



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 10, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 1280 Burrard Street, Vancouver, British Columbia which is more particularly known and described as:

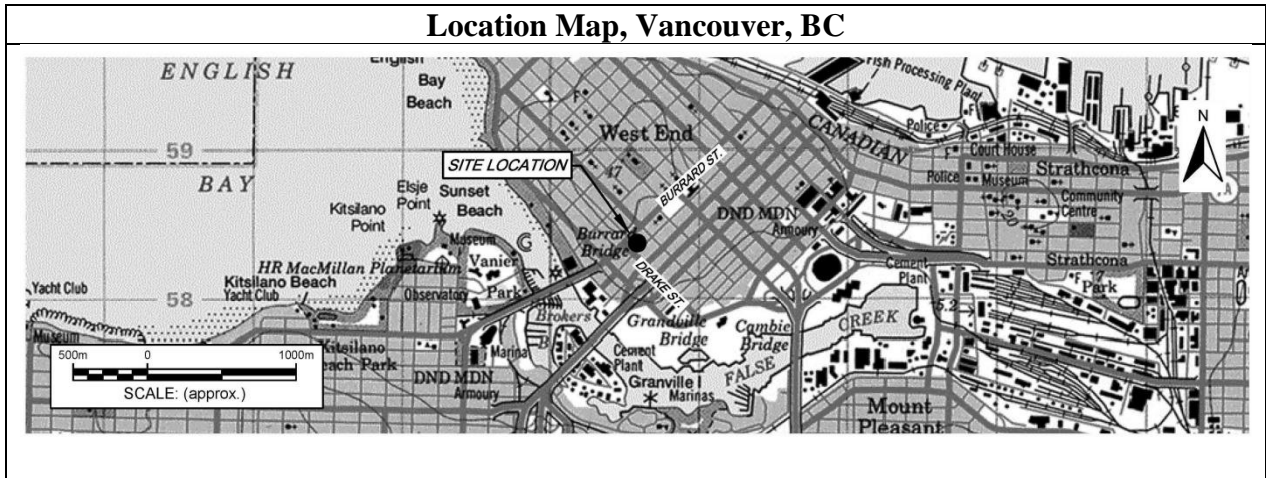
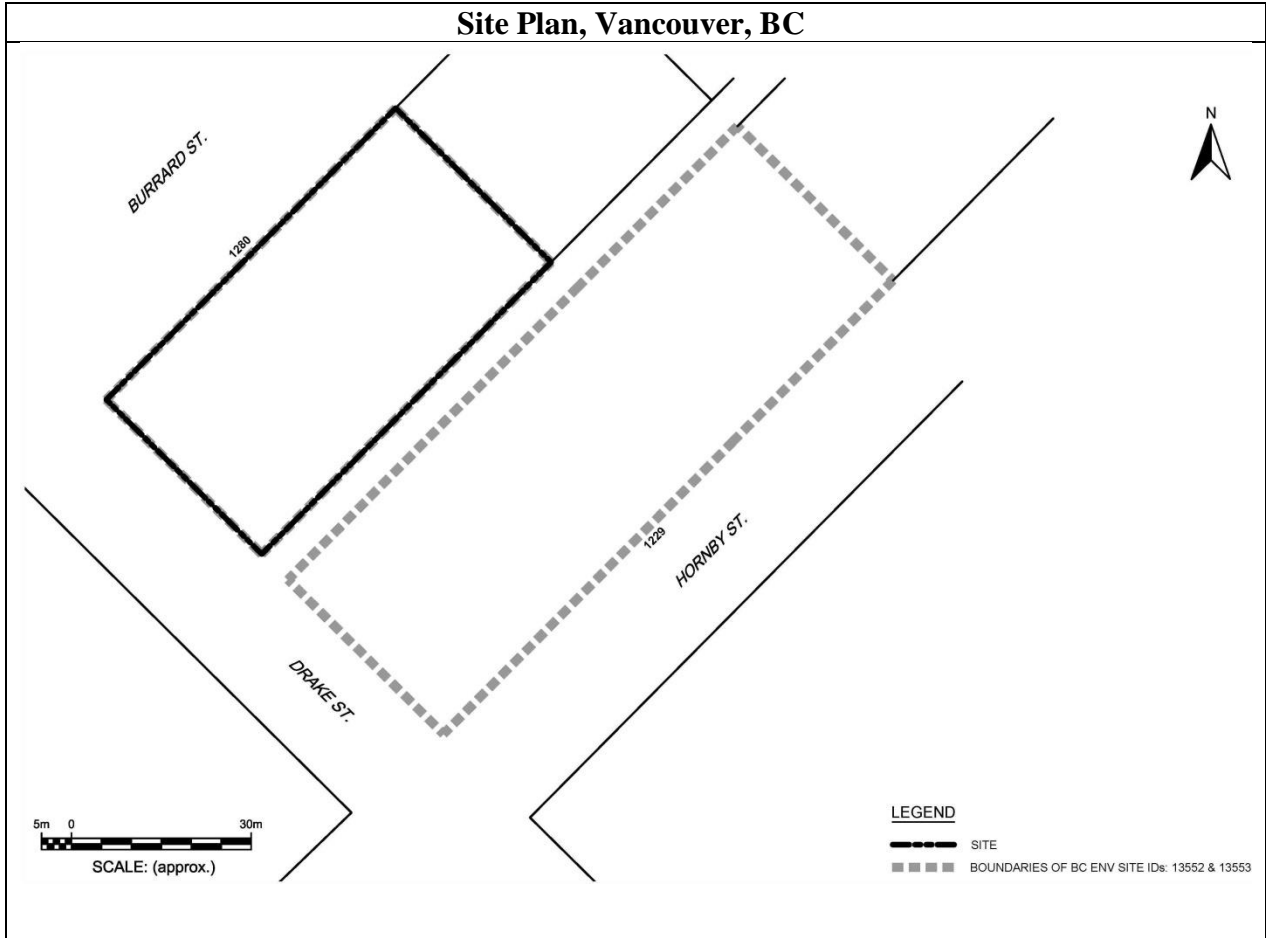
Lot F Block 100 District Lot 541 Group 1 New Westminster District Plan EPP44004
PID: 029-416-124

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


Latitude: 49° 16' 41.30"
Longitude: 123° 07' 47.80"

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Schedule B

Requirements and Conditions


1. Any changes in land, vapour or water use 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 Contaminated Sites Regulation numerical standards at and adjacent to 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 consist of mixed use commercial and residential building (commercial at grade) with five levels of underground parking and the parkade will be built to the 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 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 commercial land soil use:

To meet numerical remediation standards:

lead	7439-92-1
zinc	7440-66-6

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

LEPHw	N/A
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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 1280 Burrard Street, Vancouver, BC, Keystone Environmental Ltd., June 2019;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 1280 Burrard Street, Vancouver, BC, Keystone Environmental Ltd., May 2019;

Disposal at Sea Recommendations – 1290 Burrard Street, Vancouver, BC, Active Earth Engineering Ltd., February 2018;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Phase 1 – South Portion of 1229 Hornby Street, Vancouver, BC, Keystone Environmental Ltd., October 2017;

Heating Oil Underground Storage Tank Decommissioning and Excavation, 1290 Burrard Street, Vancouver, BC (Tower B), Active Earth Engineering Ltd., June 2017;

Soil Quality Assessment, 1290 Burrard Street, Vancouver, BC (Tower B), Active Earth Engineering Ltd., June 2017;


Phase 1 Environmental Site Assessment, 1252-1270 Burrard Street & 1229-1263 Hornby Street, Vancouver, BC, Keystone Environmental Ltd., January 2010;

Phase 1 Environmental Site Assessment, 1262 Burrard Street, Vancouver, BC, Keystone Environmental Ltd., May 2009;

Preliminary Site Investigation – Stage 1 and 2, 1290 Burrard Street and 1271-1281 Hornby Street, Vancouver, BC, Keystone Environmental Ltd., March 2006; and

Inspection, Monitoring and Removal of Two Underground Storage Tanks, 1290 Burrard Street, Vancouver, BC, Pottinger Gaherty Environmental Consultants Inc., June 2002.

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