



REGISTERED MAIL & EMAIL

Victoria File: 26250-20/8989
Site ID: 8989

February 18, 2020

Kevin Hussey
Bewicke & 15th G.P. Ltd.
100 - 1450 Creekside Drive
Vancouver, BC V6J 5B3
KevinH@pennyfarthing.net

Dear Mr. Kevin Hussey:

**Re: Certificate of Compliance – 715 West 15th 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. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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: Angela Negenman, City of North Vancouver
141 W. 14th Street, North Vancouver, BC V7M 1H9

Matt Muir, Coast Capital Savings
Suite 2515 – 1075 W. Georgia Street, Vancouver, BC V6E 3C9

Sam DaSilva, Canadian Western Bank
Suite 100 – 5455 152nd Street, Surrey, BC V3S 5A5

Uppkar Dosanjh, Aviva Insurance Company of Canada c/o Westmount West,
Suite 520 – 1130 West Pender Street, Vancouver, BC V6E 4A4

Anna Popova, CSAP Society
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Art Hildebrand, Approved Professional, Arcadis
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Nick Dayal, Geostratus Consulting Inc.
PO Box 77024 Kingsway Knight PO, Vancouver, BC V5V 5E7
nick@geostratus.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 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.

February 18, 2020

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 715 West 15th Street, North Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block 9, District Lot 265, Group 1, New Westminster District, Plan EPP75150
PID: 030-313-139

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

Latitude: 49° 19' 19.18"
Longitude: 123° 05' 30.78"

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J.A. Brooke

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 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) Any building or structure constructed onsite above ground will have a concrete floor at grade;
- (b) Any building or structure constructed below ground will have a concrete floor and walls below grade;
- (c) The exterior of the at and below grade concrete walls and floor will not be in contact with groundwater, with the exception of parkades built to the equivalent or better of the 2012 or later BC Building Code.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

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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:

VPHs NA

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For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition, 715 W. 15th Street, North Vancouver, BC,*
Art Hildebrand, Arcadis Canada, January 2020.
- *Stage 1 & 2 Preliminary Site Investigation, 715 W. 15th Street, North Vancouver, BC,*
Sara Bathgate & Nick Dayal, Geostratus Consulting Inc., January 2020.
- *Confirmation of Remediation, 715 W. 15th Street, North Vancouver, BC,*
Sara Bathgate & Nick Dayal, Geostratus Consulting Inc., January 2020.

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J.A. Brooke

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