



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.

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.

May 14, 2018
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 175 and 185 Victory Ship Way, North Vancouver, British Columbia which is more particularly known and described as:

Portion of Lot 6 District Lot 274 and part of the bed and foreshore of Burrard Inlet Group 1 New Westminster District Plan BCP39824 except Air Space Plan EPP60694, which portion is more particularly described as follows:

Commencing at the most southwest corner of Lot 6, shown on said Plan BCP39824;
thence at a bearing of $33^{\circ}43'00''$, along the most western boundary of said Lot 6, a distance of 80.305 metres,
thence at a bearing of $123^{\circ}43'00''$, a distance of 83.670 metres,
thence at a bearing of $213^{\circ}43'00''$, a distance of 54.021 metres,
thence at a bearing of $123^{\circ}43'00''$, a distance of 6.567 metres,
thence at a bearing of $213^{\circ}43'00''$, a distance of 26.284 metres, to a point intersecting a southern boundary of said Lot 6;
thence at a bearing of $303^{\circ}43'00''$, along the said southern boundary of said Lot 6, a distance of 30.877 metres, to the most northeast corner of the most western Part of Lot 9, said Part of Lot 9 being that shown on Plan BCP39824, approved and confirmed on the 4th day of February, 2009, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia;
thence at a bearing of $33^{\circ}43'00''$, a distance of 0.305 metres, to a corner along the boundary of a Statutory Right of Way over a portion of said Lot 6, said Statutory Right of Way being that shown on Plan BCP39847, approved and confirmed on the 4th day of February, 2009, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia;
thence continuing at a bearing of $33^{\circ}43'00''$, along the boundary of said Statutory Right of Way, a distance of 46.298 metres, to a corner along the boundary of said Statutory Right of Way;
thence at a bearing of $303^{\circ}43'00''$, a distance of 34.961 metres, to a corner along the boundary of said Statutory Right of Way;
thence at a bearing of $213^{\circ}43'00''$, a distance of 31.336 metres, to a corner along the boundary of said Statutory Right of Way;
thence at a bearing of $220^{\circ}09'38''$, a distance of 15.058 metres, to a corner along the boundary of said Statutory Right of Way;
thence continuing at a bearing of $220^{\circ}09'38''$, a distance of 0.307 metres, to a point intersecting a southern boundary of said Lot 6;
thence at a bearing of $303^{\circ}43'00''$, a distance of 22.675 metres, to the point of commencement;
all the said bearings being grid bearings within Integrated Survey Area numbered 44 and being of North American Datum numbered 1983;
the said portion containing by admeasurement a total area of 0.525 hectares, more or less.

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PID: 027-842-231

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Patrick Korabek on December 12, 2016.

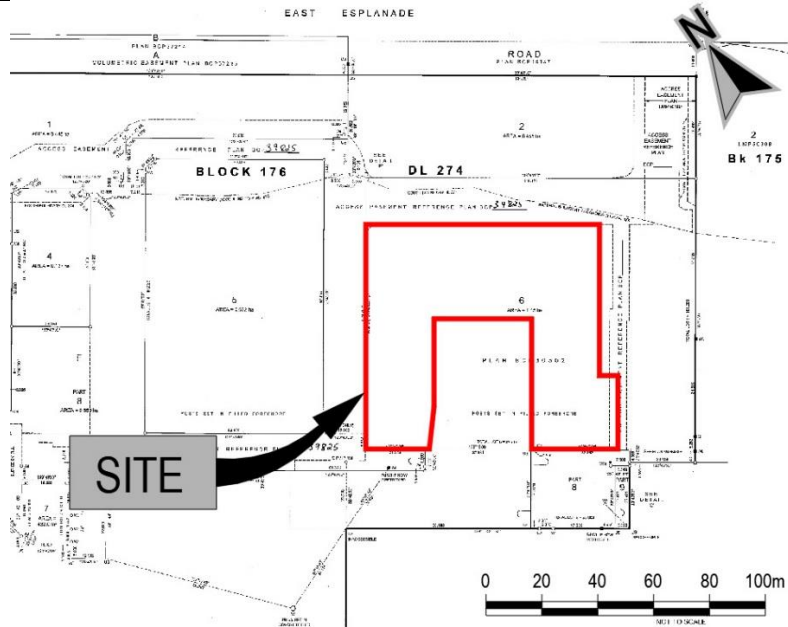
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 33.92"
Longitude: 123° 04' 40.07"

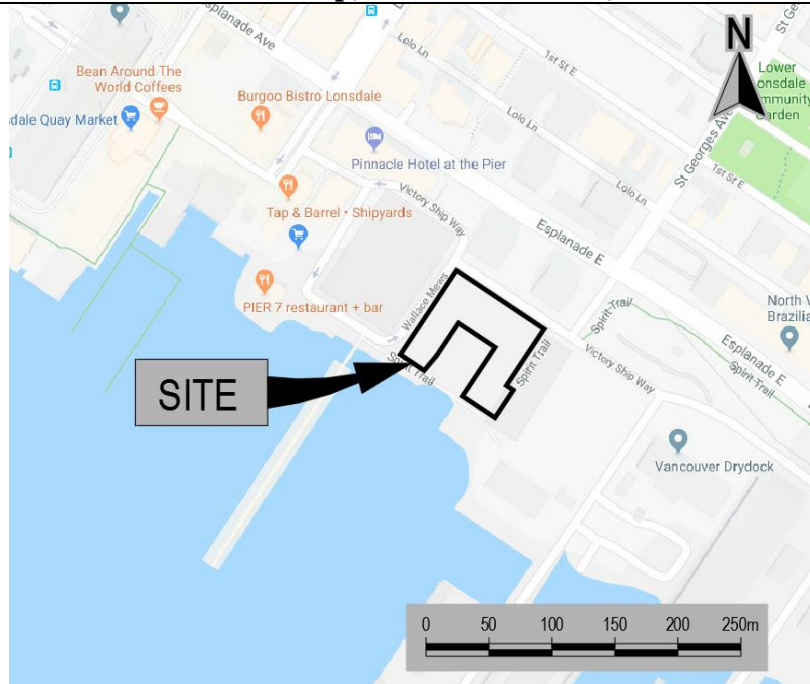
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Site Plan, North Vancouver, BC



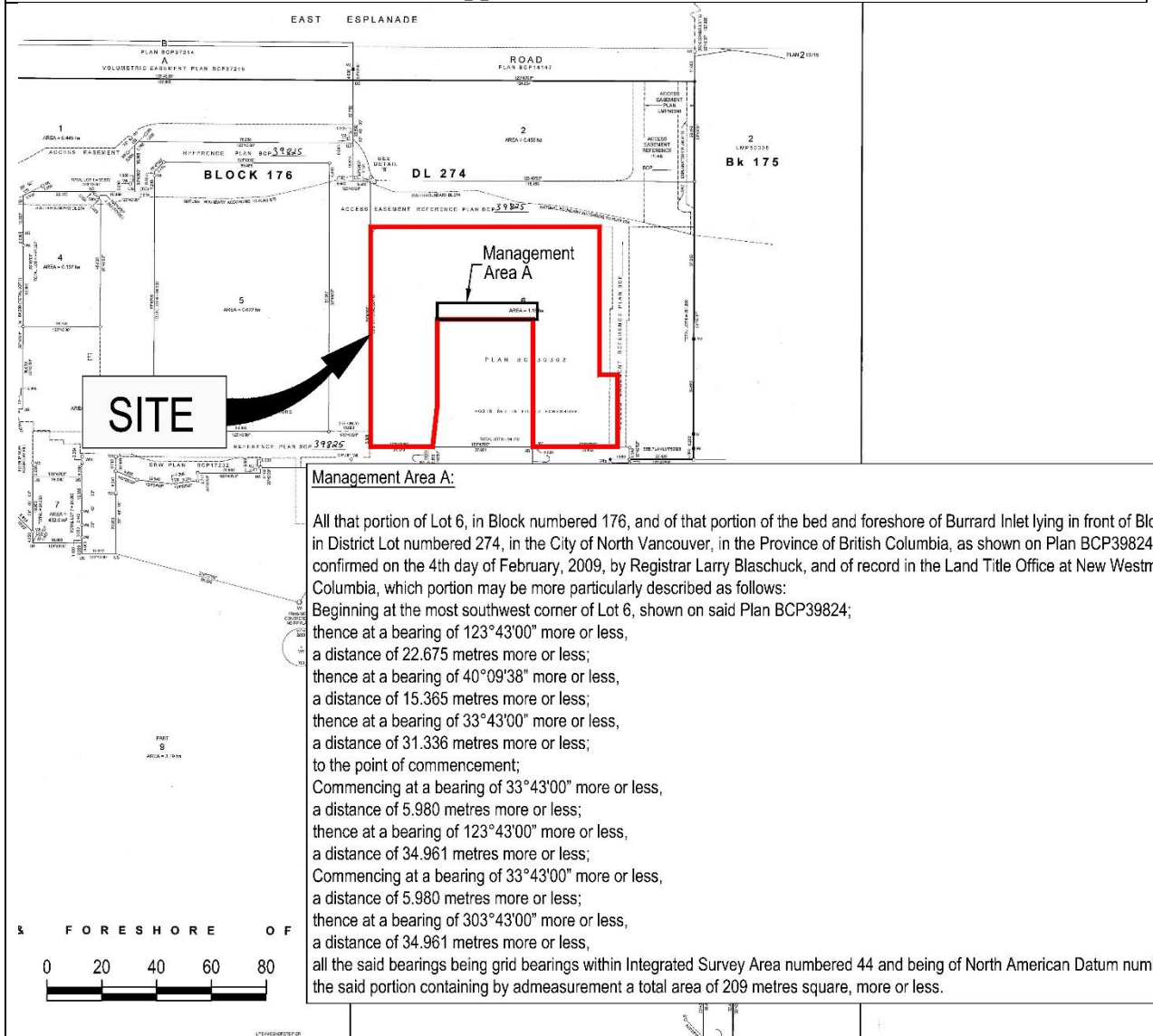
Location Map, North Vancouver, BC



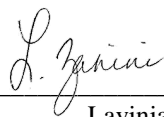
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Supplemental Site Plan



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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 with respect to outdoor air 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) Residual contaminated fill soils within Management Area A (see Schedule A) will remain at a depth of at least 1m below grade.

The documents listed in Schedule D indicate that indoor air within the underground parkade of the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation numerical standards with respect to indoor air at the site. The assumption of the vapour assessment is:

- (a) The current building structure, configuration and location will be maintained.

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) At least 1 m thickness of uncontaminated surface fill soils must be maintained overtop of residual contaminated fill soils within Management Area A (see Schedule A)
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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential (high density) land soil use:

To meet numerical remediation standards:

anthracene	120-12-7	manganese	7439-96-5
antimony	7440-36-0	mercury	7439-97-6
barium	7440-39-3	molybdenum	7439-98-7
cadmium	744-43-9	naphthalene	91-20-3
chromium	7440-47-3	pyrene	129-00-0
cobalt	7440-48-4	selenium	7782-49-2
fluoranthene	206-44-0		

To meet risk-based remediation standards:

arsenic	7440-38-2	indeno(1,2,3-cd)pyrene	193-39-5
benz(a)anthracene	56-55-3	iron	7439-89-6
benzo(a)pyrene	50-32-8	LEPHs	NA
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	lead	7439-92-1
benzo(k)fluoranthene	207-08-9	nickel	7440-02-0
copper	7440-50-8	phenanthrene	85-01-8
HEPHs	NA	zinc	7440-66-6

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

benz(a)anthracene	56-55-3	chrysene	218-01-9
benzo(a)pyrene	50-32-8	quinoline	91-22-5
chromium, hexavalent	18540-29-9		

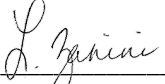
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To meet risk-based remediation standards:

acenaphthene	83-32-9	LEPHw	NA
acridine	260-94-6	naphthalene	91-20-3
anthracene	120-12-7	phenanthrene	85-01-8
copper	7440-50-8	pyrene	129-00-0
fluoranthene	206-44-0	zinc	7440-66-6

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Schedule D

Documents


- *Summary of Site Condition, by NEXT Environmental Inc., March 14, 2018.*
- *Human Health and Ecological Risk Assessment, 175 & 185 Victory Ship Way, North Vancouver, BC (Parcel 11), by Jeroen Wauters, NEXT Environmental Inc., March 14 2018.*
- *Stage 1 Preliminary Site Investigation Update, 175 & 185 Victory Ship Way, North Vancouver, BC (Parcel 11), by Meagan Vidian-Jones and Jeroen Wauters, NEXT Environmental Inc., March 14, 2018.*
- *Confirmation of Remediation Report, 175 & 185 Victory Ship Way, North Vancouver, BC (Parcel 11), by Meagan Vidian-Jones and Jeroen Wauters, NEXT Environmental Inc., March 13, 2018.*
- *Detailed Site Investigation Report, 175 & 185 Victory Ship Way, North Vancouver, BC (Parcel 11), by Meagan Vidian-Jones and Jeroen Wauters, NEXT Environmental Inc., March 13, 2018.*
- *Protocol 6 Pre-Approval for Relief from Delineation and Remediation – Site ID # 1419, 175 & 185 Victory Ship Way, Portion of Lot 6 (Parcel 11), North Vancouver, BC, by Peter Kickham, for Director, Environmental Management Act, October 31, 2017.*
- *Stage 2 Preliminary Site Investigation Report, 175 & 185 Victory Ship Way, North Vancouver, BC (Parcel 11), by Meagan Vidian-Jones and Jeroen Wauters, NEXT Environmental Inc., May 10, 2017.*
- *Stage 1 Preliminary Site Investigation Report, 175 & 185 Victory Ship Way, North Vancouver, BC (Parcel 11), by Meagan Vidian-Jones and Jeroen Wauters, NEXT Environmental Inc., November 25, 2016.*
- *Confirmation of Remediation Report – Boatways Remedial Excavation, 21 Wallace Mews, North Vancouver, BC, by Meagan Vidian-Jones and Jeroen Wauters, NEXT Environmental Inc., July 25, 2016.*
- *Confirmation of Remediation Report, Parcel 6 / Victory Ship Way – 177/187 East Esplanade, North Vancouver, BC, by NEXT Environmental Inc., November 2008.*
- *Final – Assessment of Potential for Upwelling of Groundwater into “Boatways” at 109 East Esplanade, “The Piers” – Former Versatile Shipyards (“Site”), by Robertson Geoconsultants Inc., July 2007.*
- *Special Waste Delineation Investigation, Uplands Fringe Area 3, 109 East Esplanade Avenue, North Vancouver, BC, by NEXT Environmental Inc., May 2003.*
- *Confirmation of Remediation Report, 109 East Esplanade, North Vancouver, BC, by NEXT Environmental Inc., November 4, 2002.*
- *Detailed Site Investigation Report, Boatways, 116 & 109 East Esplanade Avenue, North Vancouver, BC, by NEXT Environmental Inc., October 2002.*

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- *Approval-in-Principle, Site ID 1419*, by Ministry of Environment, December 1999.
- *Remedial Action Plan & Risk Assessment/Management Plan*, by Bruce Willmer and Yasmin Nizami, EVS Environment and Hemmera Resource Consultants Ltd., September 1999.
- *Detailed Site Investigation, Versatile Shipyards, North Vancouver, BC*, by Rick S. Guiton and Lisa Press, Hemmera Resource Consultants Ltd., September 1999.
- *Preliminary Site Investigation, Versatile Shipyards, North Vancouver, BC*, by Rick S. Guiton and Lisa Press, Hemmera Resource Consultants Ltd., September 1999.

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