



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.

June 6, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 177 West 3rd Street, North Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 139 District Lots 271 and 274 Group 1 New Westminster District Plan EPP80601
PID: 030-512-778

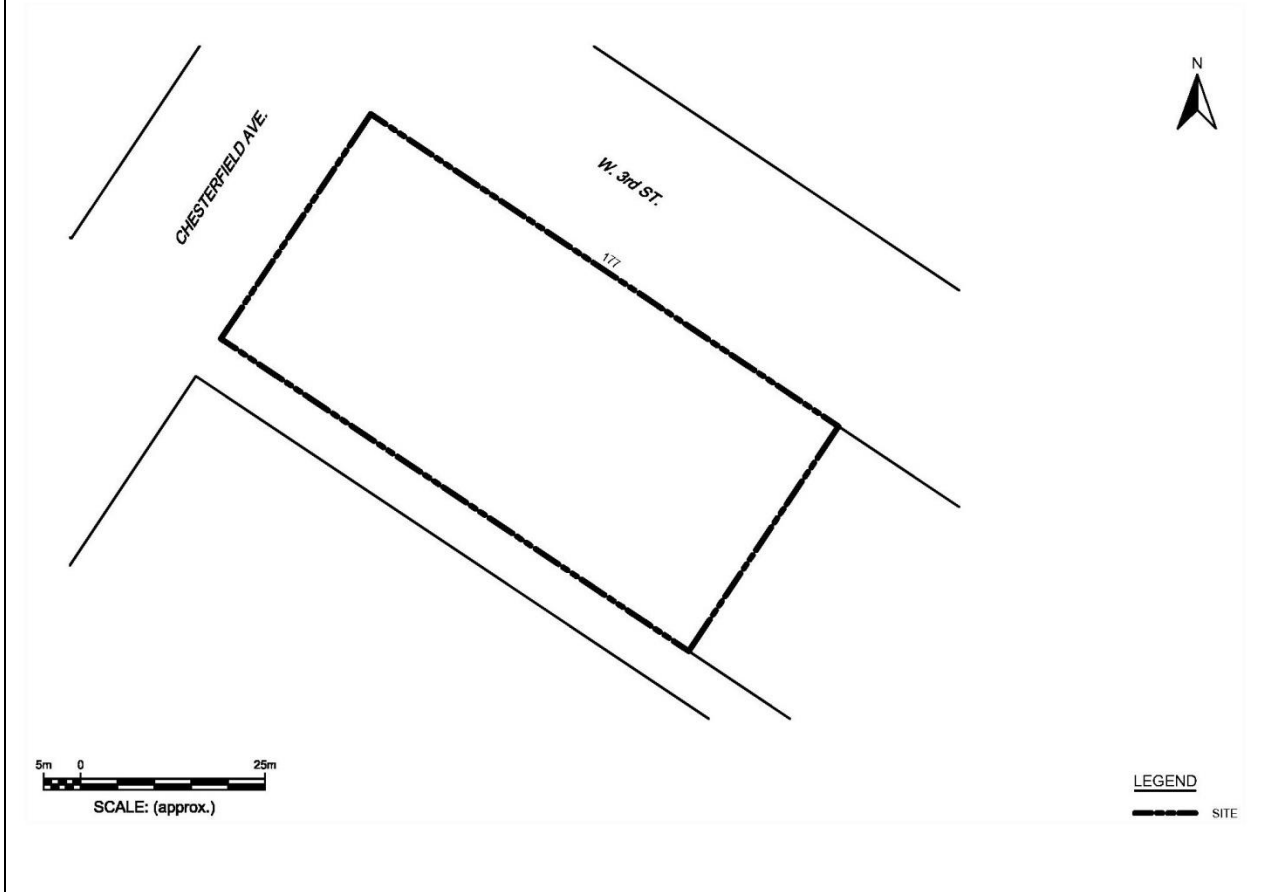
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 51.78"
Longitude: 123° 04' 47.34"

June 6, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, North Vancouver



Location Map, North Vancouver



June 6, 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.


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

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

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) Site groundwater must not be used as drinking water; and
 - b) The vapour barrier system must continue to function as designed.
3. If requested by the Director, the responsible person<s> 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<s> or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person<s> 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:

June 6, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

- (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
- (b) The nature of the excursions;
- (c) The temporary or permanent corrective measures implemented or to be implemented;
- (d) An implementation schedule; and
- (e) Supporting documentation.

June 6, 2019

Date Issued



Liliana Jerade

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:

arsenic	7440-36-0
copper	7440-48-4
lead	7439-9-1
zinc	7440-66-6

To meet risk-based remediation standards:

benzene	71-43-2
toluene	108-88-3
ethylbenzene	100-41-4
xylenes	1330-20-7
VPHs	N/A
LEPHs	N/A
naphthalene	91-20-3

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:


benzene	71-43-2
xylenes	1330-20-7
VPHv	N/A
n-hexane	110-54-3
1,2,4- trimethylbenzene	95-63-6
1,3,5- trimethylbenzene	108-67-8

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

benzene	71-43-2
toluene	108-88-3
xylenes	1330-20-7

June 6, 2019
Date Issued


Liliana Jerade
For Director, Environmental Management Act

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

benzene	71-43-2
toluene	108-88-3
xylenes	1330-20-7

June 6, 2019

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 177 West 3rd Street, North Vancouver, BC, Keystone Environmental Ltd., March 2019;

Report of Findings – Preliminary Site Investigation – Stage 1, Detailed Site Investigation and Confirmation of Remediation, 177 West 3rd Street, North Vancouver, BC, Keystone Environmental Ltd., February 2019;

Report of Findings – Human Health and Ecological Risk Assessment, 177 West 3rd Street, North Vancouver, BC, Keystone Environmental Ltd., February 2019;

Assurance of Professional Design and Field Review, 177 West 3rd Street, North Vancouver, BC, Keystone Environmental Ltd., February 2019;

Performance Verification Plan for Certificate of Compliance, 177 West 3rd Street, North Vancouver, BC, Keystone Environmental Ltd., February 2019;

Certificate of Compliance, 177 West 3rd Street, North Vancouver, BC, BC Ministry of Environment, August 2014.

Performance Verification Plan for 177 West 3rd Street, North Vancouver, BC, Parsons Canada Ltd., May 2014.

Preliminary Site Investigation, Detailed Site Investigation, Detailed Risk Assessment and Confirmation of Remediation, 177 West 3rd Street, North Vancouver, BC, Parsons Canada Ltd., May 2014.

Additional decommissioning and investigation reports, O’Connor Associates Environmental Inc./Parsons Canada Ltd., April 1996 through 2011.

June 6, 2019
Date Issued


Liliana Jerade
For Director, Environmental Management Act