



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.

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.

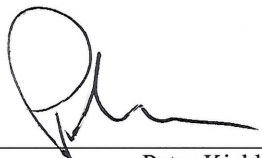
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

February 20, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 498 West 41st Avenue and 5700, 5740, 5780, 5790 Cambie Street, Vancouver, British Columbia which is more particularly known as the Polygon Property and described as:

Lots 1 to 4, Block 857, District Lot 526, Plan 7737

PID: 010-337-156 (Lot 1);

PID: 010-337-181 (Lot 2);

PID: 010-337-211 (Lot 3);

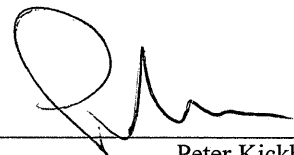
PID: 010-337-229 (Lot 4)

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

Latitude:	49°	13'	59.01"
Longitude:	123°	06'	56.40"

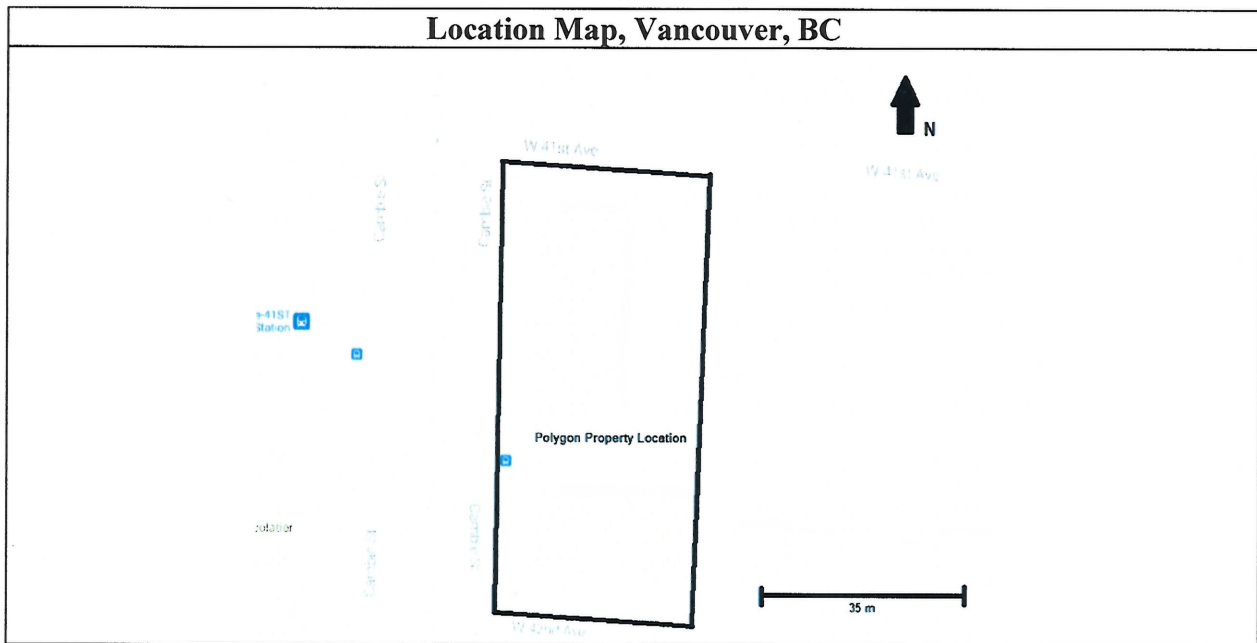
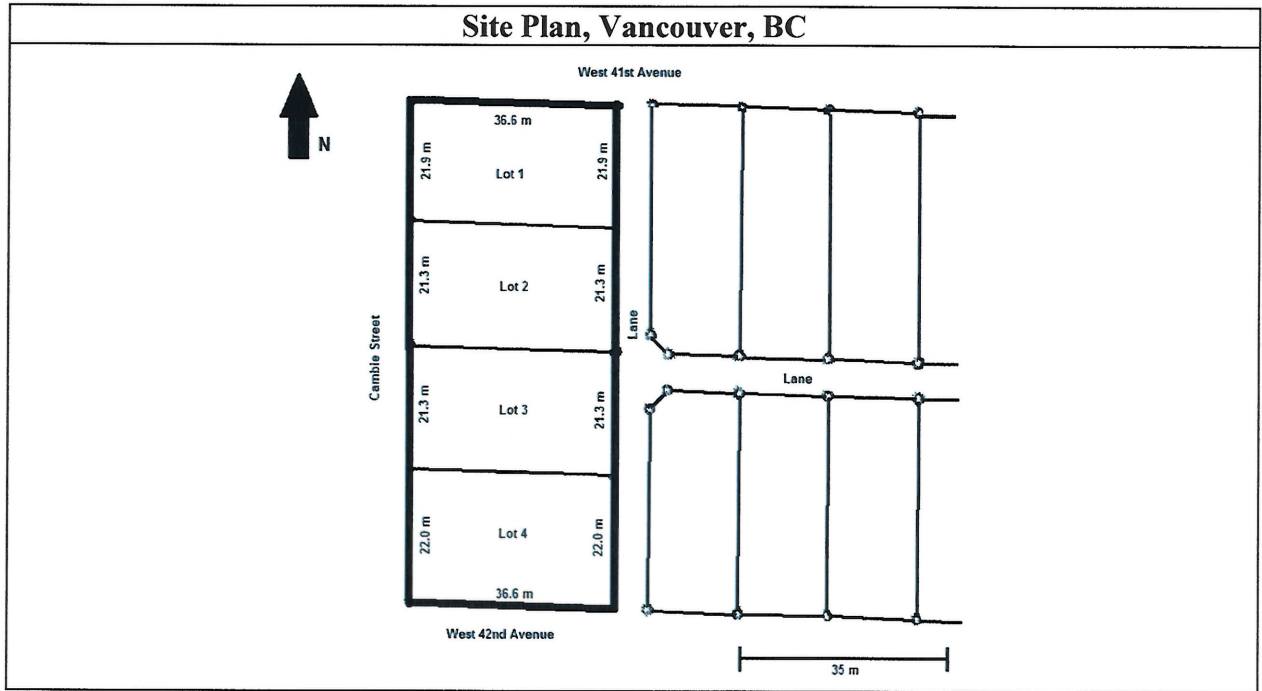
February 20, 2018

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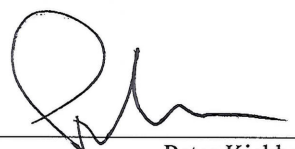


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Schedule B

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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the land located within the Polygon Property will continue to be used for commercial purposes at grade with residential units beginning on the second level. Underground parking would be developed up to approximately 17.7 m below ground surface (mbgs).

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the Polygon Property 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) Drinking water wells must not be installed within the Polygon Property.
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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Schedule C

Substances and Uses

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

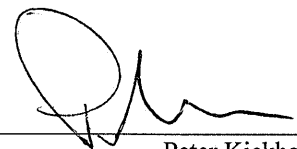
- Benzene and toluene.

To meet risk-based remediation standards:

- Ethylbenzene and xylenes.

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Schedule D

Documents

Summary of Site Condition, 498 West 41st Avenue and 5700 to 5790 Cambie Street located to the South of 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (September 22, 2017);

Record of Communication with the Polygon Property related to the former Imperial property located at 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (September 22, 2017);

Supplemental Preliminary Site Investigation/Detailed Site Investigation, 498 West 41st Avenue, 5700 to 5790 Cambie Street and Portions of the Adjacent Laneway to the East, and Portions of West 41st Avenue, West 42nd Avenue and Cambie Street to the south of 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 28, 2017);

Risk Assessment, 498 West 41st Avenue, 5700 to 5790 Cambie Street and Portions of the Adjacent Laneway to the East, and Portions of West 41st Avenue, West 42nd Avenue and Cambie Street to the south of 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 28, 2017);

Confirmation of Remediation Report Site: 495 West 41st Avenue, Vancouver, British Columbia by NEXT Environmental Inc. (October 22, 2016);

Detailed Site Investigation Report – Addendum #1 Site: 495 West 41st Avenue, Vancouver, British Columbia by NEXT Environmental Inc. (August 22, 2016);

Detailed Site Investigation Report Site: 495 West 41st Avenue, Vancouver, British Columbia by NEXT Environmental Inc. (June 21, 2016);

Protocol 6 Preapproval Application for Properties Affected by 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (November 3, 2015);

Stage 1 and Stage 2 Preliminary Site Investigation and Detailed Site Investigation by SLR Consulting (Canada) Ltd. (May 29, 2008); and

41st & Cambie Esso/7-Eleven by Parsons Inc. (July 21, 1993).

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