



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.

The substances to which this Certificate of Compliance applies at Parcel 2, as per Schedule A, migrated from Parcel 1, the source parcel, to Parcel 2, the affected parcel. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at Parcel 2.

May 8, 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 1134 Burrard Street, Vancouver, British Columbia which is more particularly known and described as:

Parcel 1: 1134 Burrard Street (source parcel)

Lot G Block 90 District lot 541 Plan 18877 PID 007-074-531

Parcel 2: Laneway (affected parcel)

That portion of public Lane described as:

Commencing at the south-easterly corner of Lot G, Block 90, District Lot 541, Group 1, New Westminster District Plan 18877;

Thence on the south-easterly production of the north-easterly boundary a distance of 5.2 metres, more or less;

Thence perpendicular to the right a distance of 22.6 metres, more or less;

Thence perpendicular to the right a distance of 5.2 metres, more or less, to the south-easterly boundary of said lot;

Thence following along the said south-easterly boundary a distance of 22.6 metres, more or less, to the point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Next Environmental Inc. on February 14, 2014.

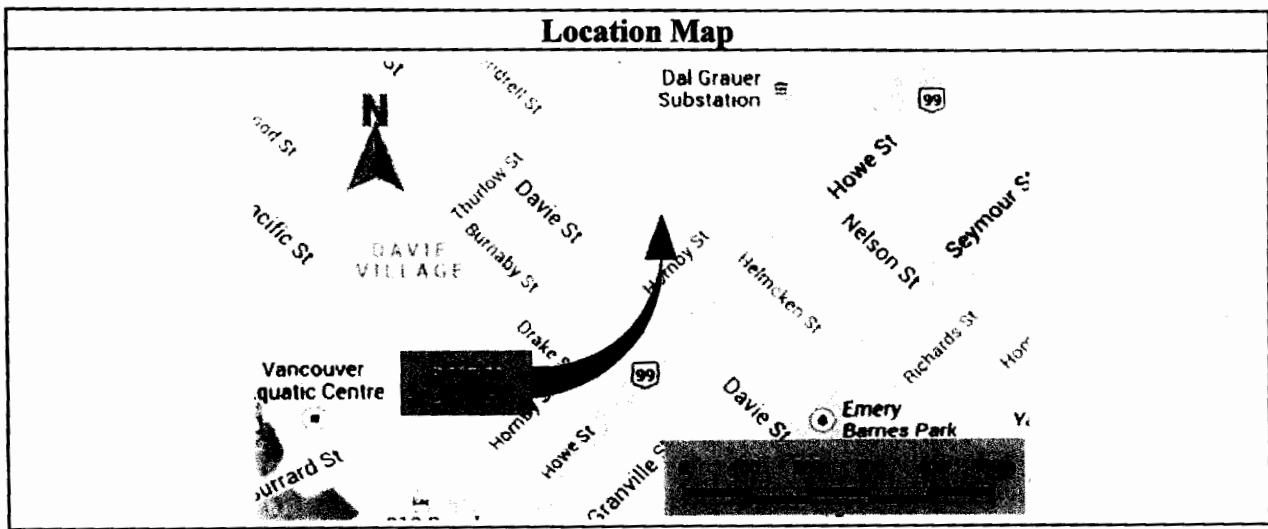
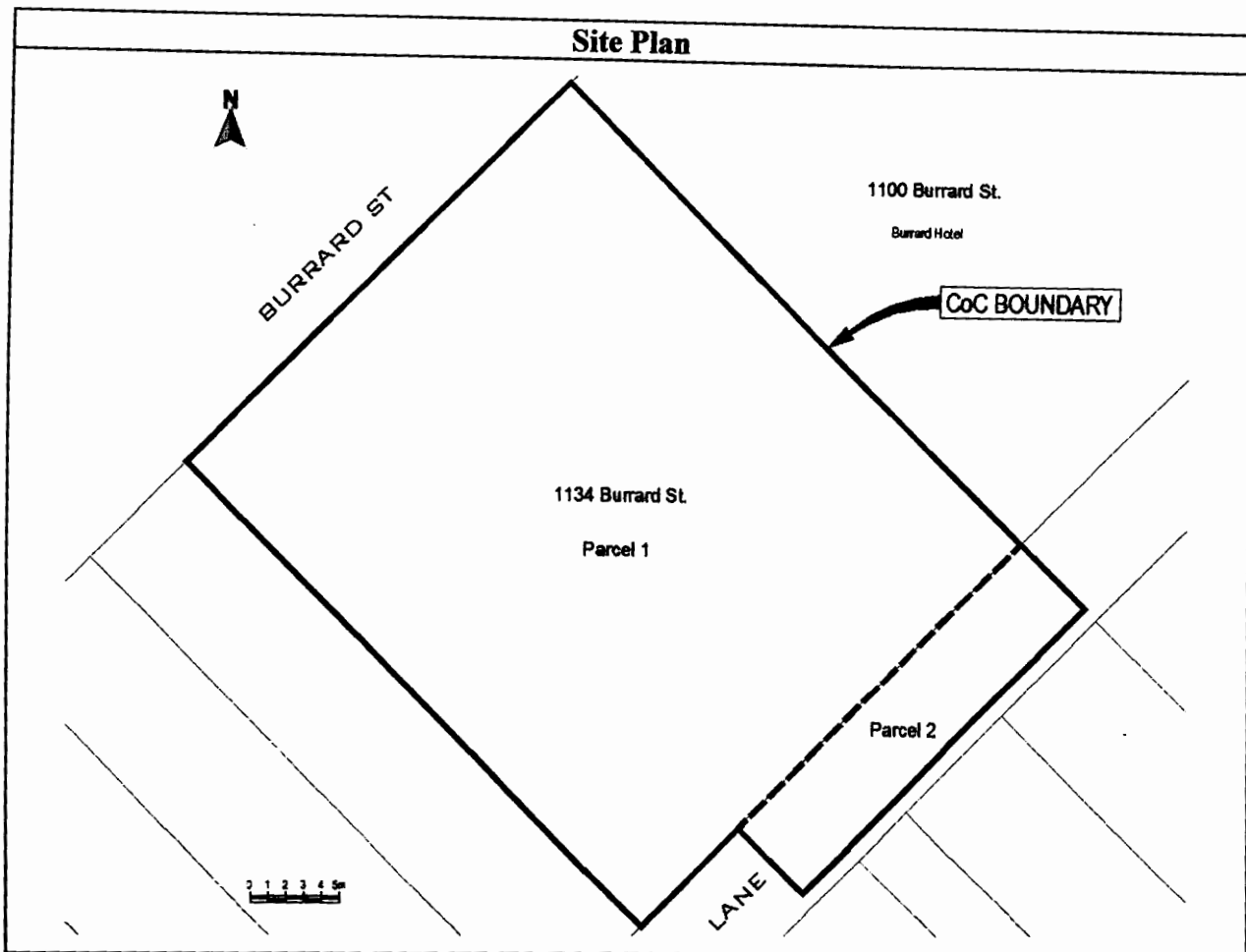
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 46.60"

Longitude: 123° 7' 40.40"

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Schedule B

Requirements and Conditions

1. Any changes in land 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 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 or risk-based standards at and adjacent to 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 and adjacent to the site. These assumptions include the following:

- (a) Land use of 1134 Burrard Street (Parcel 1) remains commercial and of the Laneway (Parcel 2) remains a road;
- (b) Land use on properties across the commercial from 1134 Burrard Street will be commercial; and,
- (c) Any building erected immediately northeast of 1134 Burrard Street at 1100 Burrard Street will have a basement no more than 3 meters below grade.

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

Parcel 2 – Laneway (affected parcel)

- (a) Prior to conducting maintenance or construction work on underground utilities, prepare a Health and Safety plan by a professional Occupational Hygienist. The site specific plan should identify the risks and appropriate protective personal equipment to prevent occupational exposure;
- (b) Maintain asphalt road cover.

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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.
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 persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director every 5 years or as otherwise approved by the Director.
8. 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 described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Parcel 1:

1134 Burrard Street (source parcel)

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- VPHs, LEPHs and HEPHs; and
- Xylene.

Parcel 2:

Laneway (affected parcel)

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

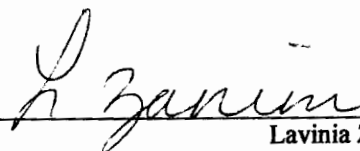
- VPHs, LEPHs and HEPHs; and
- Naphthalene and phenanthrene.

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Schedule D

Documents

Summary of Site Condition, 1134 Burrard Street & Affected Portion of Adjacent Commercial Lane, prepared by Mr. Reidar Zapf-Gilje, Geoenvironmental Consulting, dated March 5, 2014;

Performance Verification Plan, 1134 Burrard Street & Affected portion of Adjacent Commercial Lane, prepared by Mr. Jeroen Wauters, Next Environmental Inc., dated March 10, 2014;

Human Health & Ecological Risk Assessment, 1134 Burrard Street and Adjacent Laneway, Vancouver, BC, prepared by Mr. Jeroen Wauters, Next Environmental Inc., dated March 5, 2014;

Clarification on sump water quality, 1134 Burrard Street, Vancouver, B.C, prepared by Mr. Jeroen Wauters, Next Environmental Inc., dated February 21, 2014;

Soil Characterization - Anchor Removal Trench, 1134 Burrard Street, prepared by Mr. Reid Merriman, Next Environmental Inc., dated January 24, 2014;

Detailed Site Investigation, City Laneway adjacent to 1134 Burrard Street, Vancouver, prepared by Mr. Reid Merriman and Mr. Jeroen Wauters, Next Environmental Inc., December 16, 2013;

Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, BC MoE Site #12293, 1134 Burrard Street, Vancouver, BC V6Z 2E8, prepared by Mr. Dennis M. Bohme and Mr. Alex C. Bath, AMEC Environment & Infrastructure, dated November 25, 2013;

Stage 1 Preliminary Site Investigation, 1134 Burrard Street, Vancouver, prepared by Mr. Gavin Leung and Mr. Jeroen Wauters, Next Environmental Inc, dated September 6, 2013;

Stage 1 Preliminary Site Investigation Update, 1134 Burrard Street, Vancouver, prepared by Ms. Sarah Pan and Mr. Chad M. Taylor, AMEC Environment & Infrastructure, dated November 2011; and

Stage 1 Preliminary Site Investigation, Viridae Clinical Sciences Inc., 1124-1134 Burrard Street, Vancouver, prepared by Mr. Chuck J. Jochems and Mr. Clifford P.H. Eng, AMEC Earth and Environmental, dated February 19, 2004.

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