



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 21, 2019
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3510 Fraser Street, Vancouver, British Columbia which is more particularly known and described as:

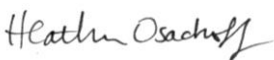
LOT A, BLOCK 54, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN BCP50970

PID: 028-868-218

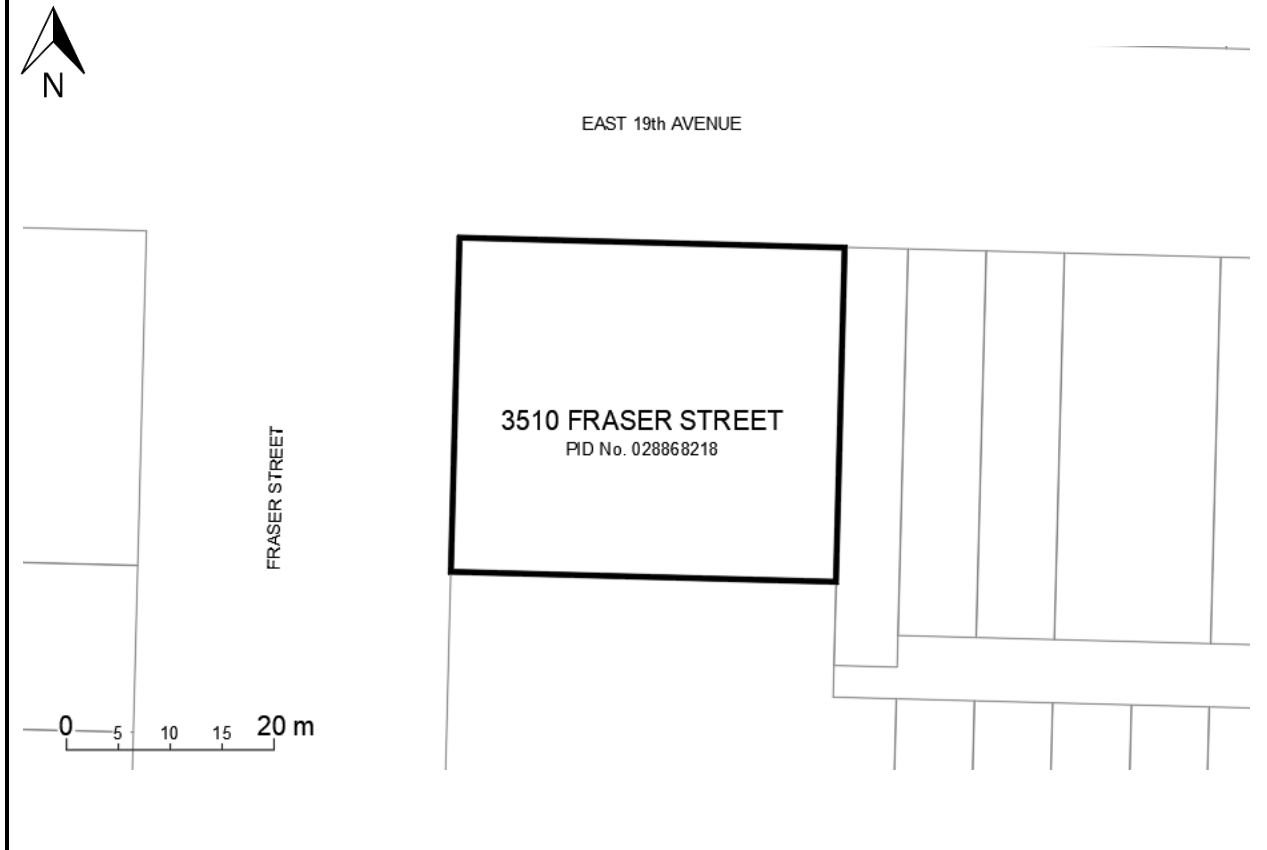
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 12.48"
Longitude: 123° 05' 22.37"

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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 use 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 and adjacent to 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 slab-on-grade buildings at or adjacent the site will remain; or
- (b) Future building foundations at or adjacent to the site will be slab-on-grade or will be constructed in accordance with the 2012 or later BC Building Code.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) For current and future use at the site, a sealed surface must be maintained.
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 includes providing a signed statement by an Approved Professional.

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Schedule C

Substances and Uses

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

To meet risk-based remediation standards:

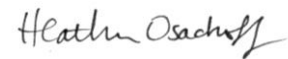
HEPHs NA

To meet local background concentrations:

Lead 7439-92-1

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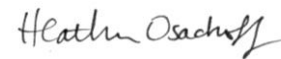
Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Email to Ministry of Environment and Climate Change Strategy re: Schedule B requirements and conditions</i>	Christiaan Iacoe, Assistant Manager Environmental Services, City of Vancouver	August 19, 2019
<i>Summary of Site Condition</i>	Andrew Sorensen / Thurber Engineering Ltd.	June 26, 2019
<i>Screening Level Risk Assessment, 3510 Fraser Street, Vancouver, BC</i>	Steer Environmental Associates Ltd.	June 25, 2019
<i>Detailed Site Investigation, 3510 Fraser Street, Vancouver, BC</i>	Thurber Engineering Ltd.	June 24, 2019
<i>Stage 1 Preliminary Site Investigation, 3510 Fraser Street, Vancouver, BC</i>	Thurber Engineering Ltd.	June 24, 2019
<i>Supplemental Site Investigation, 3510 Fraser Street, Vancouver, BC</i>	SNC-Lavalin Inc.	October 31, 2017
<i>Geotechnical Recommendation Report – 3510 Fraser Street, Vancouver, BC</i>	Golder Associates Ltd.	October 29, 2015
<i>Delineation of Heavy Extractable Petroleum Hydrocarbon Contamination, 3510 Fraser Street, Vancouver, BC</i>	SNC-Lavalin Inc.	July 30, 2013
<i>Environmental Stage 2 Preliminary Site Investigation, 3510 Fraser Street, Vancouver, British Columbia</i>	PHH ARC Environmental Ltd.	June 24, 2011
<i>Stage 1 Preliminary Site Investigation, 3510 Fraser Street, Vancouver, British Columbia</i>	PHH ARC Environmental Ltd.	May 5, 2010

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