



**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.

June 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 2-48 Wallace Mews, 125-135 Victory Ship Way, North Vancouver, British Columbia which is more particularly known and described as:

LOT 5 DISTRICT LOT 274 AND PART OF THE BED AND FORESHORE OF BURRARD INLET GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP39824

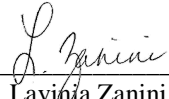
PID: 027-842-223

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

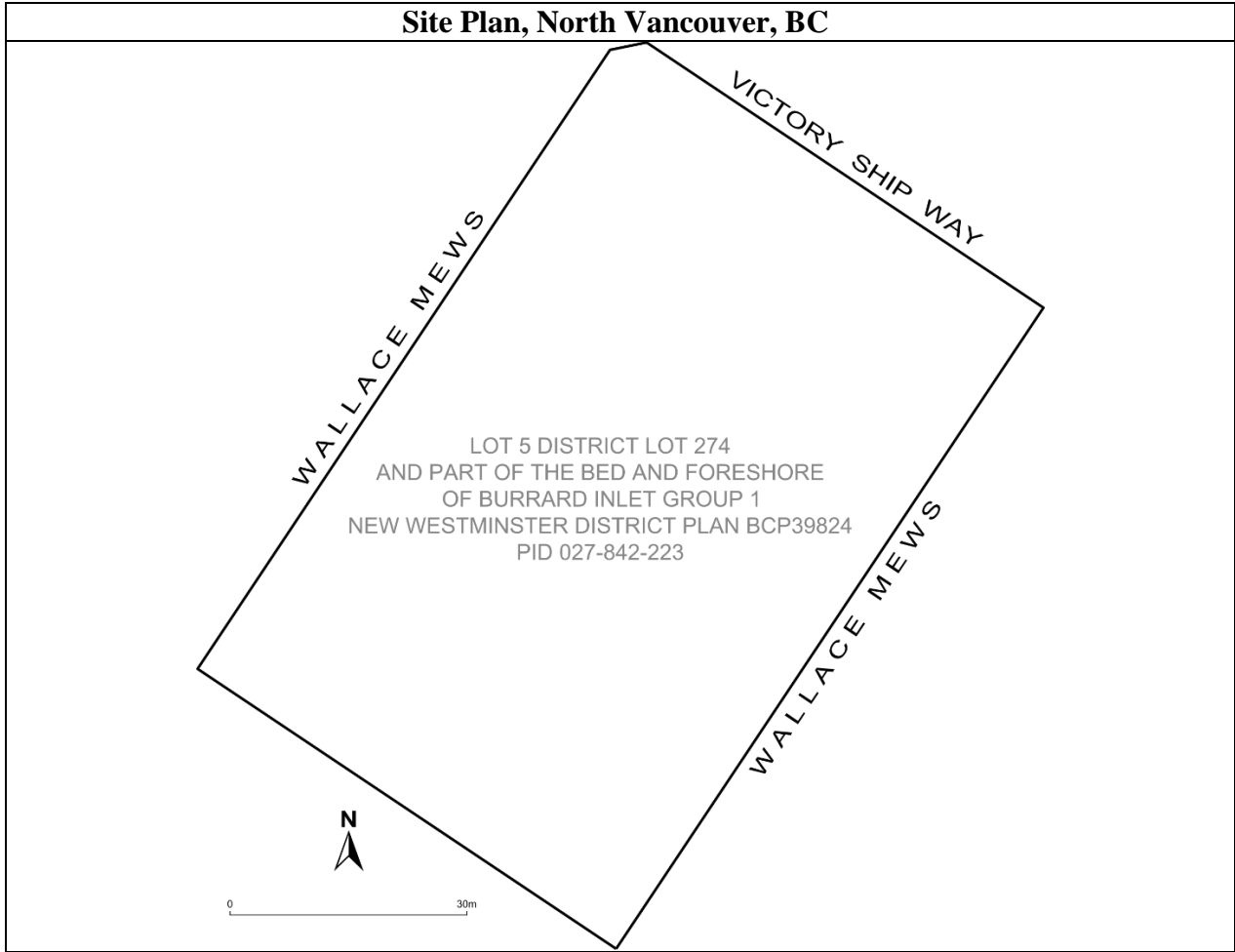
Latitude:	49°	18'	35.2"
Longitude:	123°	4'	44.3"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The current Site building is constructed to BC Building Codes;
- (b) A sub slab attenuation factor is applicable at Site;
- (c) Outdoor air attenuation factors are applicable for roadways adjacent to the site.

Any change in the structure, configuration or depth of the current building at the site 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) The hard cap above contaminated soils across the Site must remain intact;
  - (b) The vapour management system below the building slab must continue to operate as designed.
3. If requested by the Director, the responsible persons 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.

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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<s> or their agent. The records must be available for inspection by the Director.
6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Operation and Maintenance Plan listed in Schedule D.
7. 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.
8. 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<s> 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:

naphthalene	91-20-3	VPH	NA
selenium	7782-49-2		

##### To meet risk based standards:

antimony	7440-36-0	HEPHs	NA
arsenic	7440-38-2	lead	7439-92-1
benz(a)anthracene	56-55-3	LEPHs	NA
benzo(b+j)fluoranthenes	205-82-3	manganese	7439-96-5
cadmium	7440-43-9	mercury	7439-97-6
chromium	7440-47-3	nickel	7440-02-0
cobalt	7440-48-4	tin	7440-31-5
copper	7440-50-8	zinc	7440-66-6
indeno(1,2,3-cd)pyrene	193-39-5		

#### *Substances remediated in water for marine aquatic life water use:*

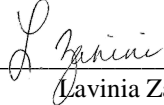
##### To meet numerical remediation standards:

acenaphthene	83-32-9	naphthalene	91-20-3
acridine	260-94-6		

##### To meet risk based standards:

anthracene	120-12-7	phenanthrene	85-01-8
fluoranthene	206-44-0	pyrene	129-00-0
LEPHw	NA		

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## Schedule C

### Substances and Uses

*Substances remediated in soil vapour for parkade land vapour use:*

To meet risk based standards:

benzene	71-43-2	naphthalene	91-20-3
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## Schedule D

### Documents

- *Summary of Site Condition* prepared by Duncan Macdonald / PGL Environmental Consultants Ltd., dated May 2018;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan*, PGL Environmental Consultants, April 2018;
- *Confirmation of Remediation*, PGL Environmental Consultants, April 2018;
- *Human Health and Ecological Risk Assessment*, PGL Environmental Consultants, April 2018;
- *Performance Verification Plan*, PGL Environmental Consultants, April 2018;
- *Site Risk Classification Report*, PGL Environmental Consultants, April 2018;
- *Operation and Maintenance Plan*, PGL Environmental Consultants, March 2018;
- *Notification of Completion of Independent Remediation*, PGL Environmental Consultants, April 2018;
- *Notification of Off-Site Migration - Lot 5*, Golder Associates, September 2012, (REVISED August 2016);
- *Summary of Environmental Activities between Jan 1 and Dec 31 2015- Site 14447, Portion of the Former Versatile Shipyards, North Vancouver, BC*, Golder Associates, March 2016;
- *Summary of Environmental Activities between July 1 and Dec 31 2014- Site 14447, Portion of the Former Versatile Shipyards, North Vancouver, BC*, Golder Associates, January 2015;
- *Summary of Environmental Activities between Jan 1 and June 30 2014- Site 14447, Portion of the Former Versatile Shipyards, North Vancouver, BC*, Golder Associates, July 2014;
- *Refinement of Sampling and Remediation Procedures- Lot 5, City of North Vancouver*, Golder Associates, April 2014;
- *Summary of Environmental Activities between July 1 and December 31, 2013-Site 14447, Portion of Former Versatile Shipyards, North Vancouver, BC*, Golder Associates, January 2014;
- *Lot 5 Offsite Soil Vapour Assessment*; Golder Associates, December 2012;

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- *Results of Soil Vapour Sampling for Proposed Future Land Use Options- Lot 5, City of North Vancouver, BC, Golder Associates, September 2012;*
- *Product Recovery and Groundwater Monitoring- Lot 5, City of North Vancouver, Golder Associates, June 2012;*
- *Lot 5, North Vancouver- Product Recovery Well Installation, Golder Associates, June 2011;*
- *Lot 5- Phase 2 Remedial Work Site Investigation Update, Golder Associates, September 2010;*
- *Lot 5- Summary of 2008 UST Removal and 2010 Hazardous Waste Removal, Golder Associates, June 2016;*
- *National Maritime Centre- Preliminary Site Characterization Data Report; Golder Associates, October 2009;*
- *Supplemental Site Investigation, Parcel 10, Former Versatile Shipyards, North Vancouver, BC, Golder Associates, May 2006;*
- *Supplemental Site Investigation, Parcel 9, Former Versatile Shipyards, North Vancouver, BC, Golder Associates, December 2005;*
- *Confirmation of Remediation Report- AIP Area, 109 East Esplanade, North Vancouver, BC, NEXT Environmental, October 2002;*
- *Remedial Action Plan and Risk Assessment/Management Plan- Versatile Shipyards, Hemmera Resource Consultants and EVS Environmental Consultants, September 1999;*
- *Detailed Site Investigation, Hemmera Resource Consultants, September 1999;*
- *Preliminary Site Investigation, Versatile Shipyards, North Vancouver, BC, Hemmera Resource Consultants, September 1999.*

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