



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.

June 12, 2017
Date Issued

A handwritten signature in black ink, appearing to read "Peter Kickham".

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 21 Wallace Mews, North Vancouver, British Columbia which is more particularly known and described as:

Part of Lot 6 PID: 027-842-231
Part of Lot 8 PID: 027-842-258
Part of Lot 9 PID: 027-842-266

All those portions of Lots 6, 8 and 9, in Block numbered 176, and of that portion of the bed and foreshore of Burrard Inlet lying in front of Block numbered 176, in District Lot numbered 274, in the City of North Vancouver, in the Province of British Columbia, as shown on Plan BCP39824, approved and confirmed on the 4th day of February, 2009, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia, which portion may be more particularly described as follows:

Commencing at the southeastern corner of the most eastern Part of said Lot 9, shown on said Plan BCP39824;

Thence at a bearing of 33°42'52" more or less, along the eastern boundary of said Part of Lot 9, a distance of 22.411 metres more or less, to the northeast corner of said Part of Lot 9;

Thence continuing at a bearing of 33°42'52" more or less, along the most eastern boundary of the most eastern Part of said Lot 8, a distance of 5.657 metres more or less, to the northeast corner of said Part of Lot 8;

Thence at a bearing of 303°43'00" more or less, along the northern boundary of said Part of Lot 8, a distance of 35.352 metres more or less, to the northwest corner of said Part of Lot 8;

Thence at a bearing of 33°43'00" more or less, a distance of 0.305 metres more or less, to a corner along the boundary of a Statutory Right of Way over a portion of said Lot 6, said Statutory Right of Way being that shown on Plan BCP39847, approved and confirmed on the 4th day of February, 2009, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia;

Thence continuing at a bearing of 33°43'00" more or less, along the boundary of said Statutory Right of Way, a distance of 46.298 metres more or less, to a corner along the boundary of said Statutory Right of Way;

Thence at a bearing of 303°43'00" more or less, continuing along the boundary of said Statutory Right of Way, a distance of 34.961 metres more or less, to a corner along the boundary of said Statutory Right of Way;

Thence at a bearing of 213°43'00" more or less, continuing along the boundary of said Statutory Right of Way, a distance of 31.336 metres more or less, to a corner along the boundary of said Statutory Right of Way;

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Thence at a bearing of 220°09'38" more or less, continuing along the boundary of said Statutory Right of Way, a distance of 15.058 metres more or less, to a corner along the boundary of said Statutory Right of Way;

Thence continuing at a bearing of 220°09'38" more or less, a distance of 0.307 metres more or less, to a point intersecting a southern boundary of said Lot 6;

Thence at a bearing of 303°43'00" more or less, along said southern boundary of said Lot 6, a distance of 1.296 metres more or less, to a corner along an eastern boundary of the most western Part of said Lot 8;

Thence at a bearing of 213°43'00" more or less, along said eastern boundary of the said most western Part of Lot 8 a distance of 7.536 metres more or less, to a corner along said eastern boundary of the said most western Part of Lot 8;

Thence continuing at a bearing of 213°43'00" more or less, a distance of 20.536 metres more or less, to a point intersecting a southern boundary of the most western Part of said Lot 9;

Thence at a bearing of 123°42'50" more or less, along the said southern boundary of the said most western Part of Lot 9; a distance of 37.981 metres more or less, to the southwestern corner of the said most eastern Part of Lot 8,

Thence continuing at a bearing of 123°42'50" more or less, along the southern boundary of the said most eastern Part of Lot 8; a distance of 30.003 metres more or less, to the southwestern corner of the said most eastern Part of Lot 9,

Thence continuing at a bearing of 123°42'50" more or less, along the southern boundary of the said most eastern Part of Lot 9; a distance of 5.350 metres more or less, to the point of commencement;

All the said bearings being grid bearings within Integrated Survey Area numbered 44 and being of North American Datum numbered 1983; the said portion containing by admeasurement a total area of 0.370 hectares, more or less.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Patrick Korabek, B.C. Land Surveyor on 11/21/2016.

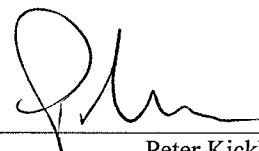
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 31.83"

Longitude: 123° 4' 42.47"

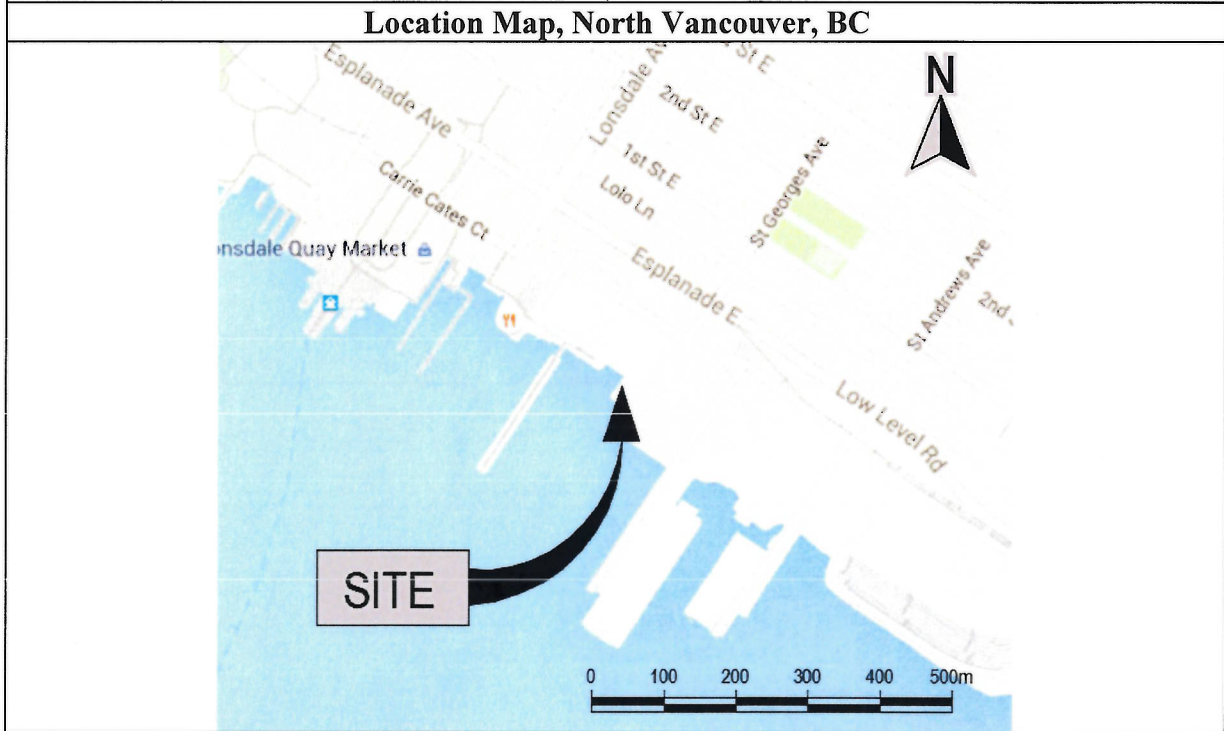
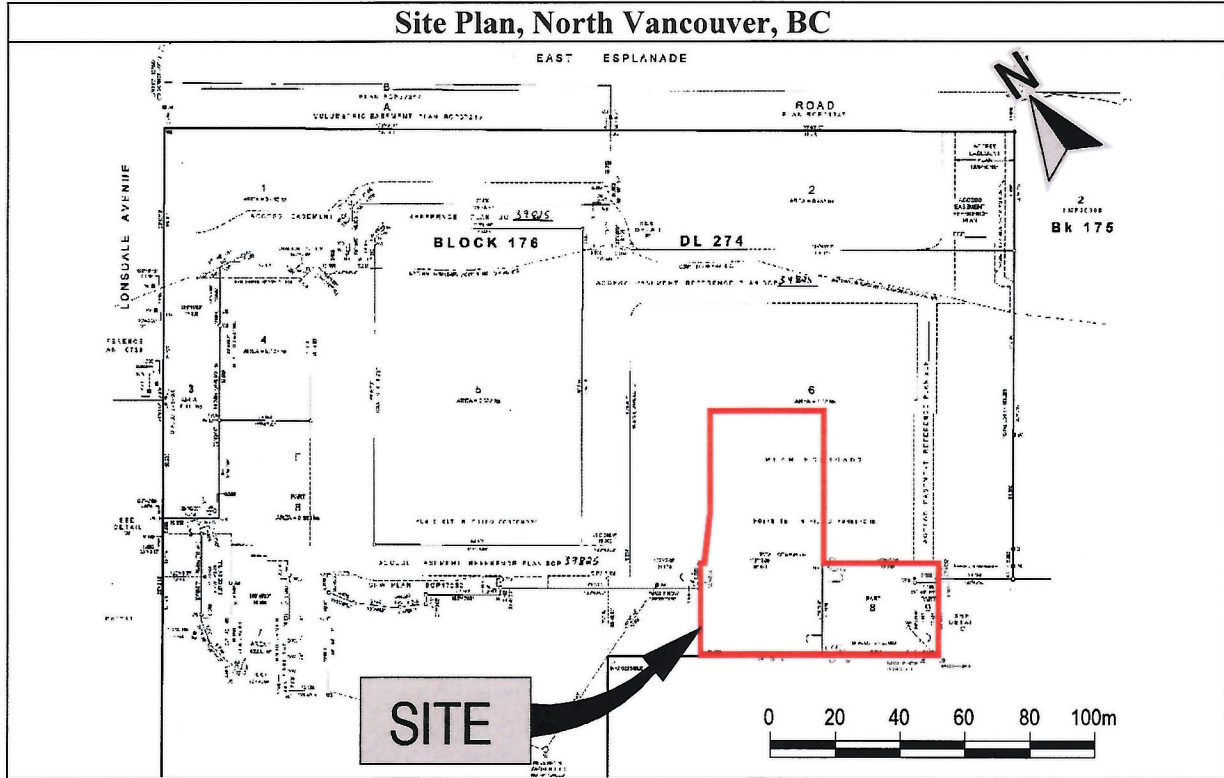
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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:

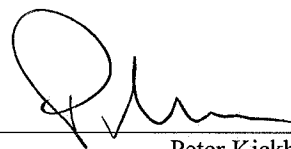
- (a) No building will be constructed on the Site.

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 1m thick soil cap comprised of soils compliant with CSR urban park standards present across the uplands portion of the Site must remain intact; and,
 - (b) The 1m thick armoured sediment cap comprised of sediments compliant with CSR marine sediment criteria for sensitive sites present across the intertidal portion of the Site must remain intact as per the design specified in the following Worley Parsons drawings listed in Appendix P of the Human Health & Ecological Risk Assessment by Next Environmental Inc. dated February 8, 2017:
 - Phase 3 Foreshore General Arrangement, revision T, dated Dec. 19, 2014;
 - Foreshore Cross-Sections and Details – sheet 1, revision N, dated Dec. 19, 2014, and
 - Phase 3 Foreshore Scope of Work, Design Criteria, Slope Protection Specification and DWG List, revision N, dated Dec. 19, 2014.

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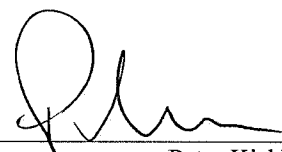
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For Director, *Environmental Management Act*

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.
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 person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person 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 excursion;
 - (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 plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for urban park land soil use:

To meet numerical remediation standards:

- Cadmium, lead, molybdenum.

To meet risk-based remediation standards:

- Antimony, arsenic, copper, zinc;
- LEPHs, HEPHs; and
- Benz(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-c,d)pyrene, naphthalene, phenanthrene and pyrene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Cadmium, chromium, copper, mercury and zinc; and
- Benzo[a]pyrene, naphthalene, pyrene.

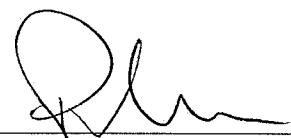
Substances remediated in sediment for marine and estuarine typical sediment use:

To meet risk-based remediation standards:

- Arsenic, copper, lead, mercury, zinc; and
- Acenaphthene, acenaphthylene, anthracene, benz(a)anthracene, benzo(a)pyrene, chrysene, dibenz(a,h)anthracene, fluoranthene, fluorene, naphthalene, 2-methylnaphthalene, phenanthrene, pyrene, PAHs (total).

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Schedule D

Documents

Summary of Site Conditions, 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, Dave Mitchell, Active Earth Engineering Ltd. and Scott Steer, Steer Environmental Associates, February 15, 2017;

Performance Verification Plan, 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, by Jeroen Wauters, Next Environmental Inc., February 8, 2017;

Human Health & Ecological Risk Assessment, 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, by Jeroen Wauters, Next Environmental Inc., February 8, 2017;

Response to Request for Clarification 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, by Jeroen Wauters, Next Environmental Inc., January 30, 2017;

Stage 1 Preliminary Site Investigation Update (“Stage 1 Update”), 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, by Meagan Vidian-Jones and Jeroen Wauters, Next Environmental Inc., December 7, 2016;

Confirmation of Remediation Report, Boatways Remedial Excavation, 21 Wallace Mews, North Vancouver, BC (MoE Site ID: 1419), by Meagan Vidian-Jones and Jeroen Wauters, Next Environmental Inc., July 25, 2016;

Protocol 6 Preapproval Application for Relief from Delineation and Remediation and approval for review of a high risk site under Protocol 6 – Site ID # 1419, 21 Wallace Mews, Parts of Lot 8 and 9 East of Boatways - “Lot 8”, by Peggy Evans, for Director, Environmental Management Act, Ministry of Environment, June 6, 2016;

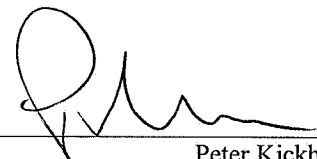
Detailed Site Investigation Report, 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, by Meagan Vidian-Jones and Jeroen Wauters, Next Environmental Inc., April 30, 2016;

Stage 1 Preliminary Site Investigation Report, 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities), MoE Site ID: 1419, by Meagan Vidian-Jones and Jeroen Wauters, Next Environmental Inc., November 27, 2015;

Response email to MOE entitled “Boatway Risk Assessment Addendum/ Apr 2108 Questions from MOE”, by Harm Gross, Next Environmental Inc., May 2, 2008;

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Letter Response addressed to MOE dated entitled "MOE Comments on Addendum to the Screening Level Risk Assessment of the Pier Boatways", by Audrey Wagenaar and L.H. Nikl, Golder Associates Ltd., April 25, 2008;

Letter Report addressed to NEXT Environmental entitled "Addendum to Screening level Risk Assessment of the Pier Boatways", by Audrey Wagenaar and L.H. Nikl / Golder Associates Ltd., March 25, 2008;

Letter Response to the MOE entitled " Site ID no. 1419/Your File 26250-20/0730, Your letter of October 12, 2007 (" Letter"), Your email of November 29, 2007 (" Email"), Ministry of Environment Review of a Remediation Plan, Boatways, Former Versatile Shipyards, North Vancouver, BC (" Site")", by Harm Gross, Next Environmental Inc., January 31, 2008;

Letter to the MOE entitled "Addendum to Remediation Plan for Boatways, Post Remediation Monitoring, Site ID 1419/Your file 26250-20/0730 Your letter of October 12, 2007 (" Letter"), Former Versatile Shipyards, North Vancouver, BC (" Site")", by Harm Gross, Next Environmental Inc., January 23, 2008;

Letter Response to NEXT Environmental entitled "Ministry of Environment Comments on Screening Level Risk Assessment of the Pier Boatways", by Adrian M.H. deBruyn, Audrey Wagenaar and L.H. Nikl, Golder Associates Ltd., December 17, 2007;

Response email to MOE entitled "Versatile SLRA", by Harm Gross, Next Environmental Inc., December 11, 2007;

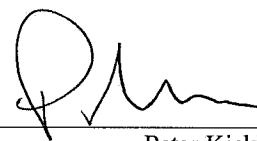
Letter Report addressed to NEXT Environmental entitled "Final— Assessment of Potential for Upwelling of Groundwater into " Boatways" at 109 East Esplanade. " The Piers"-Former Versatile Shipyards (" SITE")", by Christoph Wels, Robertson GeoConsultants Inc., July 12, 2007;

Letter Re: Response to letter dated March 28, 2007 entitled "Supplemental Investigations to Approval in Principle (AIP) for "Boatways" Investigation and Remediation Review, by Lavinia Zanini, Ministry of Environment, May 22, 2007;

Response Letter to the MOE entitled "Supplemental Investigations to Approval in Principle (AIP) for "Boatways" Investigation and Remediation Review", by Harm Gross and Tom Locke, Next Environmental Inc., March 28, 2007;

Letter Re: Former Versatile Shipyards Site – Supplemental Investigations to Approval in Principle (AIP) for "Boatways" Investigation and Remediation Review, by Lavinia Zanini, Ministry of Environment, February 28, 2007;

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Screening Level Risk Assessment of the Boatways, Former Versatile Shipyards, North Vancouver, BC, by Adrian M.H. deBruyn, Audrey Wagenaar and L.H. Nikl / Golder Associates Ltd., June 5, 2006;

Groundwater Seepage Investigation (Upwelling)-109 East Esplanade, North Vancouver, BC, by Tom Locke and Chuck Jochems, Next Environmental Inc., November 16, 2005;

Remediation Plan - Boatways-109 East Esplanade Avenue, North Vancouver, BC, by Nigel Cavanagh and Brant Dorman, Next Environmental Inc., October 2, 2002;

Detailed Site Investigation Report, Boatways, 116 & 109 East Esplanade Avenue, North Vancouver, BC, by Nigel Cavanagh and Brant Dorman, Next Environmental Inc., October, 2002;

Environmental Site Investigation – Uplands Fringe Areas, 109 & 116 East Esplanade Avenue, North Vancouver, BC, by Sharon Basit and Harbey Bains, Next Environmental Inc., August 6, 2002;

Remedial Action Plan & Risk Assessment/Management Plan, Versatile Shipyards North Vancouver, B.C. Volume I Report and Appendices I-III, by EVS Environment and Hemmera Resource Consultants Ltd., September 1999;

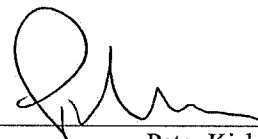
Detailed Site Investigation, Versatile Shipyards, North Vancouver, B.C., by Rick Guiton and Lisa Press, Hemmera Resource Consultants Ltd., September, 1999;

Preliminary Site Investigation, Versatile Shipyards, North Vancouver, B.C., by Rick Guiton and Lisa Press, Hemmera Resource Consultants Ltd., September, 1999; and

Versatile Shipyard: Sediment Assessment and Management Plan, by Gary Mann, Gary Lawrence, Ryan Stevenson, and Ryan Hill, EVS Environmental Consultants and Bruce Willmer, Hemmera Resource Consultants Ltd., December 1998.

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