



VIA EMAIL

Victoria Files: 26250-20/8864
26250-20/22714
Site IDs: 8864 and 22714

July 16, 2021

Riaan DeBeer
Anthem Eastern Holdings Ltd.
Suite 1100, 1055 Dunsmuir Street, P.O. Box 49200 Bentall IV
Vancouver, BC V7X 1K8
Rdebeer@anthemproperties.com

Dear Mr. DeBeer:

Re: Certificate of Compliance - 1600 and 1616 Eastern Avenue, 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 Part 8 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Michael Epp, City of North Vancouver
141 West 14th Street, North Vancouver, BC V7M 1H9
mepp@cnv.org

Antoine Crosby, Canadian Imperial Bank of Commerce
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77 King St. West, Suite 4120, P.O. Box 117, Toronto, ON M5K, 1G8
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CSAP Society
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Kevin Wong, Numerical Approved Professional, Keystone Environmental Ltd.
kwong@keystoneenvironmental.ca

Site Information Advisor, ENV Advisor.SiteInformation@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.

July 16, 2021
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1600 and 1616 Eastern Avenue, North Vancouver, British Columbia which is more particularly known and described as, respectively:

Lot 5 Blocks 31 and 37 District Lot 549 Plan 7163, PID: 005-217-130

Lot 4 Blocks 31 and 37 District Lot 549 Plan 7163, PID: 005-387-400

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

Latitude: 49° 19' 23.86"

Longitude: 123° 04' 12.75"

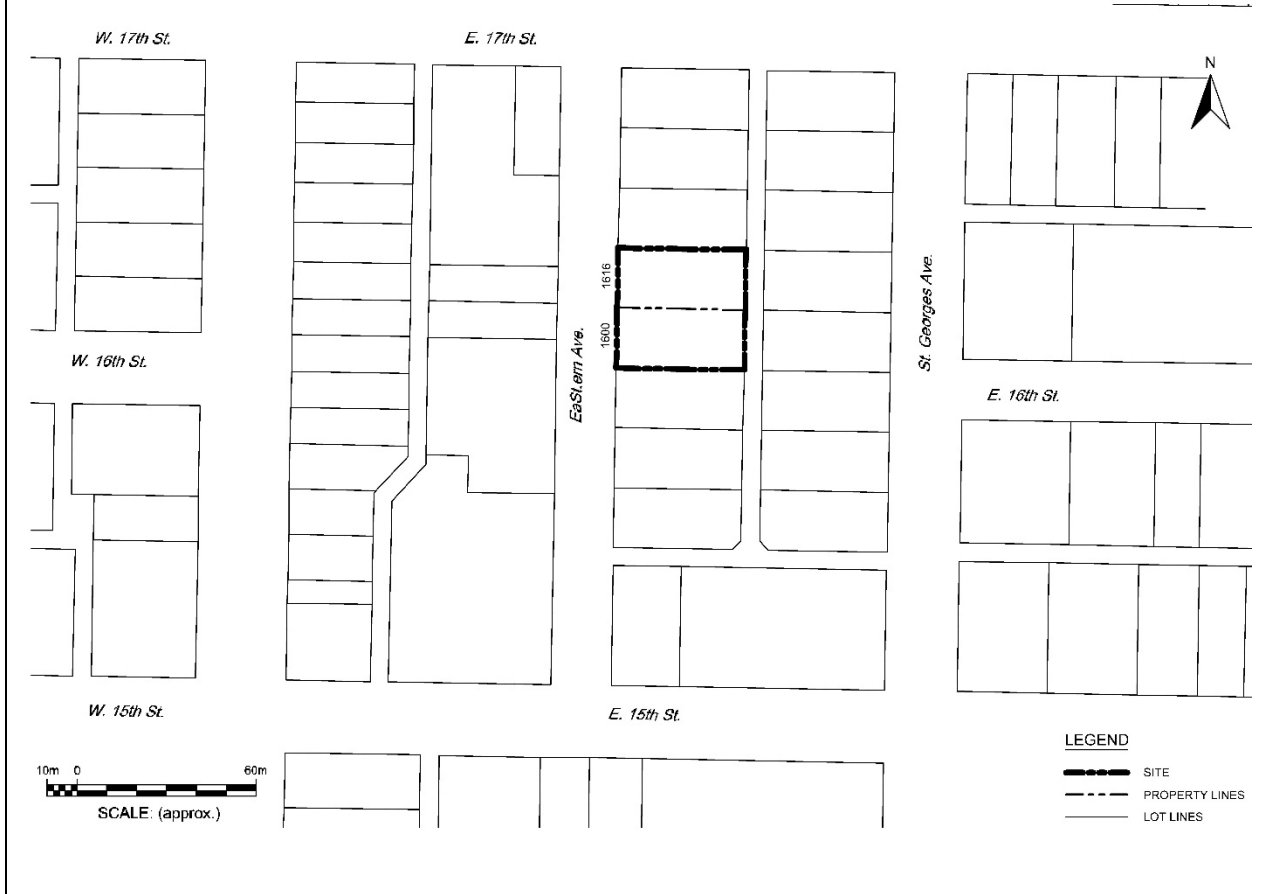
July 16, 2021

Date Issued

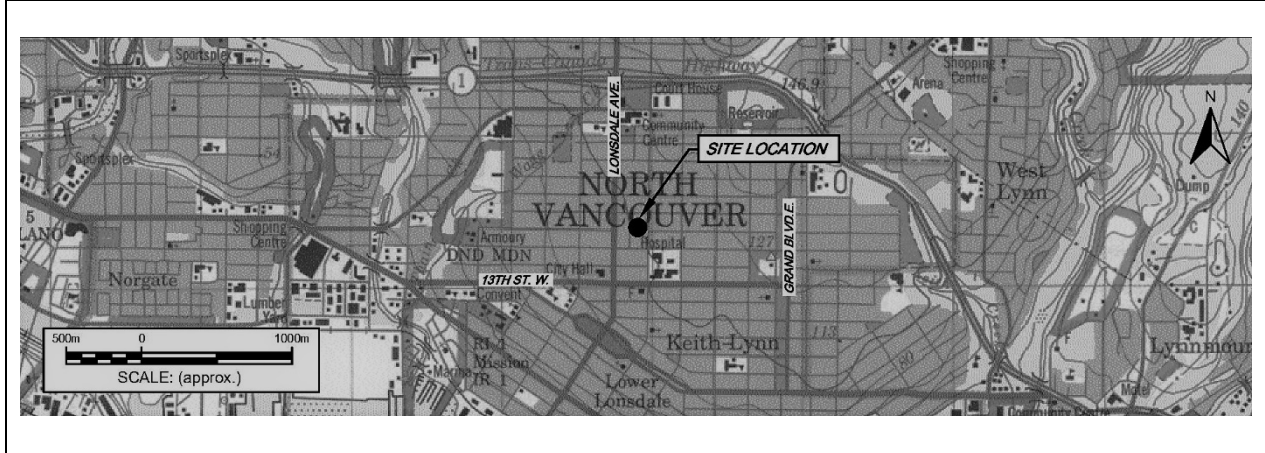


Signing Authority
For Director, *Environmental Management Act*

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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

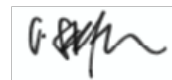
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any building(s) erected on 1616 Eastern Avenue will have a basement no lower than 98.9 meters above sea level and any building(s) erected on 1600 Eastern Avenue will have a basement no lower than 90.2 meters above sea level.

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 urban park land use soil use:

To meet numerical remediation standards:

anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
LEPHs	NA
naphthalene	91-20-3
phenanthrene	85-01-8

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Schedule D

Documents

Summary of Site Condition, 1600 and 1616 Eastern Avenue, North Vancouver, BC, Keystone Environmental Ltd., July 12, 2021;

Report of Findings – Preliminary Site Investigation – Stage 1 Update, Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 1600 and 1616 Eastern Avenue, North Vancouver, BC, Keystone Environmental Ltd., February 24, 2021;

Report of Findings – Phase I Environmental Site Assessment, 1600–1640 Eastern Avenue and 143 East 17th Street, North Vancouver, BC, Keystone Environmental Ltd., July 28, 2017;

Underground Storage Tank Removal – 1600 Eastern Avenue, 1616 Eastern Avenue and 143 East 17th Street, North Vancouver, BC, Keystone Environmental Ltd., April 2, 2004;

Report of Findings – Preliminary Site Investigation – Stage 1, 1600 Eastern Avenue, North Vancouver, BC, Keystone Environmental Ltd., September 25, 2003; and,

Report of Findings – Preliminary Site Investigation – Stage 1, 1616 Eastern Avenue, North Vancouver, BC, Keystone Environmental Ltd., August 7, 2003.

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