



**VIA EMAIL: [farouk@westbankcorp.com](mailto:farouk@westbankcorp.com)**

Victoria File: 26250-20/13873  
Site ID: 13873

October 2, 2019

Farouk Babul  
Howe Street Ventures Ltd.  
501-1067 West Cordova St.  
Vancouver, BC V6C 1C7

Dear Mr. Babul:

**Re: Certificate of Compliance – 1410 Granville Street, Vancouver, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 604-582-5206 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, Assistant Manager, Environmental Protection, City of Vancouver;  
[nicole.montgomery@vancouver.ca](mailto:nicole.montgomery@vancouver.ca)

Richard Kwan, Approved Professional, Arcadis Canada Inc. [Richard.kwan@arcadis.com](mailto:Richard.kwan@arcadis.com)

Garth Stoll, HSBC Bank Canada  
885 West Georgia Street, Vancouver, BC V6C 3G1

Uppkar Dosanj, Aviva Insurance Company of Canada  
1125 Howe Street, Vancouver, BC V6Z 2Y6

CSAP Society



**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.

October 2, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1410 Granville Street, Vancouver, British Columbia which is more particularly known and described as:

Parcel Identifier: 029-349-389

LOT C BLOCK 123 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' 28.2"  
Longitude: 123° 07' 46.7"

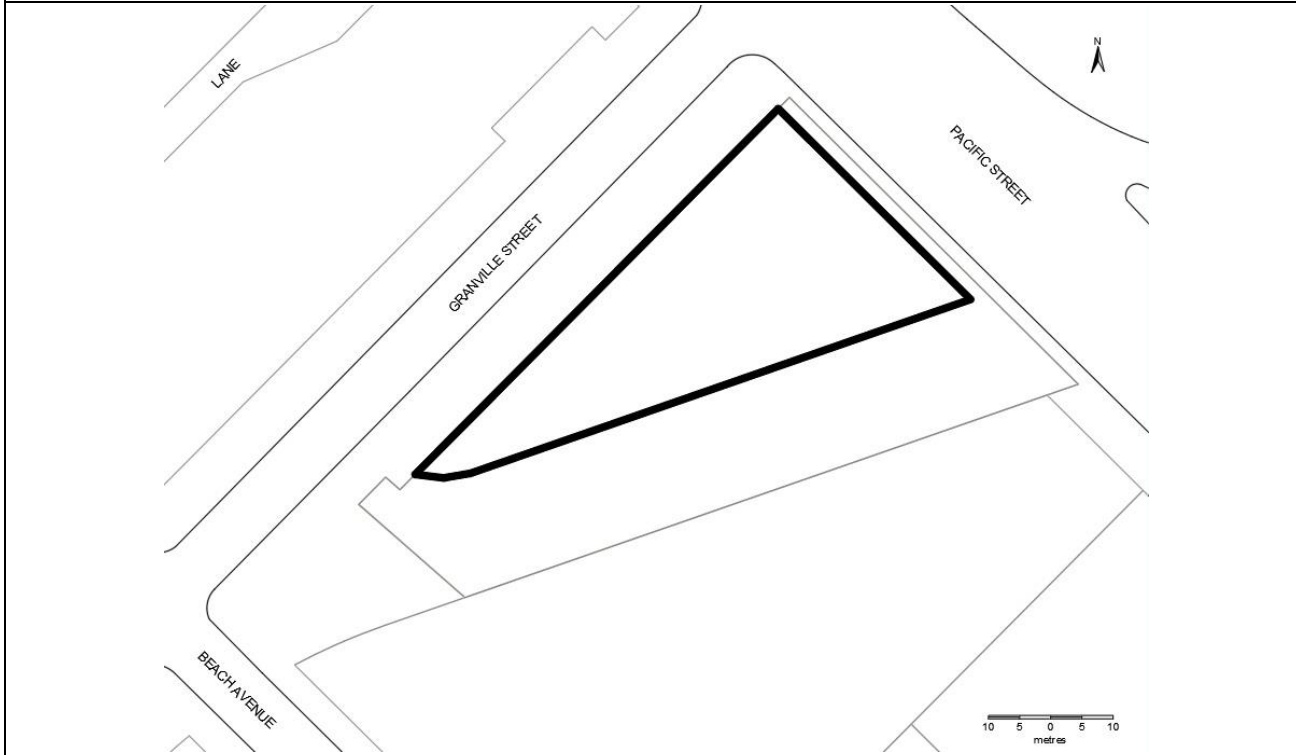
October 2, 2019

Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*

## Site Plan, Vancouver, BC



## Location Map, Vancouver, BC



October 2, 2019  
Date Issued

  
Liliana Jerade  
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.

October 2, 2019

Date Issued



For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

*Substances remediated in soil for high density residential land soil use:*

To meet numerical remediation standards:

- LEPHs NA
- HEPHs NA
- Arsenic 7440-38-2
- Antimony 7440-36-0
- Lead 7439-92-1
- Zinc 7440-66-6

October 2, 2019

Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule D

### Documents

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

Arcadis Canada Inc., *Detailed Site Investigation and Confirmation of Remediation, 1410 Granville Street and Lands Dedicated to the City of Vancouver, Vancouver, BC*, July 2019;

Arcadis Canada Inc., *Addendum to 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, prepared by Arcadis (July 2010)*. July 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*. July 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)*. July 2019;  
and

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

October 2, 2019  
Date Issued

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Liliana Jerade  
For Director, *Environmental Management Act*