



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.

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.

June 5/14
Date Issued

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1450 Venables Street, Vancouver, British Columbia which is more particularly known and described as:

Lot B of Lot 24 Block J District Lot 182 Plan 729

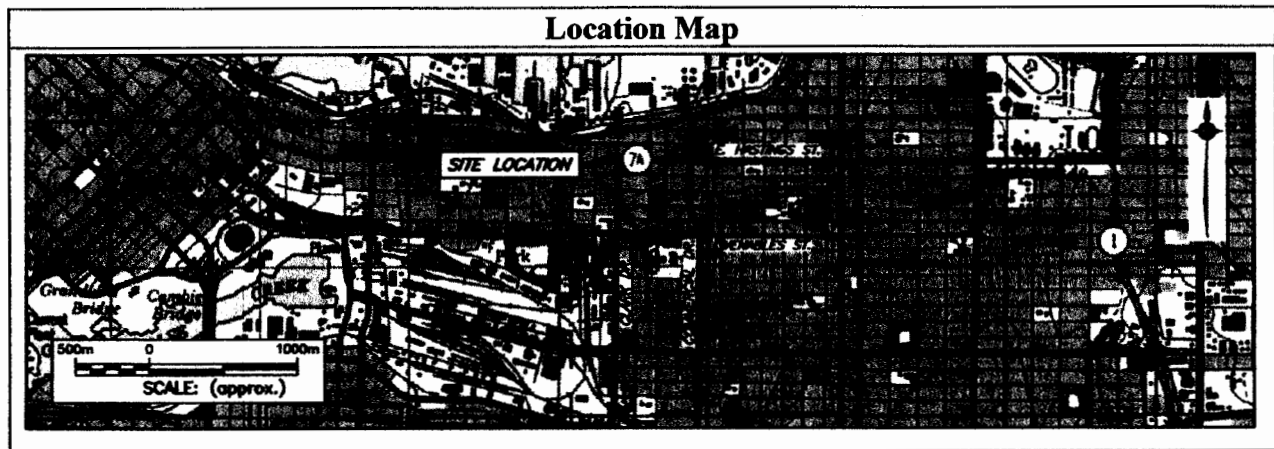
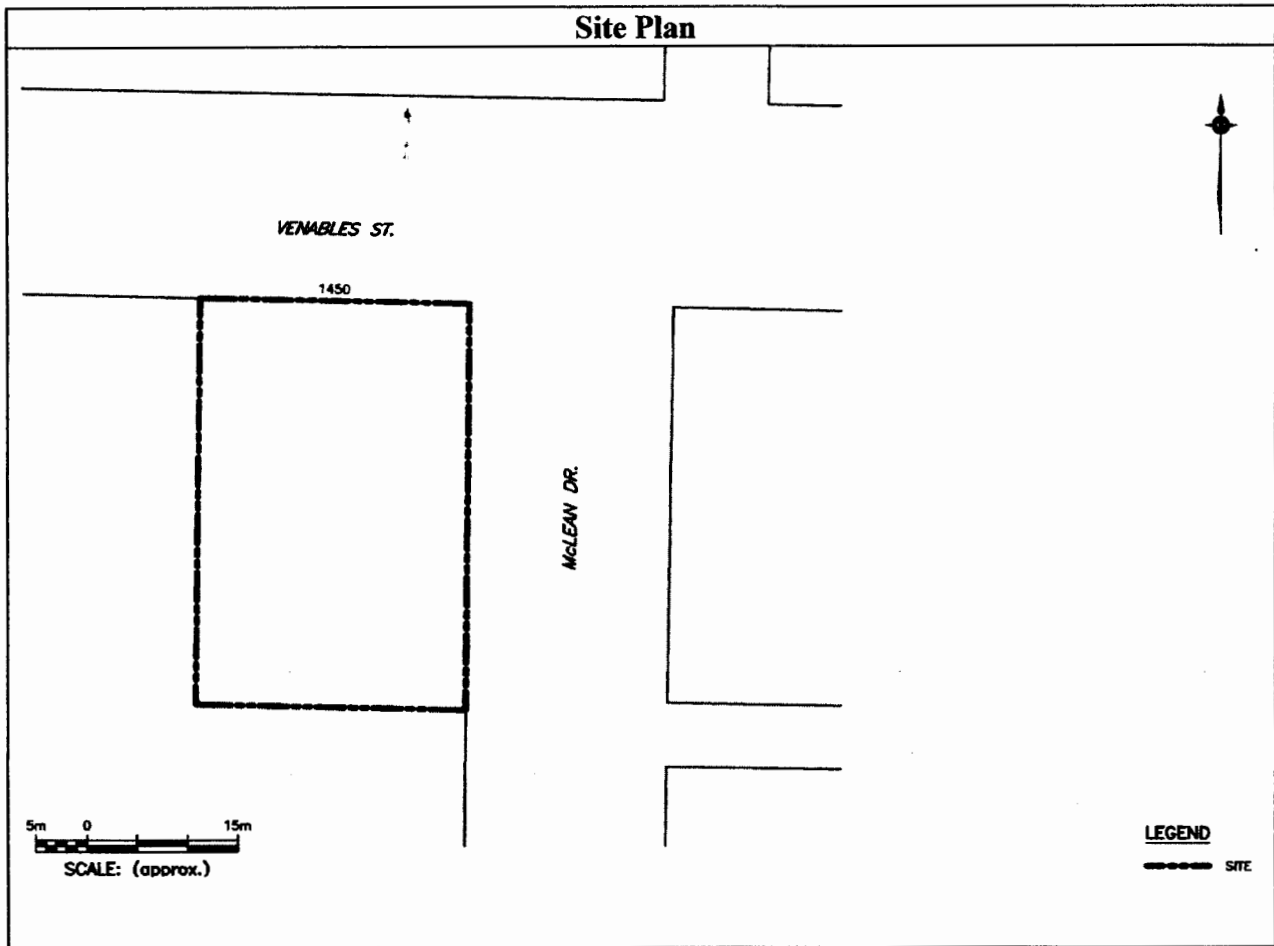
PID: 015-150-704

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

Latitude:	49°	16'	35.2"
Longitude:	123°	4'	29.0"

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Schedule B

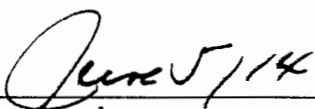
Requirements and Conditions

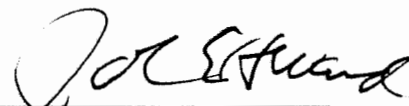
1. Any changes in land use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use to which this condition applies is described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet 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 and trenches existing or expected at the site. These assumptions include the following:

- (a) A slab-on-grade building will cover the entire site.

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

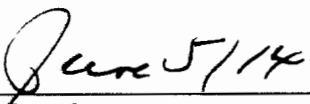
To meet numerical remediation standards:

- Barium, copper and zinc; and
- Benzene.

Substances remediated in soil vapour for *commercial land vapour use*:

To meet numerical remediation standards:

- Benzene, chloroform, methylene chloride and naphthalene.


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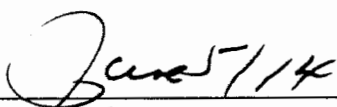

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Schedule D

Documents

1450 Venables Street, Vancouver, British Columbia

- *Summary of Site Condition-*, Prepared by Lori C. Larsen, P.Ag., dated March 18, 2014;
- *Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, and Confirmation of Remediation - 1450 Venables Street, Vancouver, BC.*, Prepared by Keystone Environmental Ltd., dated March 2014; and
- *Stage 1 Preliminary Site Investigation, 1450 Venables Street, Vancouver, BC.*, Prepared by EBA Engineering Consultants Ltd., dated February 17, 1998.


Date Issued


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For Director, *Environmental Management Act*