



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.

January 2, 2019

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1188/1190 Bidwell Street & 1685 Davie Street, Vancouver, British Columbia, which is more particularly known and described as:

Lot 1, Block 61, District Lot 185, Group 1, New Westminster District, Plan EPP65842

PID 029-936-837

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

Latitude: 49° 17' 10.57"

Longitude: 123° 08' 22.93"

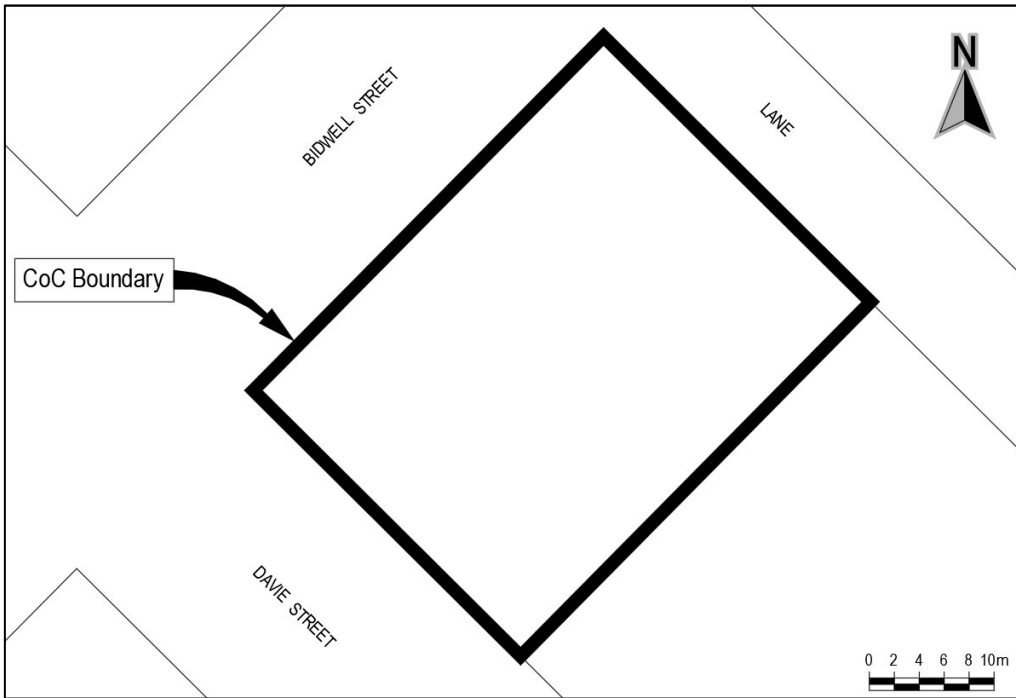
January 2, 2019

Date Issued

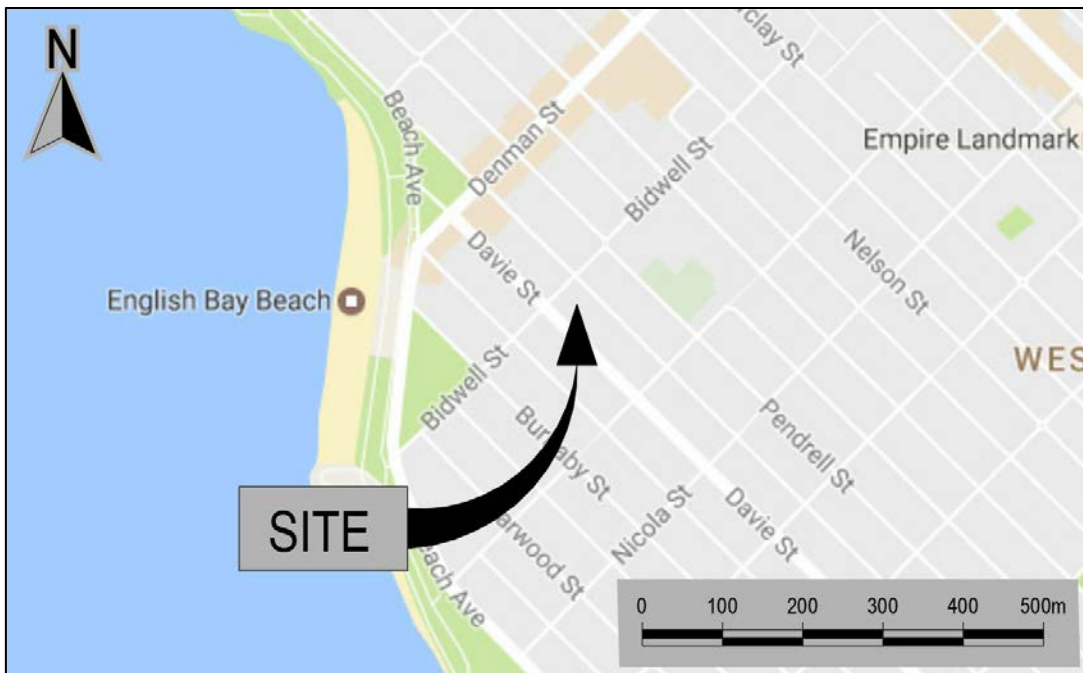


J.A. Brooke
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



January 2, 2019

Date Issued

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

Schedule B

Requirements and Conditions

- I. Any changes in land, vapour, or water 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 standards 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 future building erected on the site will have a 4-floor parkade built to the equivalent or better: 2012 or later BC Building Codes

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<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

January 2, 2019

Date Issued



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

Schedule C
Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

LEPHs	NA
VPHs	NA

January 2, 2019
Date Issued

Site Identification Number 20039
Version 9.0 R



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

Schedule D

Documents

- *Summary of Site Condition*, prepared by Next Environmental Inc., dated October 12, 2018;
- *Stage 1 Preliminary Site Investigation Update (“Stage 1 Update”) 1188/1190 Bidwell Street & 1685 Davie Street, Vancouver, BC*, prepared by Next Environmental Inc., October 12, 2018;
- *Addendum to Site Investigations at 1188/1190 Bidwell Street & 1685 Davie Street, Vancouver, BC*, prepared by Next Environmental Inc., September 26, 2018;
- *Stage 1 Environmental Site Investigation (Stage 1 Update) – 1170 Bidwell Street and 1675 Davie Street Vancouver, BC*, prepared by Next Environmental Inc., 19 October 2017;
- *Letter Report – Underground Storage Tank Removal Monitoring (“UST” Removal) and Post Remediation Investigation (“Confirmation of Remediation”) – 1170 Bidwell Street and 1675 Davie Street, Vancouver, BC*, prepared by prepared by Next Environmental Inc., dated 19 October 2017;
- *Detailed Site Investigation (Revision) – 1170 Bidwell Street and 1675 Davie Street, Vancouver, BC*, prepared by Next Environmental Inc., dated 1 March 2017 (Revised on 19 October 2017);
- *Stage 2 Preliminary Site Investigation (Revision) – 1170 Bidwell Street and 1675 Davie Street, Vancouver, BC*, prepared by Next Environmental Inc., dated 21 December 2016 (Revised on 16 October 2017); and
- *Stage 1 Environmental Site Investigation – 1170 Bidwell Street and 1675 Davie Street, Vancouver, BC*, prepared by Next Environmental Inc., dated 21 December 2016.

January 2, 2019

Date Issued



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