



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.

August 7, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at toward the northeast side of the intersection between Quebec Street and East 2nd Avenue in Vancouver, British Columbia which is more particularly known and described as:

All that portion of road lying westerly of Lot A, Block 7, District Lot 200A, Group 1, New Westminster District, Plan EPP66726, described as follows:

Commencing at the southwest corner of said Lot A;

Thence $271^{\circ} 39' 56''$, following in the westerly production of the southerly limit of said Lot A, a distance of 11.600 metres;

Thence $1^{\circ} 38' 54''$, following a line 11.600 metres perpendicularly westerly of the westerly limit of said Lot A, a distance of 37.185 metres, more or less, to intersection with the westerly production of the northerly limit of said Lot A;

Thence $91^{\circ} 39' 26''$, following easterly in said westerly production of the northerly limit of Lot A, 11.600 metres to the northwest corner of said Lot A;


Thence $181^{\circ} 38' 54''$, following in said westerly limit of Lot A, a distance of 37.187 metres, more or less, to the Point of Commencement, and comprising an area of 431.4 square metres

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Stephen D. Milner, B.C. Land Surveyor.

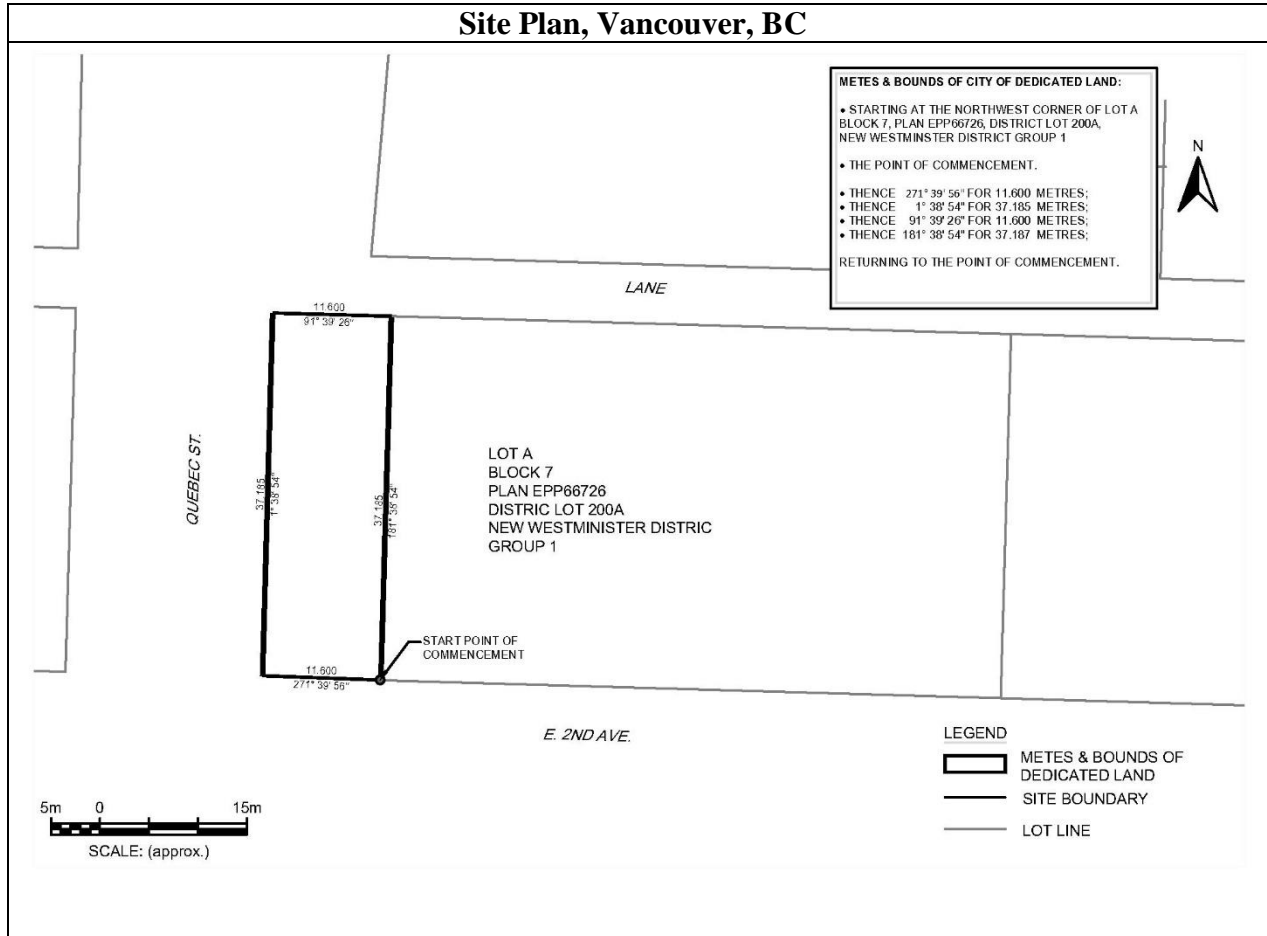
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: $49^{\circ} 16' 10.22''$
Longitude: $123^{\circ} 06' 08.90''$

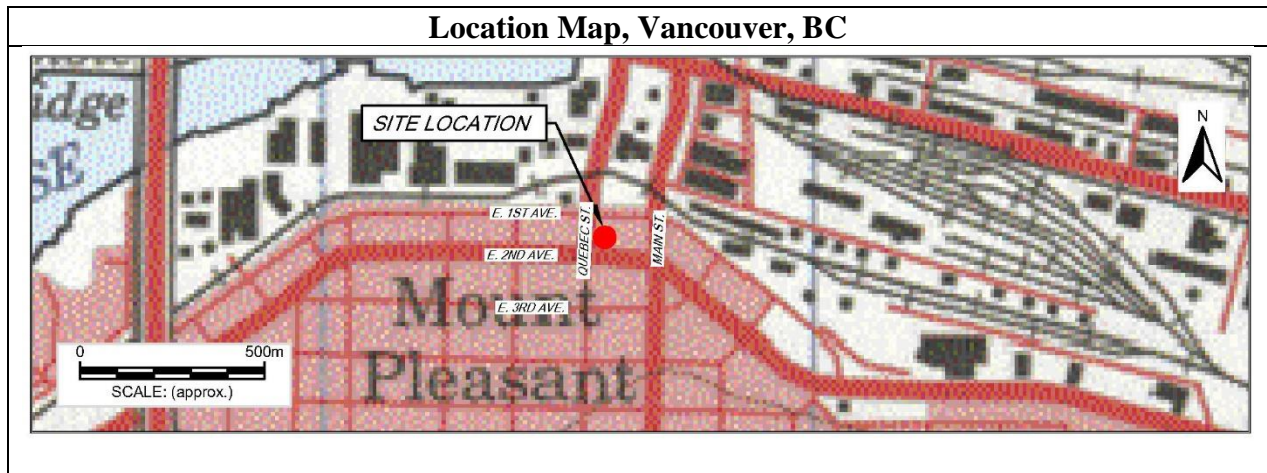
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Site Plan, Vancouver, BC




Location Map, Vancouver, BC



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SUBDIVISION PLAN OF LOT 1 BLOCK 7 DISTRICT LOT 2004
 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41958

BCGS: 92G 025
 SCALE: 1:500



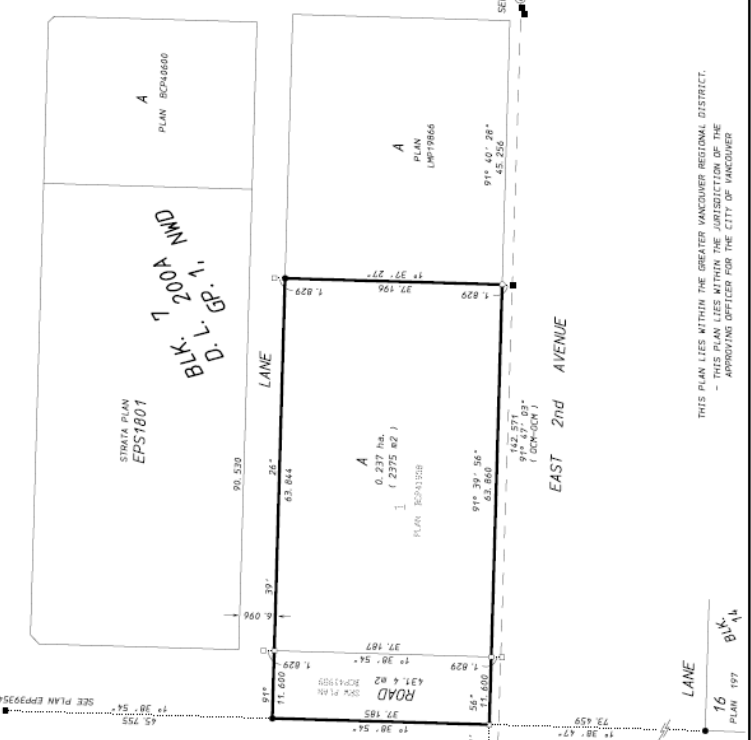
-ALL DISTANCES ARE SHOWN IN METRES.
 -INTEGRATED SURVEY AREA NO. 311 WANKOVER/MAD 93 (CSRS) 4.0 0.0 BC. 1. 0/ND0.
 -GEO REBARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS V-2125 AND 6313.
 -THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY, OBTAINED FROM THE MAGNETIC DEVIATION, OBSERVED FOR GEODETIC CONTROL MONUMENTS V-2125 AND 6313.
 -THIS PLAN SHOWS HORIZONTAL BEARING, LEGAL DISTANCES UNLESS OTHERWISE SPECIFIED TO COMPARE OLD DISTANCES WITH NEW MONUMENTS DISTANCES BY THE MESSAGE COMBINED FACTOR OF 0.999460275 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS V-2125 AND 6313.

LEGEND:

- ▲ DENOTES GEODETIC CONTROL MONUMENT FOUND.
- DENOTES OLD STANDARD IRON POST FOUND.
- DENOTES STANDARD IRON POST SET.
- DENOTES MAGNETIC DEVIATION AND LEAD PLUS SET.
- DENOTES RECTANGLES.
- Ha DENOTES SQUARE METRES.



EAST 1st AVENUE



UTM ZONE 18 COORDINATES
 DATUM NAD83 CSRS
 UTM NORTHING: 5457397.209
 UTM EASTING: 492641.807
 POINT COMBINED SCALE FACTOR: 0.9996027
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01 m.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25th DAY OF JANUARY, 2017.
 STEPHEN D. MILNER, BCLS 676

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.
 - THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF VANCOUVER

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 For Director, Environmental Management Act

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.

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Schedule C

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

To meet numerical remediation standards:

Anthracene	(CAS 120-12-7)
Antimony	(CAS 7440-36-0)
Arsenic	(CAS 7440-38-2)
Barium	(CAS 7440-39-3)
Benz(a)anthracene	(CAS 56-55-3)
Benzo(a)pyrene	(CAS 50-32-8)
Benzo(b+j)fluoranthene	(CAS 205-99-2 & 205-82-3)
Benzo(k)fluoranthene	(CAS 207-08-9)
Cadmium	(CAS 7440-43-9)
Copper	(CAS 7440-50-8)
Dibenz(a,h)anthracene	(CAS 53-70-3)
HEPHs	(CAS: Not Applicable)
Indeno(1,2,3-cd)pyrene	(CAS 193-39-5)
Iron	(CAS 7439-89-6)
Lead	(CAS 7439-92-1)
LEPHs	(CAS: Not Applicable)
Manganese	(CAS 7439-96-5)
Naphthalene	(CAS 91-20-3)
Nickel	(CAS 7440-02-0)
Phenanthrene	(CAS 85-01-8)
Pyrene	(CAS 129-00-0)
Tin	(CAS 7440-31-5)
Zinc	(CAS 7440-66-6)

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

LEPHw (CAS: Not applicable)

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Schedule D

Documents

Summary of Site Condition, prepared by Clara Leung, EIT Envirochem Services Inc., dated June 17, 2019;

Updated Stage 1 Preliminary Site Investigation, 111, East 2nd Avenue, Vancouver, BC, prepared by Clara Leung, EIT and Michael Noronha, P. Ag., Envirochem Services Inc. for Mountain Equipment Co-op, Dated: June 17, 2019;

Report of Findings - Supplemental Detailed Site Investigation and Remediation Report, 111, East 2nd Avenue, Vancouver, BC, prepared by Clara Leung, EIT and Michael Noronha, P. Ag., Envirochem Services Inc. for Mountain Equipment Co-op, Dated: June 14, 2019;

Confirmation of Remediation, Land Dedicated to City of Vancouver, prepared by Clara Leung, EIT and Michael Noronha, P.Ag., Envirochem Services Inc. for Mountain Equipment Co-op, Dated: June 14, 2019; and

Summary of Site Investigations, 101, East 2nd Avenue, Vancouver, BC, prepared by Michael Noronha, P.Ag., and Eric Choi, P.Eng., Envirochem Services Inc. for Mountain Equipment Co-op, Dated: March 03, 2017.

August 7, 2019

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*