



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.

February 5, 2018
Date Issued


J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

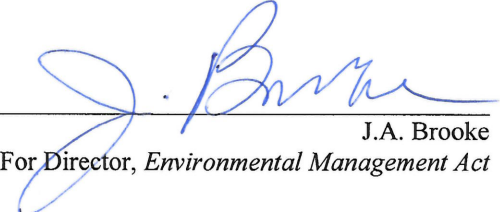
The site covered by this Certificate of Compliance is located at 2220 Kingsway, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Block 7, Plan EPP35365, District Lot 393, Group 1, New Westminster Land District
PID: 029-204-330

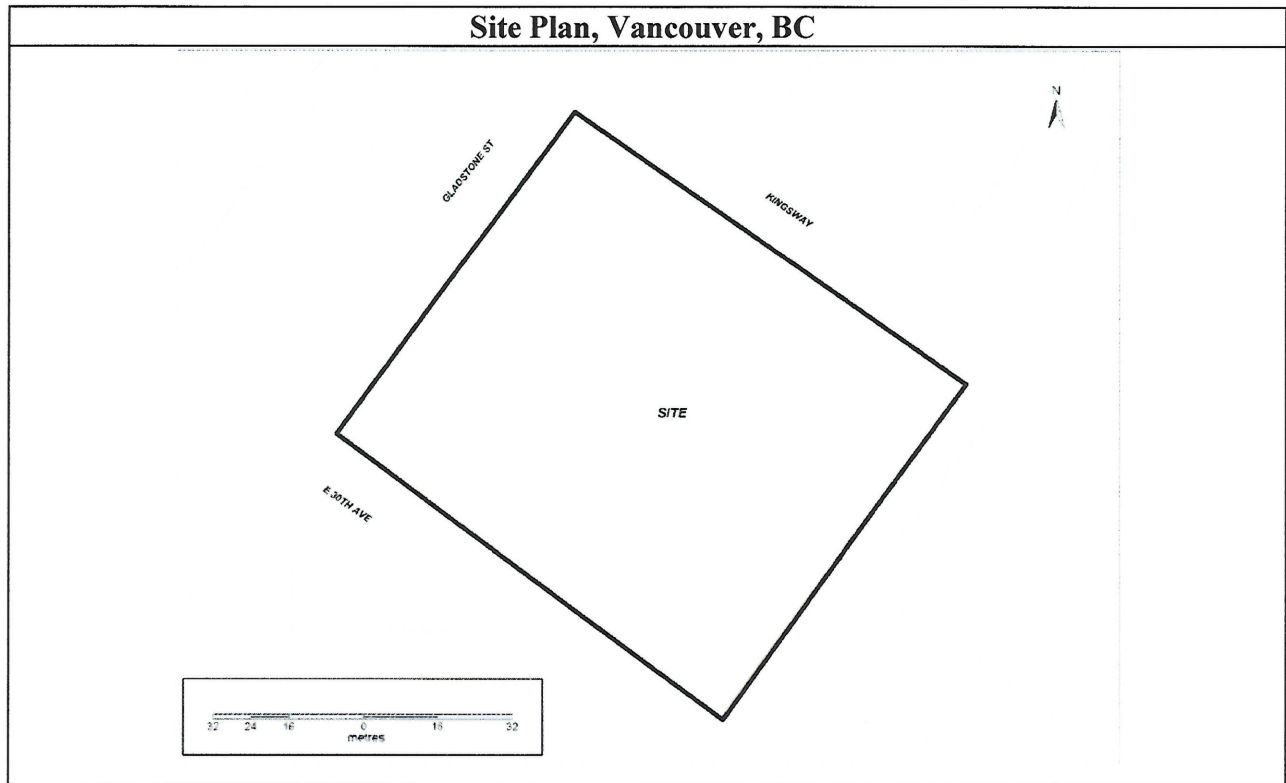
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 33.96"
Longitude: 123° 03' 41.54"

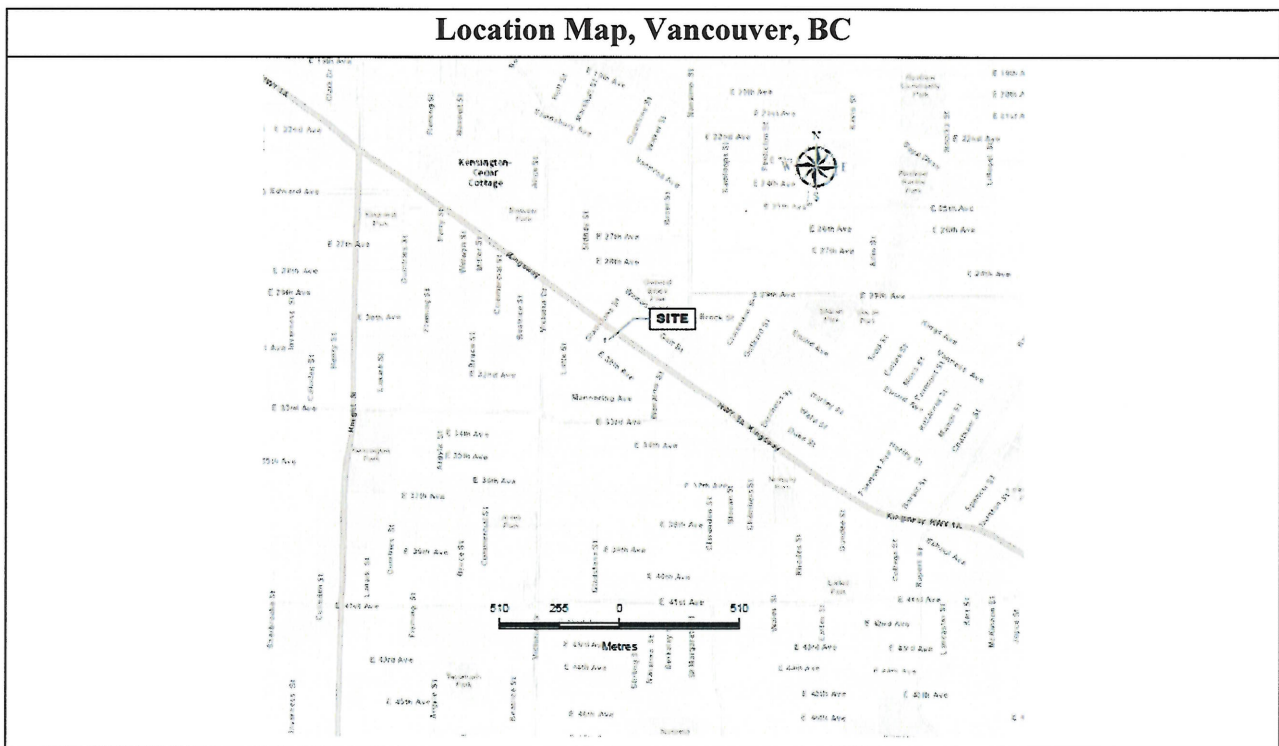
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Site Plan, Vancouver, BC

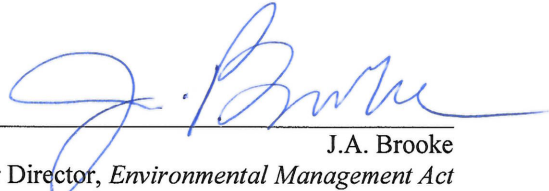


Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or 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.

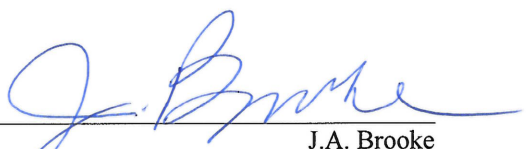
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Any current or future building(s) erected onsite must have a concrete floor slab on the lowest level.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Trichloroethylene (TCE); and
- HEPHs.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- 1,1-Dichloroethene, trichloroethylene (TCE) and VPHv.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Tetrachloroethylene (PERC) and trichloroethylene (TCE);
- Methyl tert-butyl ether (MTBE).

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Schedule D

Documents

- Arcadis Canada Inc., *Summary of Site Condition, 2220 Kingsway, Vancouver, BC*, October 2017;
- Arcadis Canada Inc., *Stage 1 Preliminary Site Investigation, 2220 Kingsway, Vancouver, BC*, October 2017;
- Arcadis Canada Inc., *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2220 Kingsway, Vancouver, BC*, October 2017;
- SLR Consulting (Canada) Ltd., *Phase II Environmental Site assessment, Canadian Tire Retail Store 432, 2220 Kingsway, Vancouver, BC*, December 2012;
- SLR Consulting (Canada) Ltd., *Service Centre Decommissioning and Remediation, Canadian Tire Retail Store 432, 2220 Kingsway, Vancouver, BC*, December 2012;
- Keystone Environmental Ltd., *Report of Findings, Phase II Environmental Site Assessment, 2220 Kingsway, Vancouver, BC*, April 2011 and;
- Keystone Environmental Ltd., *Report of Findings, Phase I Environmental Site Assessment, 2220 Kingsway, Vancouver, BC*, February 2011.

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