



Victoria File: 26250-20/22665
Site ID: 22665

May 20, 2022

John Driedger, P.Eng.
Shell Canada Products
400-4th Avenue, SW
PO Box 100, Station M
Calgary, AB T2P 2H5
John.driedger@shell.com

Dear John Driedger:

**Re: Certificate of Compliance – United Gear Management Area on a portion of
168 Riverside Drive, 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:

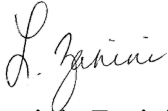
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 Site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc:

United Gear and Machine Works
mike.barnes@unitedgear.com

David Newton, SNC-Lavalin Inc.,
David.Newton@snclavalin.com

John DeCesare, Approved Professional, SNC-Lavalin Inc.,
John.decesare@snclavalin.com

Tara Siemens Kennedy, Approved Professional, SNC-Lavalin Inc.,
Tara.Kennedy@snclavalin.com

CSAP Society, c/o apopova@csapsociety.bc.ca

District of North Vancouver
Richard Boase, BoaseR@dnv.org

Hammer Investments, c/o Rob Fiorvento at Beedie

Rob.Fiorvento@beedie.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Mortgage Holder - Canadian Western Bank
300 - 750 Cambie Street, Vancouver, BC V6B 0A2
informationservices@cw.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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The management area covered by this Certificate of Compliance is located on a portion of 168 Riverside Drive, North Vancouver, British Columbia which is more particularly known and described as:

Portion of Lot 1 Block 8, District Lot 193 Plan 15625. Commencing at a point bearing 122 degrees 30 minutes 24 seconds a distance of 15.18 m from the northwest corner of *Lot G, Block 8, District Lot 193, Group 1, NWD Plan LMP24108*. Thence, at a bearing of 122 degrees 30 minutes 24 seconds a distance of 45.60 m. Thence, at a bearing of 266 degrees 35 minutes 24 seconds a distance of 14.41 m. Thence, at a bearing of 284 degrees 2 minutes 18 seconds a distance of 28.98 m. Thence, at a bearing of 302 degrees 30 minutes 23 seconds a distance of 6.46 m. Thence, at a bearing of 32 degrees 32 minutes 37 seconds a distance of 17.63 m to the point of commencement, and comprising an area of 521.61 m².

PID: Portion of 007-654-251

The site contains the portion of a lot depicted in an engineering drawing 130886-602 prepared by SNC-Lavalin Inc., on April 4, 2022.

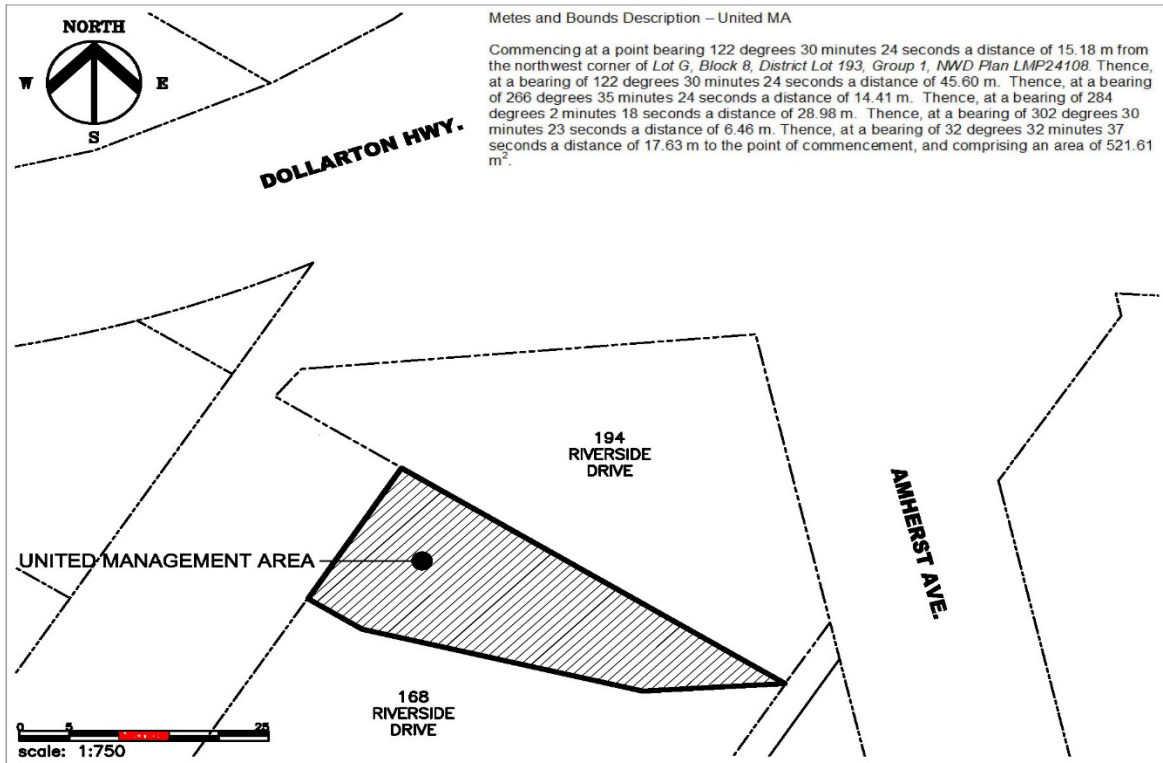
The approximate centre of the management area using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	18'	17.8"
Longitude:	123°	01'	9.4"

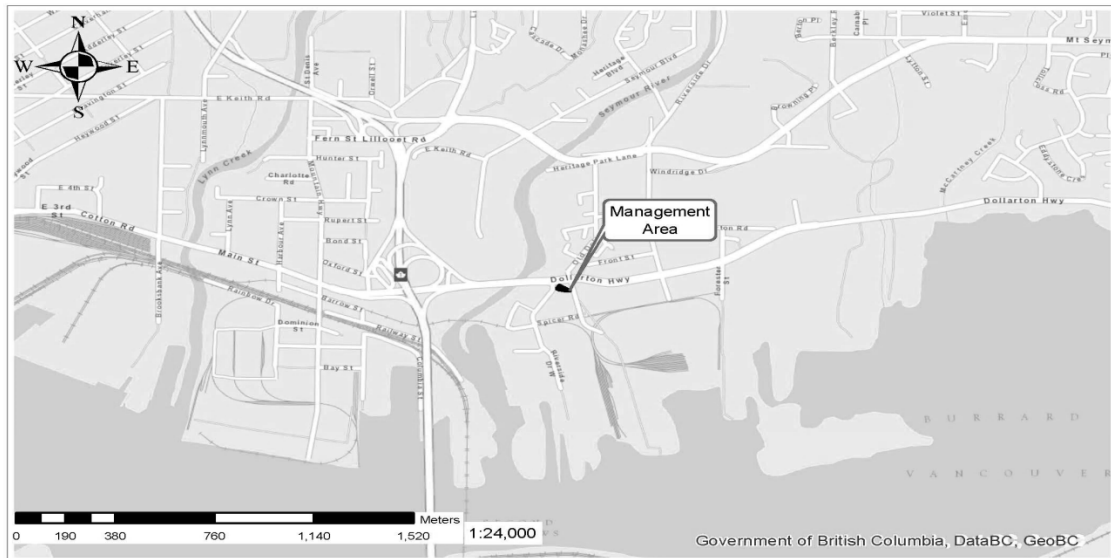
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Site Plan, North Vancouver, BC



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 risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures expected at the site. These assumptions include the following:

- (a) *That the current building will remain; or*
- (b) *Future building(s) will not come into contact with the groundwater; or*
- (c) *Future parkade structure(s) can be to any depth.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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) *Groundwater from the site must not be used as a source of drinking water.*
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 and Uses

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

Benzene	71-43-2
Methyl tert-butyl ether	1634-04-4
Toluene	108-88-3
VHw6-10	NA

To meet risk-based remediation standards:

Ethylbenzene	100-41-4
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Naphthalene	91-20-3
Trimethylbenzene, 1,3,5-	100-67-8
Xylenes, total	1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

Benzene	71-43-2
Pyrene	129-00-0
Toluene	108-88-3
VHw6-10	NA

To meet risk-based remediation standards:

LEPHw	NA
Naphthalene	91-20-3
VPHw	NA
Xylenes, total	1330-20-7

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Substances remediated in water for marine and estuarine aquatic life water use:

To meet numerical remediation standards:

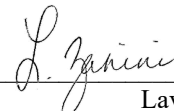
Benzene	71-43-2
Pyrene	129-00-0
Toluene	108-88-3
VHw6-10	NA

To meet risk-based remediation standards:

LEPHw	NA
Naphthalene	91-20-3
VPHw	NA
Xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition (for United Gear Management Area), prepared by SNC-Lavalin Inc., dated April 2022.

Human Health and Ecological Risk Assessment, Former Shell Service Station at 194 Riverside Drive, North Vancouver, BC (Location Code: C03422) and Associated Management Areas, prepared by SNC-Lavalin Inc., dated April 7, 2022.

Preliminary Site Investigation, Detailed Site Investigation, Decommissioning and Remedial Activities, Former Shell Service Station at 194 Riverside Drive, North Vancouver, BC (Location Code: C03422) and Associated Management Areas, prepared by SNC-Lavalin Inc., dated April 6, 2022.

Summary of Communication in Regards to the CofC Applications for the Off-Site Management Areas Associated with the Former Shell Site at 194 Riverside Drive, North Vancouver, BC (Shell Location Code: C03422), prepared by SNC-Lavalin Inc., dated April 5, 2022.

Preapproval under Protocol 6 Application to Not Delineate the Full Extent of Contamination, 194 Riverside Drive, North Vancouver, BC (PID: 023-148-268), prepared by Ministry of Environment and Climate Change, dated July 20, 2021.

Protocol 6 Preapproval Application- Addendum for Former Shell Property at 194 Riverside Drive, North Vancouver, BC, prepared by SNC-Lavalin Inc, dated June 15, 2020.

Protocol 6 Preapproval Application for Former Shell Property at 194 Riverside Drive, North Vancouver, BC (LC: C03422) (ENV Site ID: 5805) and Associated Management Areas, prepared by SNC-Lavalin Inc., by dated March 20, 2019.

Protocol 6 Preapproval Application- Addendum for Former Shell Property at 194 Riverside Drive, North Vancouver, BC (CO3422) (ENV Site ID: 5805), prepared by SNC-Lavalin Inc., by dated September 18, 2018

Subsurface Investigation and System Installation at the Former Shell Service Station Site and Surrounding Properties, prepared by Morrow Environmental Consultants Inc., dated May 14, 2002

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Approval In Principle, prepared by Ministry of Water, Land and Air Protection, dated Sept 20, 2001.

Revised Remedial Action Plan and Supplementary PSI/DSI Information, Former Shell Service Station Site, 194 Riverside Drive, North Vancouver, BC prepared by Morrow Environmental Consultants Inc. dated July 10, 2001.

Preliminary Site Investigation, Detailed Site Investigation, Former Dollarton and Riverside Shell Service Station, 194 Riverside Drive, North Vancouver, BC, prepared by Morrow Environmental Consultants Inc. dated February 29, 2000.

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