



VIA EMAIL

Victoria File: 26250-20/21003
Site ID: 21003

Date: April 3, 2020

David Sander
Hollyburn Legacy Properties Ltd.
300 – 1650 Alberni Street
Vancouver, BC V6G 1B1
David@Hollyburn.net

Dear David Sander:

Re: Certificate of Compliance – 108 West 13th 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 Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

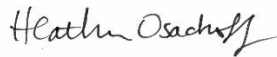
buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 Heather.Osachoff@gov.bc.ca or 236-468-2243.

Yours truly,



Heather Osachoff, MSc, PhD, RPBio

Manager, Risk Assessment and Remediation

Enclosure

cc: Robert Skene, Director, Community and Partner Engagement, City of North Vancouver, 141 West 14th Street, North Vancouver, BC, V7M 1H9 (BY EMAIL)
rskene@cnv.org

Diane Zorn, P.Eng., Approved Professional, Hemmera Envirochem Inc. (BY EMAIL)
dzorn@hemmera.com

Trish Miller, M.Sc., R.P.Bio., Approved Professional, Hemmera Envirochem Inc. (BY EMAIL)
trish.miller@hemmera.com

CSAP Society (Anna Popova)
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.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 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.

April 3, 2020
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 108 West 13th Street in North Vancouver, British Columbia which is more particularly known and described as:

LOT A BLOCK 62 DISTRICT LOTS 548 AND 549 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP47132

PID: 029-988-969

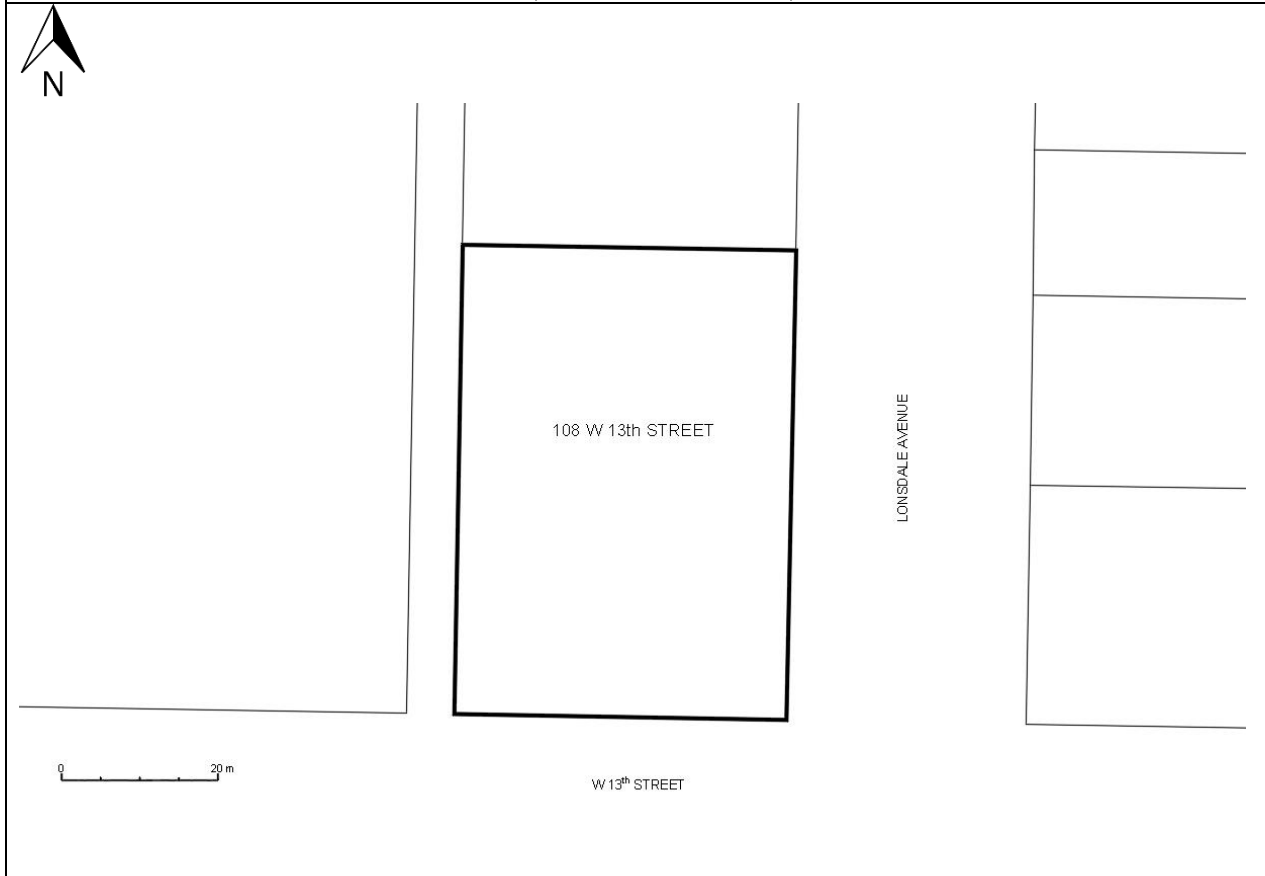
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 19' 13.40"
Longitude: 123° 4' 22.40"

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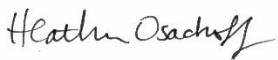
Site Plan, North Vancouver, BC



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 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 and 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 current building structures, configurations and depths at the site will be maintained.

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 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 mechanical ventilation system must continue to operate in accordance with the system's detailed design specifications as described in the documents listed in Schedule D.
3. If requested by the Director, the responsible person 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.

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Schedule C

Substances, Uses, and Chemical Abstract Service Numbers

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

LEPHs N/A

Substances remediated in vapour for parkade vapour use:

To meet risk-based remediation standards:


Tetrachloroethylene 127-18-4
Trichloroethylene 79-01-06

Substances remediated in water for no specified water use:

To meet risk-based remediation standards:

Tetrachloroethylene 127-18-4

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Schedule D

Documents

<i>Summary of Site Condition, 108 West 13th Street, North Vancouver, BC</i>	Hemmera Envirochem Inc.	February 5, 2020
<i>Detailed Human Health and Ecological Risk Assessment, 108 West 13th Street, North Vancouver, BC</i>	Hemmera EnviroChem Inc.	February 4, 2020
<i>Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 108 West 13th Street, North Vancouver, BC</i>	Thurber Engineering Ltd.	February 4, 2020
<i>Stage 1 Preliminary Site Investigation, 108 West 13th Street, North Vancouver, BC</i>	Thurber Engineering Ltd.	February 4, 2020
<i>Protocol 6 Approval letter in response to Request to Have Certificate of Compliance Application Reviewed by an Approved Professional – 108 West 13th Street, PID 029-988-969</i>	Ministry of Environment and Climate Change Strategy	January 21, 2020
<i>Request for P6 Preapproval and Site Risk Classification</i>	Thurber Engineering Ltd.	November 29, 2019
<i>Requested Risk Calculations [to ENV]</i>	Hemmera EnviroChem Inc.	November 27, 2019
<i>Parking ventilation system for the Marlborough 3 Tower at 108 West 13th Street, North Vancouver, BC</i>	Integral Group	October 22, 2019
<i>Stage 1 Preliminary Site Investigation Update, 1301-1315 Lonsdale Avenue, North Vancouver, BC</i>	Levelton Consultants Ltd.	March 28, 2011
<i>Stage 2 Preliminary Site Investigation, 1301-1315 Lonsdale Avenue, North Vancouver, BC</i>	Levelton Consultants Ltd.	March 1, 2007
<i>Stage 1 Preliminary Site Investigation, 1301-1315 Lonsdale Avenue, North Vancouver, BC</i>	Levelton Consultants Ltd.	November 29, 2006

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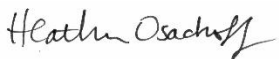
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<i>Stage 1 Preliminary Site Investigation, 1323-1333 Lonsdale Avenue, North Vancouver, BC</i>	D.Kelly Environmental Consulting Ltd.	October 19, 2004
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