



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.

November 1, 2018
Date Issued

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to 620 Cardero Street, Vancouver, British Columbia which is more particularly known and described as:

The Dedicated Lands are adjacent to Lot A Block 42 District Lot 185 Group 1 New Westminster District and of Part of the Public Harbour of Burrard Inlet Plan EPP62321, as depicted by the following metes and bounds:

Starting at the northwest corner of Lot A Block 42 DL. 185 Group 1, New Westminster District and of Part of the Public Harbour of Burrard Inlet Plan EPP62321: the point of commencement.

- thence $44^{\circ} 43' 29''$ for 4.384 metres;
- thence $89^{\circ} 43' 29''$ for 1.838 metres;
- thence $134^{\circ} 43' 29''$ for 0.221 metres;
- thence southeasterly being an arc of a 190 metre radius curve having a radial bearing of $44^{\circ} 43' 29''$ to the centre of said curve and a radial bearing of $223^{\circ} 27' 19''$ to the end of said curve an arc distance of 4.210 metres;
- thence $269^{\circ} 43' 29''$ for 8.104 metres;

returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on August 26, 2018.

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

Latitude: $49^{\circ} 17' 27.20''$
Longitude: $123^{\circ} 07' 47.50''$

November 1, 2018

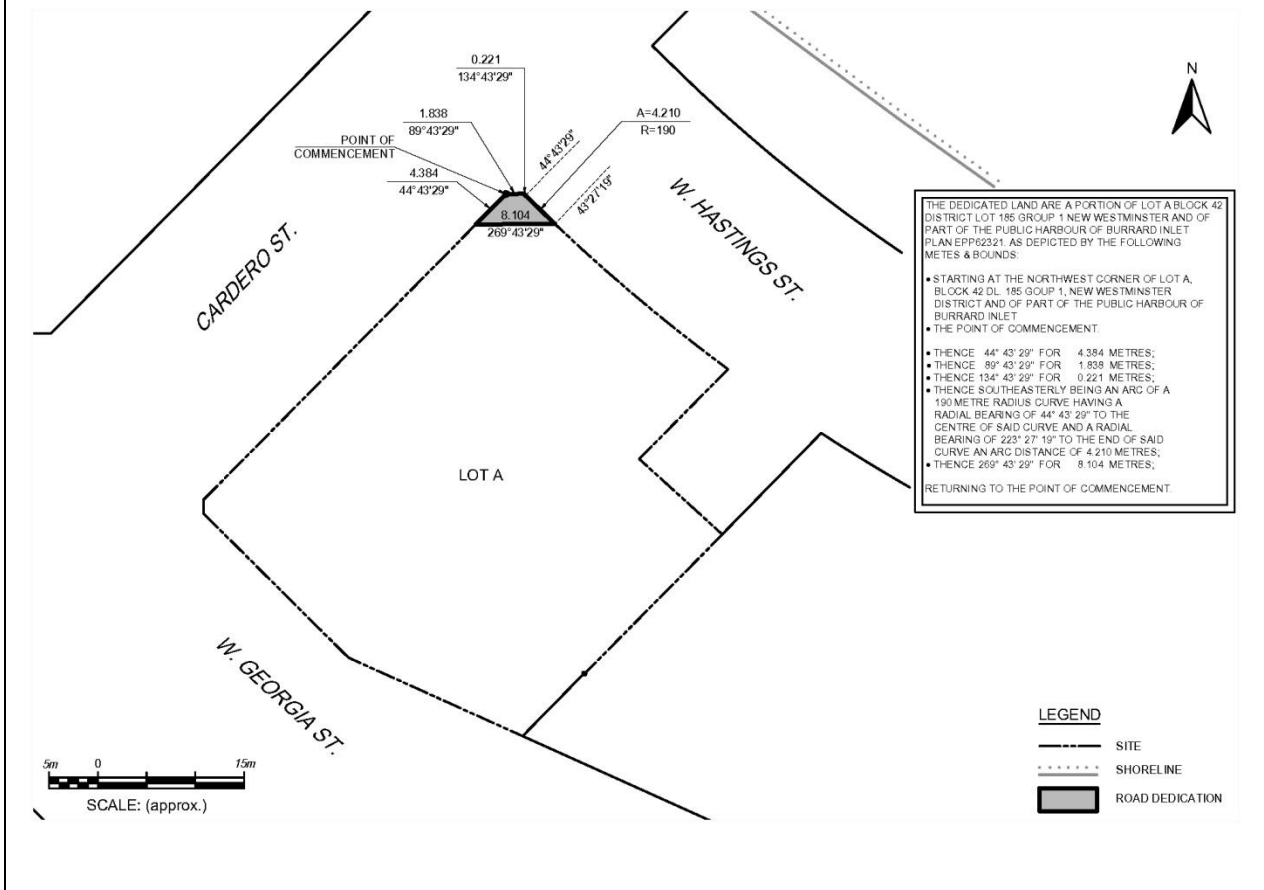
Date Issued



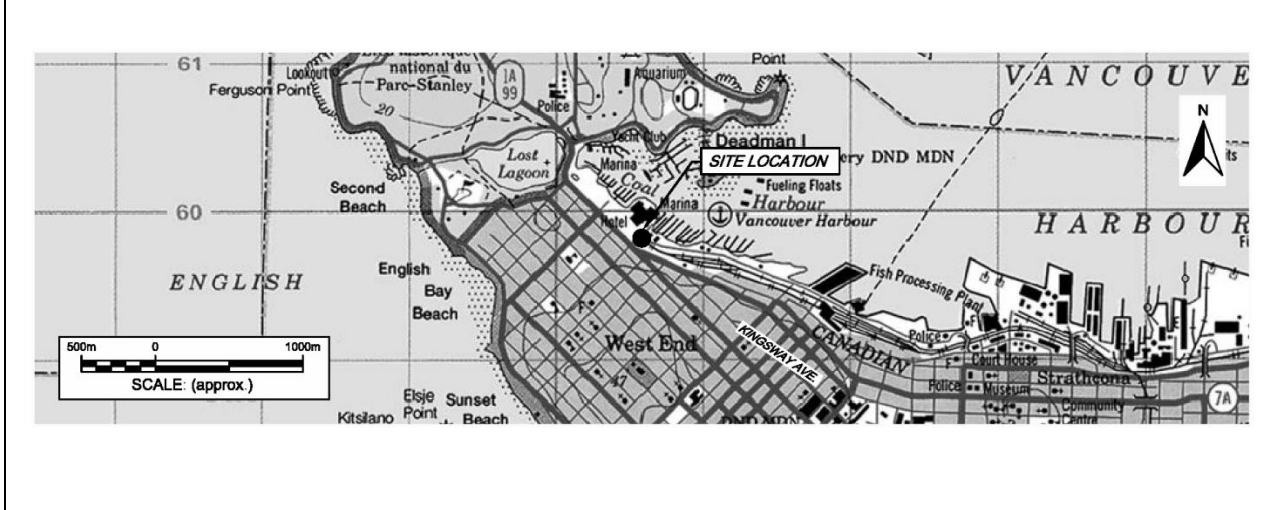
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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses 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 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 existing or expected at the site. These assumptions include the following:

- (a) The Site will remain as a roadway.

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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

Antimony	7440-36-0
Arsenic	7440-38-2
Copper	7440-50-8
Lead	7439-92-1
Zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition, 620 Cardero Street, Vancouver, BC*, Keystone Environmental Ltd., September 2018;
- *Administrative Guidance 11: Communication Record between City of Vancouver and Keystone Environmental Ltd.* September 2018;
- *Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 620 Cardero Street, Vancouver, BC*, Keystone Environmental Ltd., July 2018;
- *Stage I Preliminary Site Investigation 1575 – 1577 West Georgia Street Vancouver, BC*. Jacques Whitford Environment Ltd. November 1999;
- *Phase 2/3 Environmental Site Assessment, Norwich Union Building, 1575 West Georgia Street, Vancouver, BC*. Terra Environmental Consultants Ltd., December 1993;
- *Phase 2 Environmental Site Assessment, Norwich Union Building, 1575 West Georgia Street, Vancouver, BC*. Terra Environmental Consultants Ltd., October 1993;
- *Re: Phase 1 Environmental Site Assessment: Norwich Union Life Building 1575 West Georgia Street, Vancouver, BC (letter)*. Terra Environmental Consultants Ltd., August 1993;
- *Phase 1 Environmental Site Assessment: Norwich Union Life Building 1575 West Georgia Street, Vancouver, BC*. Terra Environmental Consultants Ltd., June 1993;
- *Detailed Remedial Plan for Phase 1A*. Norecol Environmental Management Ltd., October 1992; and
- *Environmental Assessment and Remediation Plan, Coal Harbour Lands, Vancouver, British Columbia, Volume 1 Report*. Norecol Environmental Management Ltd., August 1991.

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