



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.

April 12, 2018
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 209 East 7th Avenue, Vancouver, British Columbia which is more particularly known and described as:

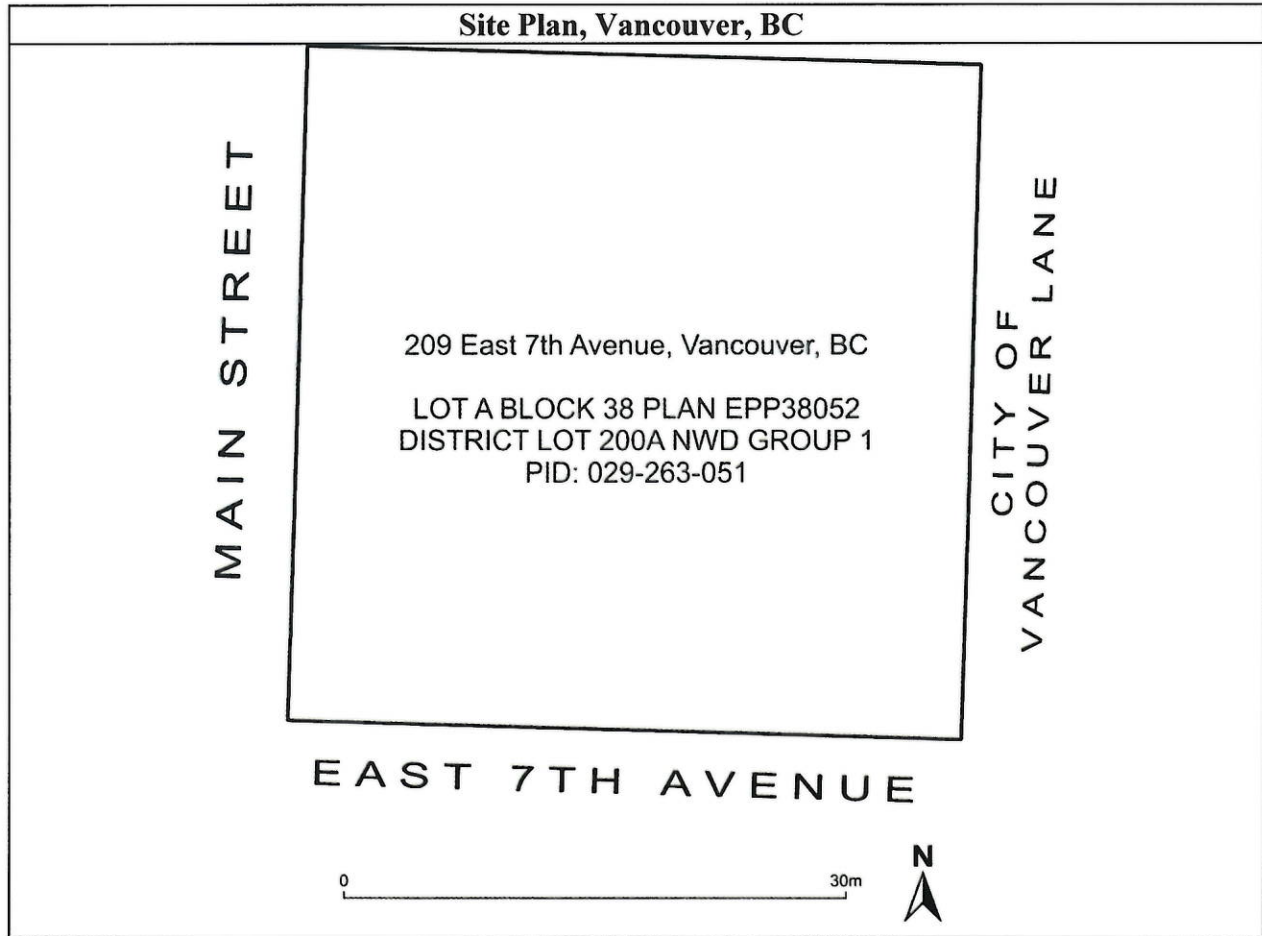
LOT A BLOCK 38 PLAN EPP38052 DISTRICT LOT 200A NWD GROUP 1
PID: 029-263-051

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

Latitude:	49°	15'	53.4"
Longitude:	123°	6'	1.5"

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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(s) 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. 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) Current Site building is constructed to BC Building Codes.

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(s) 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 water for aquatic life marine water use:

To meet numerical remediation standards:

LEPHw	NA
naphthalene	91-20-3
xylenes, total	1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
methylnaphthalene, 2-	91-57-6
toluene	108-88-3
xylenes, total	1330-20-7

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Schedule D

Documents

- *Summary of Site Condition* prepared by Duncan Macdonald / PGL Environmental Consultants Ltd., dated March 2018;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, PGL Environmental Consultants, March 2018;
- *Technical Memo, Environmental Soil Sampling of Suspect Material at 2290 Main Street, Vancouver, BC*, TetraTech EBA, August 12, 2016;
- *Technical Memo, Environmental Soil Sampling at 2290 Main Street, Vancouver, BC*, TetraTech EBA, July 21, 2016;
- *Development Permit Release Request – 2290 Main Street, Vancouver, BC*, TetraTech EBA, May 20, 2014;
- *Groundwater and Soil Sampling, 2290 Main Street, Vancouver, BC*, TetraTech EBA, May 2014;
- *Monitoring Well Sampling Report, 2290 Main Street, Vancouver, BC*, TetraTech EBA, July 2011;
- *Detailed Site Investigation and Confirmation of Remediation, 252 East 7th Avenue, Vancouver, BC*, Franz Environmental Inc., January 2011;
- *Addendum to Preliminary Site Investigation – Stage 1 and 2, Detailed Site Investigation, Remedial Closure, Supplemental Site Investigations, 1 Kingsway, Vancouver, BC, Investigation and Screening Level Risk Assessment of Off-Site Impacted Areas*, Keystone Environmental Ltd., October 2009;
- *Stage 1 Preliminary Site Investigation, 2290 Main Street and 240 East 6th Avenue, Vancouver, BC*, EBA Engineering Consultants Ltd., May 2006; and
- *Stage 2 Preliminary Site Investigation, 2290 Main Street and 240 East 6th Avenue, Vancouver, BC*, EBA Engineering Consultants Ltd., EBA Engineering Consultants Ltd., May 2006.

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