



**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.

July 11, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1327 Bellevue Avenue, West Vancouver, British Columbia, which is more particularly known and described as:

Lot 2 Block 25 District Lot 237 Group 1 New Westminster District Plan EPP73021


PID: 030-296-013

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

Latitude: 49° 19' 38.60"  
Longitude: 123° 09' 08.90"

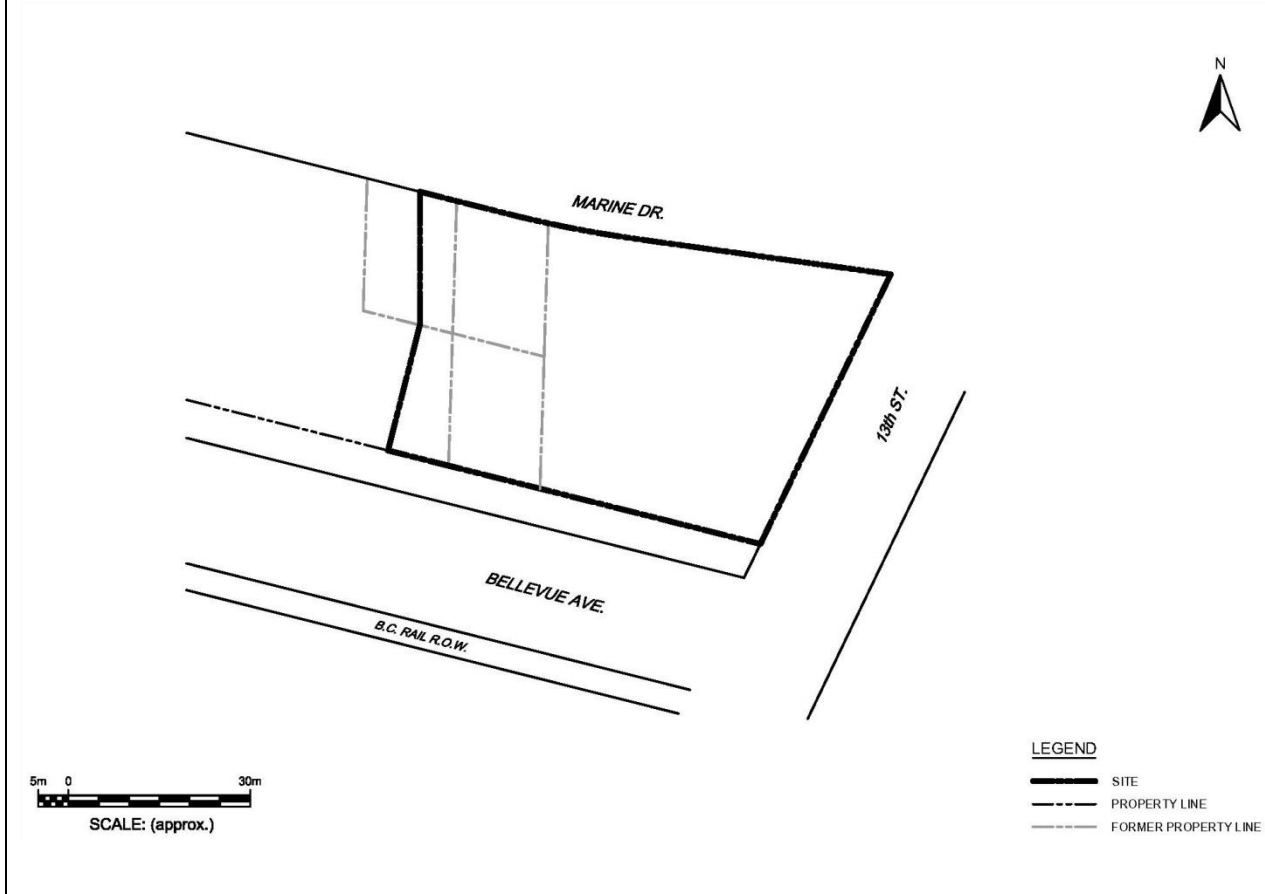
July 11, 2019  
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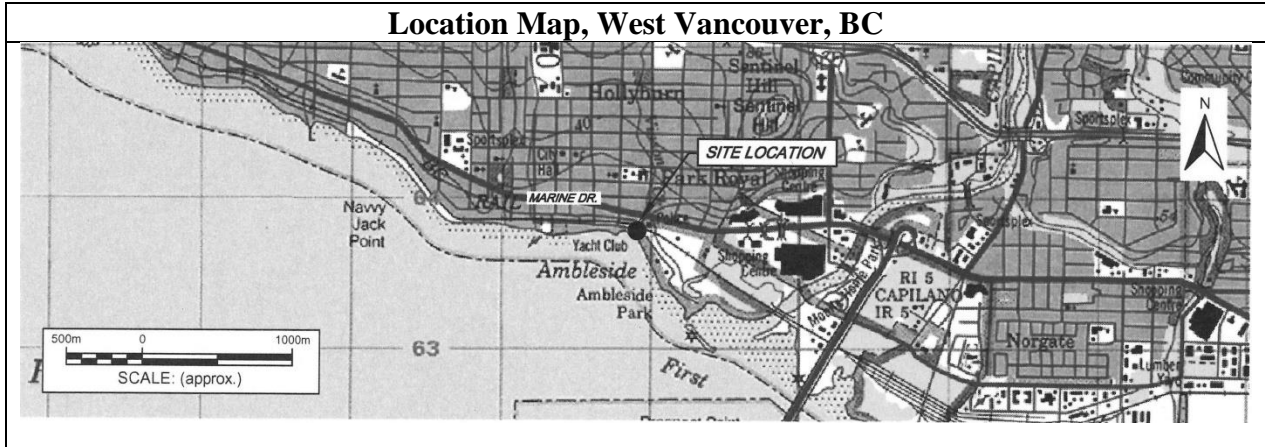
  
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## Site Plan, West Vancouver, BC



## 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) The Site will consist of mixed use commercial and residential development with three levels of underground parking to maximum depth of 10 mbg and the parkade will be built to the 2012 or later BC Building code.

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<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

benzene	71-43-2
tungsten	7440-33-7
xylenes	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition, 1327 Bellevue Avenue, West Vancouver, BC, Keystone Environmental Ltd., April, 2019;*

*Report of Findings – Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation, and Confirmation of Remediation, 1327 Bellevue Avenue, West Vancouver, BC, Keystone Environmental Ltd., April, 2019;*

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

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

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