



**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.

November 1, 2018  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at 22 and 36 E 5<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

22 E 5<sup>th</sup> Avenue  
Lot D Block 31 New Westminster District Plan EPP47844  
PID: 029-709-920

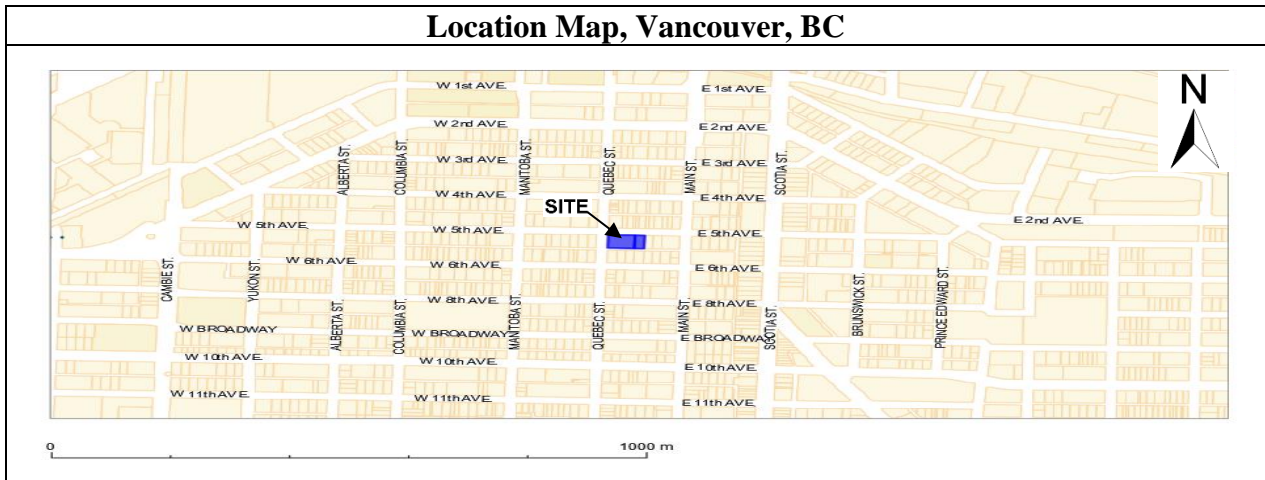
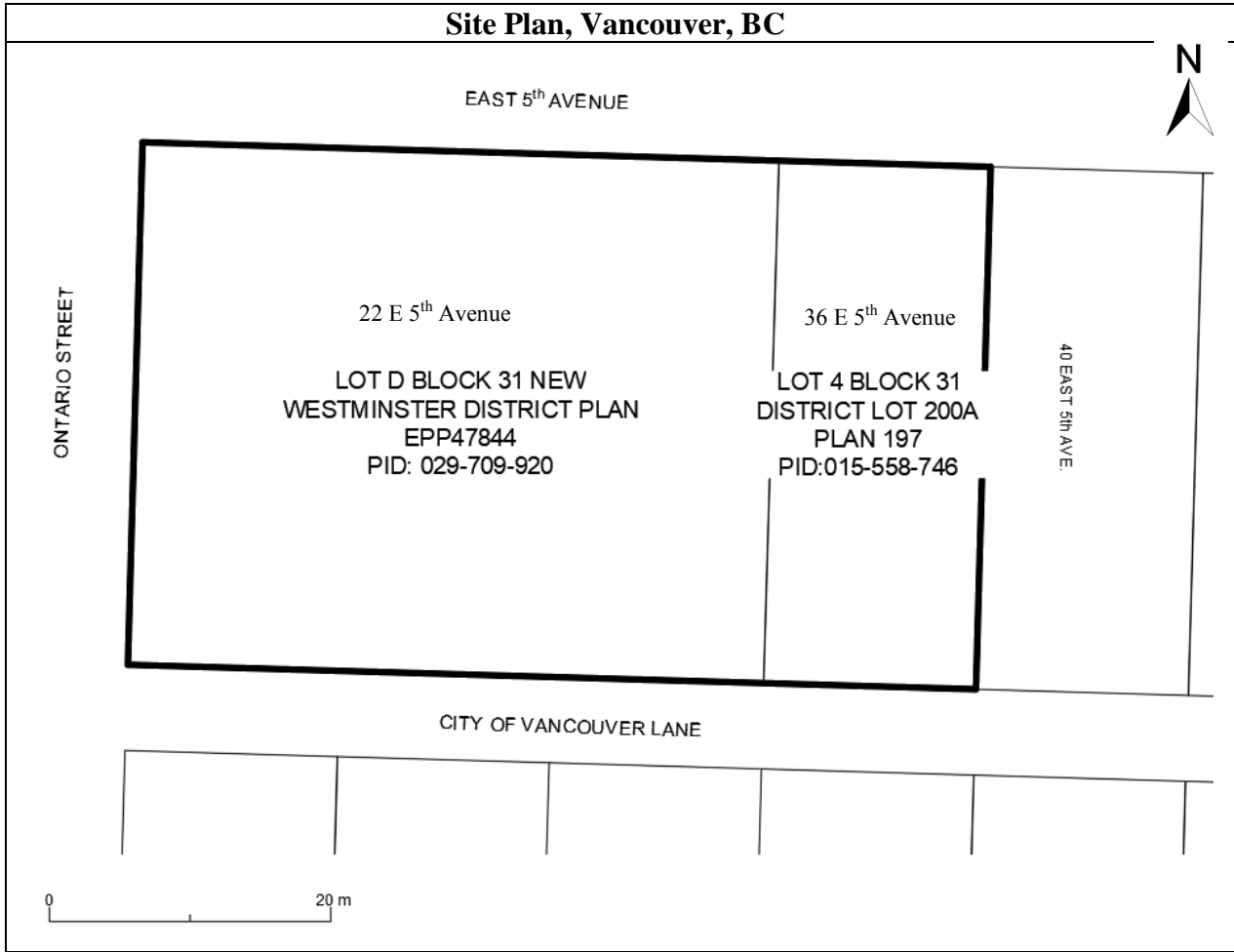
36 E 5<sup>th</sup> Avenue  
Lot 4 Block 31 District Lot 200A Plan 197  
PID: 015-558-746

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

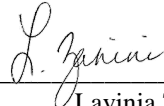
Latitude: 49° 15' 58.60"  
Longitude: 123° 06' 14.90"

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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 and adjacent to the site. These assumptions include the following:

- (a) The current building structures, configurations and depths at 22 and 36 E 5<sup>th</sup> Avenue will be maintained.

The documents listed in Schedule D indicate that indoor air within the existing building on the 36 East 5th Avenue portion of 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:

- (b) The current building structure, configuration, and depth at 36 E 5<sup>th</sup> Avenue will be maintained.

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) The vapour mitigation system installed at 22 East 5<sup>th</sup> Avenue must continue to operate in accordance with the system's detailed design specifications (McCue, 2018).

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3. If requested by the Director, the responsible person 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Sub Slab Depressurization System Detailed Design report listed in Schedule D.
7. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursion;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
8. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses


*Substances remediated in vapour for commercial land vapour use:*

To meet risk-based remediation standards:

- Trichloroethylene 79-01-06

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## Schedule D

### Documents

*Summary of Site Condition, 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd. and Steer Environmental Associates Ltd., August 27, 2018;*

*Performance Verification Plan, 22 E 5<sup>th</sup> Avenue, Vancouver, BC, Trillium Environmental Ltd., August 24, 2018;*

*Human Health and Ecological Risk Assessment, 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Trillium Environmental Ltd., August 24, 2018;*

*Detailed Site Investigation, 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., August 23, 2018;*

*Stage I Preliminary Site Investigation, 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., August 23, 2018;*

*Site Risk Reclassification, 22-36 E. 5<sup>th</sup> Avenue, Vancouver, BC, Ministry of Environment Climate Change Strategy, August 18, 2018;*

*High-Risk Site Update for 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., May 1, 2018;*

*Rescinding of Notice of Likely or Actual Migration 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., April 24, 2018;*

*Sub Slab Depressurization System Detailed Design Report for 22 E. 5<sup>th</sup> Avenue, Vancouver, BC, McCue Engineering Contractors, January 16, 2018;*

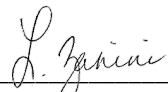
*High-Risk Site Update for 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., March 16, 2017;*

*High-Risk Site Update for 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., May 19, 2016;*

*High-Risk Site Update for 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., December 16, 2015;*

*Seasonal Indoor Air Sampling and Updated Remediation Plan and Schedule for 22 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., September 30, 2015;*

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*Plan for Restricted Basement Access for 22 E 5<sup>th</sup> Avenue, Vancouver, Thurber Engineering Ltd., April 30, 2015;*

*Phase II Environmental Site Assessment, 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., August 6, 2014; and*

*Phase I Environmental Site Assessment, 22-36 E 5<sup>th</sup> Avenue, Vancouver, BC, Thurber Engineering Ltd., June 5, 2014.*

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