



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.

2019-03-08
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is land dedicated to the City of Vancouver located immediately adjacent to the north of 188 E. 49th Avenue, Vancouver, British Columbia (MOE Site ID 17086), which is more particularly known and described as:

All that portion of Road, Block 2, District Lot 651, Group 1, New Westminster District dedicated by Plan EPP63886 deposited in the New Westminster Land Title Office in British Columbia which can be more particularly described as follows:

- Commencing at the North Western corner of Lot A, Plan EPP63886
- Thence 1 degree, 26 minutes, 58 seconds for 2.640 metres more or less,
- Thence 91degrees, 51 minutes, 25 seconds for 33.595 metres more or less,
- Thence 181 degrees, 26 minutes, 58 seconds for 2.640 metres more or less,
- Thence 271 degrees, 51 minutes, 25 seconds for 33.595 metres along the Southern Boundary of said Road to the point of Commencement.


- Containing by admeasurement 88.7 square metres more or less

The site contains part of a legal parcel depicted in a legal sketch plan EPP63886 prepared by Bennett Land Surveying Ltd., B.C. Land Surveyor on 17-Oct-2018.

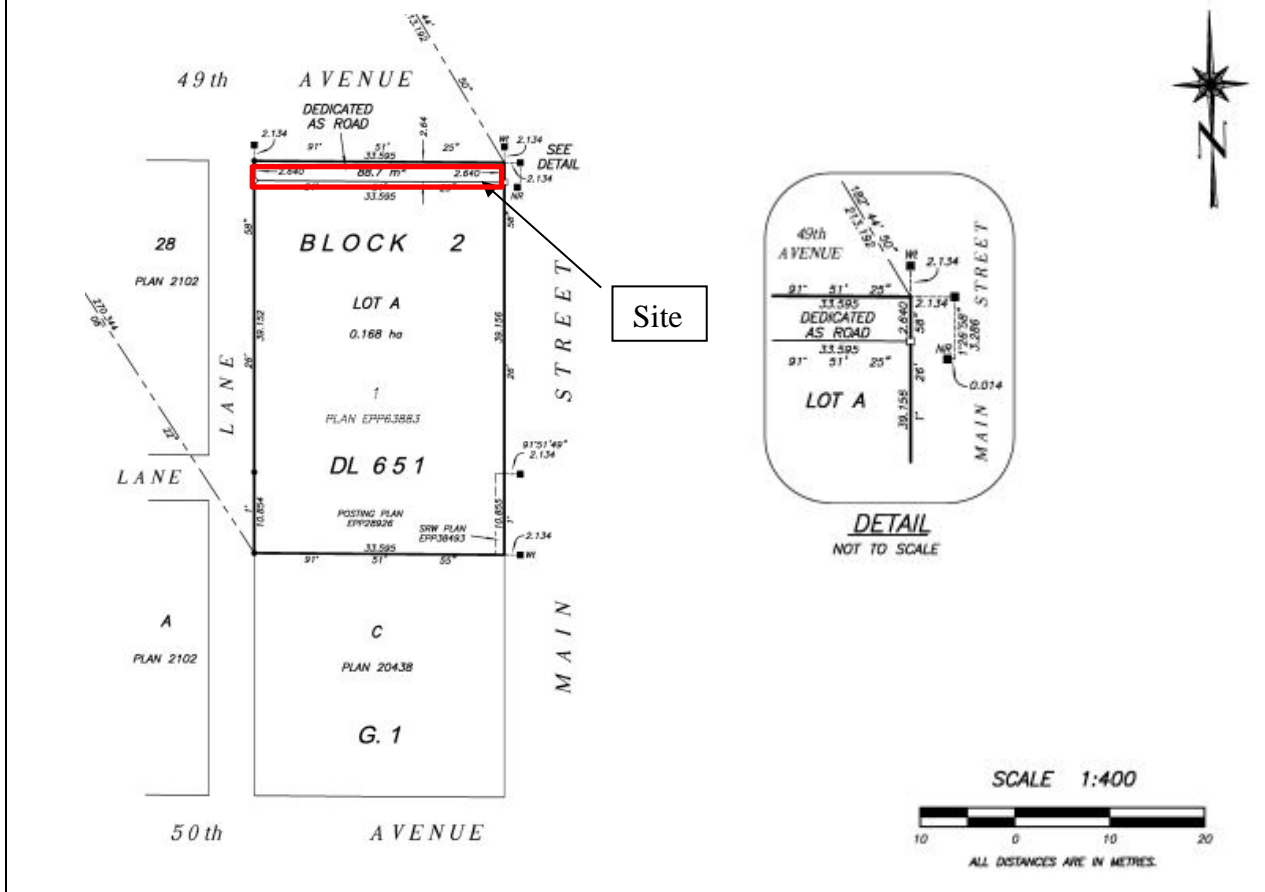
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 32.0"
Longitude: 123° 6' 7.5"

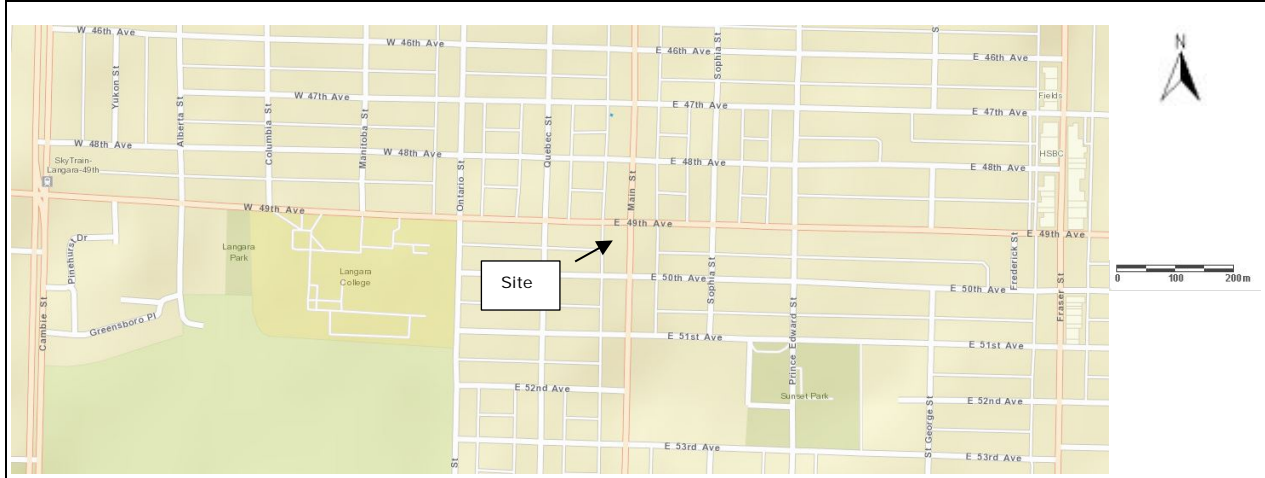
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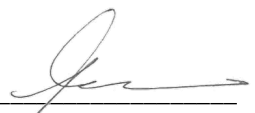
Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land use 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 a Contaminated Sites Regulation numerical standard 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 site is to be maintained as a road right of way

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings 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 in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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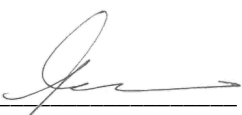
Schedule C
Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

Benzene 71-43-2

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Schedule D

Documents

Summary of Site Condition, metes and bounds immediately North of 188 East 49th Avenue, Vancouver, BC., February 22, 2019, Stefan Quaglia, Trillium Environmental Ltd. and Richard Kwan, Arcadis Canada Inc.

Human Health and Ecological Risk Assessment, metes and bounds immediately North of 188 East 49th Avenue, December 2018, Michael Shum, Michelle Ashley, PGL Environmental Consultants Ltd.

Stage 1 & 2 PSI, DSI, 188 East 49th Avenue, Vancouver, BC. November 2018, Nick Dayal, Sara Bathgate, Geostratus Consulting Inc.

Soil Characterization – 6507 Main Street, Vancouver, BC. April 2017, Nick Dayal, Ben Laird, Arcadis Canada

Scenario 5 Release Application, November 2016. Viviane Dubois-Cote, Arcadis Canada


Environmental Data Package, 6507 Main Street, 166 E. 49th Avenue, and Adjacent Right of Ways, Vancouver, BC. October 14, 2016. Neil Zandbergen, SNC Lavalin

Stage 1 Preliminary Site Investigation, 6541 – 6545 Main Street, Vancouver, BC. January 2014, David R. Kelly, D. Kelly Environmental

Phase I Environmental Site Assessment, 6507 Main Street, Vancouver, BC. February 2014, Nick Dayal, Sara Bathgate, Franz Environmental Inc

2015 Environmental Results, 6507 Main Street, Vancouver, BC. May 45, 2015, N.J. (Nicholas) McGregor, SNC Lavalin

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