



VIA EMAIL

Victoria File: 26250-20/18682
Site ID: 18682

May 28, 2021

HB Nelson Property Inc.
Suite 501 – 1067 Cordova Street
Vancouver, BC
V6C 1C7
renata@westbankcorp.com

Sewell's Limited Inc.
6695 Nelson Avenue
West Vancouver, BC
V7W 2B2
Dan@sewellsmarina.com

Dear Ms. Renata Li and Mr. Dan Sewell:

**Re: Certificate of Compliance - 6687, 6691, 6693, 6695, 6697, 6699, 6707 and 6709
Nelson Avenue, West 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 Regulationand 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: Andrew Browne, District of West Vancouver, 750 17th Street, West Vancouver, BC, abrowne@westvancouver.ca
Chris Dawe, Commercial Real Estate, HSBC Bank Canada, 855 West Georgia Street, Vancouver, BC, V6C 3G1, chris_dawe@hsbc.ca
Dan Sewell, Sewell's Limited Incorporation No. BC0199311, 6409 Bay Street, West Vancouver, BC, V7W 3H5, dan@sewellsmarina.com
Howard P. Friedman, Residential Surety, Travelers Canada, 20 Queen Street West, Suite 200, P.O. Box 5, Toronto, ON, howard.friedman2@travelers.com
Site Information Advisor, ENV Advisor.SiteInformation@gov.bc.ca
CSAP Society, apopova@csapsociety.bc.ca
Duncan Macdonald, Approved Professional, PGL, 1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6 dmacdonald@pggroup.com
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.

May 28, 2021
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 6687, 6691, 6693, 6695, 6697, 6699, 6707 and 6709 Nelson Avenue, West Vancouver, British Columbia which is more particularly known and described as:

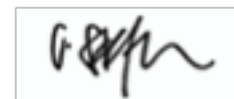
Lot 1, District Lots 430 and 3840, Group 1, New Westminster District Plan EPP64493, PID 029-978-009; and
[Civic addresses: 6687, 6691, 6693, 6697, 6699, 6707 and 6709 Nelson Avenue, West Vancouver, BC]

Lot 2, District Lots 430 and 3840, Group 1, New Westminster District Plan EPP64493, PID 029-978-017.
[Civic address: 6695 Nelson Avenue, West Vancouver, BC]

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

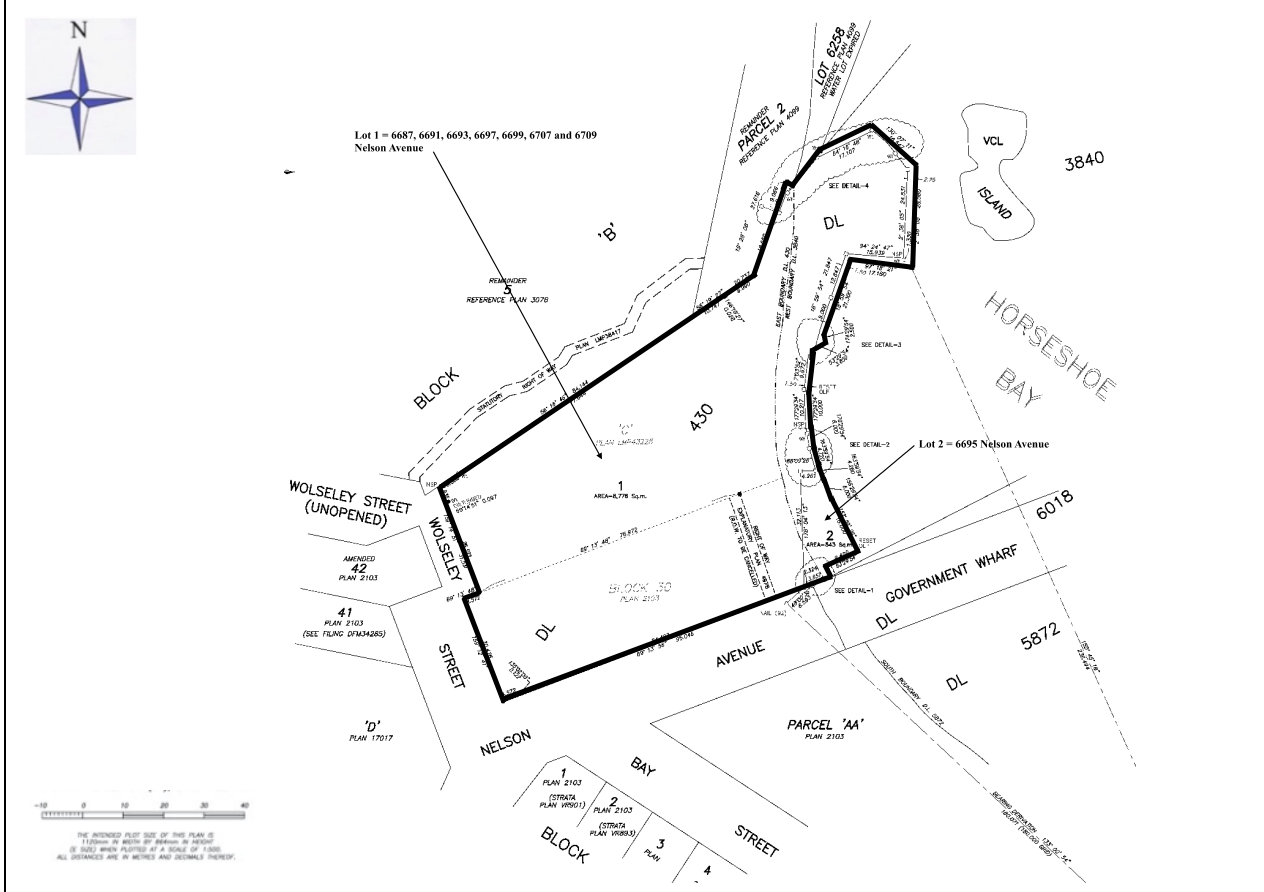
Latitude: 49° 22' 33.90"
Longitude: 123° 16' 34.20"

May 28, 2021
Date Issued

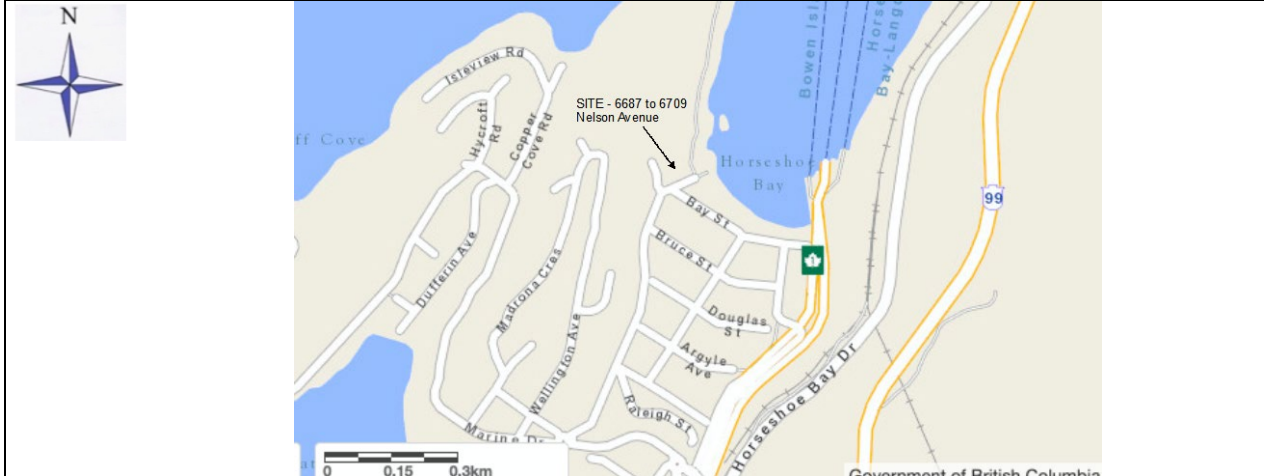


Signing Authority
For Director, *Environmental Management Act*

Site Plan, West Vancouver, BC



Location Map, West Vancouver, BC



May 28, 2021
Date Issued


 Signing Authority
 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 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) *“Any building or structure constructed onsite will have a concrete floor slab and the base of the underside of the floor slab will not be in contact with groundwater, with the exception of parkades built to the equivalent or better: 2012 or later BC Building Codes.”*
- (b) *“The mechanical ventilation system for the parkade is operational and achieves its design objectives.”*

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 persons 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 for the parkade must be operational and meet the design objectives as per the design specifications prepared by Norman Disney & Young dated February 25, 2021 and as attached to the Performance Verification Plan prepared by Geostratus Consulting Inc. dated February 2021.*
3. If requested by the Director, the responsible persons 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.

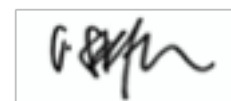
May 28, 2021
Date Issued



Signing Authority
For Director, *Environmental Management Act*

4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

May 28, 2021
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

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

To meet numerical remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
cadmium	7440-43-9
lead	7439-92-1
LEPHs	NA
selenium	7782-49-2
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

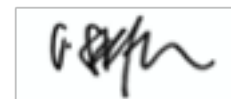
Substances remediated in vapour for parkade vapour use:

To meet risk-based remediation standards:

benzene	71-43-2
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
VPHv	NA
xylenes, total	1330-20-7

May 28, 2021

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Performance Verification Plan, prepared by Nick Dayal, Geostratus Consulting Inc., dated February 2021.

Summary of Site Condition, prepared by Duncan Macdonald, PGL Environmental Consultants Ltd, dated February 2021.

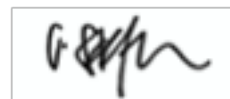
Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, prepared by Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., dated January 2021.

Stage 1 Preliminary Site Investigation Update 6687 to 6709 Nelson Avenue, West Vancouver, BC, prepared by Robert Hare, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., dated August 2020.

Phase II Environmental Site Assessment – 6695 Nelson Street, West Vancouver, BC, prepared by Adriana Benik and Nick Dayal, Arcadis Canada, dated March 2016.

May 28, 2021

Date Issued



Signing Authority
For Director, *Environmental Management Act*