



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.

July 24, 2019
Date Issued


Lavinia Zanini, P.Ge.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1412, 1420, 1434, 1442, 1450, and 1460 Howe Street, Vancouver, British Columbia which is more particularly known and described as:

PID: 029-349-362

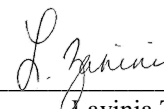
Lot A, Block 122, District Lot 541, Group 1, New Westminster District, Plan EPP40230

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

Latitude:	49°	16'	29.8"
Longitude:	123°	07'	51.2"

July 24, 2019

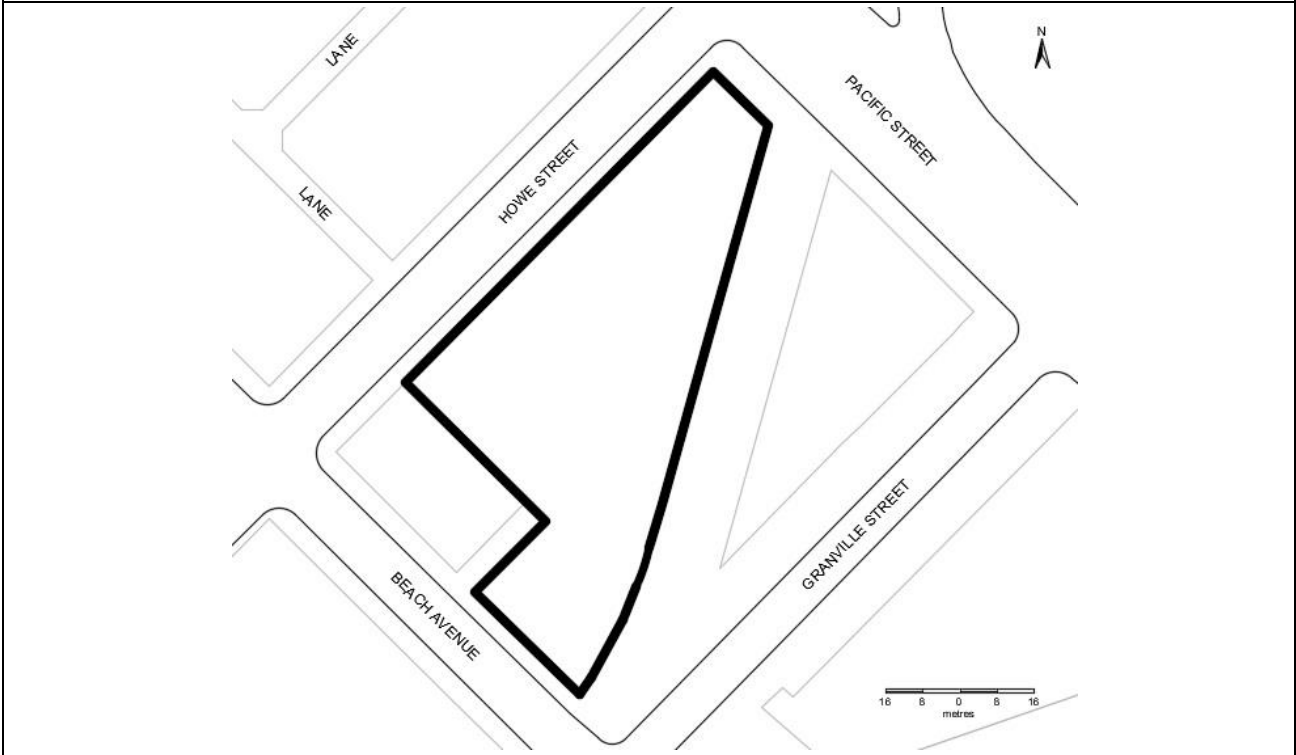
Date Issued



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For Director, *Environmental Management Act*

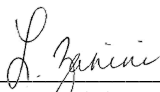
Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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) Any current or future building(s) erected onsite must have a concrete floor slab on the lowest level.

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 persons 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 high density residential land soil use:

To meet numerical remediation standards:

- VPHs
- HEPHs
- Antimony (CAS # 7440-36-0)
- Lead (CAS # 7439-92-1)
- Tin (CAS # 7440-31-5)
- Zinc (CAS # 7440-66-6)

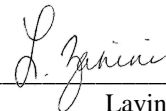
Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

- Trimethylbenzene, 1,2,4- (CAS # 95-63-6)

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Schedule D

Documents

Arcadis Canada Inc., *Addendum – Clarification on Remediation, 1460 Howe Street, Vancouver, BC; 710 Pacific Street, Vancouver, BC; Laneway between 1460 Howe Street and 710 Pacific Street, Vancouver, BC*, June 2019.

Arcadis Canada Inc., *Summary of Site Condition, 1460 Howe Street, Vancouver, BC*, April 2019.

Arcadis Canada Inc., *Detailed Site Investigation and Confirmation of Remediation, 1412-1460 Howe St., 710 Pacific St. and Lands Dedicated to the City of Vancouver, Vancouver, BC*, April 2019.

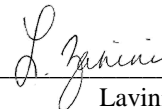
Arcadis Canada Inc., *Stage 2 Preliminary Site Investigation, 1412-1460 Howe St., 710 Pacific St. and 1410 Granville St., and Lands Dedicated to the City of Vancouver, Vancouver, BC*. April 2019.

Arcadis Canada Inc. *Addendum to Stage 1 Preliminary Site Investigation, 1400 Howe Street, Vancouver, BC, Prepared by Franz Environmental Inc., October 2014 (2844-1401)*. April 2019.

Franz Environmental Inc. *Stage 1 Preliminary Site Investigation, 1400 Howe Street, Vancouver, BC*. October 2014.

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