



Ministry of
Environment

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.

Feb. 2, 2017
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8811 Laurel Street, Vancouver, British Columbia which is more particularly known and described as:

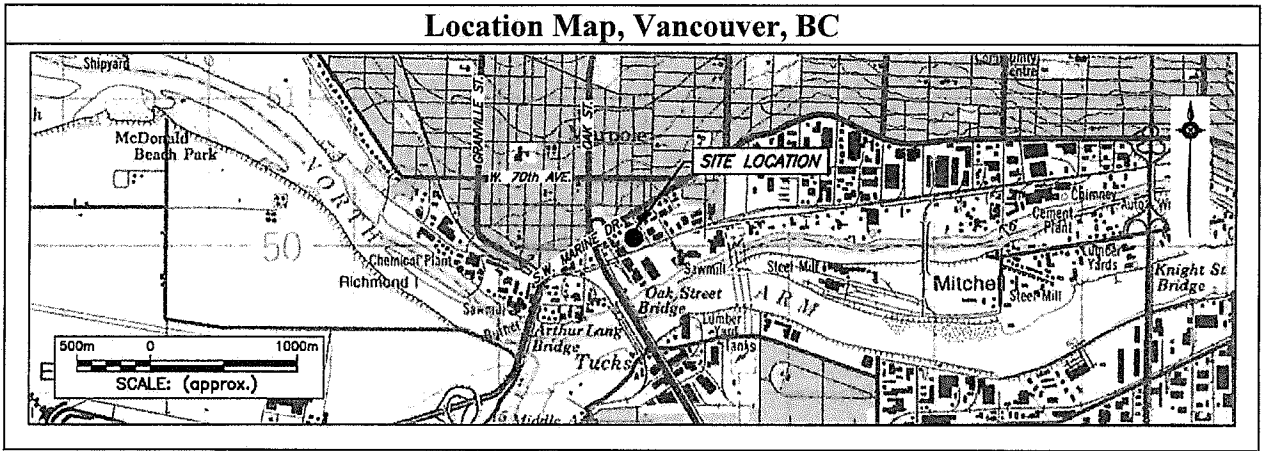
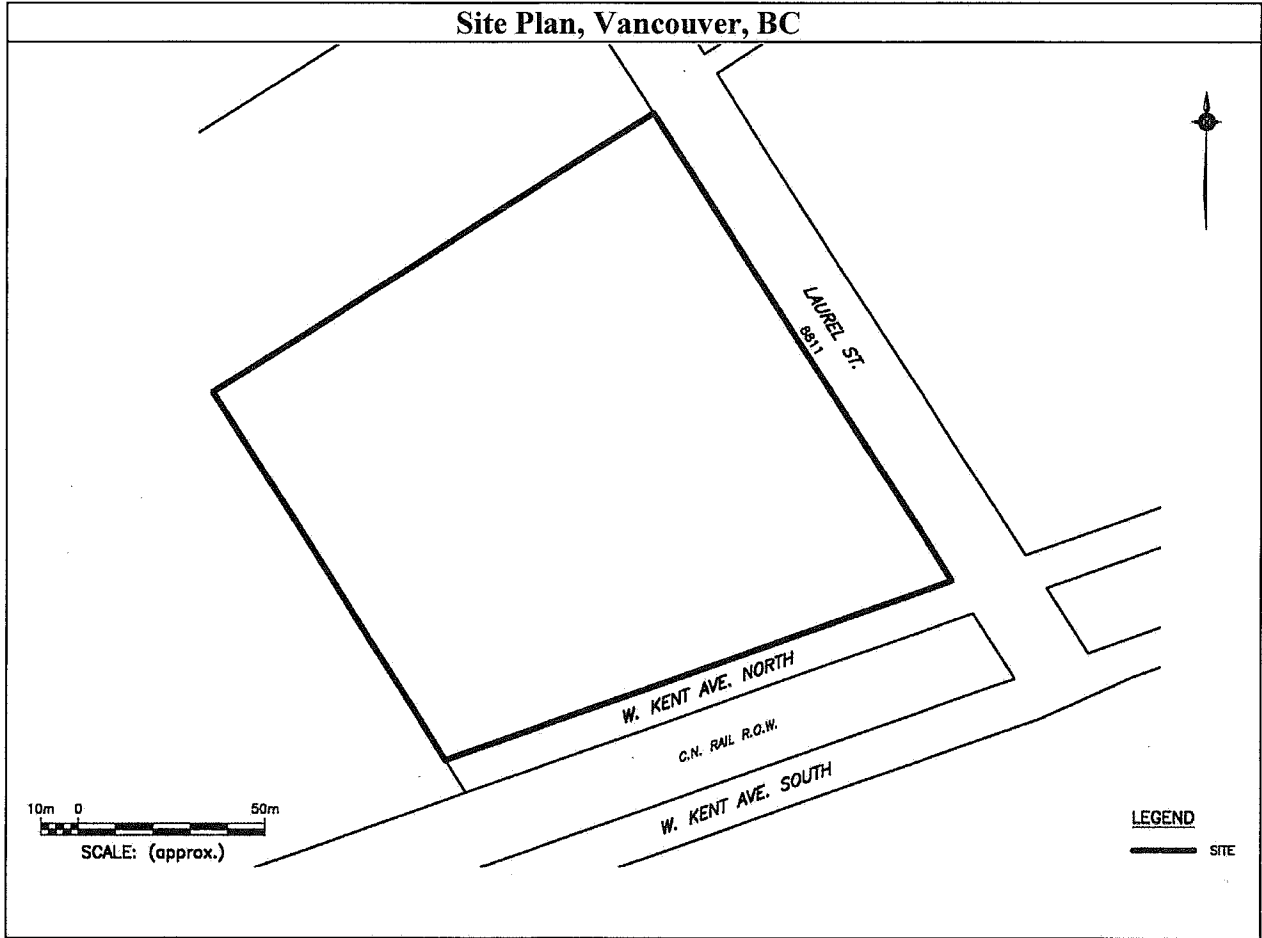
Lot 4 Blocks C, D, Y and Z District Lot 319 Plan 16915
PID: 007-421-192

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

Latitude: 49° 12' 17.70"
Longitude: 123° 07' 33.00"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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 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 existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any buildings on the site must be constructed with a concrete slab located at or above the site grade that existed on November 28, 2016 and groundwater will not be in contact with the basement floor slab.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Zinc; and
- LEPHs.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

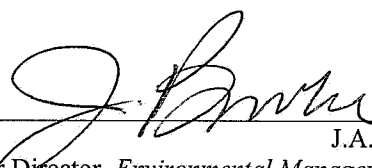
- Zinc.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Zinc.

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Schedule D

Documents

Summary of Site Condition Site 18418, prepared by Michael Geraghty, P.Geo.,
Keystone Environmental Ltd., November 30, 2016;

*Report of Findings – Preliminary Site Investigation Stage 1 Update, Detailed Site
Investigation and Confirmation of Remediation, 8811 Laurel Street, Vancouver, BC*,
Keystone Environmental Ltd., November 30, 2016;

Remedial Excavation Report, 850 SW Marine Drive, Vancouver, BC,
PGL Environmental Consultants Inc., January 2016;

Report of Findings: Detailed Site Investigation, 8811 Laurel Street, Vancouver, BC,
Keystone Environmental Ltd., June 2015;

Report of Findings: Supplementary Site Investigation, 8811 Laurel Street, Vancouver, BC,
Keystone Environmental Ltd., February 2015;

*Report of Findings: Phase 1 Environmental Site Assessment, 8811 Laurel Street, Vancouver,
BC*, Keystone Environmental Ltd., September 2014;

Report of Findings, Groundwater Sampling Program, 8811 Laurel Street, Vancouver, BC,
Keystone Environmental Ltd., August 2005;

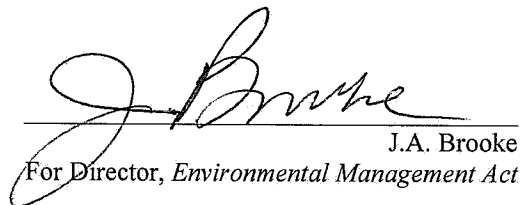
Preliminary Site Investigation Stage 1 Update, 8811 Laurel Street, Vancouver, BC,
Keystone Environmental Ltd., August 2005;

Preliminary Hydrogeological Investigation, 8811 Laurel Street, Vancouver, BC,
Keystone Environmental Ltd., September 1995; and

*Phase 1 Environmental Site Assessment, False Creek Industries Ltd., 8811 Laurel Street,
Vancouver, BC*; Keystone Environmental Ltd., May 1995.

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