



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.

2018-01-31
Date Issued


Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 495 West 41st Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 3, Block 856, District Lot 526, Plan 7240, PID 010-680-063

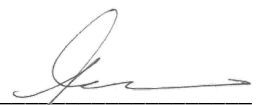
Lot 4, Block 856, District Lot 526, Plan 7240, PID 010-680-080

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

Latitude: 49° 14' 01.80"
Longitude: 123° 06' 56.00"

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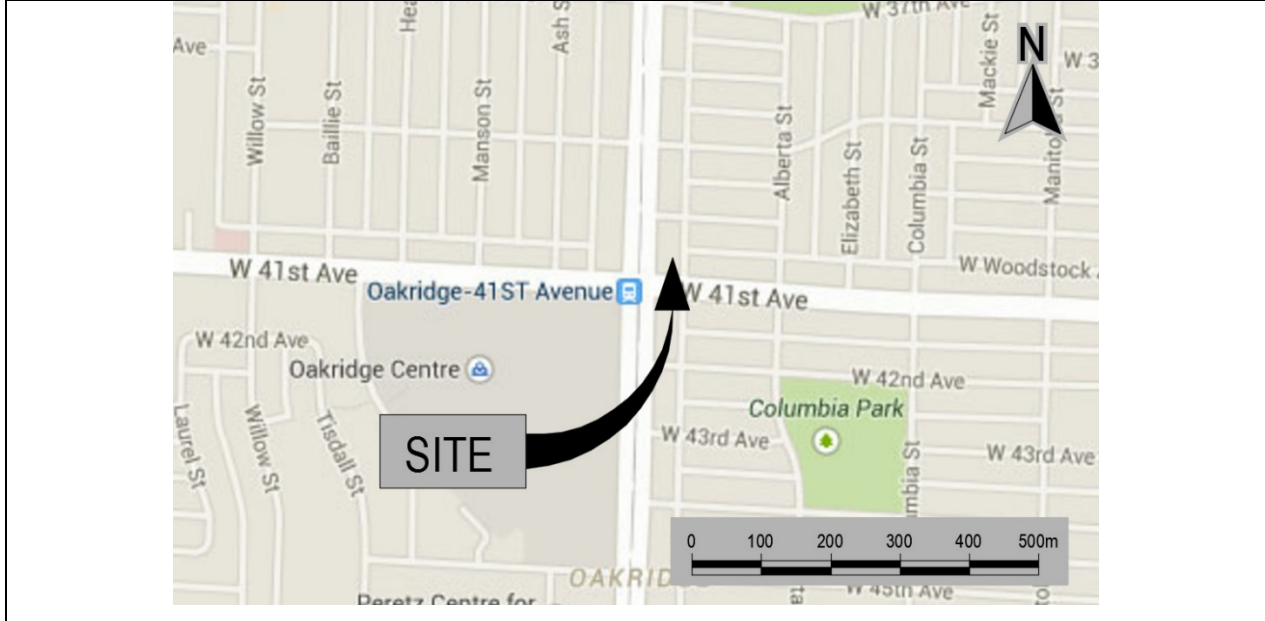


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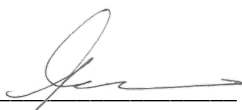
Site Plan, Vancouver, BC



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.

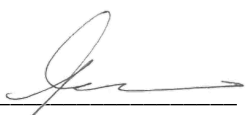
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected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

- (a) A two level underground parkade will cover the entire site and the slab of the underground parkade must not extend below a 7 m depth.

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) Groundwater must not be used as drinking water without prior treatment.
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 soil for commercial land soil use:

To meet risk-based remediation standards:

- VPHs, LEPHs;
- Benzene, ethylbenzene, toluene and xylene.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Benzene, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, xylenes, mixture.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Ethylbenzene, toluene, xylenes (total).

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Schedule D

Documents

Summary of Site Condition, Site 804, by Gary Lin, Next Environmental Inc. and Reidar Zapf-Gilje, GeoEnvirologic Consulting Ltd., October 25, 2017.

Human Health and Ecological Risk Assessment, 495 West 41st Avenue, Vancouver, BC, by Scott Steer, Steer Environmental Associates Ltd., October 2017.

Investigation Addendum Report [SITE ID: 804], 495 West 41st Avenue, Vancouver, BC (“Site”), by Nick Matthews and Gordon Guy, Next Environmental Inc., October 24, 2017.

Stage 1 Preliminary Site Investigation Update [SITE ID: 804] (“Stage 1 Update”), 495 West 41st Avenue, Vancouver, BC (“Site”), by Nick Matthews and Gordon Guy, Next Environmental Inc., October 12, 2017.

Confirmation of Remediation Report, SITE: 495 West 41st Avenue, Vancouver, BC, [SITE ID: 804], by Nick Matthews and Gordon Guy, Next Environmental Inc., October 11, 2016.

Stage 2 Preliminary Site Investigation and Detailed Site Investigation Report – Addendum #1, SITE: 495 West 41st Avenue, Vancouver, BC, [SITE ID: 804], by Nick Matthews and Gordon Guy, Next Environmental Inc., August 19, 2016.

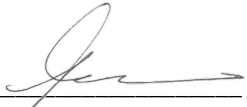
Stage 2 Preliminary Site Investigation and Detailed Site Investigation Report, SITE: 495 West 41st Avenue, Vancouver, BC, [SITE ID: 804], by Nick Matthews and Gordon Guy, Next Environmental Inc., June 21, 2016.

Stage 1 Preliminary Site Investigation – Report, SITE: 495 West 41st Avenue, Vancouver, BC, [Site ID: 804], by Nick Matthews and Gordon Guy, Next Environmental Inc., February 18, 2016.

Remediation Plan for On-Site Shallow Soil (~0-7m) Contamination to Obtain a Building Permit (“BP”) from the City of Vancouver, 495 West 41st Avenue, Vancouver, BC (“Site”), SITE ID 804, by Gordon Guy, Next Environmental Inc., November 12, 2015.

Re: Protocol 6 Preapproval Application for 495 W 41st Avenue, Vancouver, British Columbia, by Peter Kickham, Ministry of Environment, November 3, 2015.

2018-01-31
Date Issued


Alan W. McCammon
For Director, Environmental Management Act