



**VIA E-MAIL** [scressey@cressey.com](mailto:scressey@cressey.com)

Victoria File: 26250-20/38  
Site ID: 38

July 4, 2022

First Capital (200 West Esplanade) Corporation, Inc. No. BC356576  
200 – 500 8<sup>th</sup> Avenue West  
Vancouver, BC V5Z 1C6  
Attn. Scott Cressey

Dear Scott Cressey:

**Re: Certificate of Compliance - 200 West Esplanade, 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 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 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Michael Hunter, City of North Vancouver  
[mhunter@cnv.org](mailto:mhunter@cnv.org)

Client Information Officer, ENV, Victoria  
[csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

Anna Popova, CSAP Society  
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.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 4, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 200 West Esplanade, North Vancouver, British Columbia, which is more particularly known and described as:

Lot E Block 163 District Lot 271 Plan 22317

PID: 014-375-168

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

Latitude: 49° 18' 45.9"  
Longitude: 123° 4' 58.1"

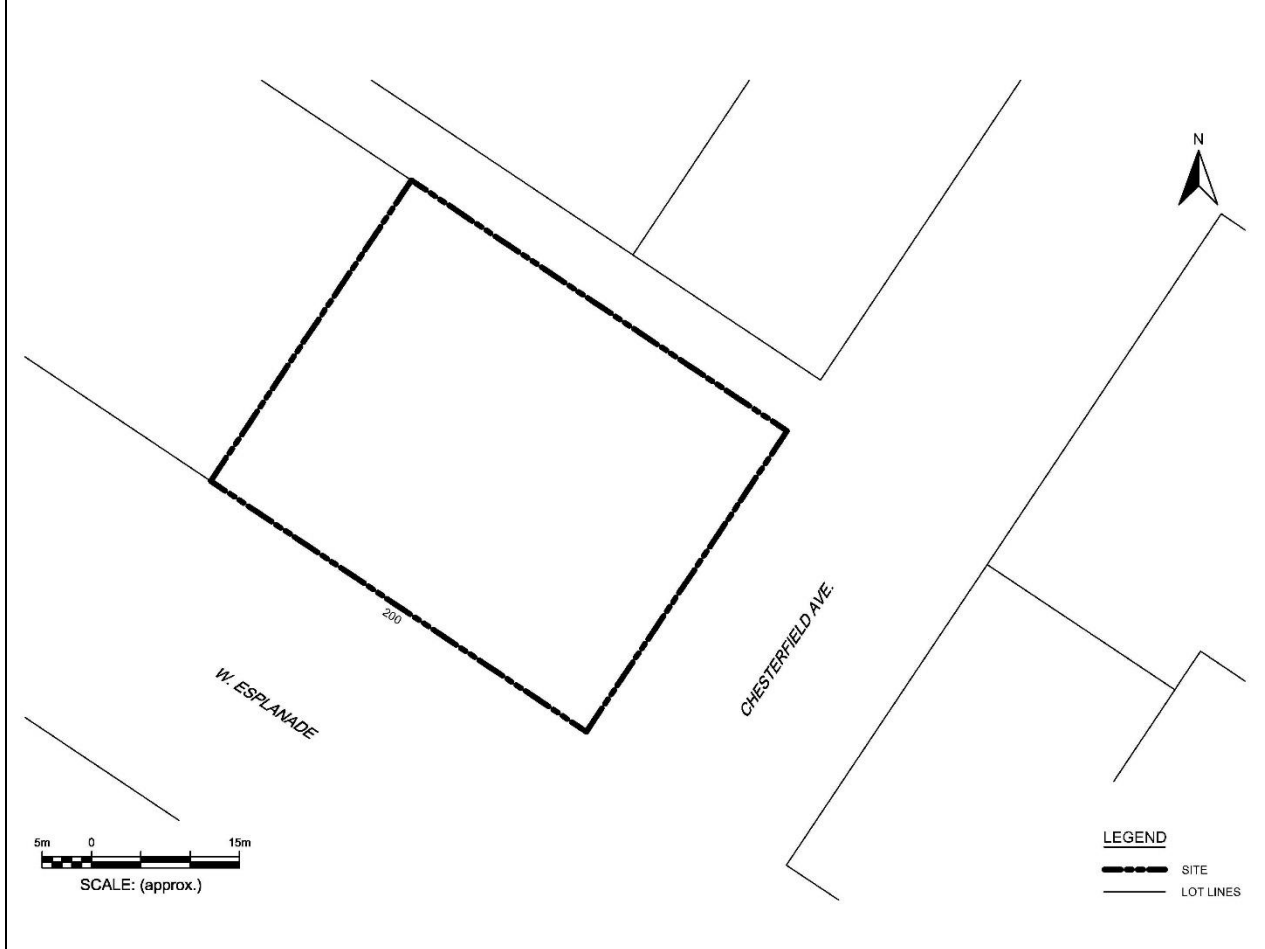
July 4, 2022  
Date Issued

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For Director, *Environmental Management Act*

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### Site Plan, North Vancouver, BC



### Location Map, North Vancouver, BC



July 4, 2022  
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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 use<s> 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 and existing or expected at and adjacent to the site. These assumptions include the following:

*(a) Any building on the Site will be slab on grade*

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.

July 4, 2022

Date Issued



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For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

benzene	71-43-2
lead	7439-9-1
toluene	108-88-3
xylenes	1330-20-7

#### *Substances evaluated in water for drinking water use:*

##### To meet local background concentrations:

lithium	7439-93-2
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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, 200 West Esplanade, North Vancouver, BC, Keystone Environmental Ltd., April 22, 2022;*

*Report of Findings – Preliminary Site Investigation – Stage I, Detailed Site Investigation and Confirmation of Remediation, 200 West Esplanade, North Vancouver, BC, Keystone Environmental Ltd., April 18, 2022;*

*Release Request - Scenario 5, Demolition, Rezoning, Subdivision, Development and Building Permits Application, 200 West Esplanade, North Vancouver, BC, Keystone Environmental Ltd., January 21, 2020;*

*Phase I Environmental Site Assessment Update and Groundwater Monitoring, 200 W. Esplanade, North Vancouver, BC, Thurber Engineering Ltd., September 11, 2017;*


*Phase II Preliminary Site Investigation, 200 West Esplanade, North Vancouver, British Columbia, EBA Engineering Consultants Ltd., February 2006;*

*Phase I Preliminary Site Investigation, 200 West Esplanade, North Vancouver, British Columbia, EBA Engineering Consultants Ltd., October 2005;*

*Subsurface Contamination Assessment Program, Location Code CO 1138, Chesterfield and Esplanade, North Vancouver, BC, Progress Report 3, Morrow Recovery Systems Inc., May 30, 1989; and*

*Shell Canada Products Limited, Service Station Decommissioning, Esplanade and Chesterfield, North Vancouver, BC, Morrow Recovery Systems Inc., April 18, 1989.*

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