



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 and Hazardous Waste Regulation 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.

May 30, 2014
Date Issued

L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 104 East 1st Avenue, Vancouver, British Columbia, which is more particularly known and described by metes and bounds as:

Starting at the southeast corner of Lot B, Block 7, District Lot 200A, New Westminster District, Plan BCP50146 - The point of commencement.

Thence 271° 40' 06" for 78.993 metres;

Thence 1° 38' 39" for 34.213 metres;

Thence 46° 39' 22" for 2.121 metres;

Thence 91° 40' 25" for 77.434 metres;

Thence 181° 38' 46" for 35.706 metres;

Returning to the point of commencement.

PID: 028-767-659

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on January 29, 2014.

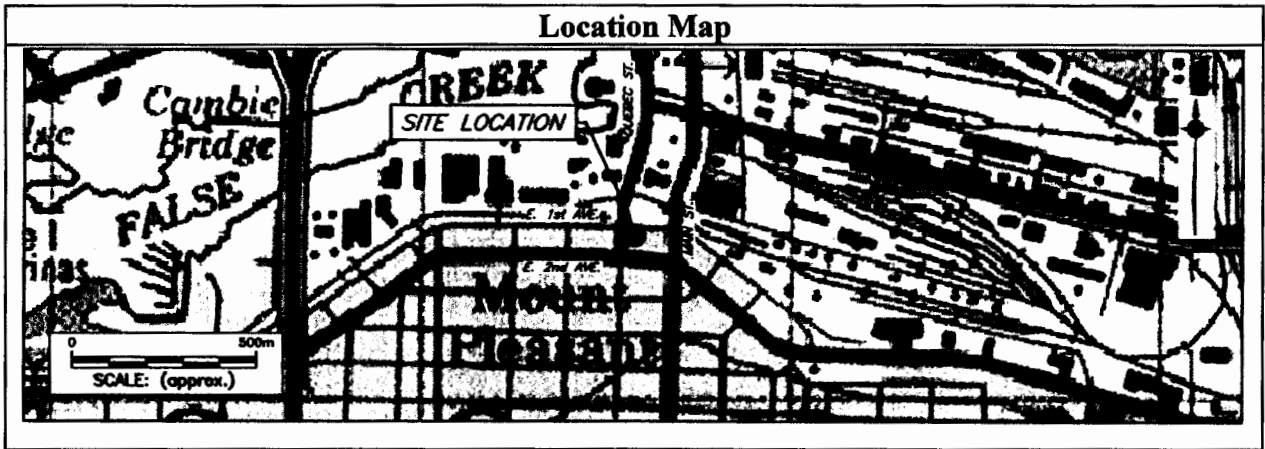
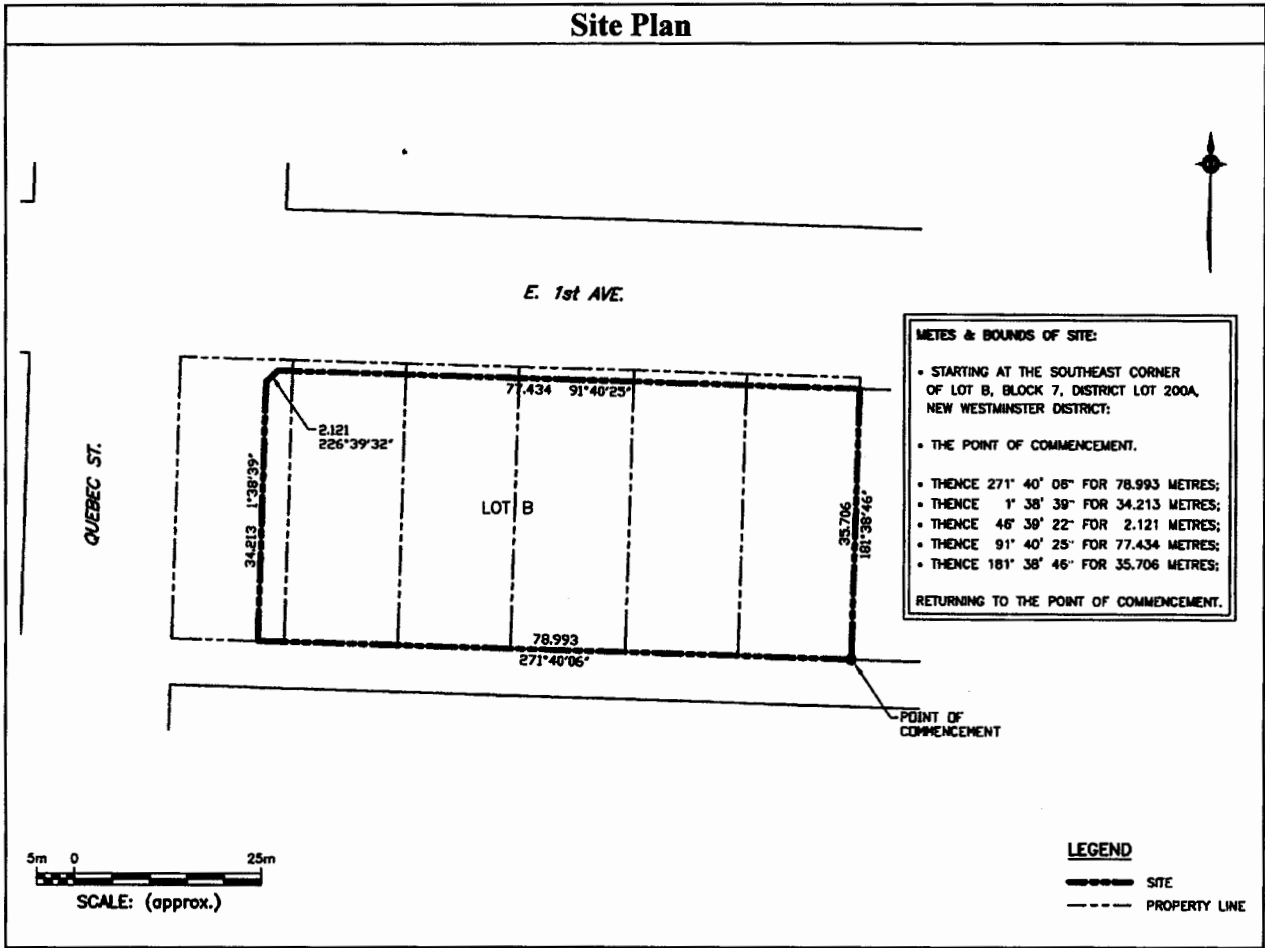
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 11.81"

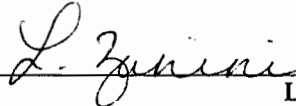
Longitude: 123° 6' 6.87"

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Schedule B

Requirements and Conditions

1. Any changes in land, water and vapour use 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 is 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- a) The foundations of any building on the Site are not greater than 9.1 mbg.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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:

For Current Site Uses (The strip of land remaining on the west beside the Sales Centre):

- a) Contaminated soils must remain covered by buildings, pavement, or located behind fencing to prevent contact by the general public and on-Site commercial workers.
- b) Vegetation must not be permitted to establish in exposed contaminated surface soils.

For Future Site Uses (i.e., landscaping and/or repaving has been completed):

- a) Contaminated soils must be covered by buildings, pavement, or at least 1 m of uncontaminated soils.
- b) A layer of at least 0.3 m of uncontaminated soil must be present beneath paving stones.
- c) If contaminated soils remain at depths greater than 1 m depth, deeper rooting vegetation must not be permitted to occur in area(s) where contamination remains

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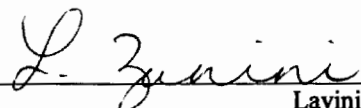

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In addition, should any construction or underground utility maintenance activities take place on-Site, both currently and in the future, that intersect with contaminated soils, a health and safety plan must be prepared by a qualified health and safety officer to mitigate incidental soil ingestion and dermal contact exposures by occupational workers.

3. If requested by the Director, the responsible person<s> 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. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan<s> described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for residential soil use:

To meet numerical remediation standards:

- Arsenic, barium, chromium, manganese, molybdenum, nickel and tin;
- VPHs, LEPHs;
- Ethylbenzene; and
- Naphthalene, phenanthrene and pyrene.

To meet risk-based remediation standards:

- Antimony, cadmium, copper, lead and zinc;
- HEPHs; and
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-c,d] pyrene and benzo[a]pyrene (B[a]P).

To meet Hazardous Waste Standards:

- Lead.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Trichloroethylene.

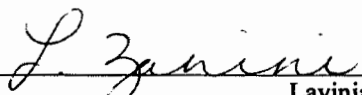
Substances remediated in water for AW_M water use:

To meet numerical remediation standards:

- Cadmium, cobalt, lead, nickel and zinc;
- VPHw, LEPHw, VH_{w6-10} and EPH_{w10-19} ; and
- Naphthalene.

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Schedule D

Documents

- *Summary of Site Condition-*, Prepared by Lori C. Larsen, P.Ag. and Scott Steer, R.P.Bio., dated February 28, 2014;
- *Performance Verification Plan for Certificate of Compliance at 104 East 1st Avenue Street, Vancouver, BC MOE Site ID: 12675*, Prepared by Keystone Environmental Ltd., dated February 28, 2014;
- *Report of Findings – Preliminary Site Investigation – Stage 1, Detailed Site Investigation and Confirmation of Remediation - 104 East 1st Avenue, Vancouver, BC.*, Prepared by Keystone Environmental Ltd., dated February 2014;
- *Report of Findings – Human Health and Ecological Risk Assessment 104 East 1st Avenue, Vancouver, BC*, Prepared by Keystone Environmental Ltd., dated February 2014;
- *Application for Water Use Determination, 104 – 150 East 1st Avenue, Vancouver, BC. Site ID: 12675, Keystone Environmental Project No. 9469* Ministry of Environment for Cressey (Quebec Street) Development LLP, May 2013., Prepared by Peggy Evans for Director of Environmental Management Act, Ministry of Environment, dated May 10, 2013;
- *Application for Water Use Determination 104-150 East 1st Avenue, Vancouver, BC Site ID: 12675.*, Prepared by Keystone Environmental Ltd., dated March 4, 2013;
- *Area Wide Determination for Contaminated Fill Material 104-150 East 1st Avenue, Vancouver, BC.*, Prepared by Peggy Evans for Director of Environmental Management Act, Ministry of Environment, dated July 15, 2011;
- *Area Wide Determination for Contaminated Fill Material 104-150 East 1st Avenue, Vancouver, BC PID: 015-531-897, 015-531-619, 015-531-635, 007-273-002, 007-273-011, 007-273-029*, Prepared by Keystone Environmental Ltd., dated June 23, 2011;
- *Report of Findings, Preliminary Site Investigation – Stage 2, 104 – 150 East 1st Avenue, Vancouver, BC.*, Prepared by Keystone Environmental Ltd., dated July 2007;
- *Report of Findings, Phase 1 and 2 Environmental Site Assessment, 104 East 1st Avenue, Vancouver, BC.*, Prepared by Pottinger Gaherty Environmental Consultants Ltd., dated September 2006; and
- *Report of Findings, Phase 1 and 2 Environmental Site Assessment, 148 – 150 East 1st Avenue, Vancouver, BC.* Prepared by Pottinger Gaherty Environmental Ltd., dated September 2006.

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