



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.

July 22, 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 677-691 East Broadway, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 119 District Lot 264A Group 1 New Westminster District Plan BCP49417

PID: 028-721-942

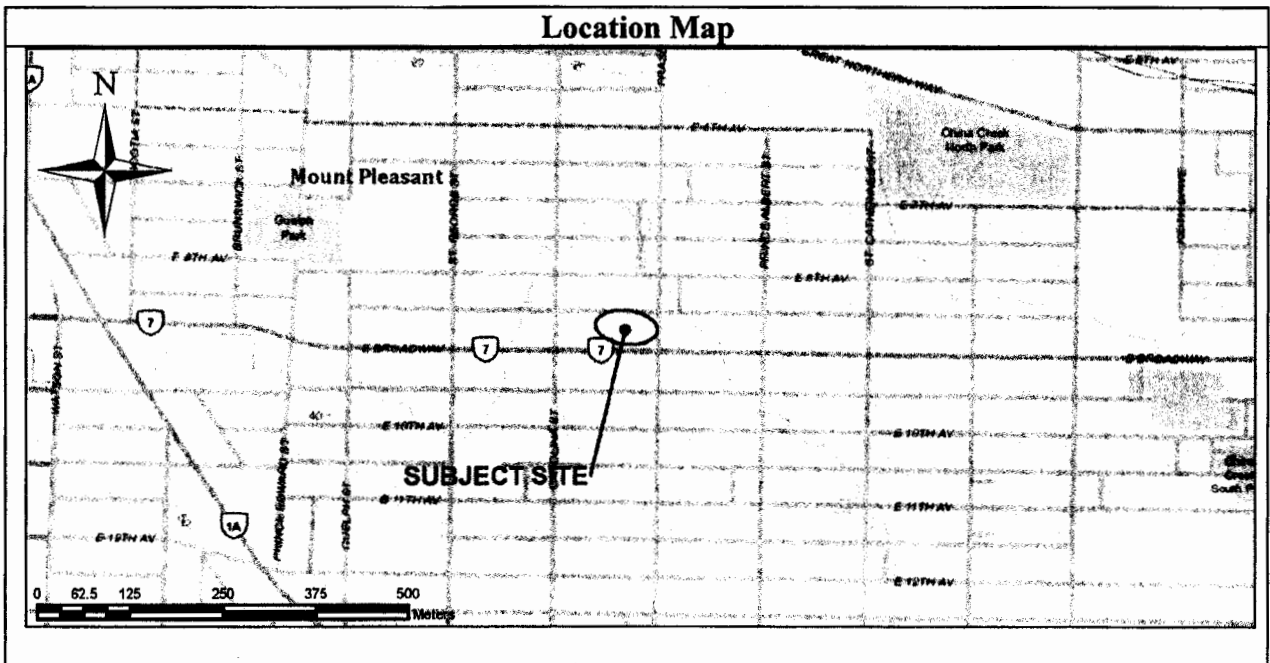
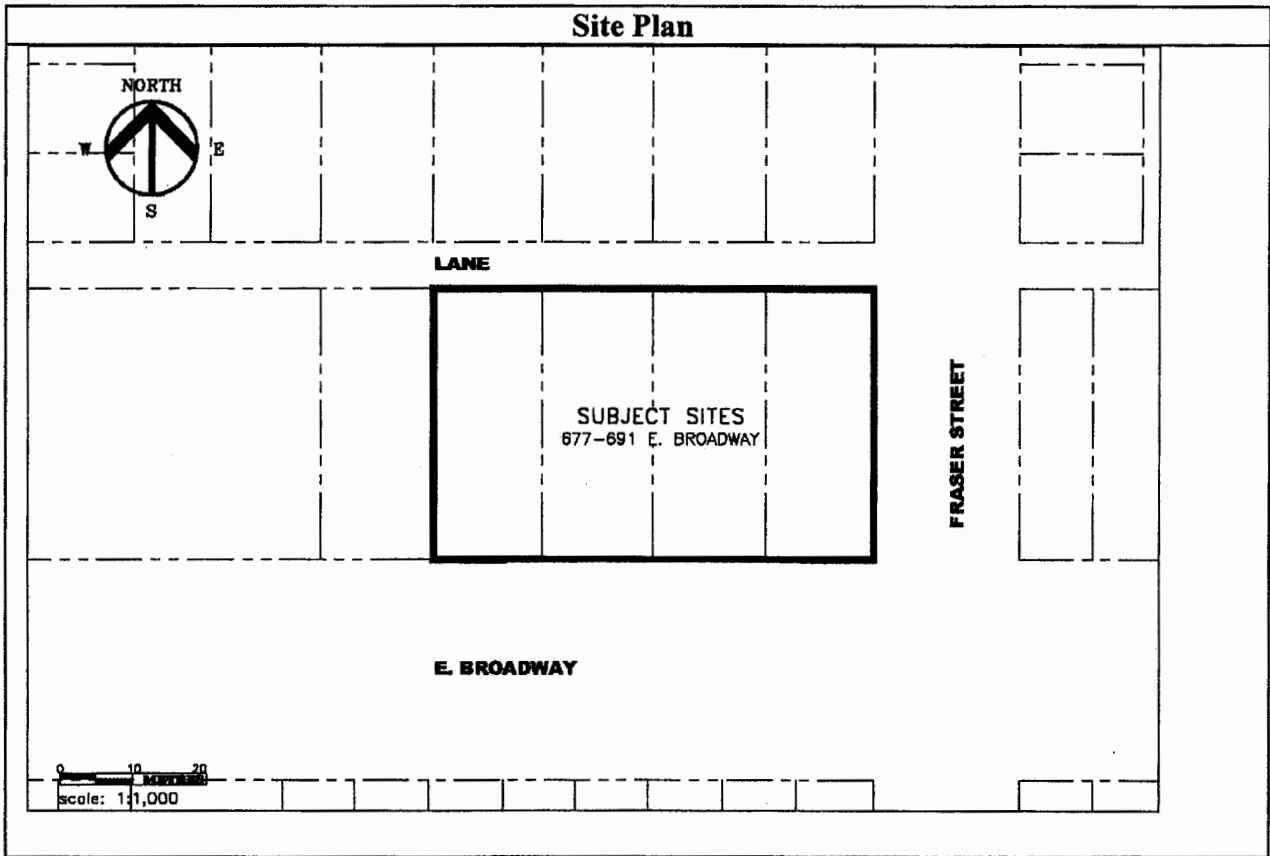
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 45.80"

Longitude: 123° 05' 22.00"

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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 persons 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 a Contaminated Sites Regulation numerical and risk-based 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) *The building being constructed at the Site will include one-level of underground parking to a maximum depth of 4.5 m bgs.*
- b) *The foundation of building constructed at the Site must not be in contact with groundwater and sumps associated with the perimeter drainage system must be vented to the exterior of the building.*
- c) *In the event that trench work (i.e., work in excavations that are  $\geq 1.5$  m bgs and deeper than they are wide) or work in sub-grade confined spaces (e.g. manholes) is undertaken at the Site, a worker health and safety plan must be developed and must include provisions to prevent inhalation exposures.*

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 persons 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) *The foundation(s) of buildings constructed at the Site must not be in contact with groundwater and sumps associated with the perimeter drainage system must be vented to the exterior of the building; and,*

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*(b) In the event that trench work (i.e., work in excavations that are > 1.5 m bgs, deeper than they are wide and suitable for human entry) or work in sub-grade confined spaces (e.g. manholes) is undertaken at the Site, a worker health and safety plan must be developed and must include provisions to prevent inhalation exposures.*

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.

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## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

- Zinc.

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

To meet risk-based remediation standards:

- Benzene, VPHv, naphthalene, carbon tetrachloride, chloroform, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), dichloromethane, tetrachloroethylene, trichloroethylene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and vinyl chloride.

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## Schedule D

### Documents

- *Confirmation Regarding New Building Construction Details (677 – 691 East Broadway, Vancouver, BC)*, prepared by SNC-Lavalin Inc., dated May 20, 2014.
- *Summary of Site Condition*, prepared by SNC-Lavalin Inc., dated April 15, 2014.
- *Performance Verification Plan, 677 / 691 East Broadway, Vancouver, BC*, prepared by SNC-Lavalin Inc., dated March 17, 2014.
- *Human Health and Ecological Risk Assessment, 677 / 691 East Broadway, Vancouver, BC*, prepared by SNC-Lavalin Inc., dated March 17, 2014.
- *Site Investigations and Remediation Completion Report 677/691 East Broadway, Vancouver, BC*, prepared by SNC-Lavalin Inc., dated December 12, 2013.
- *Site Investigation and Remediation Plan, 677/691 East Broadway, Vancouver, BC*, prepared by SNC-Lavalin Inc., dated June 5, 2012.
- *Phase I Environmental Site Assessment 677-691 East Broadway and 2411 Fraser Street, Vancouver, BC*, prepared by SNC-Lavalin Inc., dated February 22, 2007.

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