



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.

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 2, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2889 East 1st Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 49 Section 32 Town of Hastings Suburban Lands Plan EPP41842
PID: 029-357-802

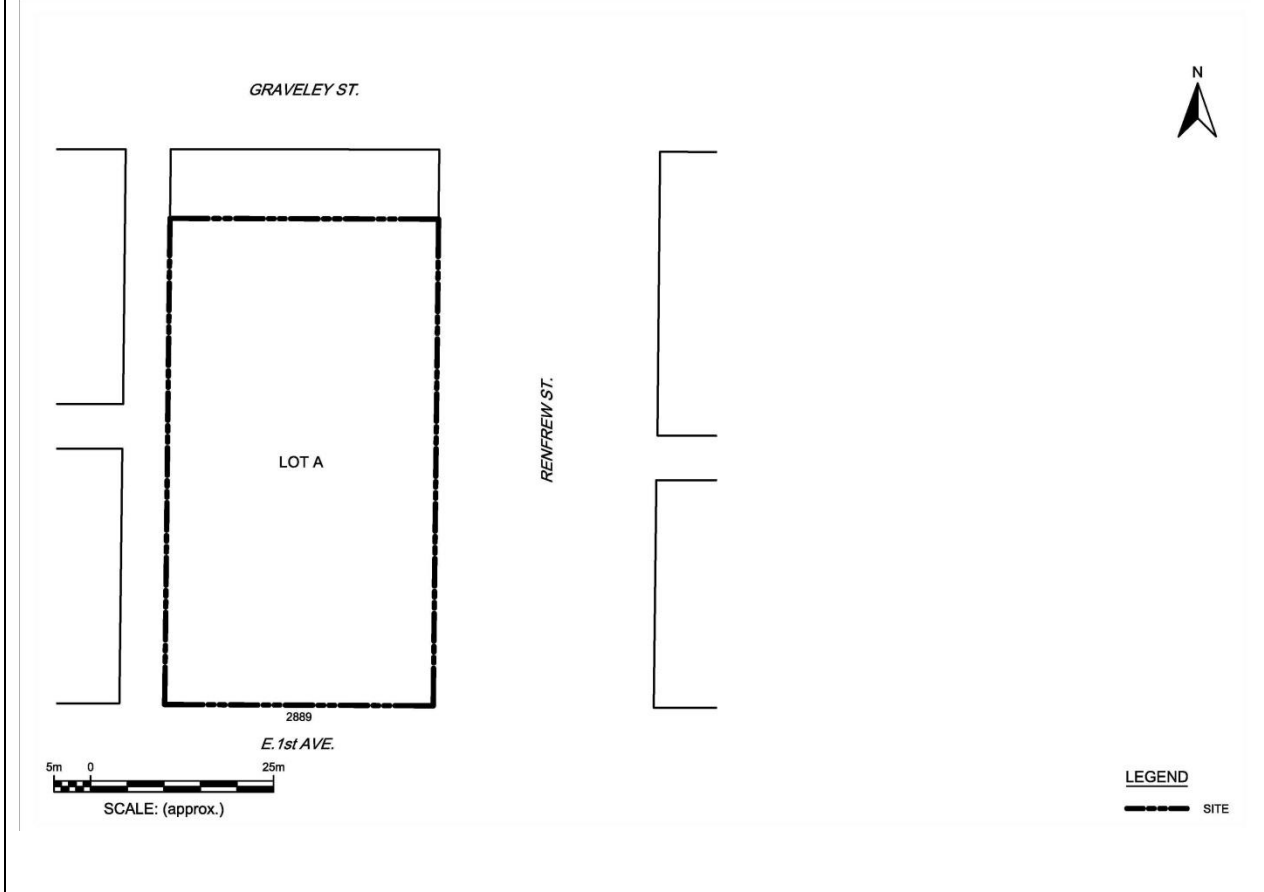
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 11.8"
Longitude: 123° 2' 40.8"

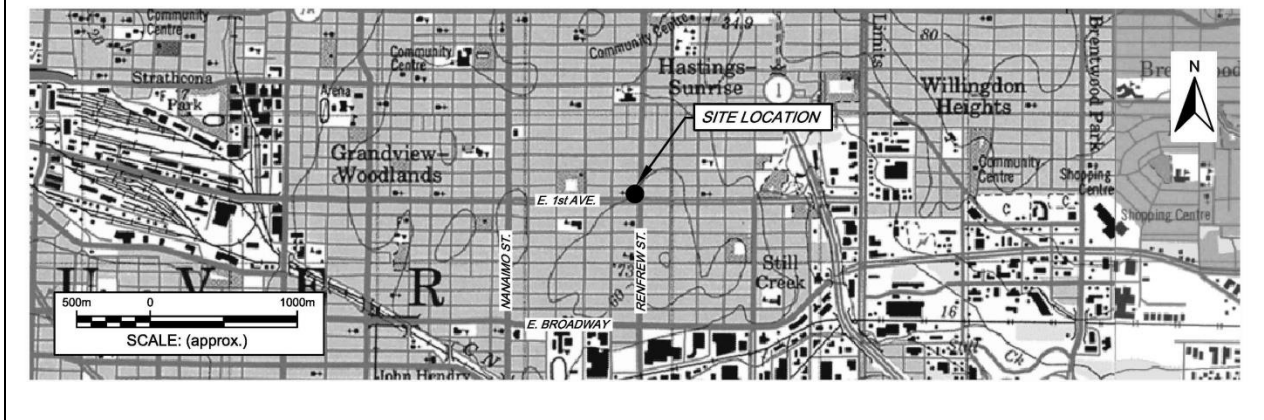
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Site Plan, Vancouver, BC



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 indoor air within the parkade 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) Site groundwater must not be used as drinking water; and
 - b) The tanked foundation and associated vapour barrier system of the underground parkade must continue to function as designed.
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.
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<s> or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person<s> responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of


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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 excursions;
- (c) The temporary or permanent corrective measures implemented or to be implemented;
- (d) An implementation schedule; and
- (e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for high density residential land soil use:

To meet numerical remediation standards:

cadmium	7440-43-9
LEPHs	N/A

To meet risk-based remediation standards:

benzene	71-43-2
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Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

VPHv	N/A
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To meet risk-based remediation standards:

benzene	71-43-2
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Substances remediated in water for drinking water use:


To meet numerical remediation standards:

benzene	71-43-2
butadiene,1,3-	106-99-0
dichloromethane	75-09-02
ethylbenzene	100-41-4
methylnaphthalene,2-	91-57-6
naphthalene	91-20-3
toluene	108-88-3
xylenes, total	1330-20-7

To meet risk-based remediation standards:

tetrachloroethylene	127-18-4
trichloroethylene	79-01-06

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Schedule D

Documents

Summary of Site Condition, 2889 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., February 2019;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 2889 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., February 2019;

Assurance of Professional Design and Field Review, 2889 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., February 2019;

Performance Verification Plan for Certificate of Compliance, 2889 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., February 2019;

Report of Findings – Human Health and Ecological Risk Assessment, 2889 East 1st Avenue, Vancouver, BC, Keystone Environmental Ltd., February 2019;

High Risk Report, 1616 Renfrew Street, Vancouver, BC, Gandalf Consulting Ltd., January 2016;

Memo Re 1616 Renfrew Street Notice of Offsite Migration., Marlim Ecological Consulting Ltd., June 2015;

Sub-surface Environmental Site Investigation, 1615 Renfrew Street, Vancouver, BC, D. Kelly Environmental Consulting Ltd., November 2013;

Phase II Environmental Site Assessment Final Report, 1671–1695 Renfrew Street, Vancouver, BC, JMB Environmental Ltd., November 2013; and

Phase I Environmental Site Assessment Final Report, 1671–1695 Renfrew Street, Vancouver, BC, JMB Environmental Ltd., October 2013.

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