



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.

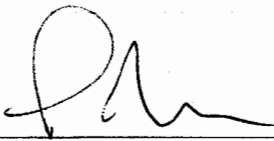
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source.

October 15, 2014  
Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 510 West Georgia Street (Formerly 520 and 550 West Georgia Street), Vancouver, British Columbia which is more particularly known and described as:

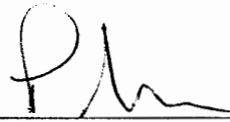
Lot A Block 54 District Lot 541 Group 1 New Westminster District Plan BCP50274

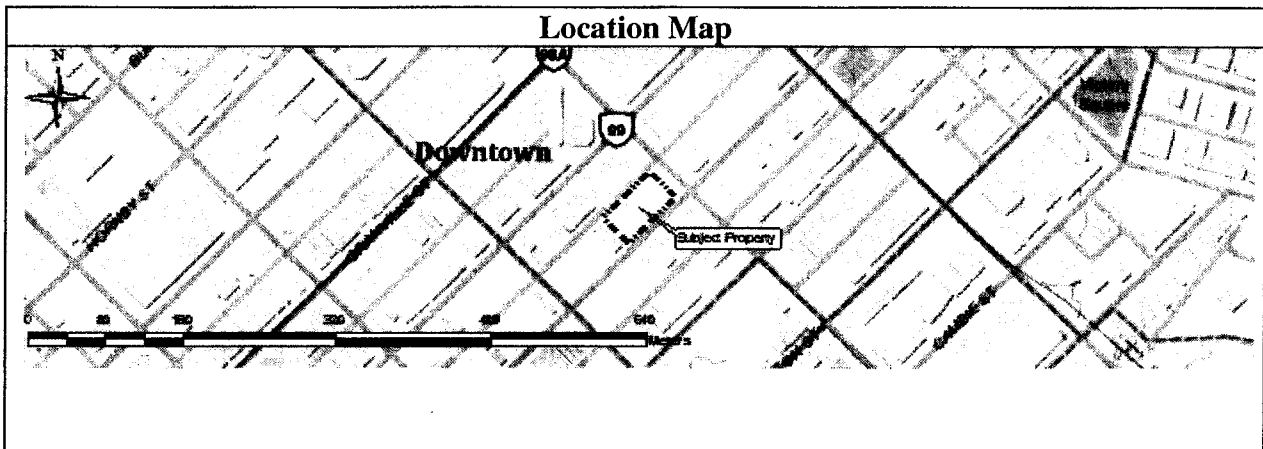
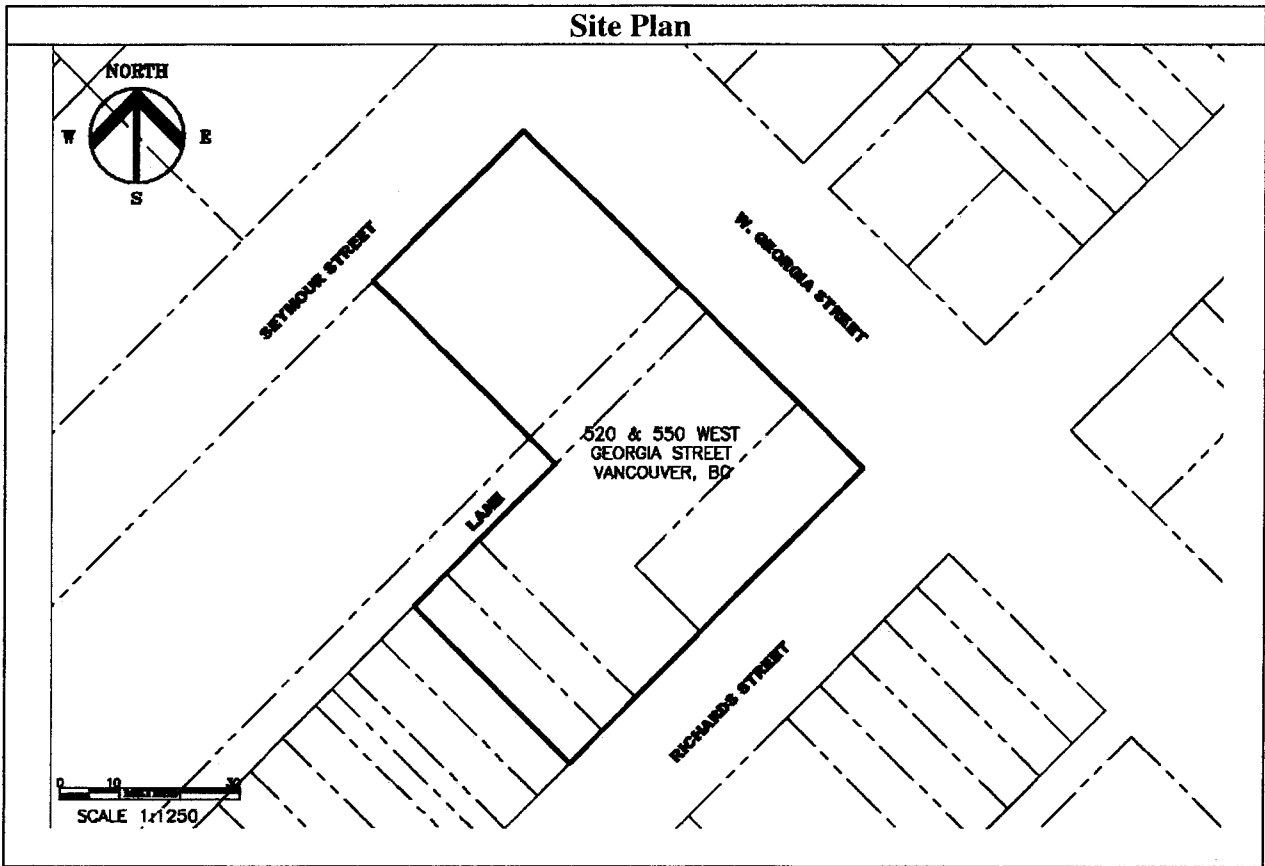
PID: 028-779-576

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


Latitude: 49° 16' 52.4"  
Longitude: 123° 07' 00.6"

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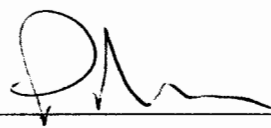
  
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## Schedule B

### 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) The current building must remain at the Site. If future buildings are constructed at the Site, measures must be in place so that groundwater is not in contact with the building foundation, all groundwater containing sumps and drainage are sealed and ventilated to the exterior of the building and the Site design must prevent groundwater contact exposures for Site occupants and patrons.
3. 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.
4. 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.
5. The Director must be notified promptly by the persons 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 excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
6. 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

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submitted to the Director annually within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.

7. 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

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

##### To meet numerical remediation standards:

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

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

##### To meet numerical remediation standards:

- Benzene, chloroform, 1,1-dichloroethylene, 1,2,4-trimethylbenzene and VPHv.

##### To meet risk-based remediation standards:


- Benzene, chloroform and VPHv.

#### *Substances remediated in water for marine aquatic life water use:*

##### To meet risk-based remediation standards:

- VPHw and VHW<sub>6-10</sub>; and
- Benzene.

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## Schedule D

### Documents

*Summary of Site Conditions, 510 West Georgia (former 520 and 550 West Georgia Street), Vancouver, BC, Site ID 13615, prepared by Colin Dunwoody, P.Eng., SNC-Lavalin, and David Williams, Ph.D., P.Eng., Millennium EMS Solutions Ltd., dated August 4, 2014;*

*Performance Verification Plan, 510 West Georgia (formerly 520 and 550 West Georgia Street), Vancouver, BC, Site ID 13615, prepared by Mandeep Purewal, M.E.T., R.P.Bio., P.Ag., Ross Wilson, M.Sc., DABT, SNC-Lavalin, dated July 28, 2014;*

*Confirmation of Remediation Report, Telus Garden Office Tower, 510 West Georgia (520 and 550 West Georgia Street), Vancouver, BC, Site ID 13615, prepared by Calin Nan, P.Eng., John DeCesare, Ph. D., Eng., L., CSAP, Chris Lach, P.Eng., SNC-Lavalin, dated July 28, 2014;*

*Human Health and Ecological Risk Assessment, Telus Garden Office Tower, 510 West Georgia (formerly 520 and 550 West Georgia Street), Vancouver, BC, Site ID 13615, prepared by Mandeep Purewal, M.E.T., R.P.Bio., P.Ag., Ross Wilson, M.Sc., DABT, SNC-Lavalin, dated July 28, 2014;*

*Re: Site Risk Reclassification, 520 and 550 West Georgia Street, Vancouver, PIDs: 007-697-473, 010-205-471, 010-205-543, 015-467-767, 015-467-791 and 028-779-576, prepared by Tyler O'Grady / BC Ministry of Environment, dated March 18, 2014;*

*High Risk Site – Submission of Semi-Annual Report, 520 and 550 West Georgia Street, Vancouver, BC, Site ID 13615, prepared by Vijay Kallur, P.Eng., Tara Siemens Kennedy, M.E.T, P.Chem., CSAP, SNC-Lavalin, dated March 10, 2014;*

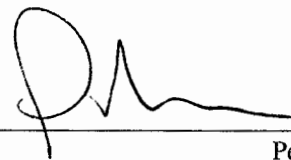
*Re: Investigation Requirements for Flow Through Contamination, 500 (520 and 550) West Georgia Street, Vancouver, BC, PIDs: 007-697-473, 010-205-471, 010-205-543, 015-467-767, 015-467-791, prepared by Peggy Evans / BC Ministry of Environment, dated February 14, 2014;*

*High Risk Site – Submission of Semi-Annual Report, 520 and 550 West Georgia Street, Vancouver, BC, Site ID 13615, prepared by Vijay Kallur, P.Eng., Tara Siemens Kennedy, M.E.T, P.Chem., CSAP, SNC-Lavalin, dated December 19, 2013;*

*Requesting a Director's Determination of Flow Through Site for 500 (520 and 550) West Georgia Street, in Vancouver, BC, Site ID 13615, prepared by Calin Nan, P.Eng., John DeCesare, Ph. D., Eng., L., CSAP, Vijay Kallur, P.Eng., Diane Grady, Ph.D., SNC-Lavalin, dated August 2, 2013;*

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*High Risk Site – Submission of Requested Documents, 520 and 550 West Georgia Street, Vancouver, BC, Site ID 13615, prepared by Vijay Kallur, P.Eng., SNC-Lavalin, dated June 7, 2013;*

*Site Risk Classification report, 510 (formerly 520 and 550) West Georgia Street, Vancouver BC, prepared by Calin Nan, P.Eng., SNC-Lavalin, dated January 25, 2013;*

*Remediation Plan, Telus Garden, 520 and 550 West Georgia Street, Vancouver, BC, prepared by Vijay Kallur, P.Eng., Jacquie Kydd, P.Eng., SNC-Lavalin, dated March 5, 2012; and*

*Stage 1 Preliminary Site Investigation, Telus Garden, 520 and 550 West Georgia Street, Vancouver, BC, prepared by Melissa Giles, B.Sc., Vijay Kallur, P.Eng., Jacquie Kydd, P.Eng., SNC-Lavalin, dated February 27, 2012.*

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