



REGISTERED MAIL

Victoria File: 26250-20/1228
Regional File: 26250-20/1228
Site ID: 1228

January 22, 2018

Ali Mahdavian
Pacific Gate Investments Ltd.
1633 Capilano Road
North Vancouver, BC V7P 3B3

Dear Ali Mahdavian:

**Re: Certificate of Compliance – Certificate of Compliance - 2002 Marine Drive,
North Vancouver, British Columbia**

Please find enclosed an amended Certificate of Compliance respecting the site referenced above. This Certificate is intended to supersede and replace the Certificate of Compliance issued April 23, 2014.

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.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water 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 (778) 698-4922 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peter Kickham
Manager, Risk Assessment and Remediation

Enclosure

cc: City of North Vancouver

Eric Choi, Envirochem Services Inc.

CSAP Society



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.

January 22, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at former 2002 Marine Drive, North Vancouver, British Columbia (to be designated) which is more particularly known and described as:

Lot C, Block 15, District Lot 764, Group 1, New Westminster District, Plan EPP46141

PID: 029-429-196

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

Latitude: 49° 19' 28.80"
Longitude: 123° 07' 21.25"

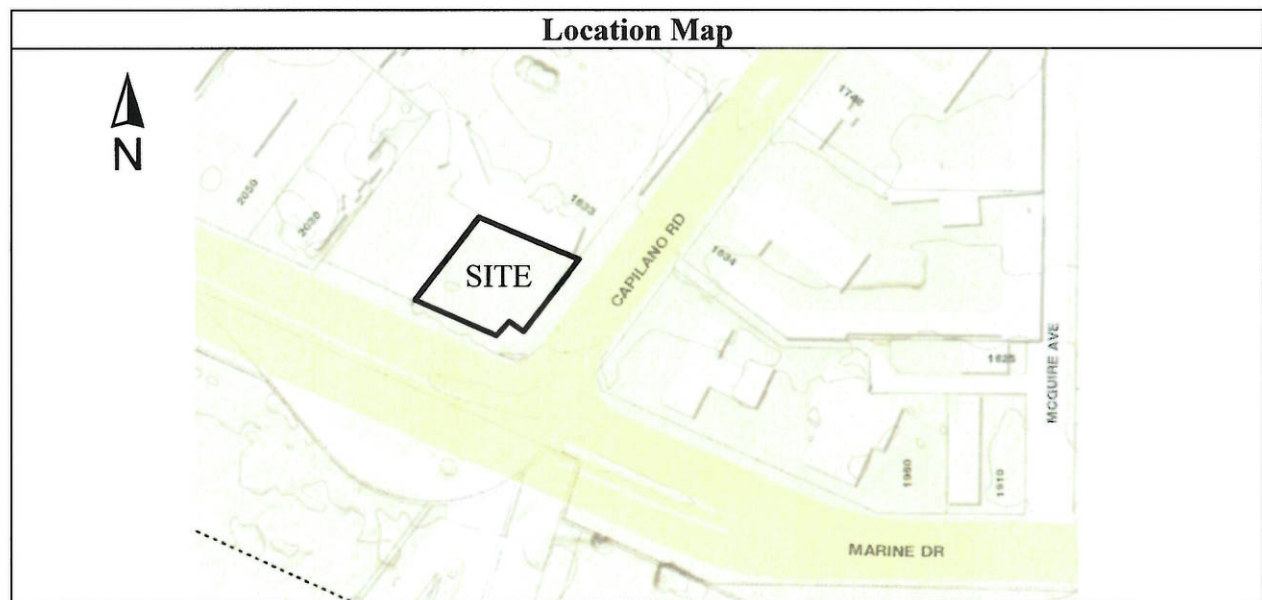
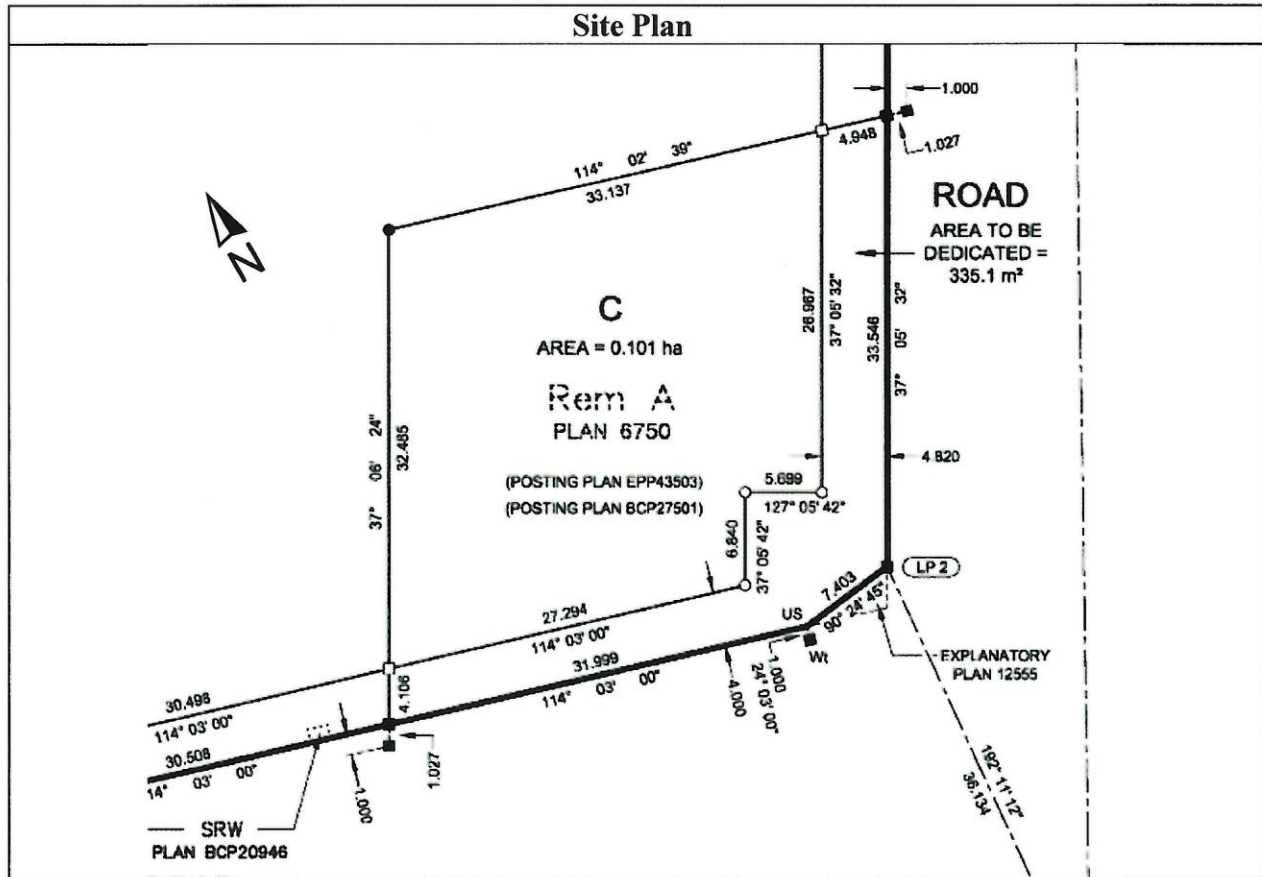
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour and water uses must be promptly identified by the responsible person<s> 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 risk-based standards at and adjacent to 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) *The parking garage of a high density residential building will cover the entire site to a depth not to exceed 7.0 m below grade*

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<s> 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) *A mechanical ventilation system must operate as designed within the parking garage of the future site building*
 - (b) *Site groundwater must not be used as source of potable water.*
3. If requested by the Director, the responsible person<s> 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.
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.

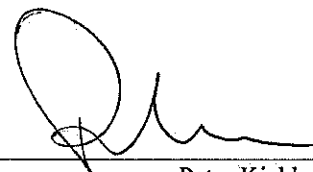
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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person<s> or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for residential soil use:

To meet numerical remediation standards:

- LEPH_s, benzene, and toluene.

To meet risk-based remediation standards:

- VPHs, ethylbenzene, xylene.

Substances remediated in vapour for residential vapour use:

To meet risk-based remediation standards:

- n-hexane, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, VPH_v and xylenes, mixture.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPH_{W10-19} and benzene.

To meet risk-based remediation standards:

- VHw₆₋₁₀, ethylbenzene, toluene, xylenes (total) and benzo[a]pyrene.

Substances remediated in water for aquatic life water use:

To meet risk-based remediation standards:

- VPH_w, LEPH_w, VHw₆₋₁₀, EPH_{W10-19}, toluene, acridine, benzo[a]pyrene, naphthalene and pyrene.

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For Director, *Environmental Management Act*

Schedule D

Documents

Performance Verification Plan, Former 2002 Marine Drive, North Vancouver, BC.
SITE ID NO: 1228. Prepared by Envirochem Services Inc., October 2017.

*Amendment to the 2014 Certificate-of-Compliance, Former 2002 Marine Drive,
North Vancouver, BC.* SITE ID NO: 1228. Prepared by Envirochem Services Inc.,
September 2017.

Summary of Site Condition for 2002 Marine Drive, North Vancouver, British Columbia.
Prepared by SLR Consulting (Canada) Ltd., February 2014.

*Performance Verification Plan for 2002 Marine Drive, North Vancouver,
British Columbia.* Prepared by SLR Consulting (Canada) Ltd., February 2014.

Updated Risk Assessment for 2002 Marine Drive, North Vancouver, British Columbia.
Prepared by SLR Consulting (Canada) Ltd., January 2014.

*Addendum to: Supplemental Preliminary Site Investigation/Detailed Site Investigation/Risk
Assessment, 2002 Marine Drive, North Vancouver, British Columbia, Location
No. 88006433/Q02100.* Prepared by O'Connor Associates Environmental Inc.,
November 3, 2011.

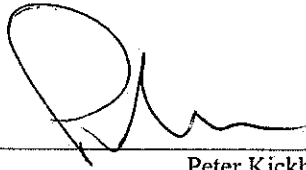
Summary of Site Conditions. Prepared by O'Connor Associates Environmental Inc.,
3 November 2011.

*Re: Site 1228- 2002 Marine Drive, North Vancouver, BC- Protocol 6, Preapproval,
letter from BCMOE to Imperial Oil, 25 August 2011.*

*Supplemental Preliminary Site Investigation/Detailed Site Investigation/Risk Assessment,
2002 Marine Drive, North Vancouver, British Columbia, Location No.
88006433/Q0210.* Prepared by O'Connor Associates Environmental Inc.,
26 January 2011.

*Stage 1 and Stage 2 Preliminary Site Investigation/Detailed Site Investigation Report,
2002 Marine Drive, North Vancouver.* Prepared by SLR Consulting (Canada) Ltd.,
September 2008.

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Peter Kickham
For Director, Environmental Management Act