



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.

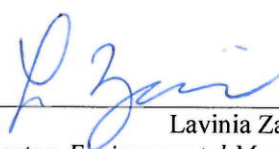
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 13, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 1355 Bellevue Avenue, West Vancouver, British Columbia, which is more particularly known and described as:

A Portion of Lot A District Lot 237 Block 25 Group 1 New Westminster District Plan EPP36337 as described by the following metes and bounds:

Starting at the southwest corner of Lot A of Subdivision Plan of Lot 5, 6, and 7, Plan 4210; Lot 'B', Plan 11655; and Lots 1 and 2, Plan BCP52158; all of Block 25, District Lot 237, Group 1, New Westminster District, Plan EPP36337:

The Point of Commencement.

Thence $1^{\circ} 51' 21''$ for 43.927 metres;
Thence $104^{\circ} 11' 10''$ for 102.825 metres;
Thence $194^{\circ} 06' 09''$ for 42.777 metres;
Thence $284^{\circ} 06' 08''$ for 93.507 metres;

Returning the Point of Commencement.

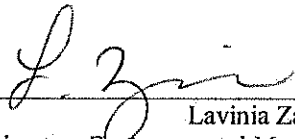
PID: Portion of 029-263-093

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on June 28, 2017.

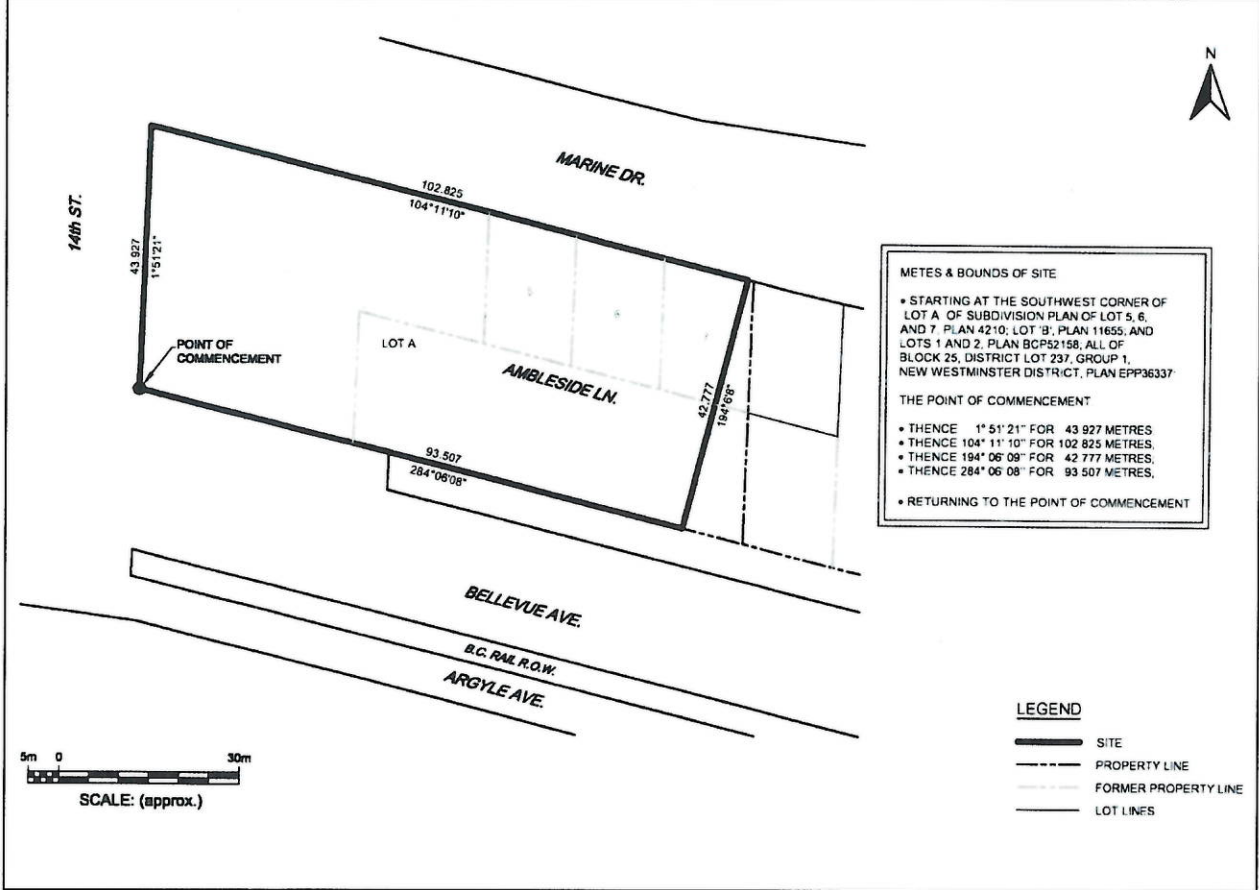
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: $49^{\circ} 19' 38.80''$
Longitude: $123^{\circ} 09' 12.20''$

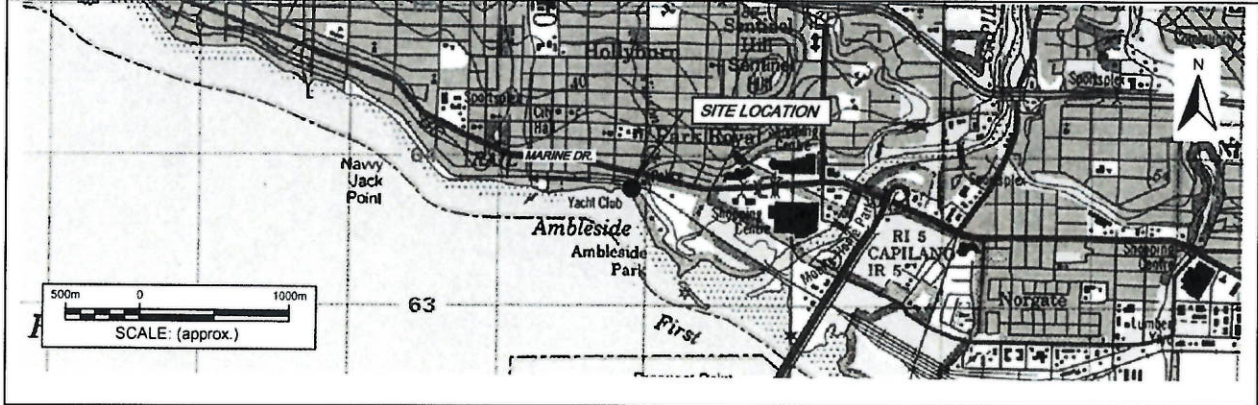
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Site Plan, West Vancouver, BC



Location Map, West 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 risk-based 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) A perimeter drainage system is in place to prevent groundwater contact with the foundation slab of the building.
- (b) Sumps associated with the perimeter drainage system are vented to the exterior of the building or include sealed lids to prevent venting into the parkade.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater at the Site must not be used as drinking water.
3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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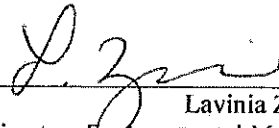

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6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Cadmium and lead;
- VPHs, LEPHs and HEPHs; and
- Benzene, ethylbenzene, toluene, and xylene.

To meet risk-based remediation standards:

- Trichloroethylene.

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

- Benzene; and
- Chloroform, 1,2-dichloroethylene, cis, tetrachloroethylene, trichloroethylene and vinyl chloride.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Chloride;
- VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, toluene, and xylenes (total); and
- Benzo[a]pyrene.

To meet risk-based remediation standards:

- 1,2-Dichloroethylene (cis), tetrachloroethylene, trichloroethylene, and vinyl chloride.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- VPHw, LEPHw, VHW₆₋₁₀, and EPHW₁₀₋₁₉; and

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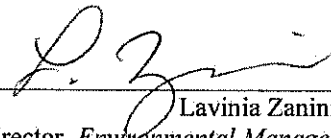
- Benzo[a]pyrene, fluoranthene, naphthalene, and pyrene.

To meet risk-based remediation standards:

- Tetrachloroethylene and trichloroethylene.

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Schedule D

Documents

Summary of Site Condition, 1355 Bellevue Avenue, West Vancouver, BC, Keystone Environmental Ltd., July 20, 2017;

Performance Verification Plan for Certificate of Compliance, 1355 Bellevue Avenue, West Vancouver, BC, Keystone Environmental Ltd., July 12, 2017;

Report of Findings – Human Health and Ecological Risk Assessment, 1355 Bellevue Avenue, West Vancouver, BC, Keystone Environmental Ltd., July 12, 2017;

Report of Findings – Stage I Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 1355 Bellevue Avenue, West Vancouver, BC, Keystone Environmental Ltd., June 29, 2017;

Report of Findings – Phase II Environmental Site Assessment, 1340-1348 Marine Drive, West Vancouver, BC, Keystone Environmental Ltd., July 8, 2011;

Report of Findings – Phase I Environmental Site Assessment, 1340-1348 Marine Drive, West Vancouver, BC, Keystone Environmental Ltd., February 4, 2011;

Report of Findings – Preliminary Site Investigation, Stage 1 and 2, 1352-1362 Marine Drive, West Vancouver, BC, Keystone Environmental Ltd., June 21, 2010;

1310 to 1392 Marine Drive, West Vancouver, BC, Thurber Engineering Ltd., October 21, 2008;

Additional Groundwater Monitoring and Sampling Investigations – Former Imperial Service Station – 1392 Marine Drive, West Vancouver, BC, Morrow Environmental Consultants Inc., October 11, 2007;

Screening Level Human Health and Ecological Risk Assessment – Northeast Portion of the Imperial Property and the Roadways and Parkland South of the Imperial Property Located at 1392 Marine Drive, West Vancouver, BC, Morrow Environmental Consultants Inc., April 18, 2007;

Supplemental Intrusive Investigations – Former Imperial Service Station - 1392 Marine Drive, West Vancouver, BC, Morrow Environmental Consultants Inc., April 3, 2007;

Site Investigations and Remedial Excavation – 1392 Marine Drive, West Vancouver, BC. Volume 1 to 4, Morrow Environmental Consultants Inc., March 19, 2007.

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