: 011-521-490


**METES & BOUNDS OF CONTAMINATED SOIL AREA:**

STARTING AT THE SOUTHWEST CORNER OF LOT A, DISTRICT LOT 181, GROUP 1, NEW WESTMINSTER DISTRICT PLAN BCP40923:

THENCE 1° 45' 05" FOR 11.664 METRES; TO THE POINT OF COMMENCEMENT.

THENCE 1° 45' 05" FOR 140.267 METRES;  
THENCE 59° 20' 19" FOR 20.221 METRES;  
THENCE 1° 27' 31" FOR 129.533 METRES;  
THENCE 5° 59' 32" FOR 7.176 METRES;  
THENCE 75° 43' 30" FOR 10.967 METRES;  
THENCE 90° 11' 26" FOR 13.223 METRES;  
THENCE 182° 02' 29" FOR 183.508 METRES;  
THENCE 171° 03' 12" FOR 55.849 METRES;  
THENCE 157° 32' 27" FOR 32.260 METRES;  
THENCE 68° 22' 29" FOR 13.938 METRES;  
THENCE 350°01'19" FOR 19.752 METRES  
THENCE 2° 34' 18" FOR 109.603 METRES  
THENCE 122° 26' 58" FOR 11.947 METRES;  
THENCE 179° 52' 08" FOR 105.427 METRES;  
THENCE 163° 08' 01" FOR 24.255 METRES;  
THENCE 91° 45' 04" FOR 13.995 METRES;  
THENCE 181° 50' 05" FOR 25.820 METRES;

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THENCE 271° 50' 05" FOR 5.853 METRES;  
THENCE 230° 26' 15" FOR 11.503 METRES  
THENCE 336° 40' 05" FOR 34.221 METRES;  
THENCE 262° 27' 00" FOR 13.344 METRES;  
THENCE 156° 36' 29" FOR 32.752 METRES;  
THENCE 171° 03' 12" FOR 55.849 METRES;  
THENCE 156° 36' 29" FOR 32.752 METRES;  
THENCE 119° 42' 26" FOR 7.588 METRES;  
THENCE 212° 19' 13" FOR 9.265 METRES;  
THENCE 112° 27' 41" FOR 14.016 METRES;  
THENCE 63° 42' 16" FOR 15.569 METRES;  
THENCE 147° 55' 39" FOR 34.170 METRES;  
THENCE 292° 28' 57" FOR 65.779 METRES;  
THENCE 293° 31' 04" FOR 48.975 METRES;  
THENCE 297° 58' 06" FOR 24.989 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

**METES & BOUNDS OF CONTAMINATED SEDIMENT AREA:**

STARTING AT THE SOUTHWEST CORNER OF LOT A, DISTRICT LOT 181, GROUP 1,  
NEW WESTMINSTER DISTRICT PLAN BCP40923:

THENCE 1° 45' 05" FOR 157.038 METRES; TO THE POINT OF COMMENCEMENT.  
THENCE 1° 45' 05" FOR 79.052 METRES;  
THENCE 78° 10' 47" FOR 15.188 METRES;  
THENCE 181° 15' 46" FOR 62.646 MRTRES  
THENCE 182° 56' 40" FOR 6.832 METRES;  
THENCE 191° 27' 58" FOR 8.157 METRES;  
THENCE 247° 49' 33" FOR 12.019 METRES;  
THENCE 229° 32' 04" FOR 2.535 METRES;  
THENCE 342° 26' 06" FOR 2.720 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

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