



**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 30, 2019  
Date Issued

  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 120 West 3<sup>rd</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot G Block 20 District Lot 200A Plan 14329  
PID: 007-865-988

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

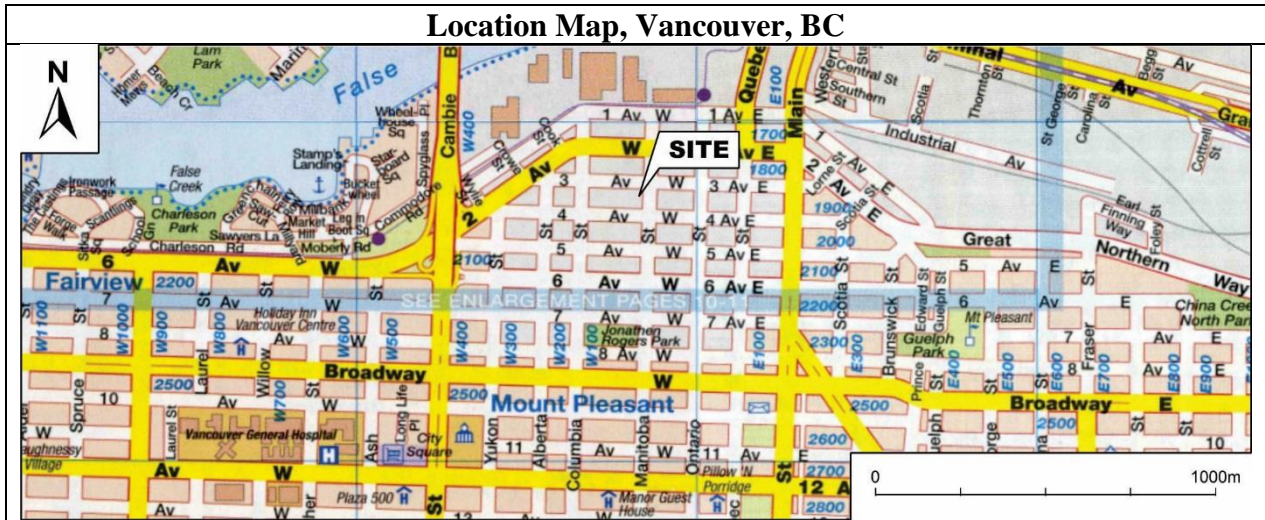
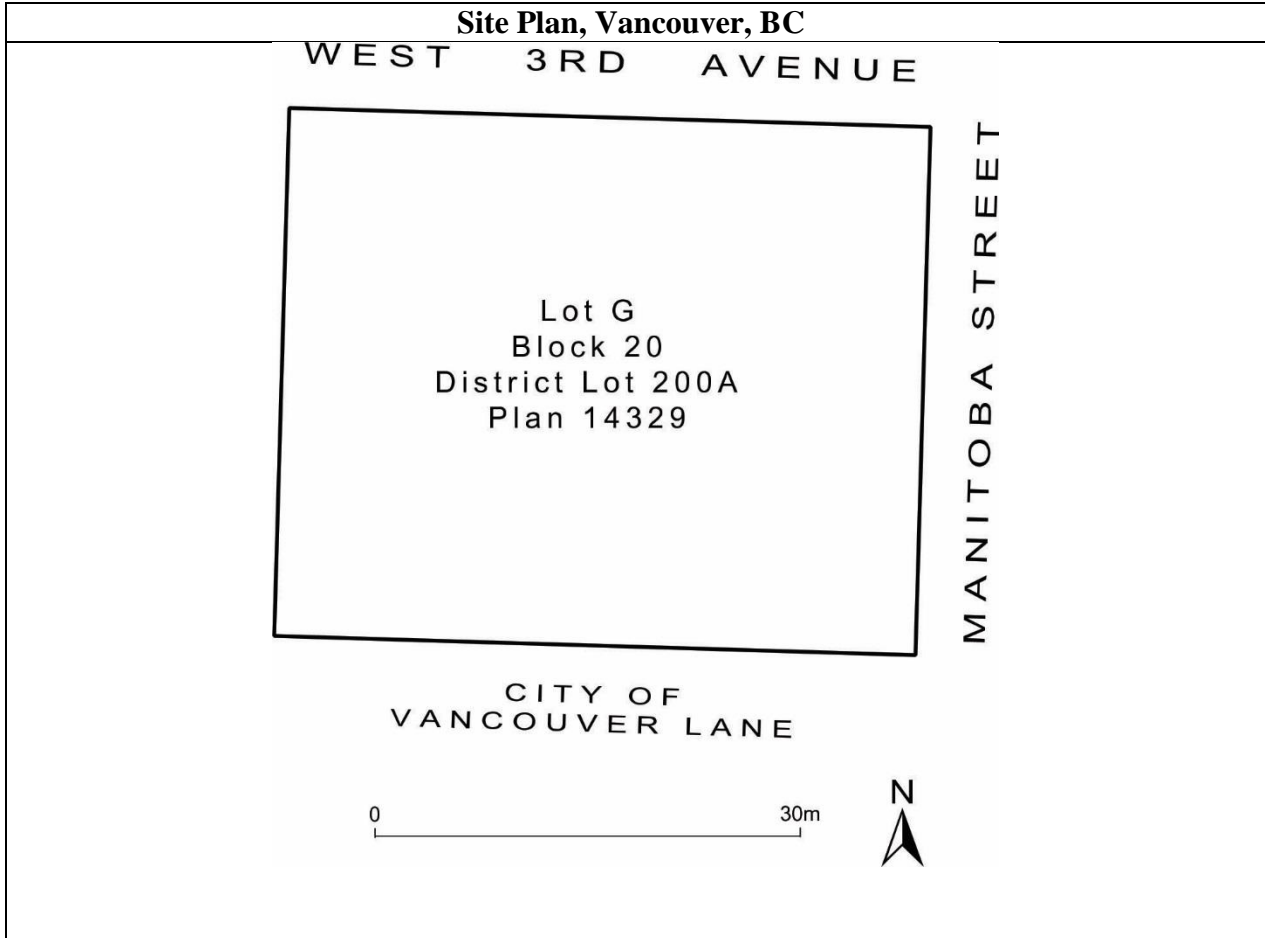
Latitude: 49° 16' 15.2"  
Longitude: 123° 6' 25.6"

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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 indoor air within the basement of the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation numerical standards at the site. The assumption of the vapour assessment is:

- (a) The current building structure, configuration, and depth will be maintained.

Any change in the structure, configuration or depth of the current building at the site 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.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet risk-based remediation standards:

trichloroethylene                      79-01-06

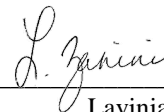
#### *Substances remediated in water for marine aquatic life water use:*

##### To meet risk-based remediation standards:

trichloroethylene	79-01-06	naphthalene	91-20-3
LEPHw	NA		

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Lavinia Zanini, P.Geol.

For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition* prepared by Pottinger Gaherty Environmental Consultants Ltd., dated June 2018;
- *Stage 1 Preliminary Site Investigation, 120 West 3<sup>rd</sup> Avenue, Vancouver, BC* prepared by Pottinger Gaherty Environmental Consultants Ltd., dated June 2018;
- *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Screening Level Risk Assessment, 120 West 3<sup>rd</sup> Avenue, Vancouver, BC* prepared by Pottinger Gaherty Environmental Consultants Ltd., dated June 2018; and
- *Site Risk Reclassification Request – 120 West 3rd Avenue, Vancouver, BC, Site ID: 19915*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated June 2018.
- *Re: Site Risk Reclassification Request – 120 West 3rd Avenue, Vancouver, BC, PID: 007-865-988*, prepared by Ministry of Environment and Climate Change Strategy, dated August 24, 2018;
- *Request for Protocol 6 Preapproval – Risk Managed High Risk Site, Site ID 19915 – 120 West 3rd Avenue, Vancouver, BC*, prepared by PGL Environmental Consultants, dated September 21, 2018; and
- *Re: Request to Have a High Risk-Risk Managed Site Certificate of Compliance Application Reviewed by an Approved Professional, 120 West 3rd Avenue, Vancouver, BC, PID: 007-865-988*, prepared by Ministry of Environment and Climate Change Strategy, dated October 24, 2018.

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