



VIA EMAIL: rgrover@polyhomes.com

Victoria File: 26250-20/19895
Site ID: 19895

February 24, 2025

Raghav Grover
Polygon Lonsdale Homes Ltd.
Suite 900 – 1333 West Broadway
Vancouver, BC V6H 4C2

Re: Certificate of Compliance – 1712 Lonsdale Avenue, North Vancouver, BC

Dear Mr. Grover:

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 professional should be available to identify, characterize, and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future 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 site@gov.bc.ca.

Yours truly,



Hong Wei (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Angela Negenman, City of North Vancouver, anegenman@cnv.org

Tony Maitland, Royal Bank of Canada, anthony.maitland@rbc.com

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

CSAP Society, submissions@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenvironmental.ca

Blair King, Parsons Inc., blair.king@parsons.com



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation numerical standards.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	RL _{HD}
Water	DW
Sediment	N/A
Vapour	PK

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

February 24, 2025

Date Issued

Site Identification Number 19895
Version 10.1 R

Hong Wei Yan
For Director, *Environmental Management Act*

1 of 7

Schedule A

The site covered by this Certificate of Compliance is located at 1712 Lonsdale Avenue, North Vancouver, British Columbia, which is more particularly known and described as:

Lot 1, Block 18, District Lot 549, Group 1, New Westminster District, Plan EPP121463

PID 031-737-714

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

Latitude:	49°	19'	28.4"
Longitude:	123°	4'	18.7"

February 24, 2025

Date Issued

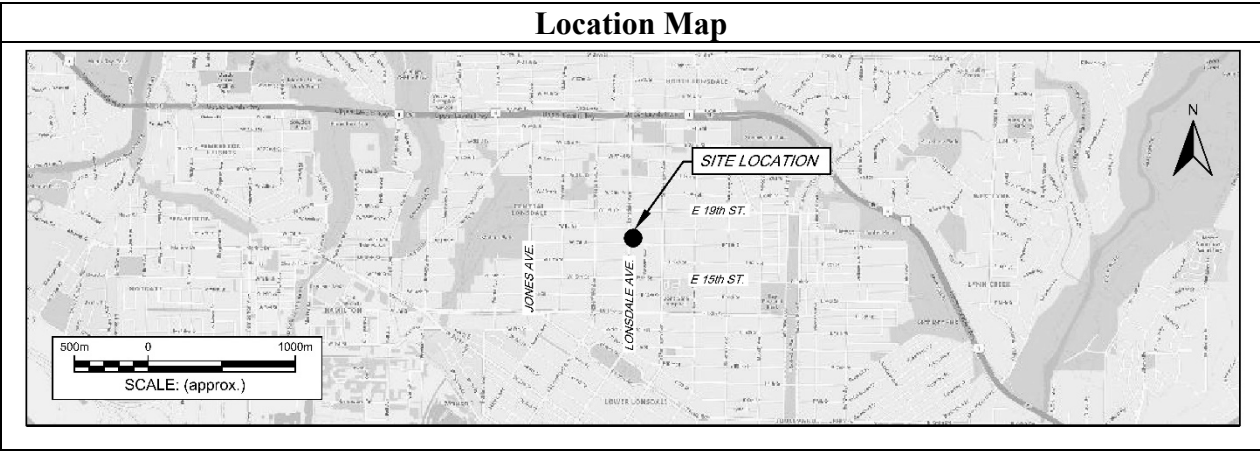
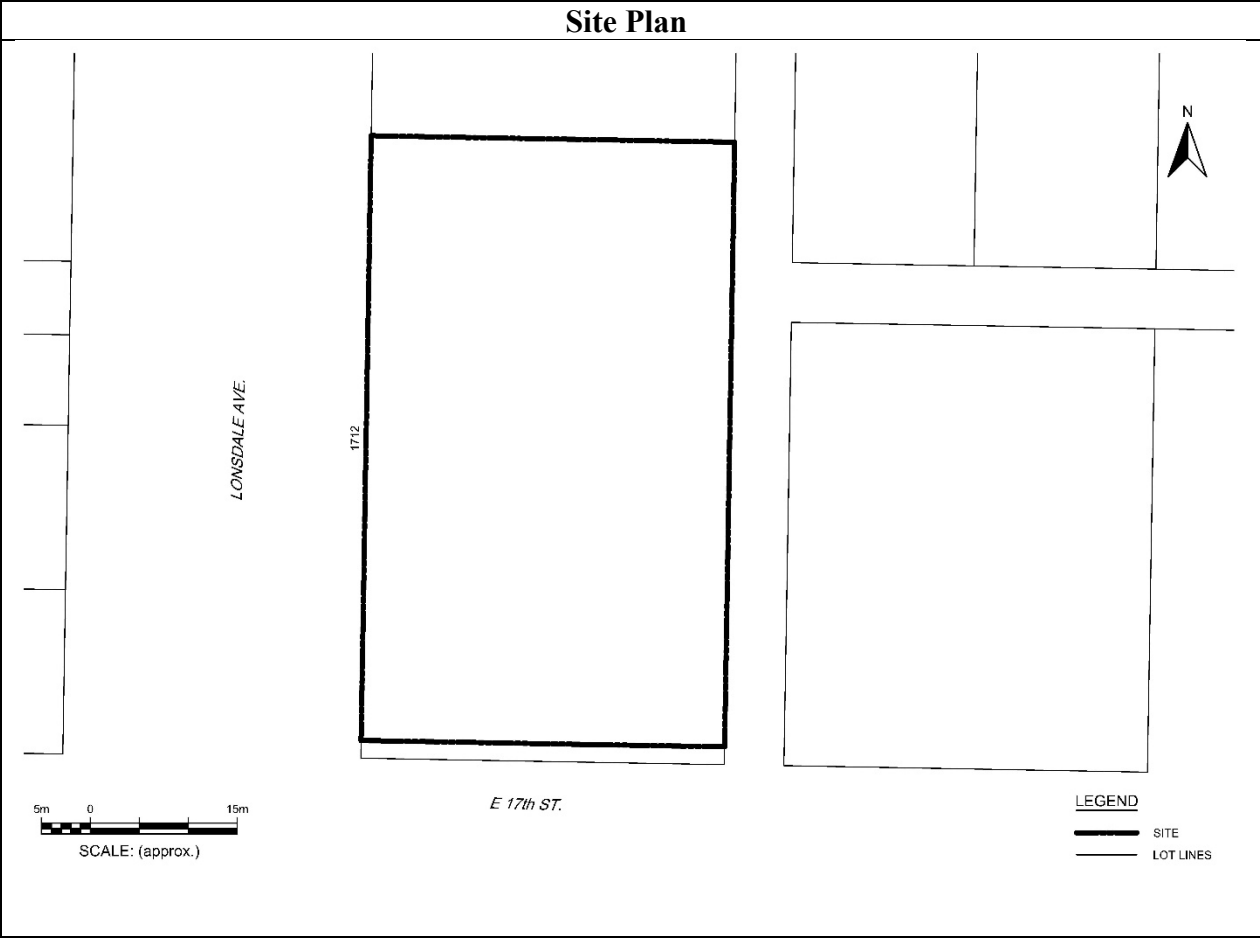
Site Identification Number 19895
Version 10.1 R



Hong Wei Yan

For Director, *Environmental Management Act*

2 of 7



February 24, 2025

Date Issued

Site Identification Number 19895

Version 10.1 R

Hong Wei Yan

For Director, *Environmental Management Act*

3 of 7

Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour or water uses, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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) Any building(s) erected can be constructed as slab-on-grade or with underground parkade(s) to any depth below ground surface.

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 a revised or new Certificate of Compliance may be necessary.

February 24, 2025

Date Issued

Site Identification Number 19895

Version 10.1 R



Hong Wei Yan

For Director, *Environmental Management Act*

4 of 7

Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for high density residential use:

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
HEPHs	NA
LEPHs	NA
naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
VPHs	NA
xlenes	1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
cyclohexene	110-83-8
ethylbenzene	100-41-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
quinoline	91-22-5
tetraethyl lead	78-00-2
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
xlenes, total	1330-20-7

Substances evaluated in water for drinking water use:

To meet local background concentrations:

lithium	9439-93-2
---------	-----------


Substances remediated in vapour for parkade use:

February 24, 2025

Date Issued

Site Identification Number 19895

Version 10.1 R



Hong Wei Yan

For Director, *Environmental Management Act*

5 of 7

To meet numerical remediation standards:

benzene	71-43-2
butadiene, 1,3-	106-99-0
dibromoethane, 1,2-	106-93-4
naphthalene	91-20-3
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
VPHv	NA
xylenes, total	1330-20-7

February 24, 2025

Date Issued

Site Identification Number 19895
Version 10.1 R



Hong Wei Yan

For Director, *Environmental Management Act*

6 of 7

Schedule D

Documents

Summary of Site Conditions, 1712 Lonsdale Avenue, North Vancouver, BC, Keystone Environmental Ltd., dated October 23, 2024;

Supplemental Preliminary Site Investigation / Detailed Site Investigation / Confirmation of Reportion, adjacent to 1712 Lonsdale Avenue, North Vancouver, British Columbia. Parsons Inc., dated October 23, 2024;

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1712 Lonsdale Avenue, North Vancouver, BC, Keystone Environmental Ltd., dated October 17, 2024;

Report of Findings – Phase I Environmental Site Assessment Update, 1712 Lonsdale Avenue, North Vancouver, BC, Keystone Environmental Ltd., dated June 24, 2022;

Preliminary and Detailed Site Investigation Report ESSO Branded Retail Fuel Facility and Car Wash, 1712 Lonsdale Avenue, North Vancouver, BC, Parsons Inc., dated June 11, 2020; and

Site Decommissioning Report, 17th and Lonsdale Esso, 1712 Lonsdale Avenue, North Vancouver, BC, Keystone Environmental Ltd., dated July 2004.

February 24, 2025

Date Issued

Site Identification Number 19895

Version 10.1 R



Hong Wei Yan

For Director, *Environmental Management Act*

7 of 7