



Victoria File: 26250-20/23135  
Site ID: 23135

February 24, 2020

Mr. Rocky Sethi  
Crest Adera Project Ltd.  
2200 – 1055 Dunsmuir Street  
Vancouver, BC V7X 1K8  
[rockys@adera.com](mailto:rockys@adera.com)

Dear Mr. Sethi:

**Re: Certificate of Compliance - 108 East 8<sup>th</sup> Street, North Vancouver,  
British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke  
Senior Contaminated Sites Officer

Enclosure

cc: Robert Skene, City of North Vancouver,  
141 West 14<sup>th</sup> Street, North Vancouver, BC V7M 1H9  
[rskene@cnv.org](mailto:rskene@cnv.org)

Reham El Goraicy, Canadian Western Bank,  
22<sup>nd</sup> Floor-666 Burrard Street, Vancouver, BC V6C 2X8  
[Reham.Elgoraicy@cwbank.com](mailto:Reham.Elgoraicy@cwbank.com)

Aviva Insurance Company of Canada  
1100 - 1125 Howe Street, Vancouver, BC V6Z 2Y6  
c/o Uppkar Dosanjh | Senior Underwriter  
Westmount West Services Inc.  
[uppkar@westmountwest.com](mailto:uppkar@westmountwest.com)

CSAP Society,  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michael Geraghty, Keystone Environmental Ltd.  
[mgeraghty@keystoneenviro.com](mailto:mgeraghty@keystoneenviro.com)

Client Information Officer, ENV, Victoria  
[csp\\_cio@Victoria1@gov.bc.ca](mailto:csp_cio@Victoria1@gov.bc.ca)



**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.

February 24, 2020

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 108 East 8<sup>th</sup> Street, North Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 87 District Lot 549 Group 1 New Westminster District Plan EPP71199,  
PID: 030-567-149

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

Latitude:	49°	19'	3.0"
Longitude:	123°	4'	14.4"

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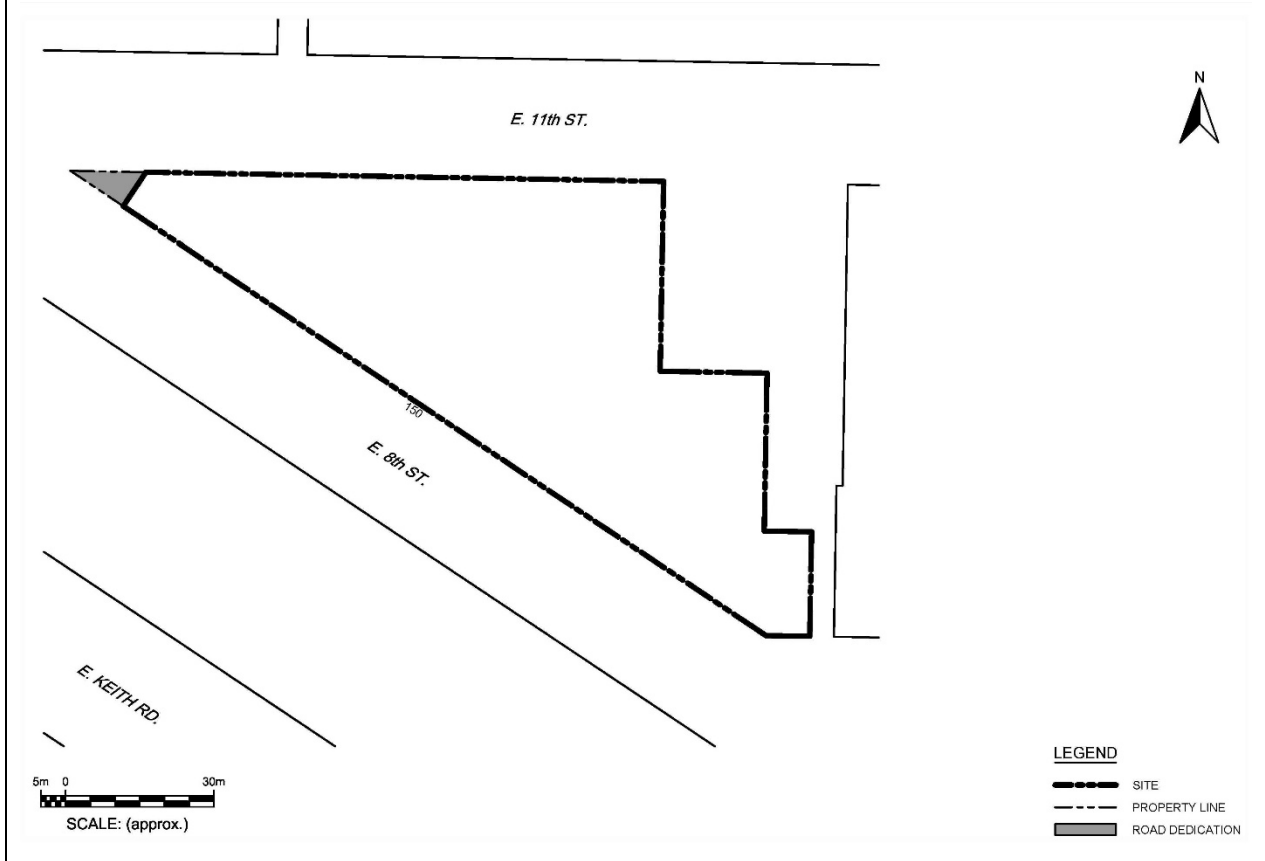
Date Issued



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## Site Plan, North Vancouver, BC



## Location Map, North 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 persons 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 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) Building foundations, including those with or without parkades, will be constructed in accordance with 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 persons 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 high density residential land soil use:*

##### To meet numerical remediation standards:

EPH <sub>10-19</sub>	n/a
zinc	7440-66-6

##### To meet local background concentrations:

selenium	7440-66-6
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#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

sodium ion	17341-25-2
chloride ion	16887-00-6

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For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition – 108 East 8<sup>th</sup> Street (formerly 150 East 8<sup>th</sup> Street), North Vancouver, BC.* Keystone Environmental Ltd. February 2020;
- *Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation, and Confirmation of Remediation – 108 East 8<sup>th</sup> Street (formerly 150 East 8<sup>th</sup> Street, North Vancouver, BC.* Keystone Environmental Ltd. September 2019;
- *Underground Storage Tank Investigation at 150 E 8th Street, North Vancouver, BC.* Arcadis Canada Inc. (Arcadis), dated May 18, 2018;
- *Underground Storage Tank Removal at 150 E 8th Street, North Vancouver, BC.* Arcadis Canada Inc. (Arcadis), dated March 30, 2017;
- *Monitoring and Sampling Activities during Q1-2016, 150 – 8th Street, North Vancouver, BC.* Arcadis Canada Inc. (Arcadis), dated April 14, 2016;
- *Detailed Site Investigation of 150 – 8th Street East, North Vancouver, BC.* Arcadis Canada Inc. (Arcadis), dated December 15, 2015;
- *Update of Recent Assessment Activities for the Site Located at 150 – 8th Street East, North Vancouver, BC.* Golder Associates Ltd. (Golder), dated June 30, 2015;
- *Stage 1 and Limited Stage 2 Preliminary Site Investigation of 150 – 8th Street East, North Vancouver, BC.* Golder Associates Ltd. (Golder), dated June 17, 2014;
- *Phase I Environmental Site Investigation, 150 – 8th Street East, North Vancouver, BC.* Pottinger Gaherty Environmental Consultants Ltd. (PGL), dated May 2010;
- *Notice of Independent Remediation – Telus North Vancouver Central Office.* Stantec Consulting Ltd. (Stantec), dated April 18, 2005; and
- *Telus – North Vancouver Central Office Stage 1 and 2 Preliminary Site Investigation.* Stantec Consulting Ltd. (Stantec), dated October 2004.

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