



VIA EMAIL schofieldm@dnv.org

Victoria File: 26250-20/22393
Site ID: 22393

Date: February 21, 2025

Matt Schofield
The Corporation of The District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 2K6

Re: Certificate of Compliance – 2410 Dollarton Highway, North Vancouver, B.C.

Dear Matt Schofield:

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:

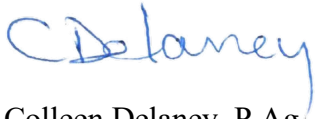
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the director to make orders or impose requirements as the director may deem necessary in 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.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability 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 site@gov.bc.ca.

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc: The Corporation of The District of North Vancouver, schofieldm@dnv.org (planning)
CSAP Society submissions@csapsociety.bc.ca
Darlene Atkinson, WSP Canada Inc., Darlene.atkinson@wsp.com
Stefan Quaglia, Trillium Environmental Ltd., squaglia@trilliumenviro.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 or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	RL _{LD} (Part 1) and PL (Part 2)
Water	DW, AW-F, AW-M
Sediment	N/A
Vapour	RL/PL

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.

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 21, 2025

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2410 Dollarton Highway, North Vancouver, British Columbia, which is more particularly known and described as:

Lot 3 Block X District Lots 469, 580 and 611 Plan 11419
PID: 009-072-250
Civic Address: 2410 Dollarton Highway, North Vancouver

The site contains part of a legal parcel depicted in a legal sketch plan 11419 prepared by Bennett Land Surveying Ltd. on 29 May 2024.

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

Latitude: 049° 18' 32.00"
Longitude: 123° 00' 32.00"

Part 1: Low Density Residential Land Use

That part of Lot 3, Block X, District Lots 469, 580 and 611 Plan 11419 which may be more particularly described by the following metes and bounds:

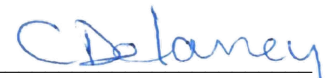
Commencing at an Iron Post located at the southeast corner of said Lot 3, of said Plan 11419, THENCE at a bearing of 258 degrees, 48 minutes, and 10 seconds more or less, along the southern boundary of said Lot 3, a distance of 64 metres, 61 centimetres, and 8 millimetres more or less, to a bend along the southern boundary of said Lot 3; THENCE at a bearing of 270 degrees, 6 minutes, and 40 seconds more or less, along the southern boundary of said Lot 3, a distance of 79 metres, 82 centimetres, and 7 millimetres more or less, to a bend along the southern boundary of said Lot 3; THENCE at a bearing of 358 degrees, 43 minutes and 25 seconds more or less, a distance of 148 metres and 25 centimetres more or less; THENCE at a bearing of 88 degrees, 43 minutes, and 25 seconds more or less, a distance of 118 metres, 82 centimetres, and 9 millimetres more or less, to a point along the eastern boundary of said Lot 3; THENCE at a bearing of 168 degrees, 40 minutes, and 50 seconds more or less, along the eastern boundary of said Lot 3, a distance of 141 metres, 21 centimetres, and 4 millimetres more or less, to the point of commencement.

Part 2: Urban Park

The remainder of Lot 3, Block X, District Lots 469, 580 and 611 Plan 11419, not included in Part 1.

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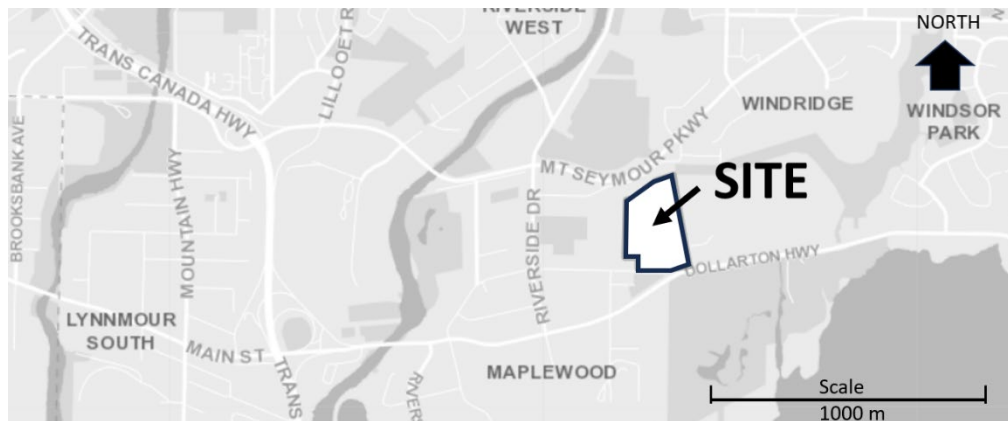

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Site Plan



Metes and bounds for Part 1 of the Site:
Commencing at an Iron Post located at the southeast corner of said Lot 3, of said Plan 11419;
THENCE at a bearing of 258 degrees, 48 minutes, and 10 seconds more or less, along the southern boundary of said Lot 3, a distance of 64 metres, 61 centimetres, and 8 millimetres more or less, to a bend along the southern boundary of said Lot 3;
THENCE at a bearing of 270 degrees, 6 minutes, and 40 seconds more or less, along the southern boundary of said Lot 3, a distance of 79 metres, 82 centimetres, and 7 millimetres more or less, to a bend along the southern boundary of said Lot 3;
THENCE at a bearing of 358 degrees, 43 minutes and 25 seconds more or less, a distance of 148 metres and 25 centimetres more or less;
THENCE at a bearing of 88 degrees, 43 minutes, and 25 seconds more or less, a distance of 118 metres, 82 centimetres, and 9 millimetres more or less, to a point along the eastern boundary of said Lot 3;
THENCE at a bearing of 168 degrees, 40 minutes, and 50 seconds more or less, along the eastern boundary of said Lot 3, a distance of 141 metres, 21 centimetres, and 4 millimetres more or less, to the point of commencement.

Location Map



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CDelaney

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For Director, *Environmental Management Act*

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 a Contaminated Sites Regulation numerical standard 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) *“Building floor slabs are constructed at 5 m above geodetic datum or higher.”*
- (b) *“Buildings are constructed with slab on grade foundation.”*

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.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Part 1 of the site, refer to the part number labels on the Site Plan and the metes and bounds descriptions provided in Schedule A.

Substances remediated in soil for residential low density soil use:

To meet numerical remediation standards:

anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
benzene	71-43-2
HEPHs	Not Applicable
lead	7439-92-1
naphthalene	91-20-3
phenanthrene	85-01-8
uranium	7440-61-1
zinc	7440-66-6

To meet risk-based remediation standards:

benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
indeno(1,2,3-cd)pyrene	193-39-5

Substances evaluated in water for drinking water use:

To meet local background concentrations:

arsenic (Subregion 1)	7440-38-2
cobalt (Subregion 1)	7440-48-4
lithium (Subregion 1)	7439-93-2

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Part 2 of the site, refer to the part number labels on the Site Plan and the metes and bounds descriptions provided in Schedule A.

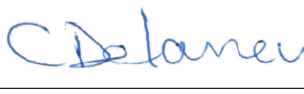
Substances remediated in soil for urban park soil use:

To meet numerical remediation standards:

anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(k)fluoranthene	207-08-9
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
dibenz(a,h)anthracene	53-70-3
indeno(1,2,3-c,d)pyrene	193-39-5
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0

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Schedule D

Documents

Summary of Site Condition. WSP Canada Inc. 14 November 2024

Addendum to Human Health and Ecological Risk Assessment, Site No. 22393 (CSAP PA Ref.#24-047). WSP Canada Inc. 28 October 2024.

Addendum to Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigations, and Remediation, Site No. 22393 (CSAP PA Ref.#24-047). WSP Canada Inc. 28 October 2024.

Human Health and Ecological Risk Assessment, Maplewood Precinct, Old Dollarton Road, North Vancouver, BC. WSP Canada Inc. 2 July 2024

Confirmation of Remediation, Maplewood Precinct, Old Dollarton Road, North Vancouver, BC. WSP Canada Inc. 28 June 2024

Stage 1 and 2 Preliminary Site Investigation and Limited Detailed Site Investigation, Maplewood Precinct, North Vancouver, BC. WSP Canada Inc. 13 May 2024

Soil Management Plan - Construction Phase. Golder Associates Ltd. 21 May 2021

Remediation Schedule in Support of Development Permit Release Request. Golder Associates Ltd. 18 November 2020

Development Permit Release Request for Land Parcel at Old Dollarton Road. Golder Associates Ltd. 9 November 2020

Remediation Plan. Golder Associates Ltd. 6 November 2020

Addendum to the Detailed Site Investigation for Delineation of Soil Contamination at BH19-06, Maplewood Precinct, Old Dollarton Road, North Vancouver, BC. Golder Associates Ltd. 6 November 2020.

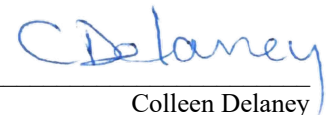
Development Permit Release Request for Land Parcel at Old Dollarton Road. Golder Associates Ltd. 18 June 2020.

Soil Management Plan. Golder Associates Ltd. 17 April 2020.

Detailed Site Investigation, Maplewood Precinct, Old Dollarton Road, North Vancouver, BC. Golder Associates Ltd. 16 April 2020.

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Geotechnical Assessment – Proposed Maplewood Fire and Rescue Centre. Kontur Geotechnical Consultants Inc. 12 November 2018.

Limited DSI Update, Delineation of Former and New CSR Omnibus Exceedances, Maplewood Municipal Precinct Site – District of North Vancouver. Golder Associates Ltd. 1 November 2018.

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