



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 on lands and waterlots adjacent to 855 Centennial Road, Vancouver, British Columbia which is more particularly known and described as:

- A portion of Block U and Block V (Reference Plan 2393) of the Foreshore of Burrard Inlet Adjoining District Lot 181 Group 1 New Westminister District PID: 016-012-101, 016-012-178;
- Filled waterlot west of 027-029-001; and
- Waterlots north, east and west of 027-929-001.

Which is described by the following metes and bounds:

Starting at the Southwest Corner of Lot A, District Lot 181, Group 1, New Westminister District Plan BCP40923:

Thence $1^{\circ} 45' 04''$ For 39.615 metres; to The Point of Commencement.


- thence $1^{\circ} 45' 04''$ for 508.309 metres;
- thence $87^{\circ} 03' 34''$ for 111.680 metres;
- thence $181^{\circ} 45' 4''$ for 525.088 metres;
- thence $89^{\circ} 53' 1''$ for 102.554 metres;
- thence $359^{\circ} 42' 15''$ for 483.977 metres;
- thence $90^{\circ} 0' 0''$ for 54.019 metres;
- thence $0^{\circ} 0' 0''$ for 127.863 metres;
- thence $270^{\circ} 00' 00''$ for 358.110 metres;
- thence $181^{\circ} 45' 4''$ for 501.614 metres;
- thence $98^{\circ} 15' 16''$ for 56.768 metres;
- thence $181^{\circ} 45' 4''$ for 84.136 metres;
- thence $98^{\circ} 15' 16''$ for 51.353 metres;

Returning to the Point of Commencement.

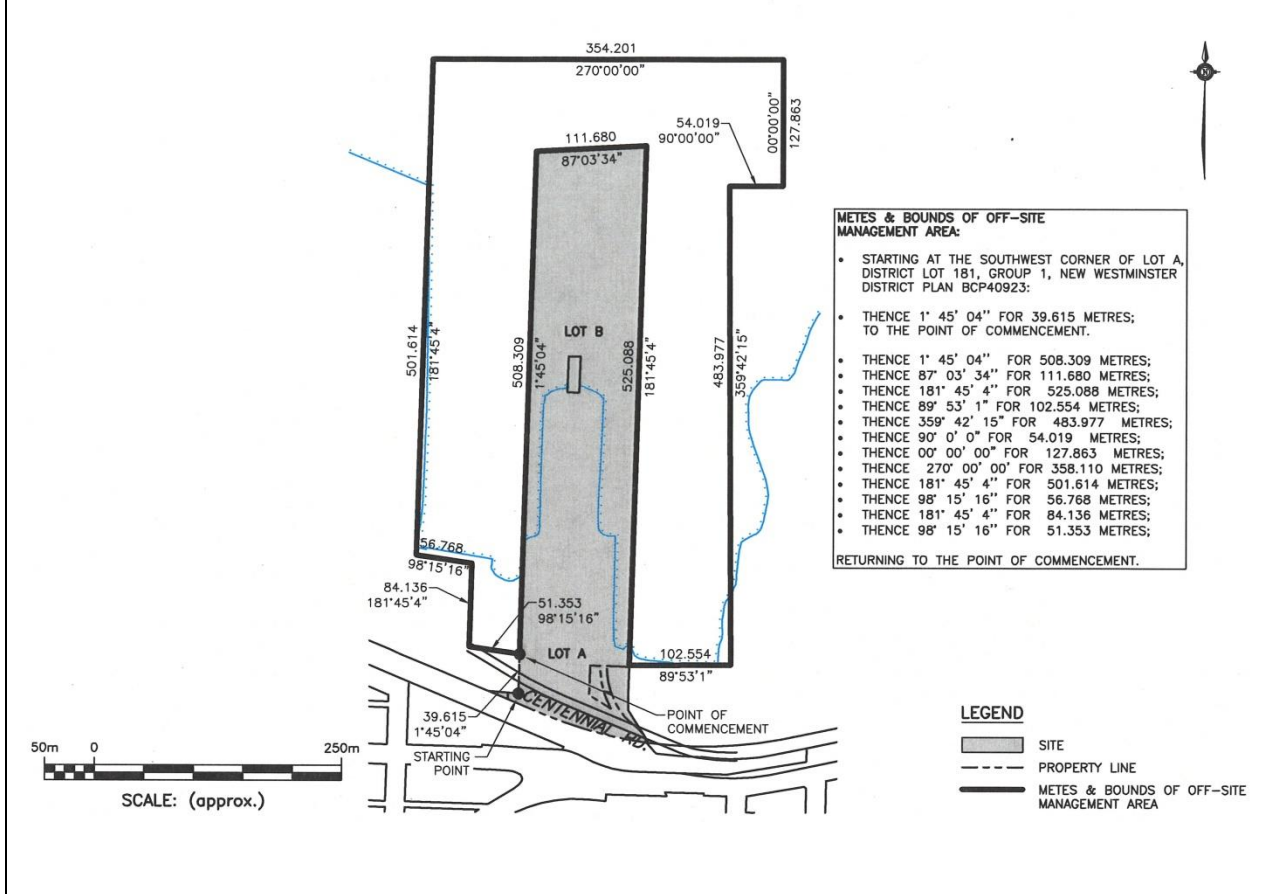
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: $49^{\circ} 17' 12.86''$
Longitude: $123^{\circ} 05' 30.40''$

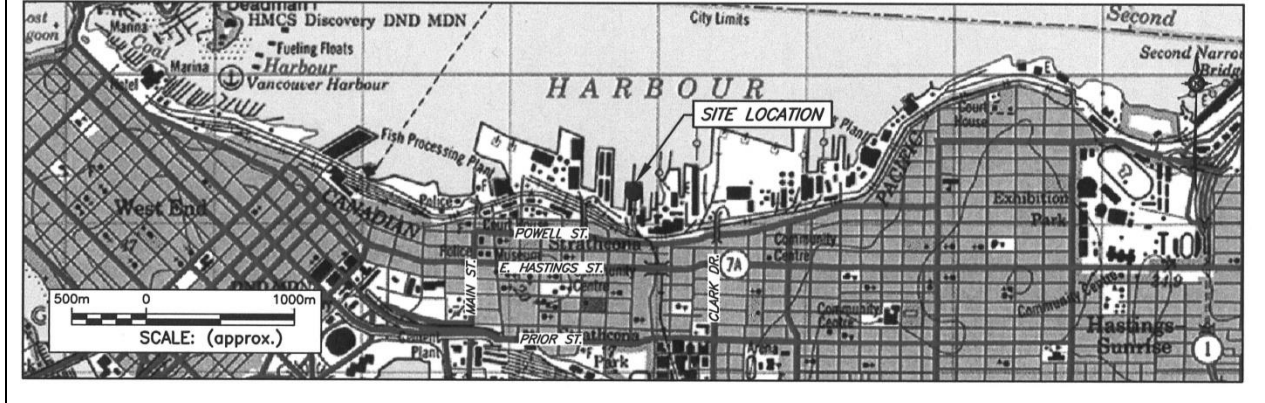
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Site Plan, Vancouver, BC



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 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 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 Management Area as defined by the metes and bounds on the attached figure must be maintained to restrict public access;
 - (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 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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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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- LEPHs;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1.2.3-cd]pyrene, naphthalene, phenanthrene and pyrene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

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

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

To meet numerical remediation standards:

- Arsenic;
- 2-Methylnaphthalene; acenaphthene, acenaphthylene, benz[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 (Off-Site) Site ID 15126, 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.

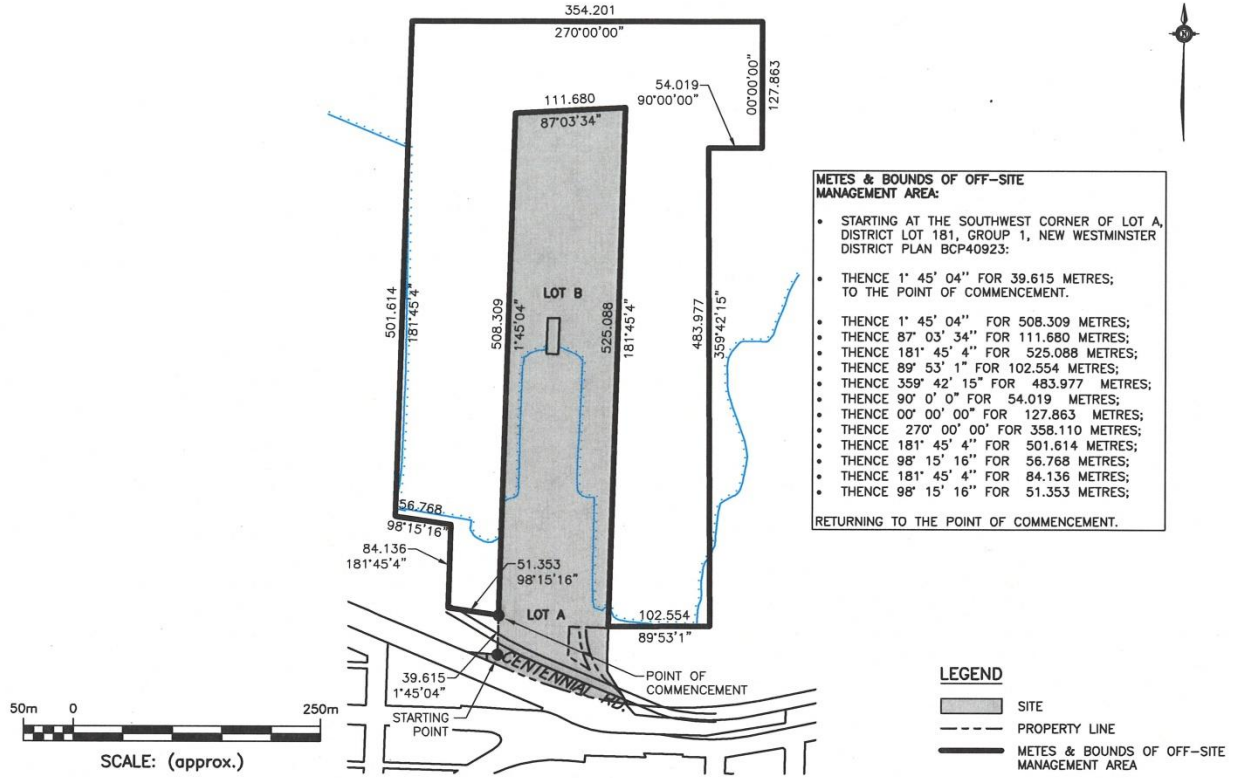
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Attachments

METES & BOUNDS FIGURES

- *Off-Site Management Area*



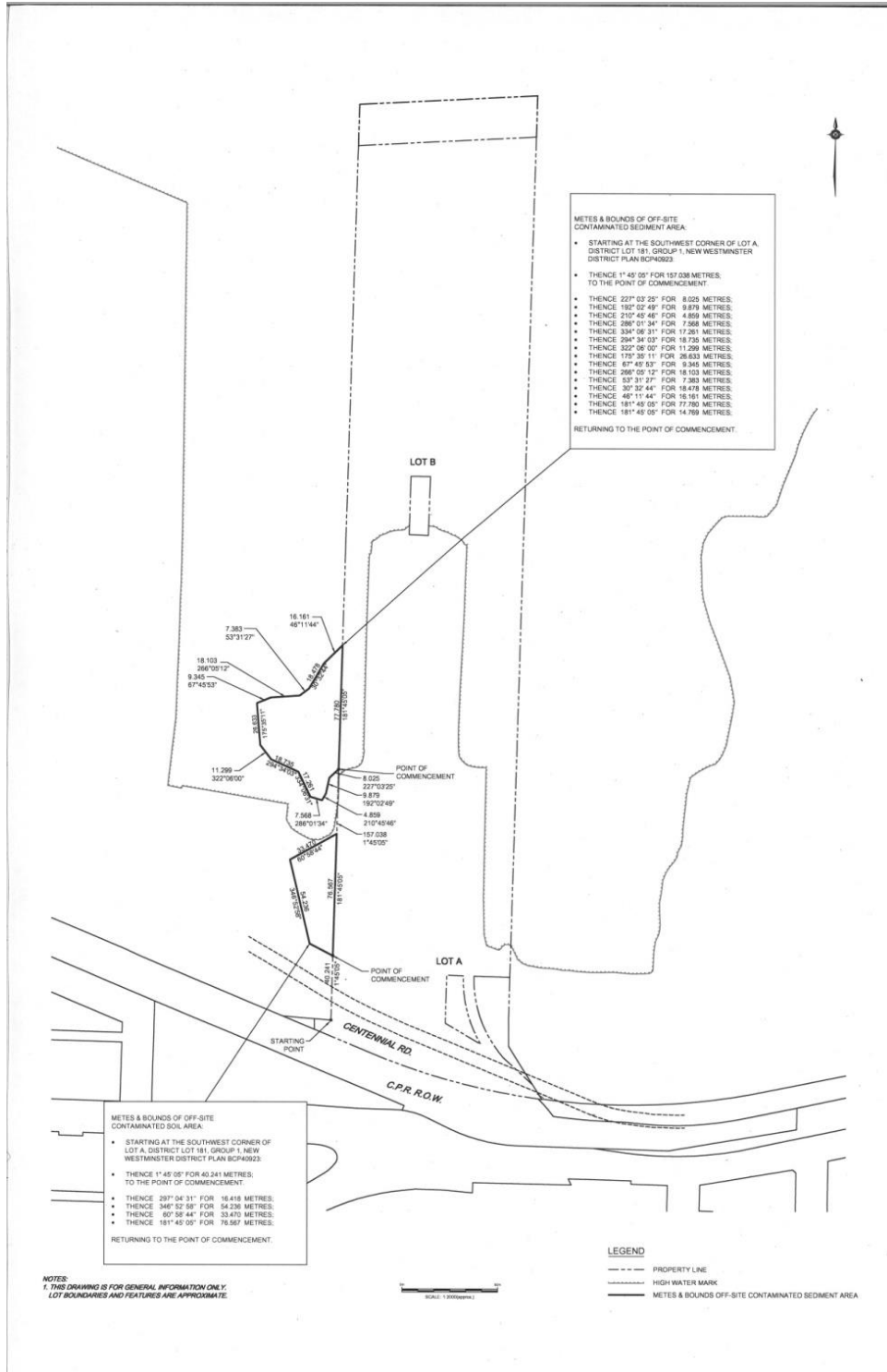
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- Soil and Sediment Contamination Areas



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Attachments

METES & BOUNDS DESCRIPTIONS

METES & BOUNDS OF MANAGEMENT AREA:

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

THENCE 1° 45' 04" FOR 39.615 METRES; TO THE POINT OF COMMENCEMENT.

- THENCE 1° 45' 04" FOR 508.309 METRES;
- THENCE 87° 03' 34" FOR 111.680 METRES;
- THENCE 181° 45' 4" FOR 525.088 METRES;
- THENCE 89° 53' 1" FOR 102.554 METRES;
- THENCE 359° 42' 15" FOR 483.977 METRES;
- THENCE 90° 0' 0" FOR 54.019 METRES;
- THENCE 0° 0' 0" FOR 127.863 METRES;
- THENCE 270° 00' 00" FOR 358.110 METRES;
- THENCE 181° 45' 4" FOR 501.614 METRES;
- THENCE 98° 15' 16" FOR 56.768 METRES;
- THENCE 181° 45' 4" FOR 84.136 METRES;
- THENCE 98° 15' 16" FOR 51.353 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

METES & BOUNDS OF OFF-SITE 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 40.241 METRES; TO THE POINT OF COMMENCEMENT.


THENCE 297° 04' 31" FOR 16.418 METRES;
THENCE 346° 52' 58" FOR 54.236 METRES;
THENCE 60° 58' 44" FOR 33.470 METRES;
THENCE 181° 45' 05" FOR 76.567 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

METES & BOUNDS OF OFF-SITE CONTAMINATED SEDIMENT AREA:

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

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THENCE 1° 45' 05" FOR 157.038 METRES; TO THE POINT OF COMMENCEMENT.

THENCE 227° 03' 25" FOR 8.025 METRES;
THENCE 192° 02' 49" FOR 9.879 METRES;
THENCE 210° 45' 46" FOR 4.859 METRES;
THENCE 286° 01' 34" FOR 7.568 METRES;
THENCE 334° 06' 31" FOR 17.261 METRES;
THENCE 294° 34' 03" FOR 18.735 METRES;
THENCE 322° 06' 00" FOR 11.299 METRES;
THENCE 175° 35' 11" FOR 26.633 METRES;
THENCE 67° 45' 53" FOR 9.345 METRES;
THENCE 266° 05' 12" FOR 18.103 METRES;
THENCE 53° 31' 27" FOR 7.383 METRES;
THENCE 30° 32' 44" FOR 18.478 METRES;
THENCE 46° 11' 44" FOR 16.161 METRES;
THENCE 181° 45' 05" FOR 77.780 METRES;
THENCE 181° 45' 05" FOR 14.769 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

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