



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.

July 22, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 950 Raymur Avenue, Vancouver, British Columbia which is more particularly known and described as:

LOT 8; EXCEPT PART IN REFERENCE PLAN 1278, NOW ROAD, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-171

LOT 9, EXCEPT PART IN REFERENCE PLAN 404, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-251

LOT 10, EXCEPT PART IN REFERENCE PLAN 404, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-286

LOT A (REFERENCE PLAN 404) OF LOTS 9 AND 10, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-316

LOT A (SEE 93695L) OF LOTS 21 TO 27, BLOCK 96, LOT 181, PLAN 196
PID: 008-273-383

LOT 11, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-421

LOT 12, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-456

LOT 13, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-499

LOT 14, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-529

LOT 15, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-545

LOT 16, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-553

LOT 17, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-588


LOT 18, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-596

LOT 19, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-618

LOT 20, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-651

THAT PART OF LOT 28 LYING WESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF LOT 28, DISTANT 8 FEET FROM THE SOUTHEAST CORNER THEREOF TO A POINT ON THE NORTH BOUNDARY OF LOT 33, DISTANT 71.04 FEET FROM THE NORTH EAST CORNER THEREOF, BLOCK 96, DISTRICT LOT 181, PLAN 196
PID: 008-273-731

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THAT PART OF LOT 29 LYING WESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF LOT 28, DISTANT 8 FEET FROM THE SOUTHEAST CORNER THEREOF TO A POINT ON THE NORTH BOUNDARY OF LOT 33, DISTANT 71.04 FEET FROM THE NORTH EAST CORNER THEREOF, BLOCK 96, DISTRICT LOT 181, PLAN 196

PID: 008-273-774

THAT PART OF LOT 30 LYING WESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF LOT 28, DISTANT 8 FEET FROM THE SOUTHEAST CORNER THEREOF TO A POINT ON THE NORTH BOUNDARY OF LOT 33, DISTANT 71.04 FEET FROM THE NORTH EAST CORNER THEREOF, BLOCK 96, DISTRICT LOT 181, PLAN 196

PID: 008-273-804

THAT PART OF LOT 31 LYING WESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF LOT 28, DISTANT 8 FEET FROM THE SOUTHEAST CORNER THEREOF TO A POINT ON THE NORTH BOUNDARY OF LOT 33, DISTANT 71.04 FEET FROM THE NORTH EAST CORNER THEREOF, BLOCK 96, DISTRICT LOT 181, PLAN 196

PID: 008-273-821

THAT PART OF LOT 32 LYING WESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF LOT 28, DISTANT 8 FEET FROM THE SOUTHEAST CORNER THEREOF TO A POINT ON THE NORTH BOUNDARY OF LOT 33, DISTANT 71.04 FEET FROM THE NORTH EAST CORNER THEREOF, BLOCK 96, DISTRICT LOT 181, PLAN 196

PID: 008-273-847

THAT PART OF LOT 33 LYING WESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF LOT 28, DISTANT 8 FEET FROM THE SOUTHEAST CORNER THEREOF TO A POINT ON THE NORTH BOUNDARY OF LOT 33, DISTANT 71.04 FEET FROM THE NORTH EAST CORNER THEREOF EXCEPT IN PART IN LOT A NOW ROAD, SHOWN ON REFERENCE PLAN 1278, BLOCK 96, DISTRICT LOT 181, PLAN 196

PID: 008-273-952

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

Latitude: 49° 16' 34.7"
Longitude: 123° 04' 55.3"

July 22, 2019

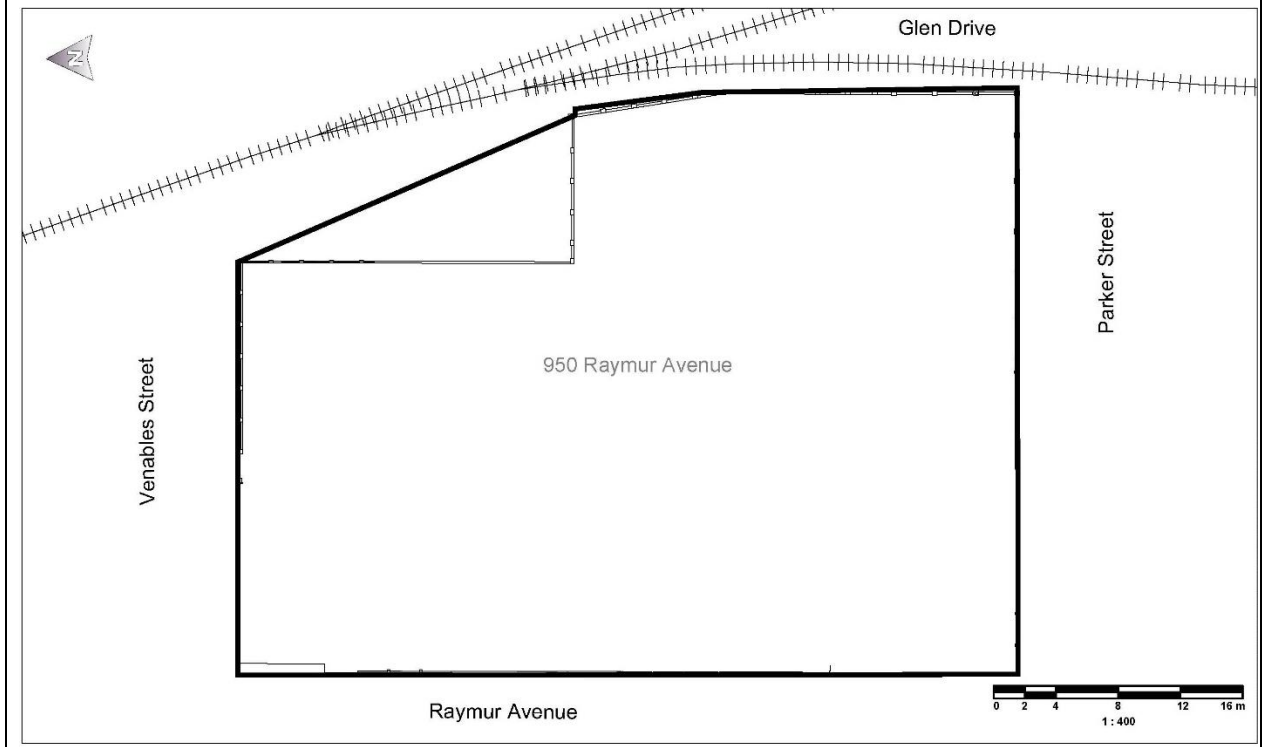
Date Issued



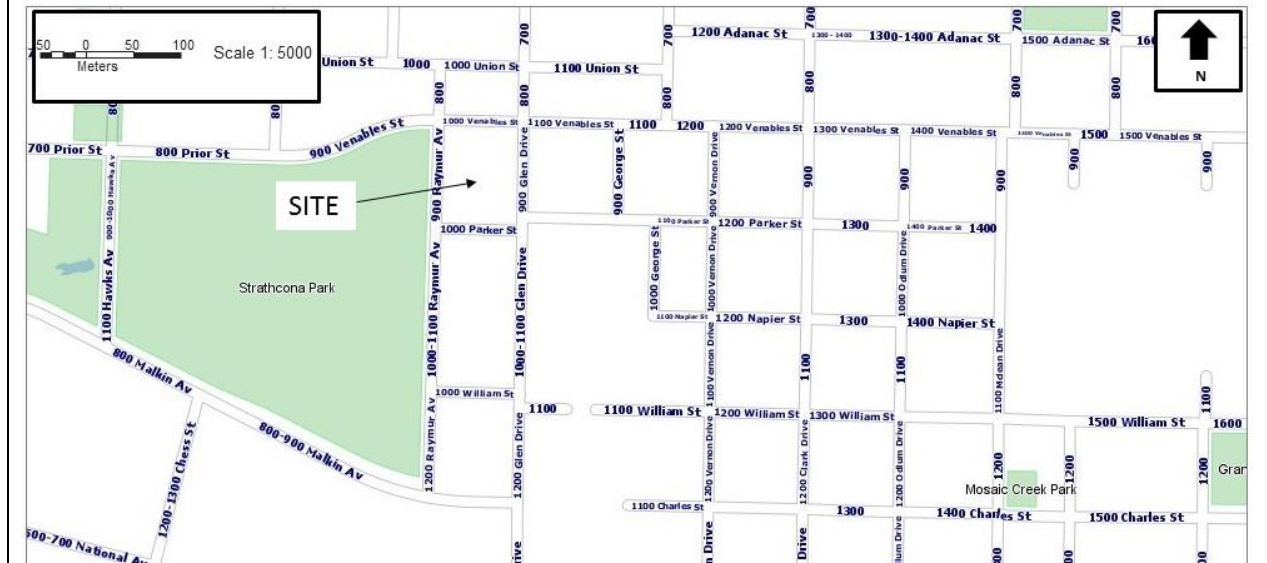
Liliana Jerade

For Director, *Environmental Management Act*


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 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 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 that are present or expected at the site. These assumptions include the following:

- (a) Any future buildings onsite will be slab-on-grade;
- (b) Current outdoor use for offsite adjacent roadways and park;
- (c) Current adjacent buildings are slab on grade; and
- (d) Future buildings adjacent offsite can be built to any depth.

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 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) Maintenance of the current surface cap conditions (as a minimum)
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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

VPHs	NA
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To meet risk-based remediation standards:

LEPHs	NA
VPHs	NA
zinc	7440-66-6

Substances remediated in vapour for industrial land vapour use:

To meet numerical remediation standards:

VPHv	NA
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Substances remediated in water for no specified water use:

To meet risk-based remediation standards:

VHw6-10	NA
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For Director, *Environmental Management Act*

Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition</i>	Duncan Macdonald, P.Eng., PGL Environmental Ltd. and Scott Steer, R.P.Bio., Steer Environmental Associates Ltd.	May 2019
<i>Stage I Preliminary Site Investigation – 950 Raymur Avenue, Vancouver, BC</i>	ERM Consultants Canada Ltd.	May 2019
<i>Detailed Site Investigation–950 Raymur Avenue, Vancouver, BC</i>	ERM Consultants Canada Ltd.	May 2019
<i>Confirmation of Remediation – 950 Raymur Avenue, Vancouver, BC</i>	ERM Consultants Canada Ltd.	May 2019
<i>Human Health and Ecological Risk Assessment – 950 Raymur Avenue, Vancouver, BC</i>	PGL Environmental Consultants	May 2019
<i>Draft Phase II Environmental Site Assessment – Project Comet Facility in Vancouver, British Columbia</i>	ERM Consultants Canada Ltd.	December 2012
<i>Draft Phase I Environmental Site Assessment and Limited EHS Compliance Review</i>	ERM Consultants Canada Ltd.	October 2012
<i>Draft Phase I Environmental Site Assessment (ESA) Update Report</i>	Camp Dresser & McKee Inc.	June 2004
<i>Groundwater Monitoring and Sampling Results Memorandum – 950 Raymur Avenue, Vancouver, BC</i>	SNC Lavalin Environment Inc.	September 2007
<i>Groundwater Monitoring Program, General Paint Factory – 950 Raymur Avenue, Vancouver, BC</i>	Morrow Environmental Consultants Inc.	February 1998

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