



Ministry of
Environment

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.

April 23, 2014
Date Issued


Colm Condon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2002 Marine Drive, North Vancouver, British Columbia which is more particularly known and described as:

Lot A, Except Part in Explanatory Plan 12555 (NOW ROAD), of Lot 1 Block 15, District Lot 764, Plan 6750

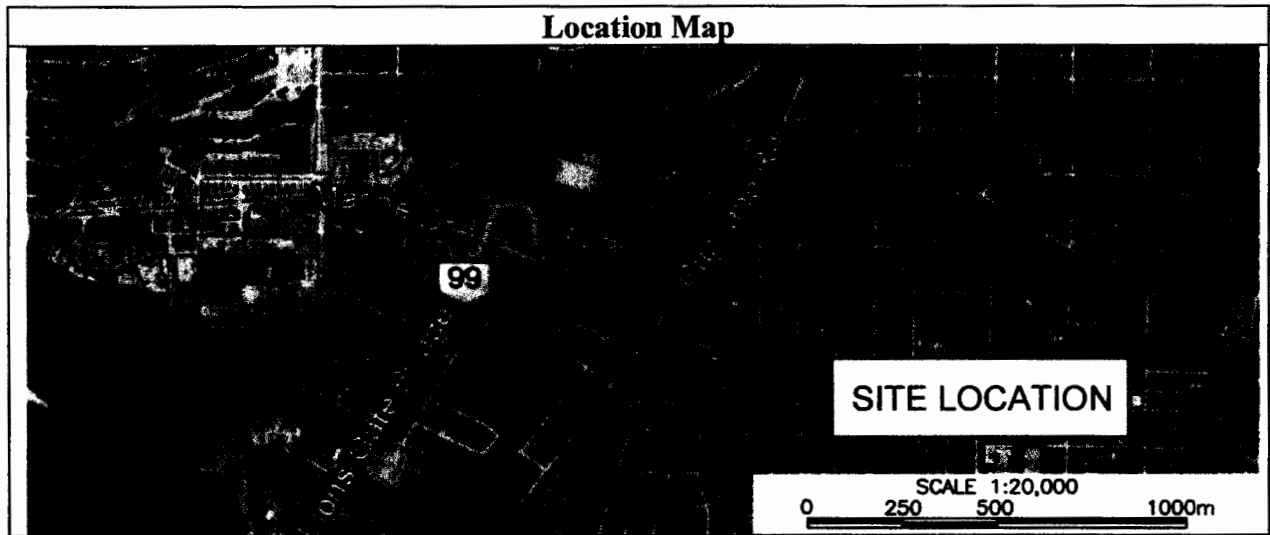
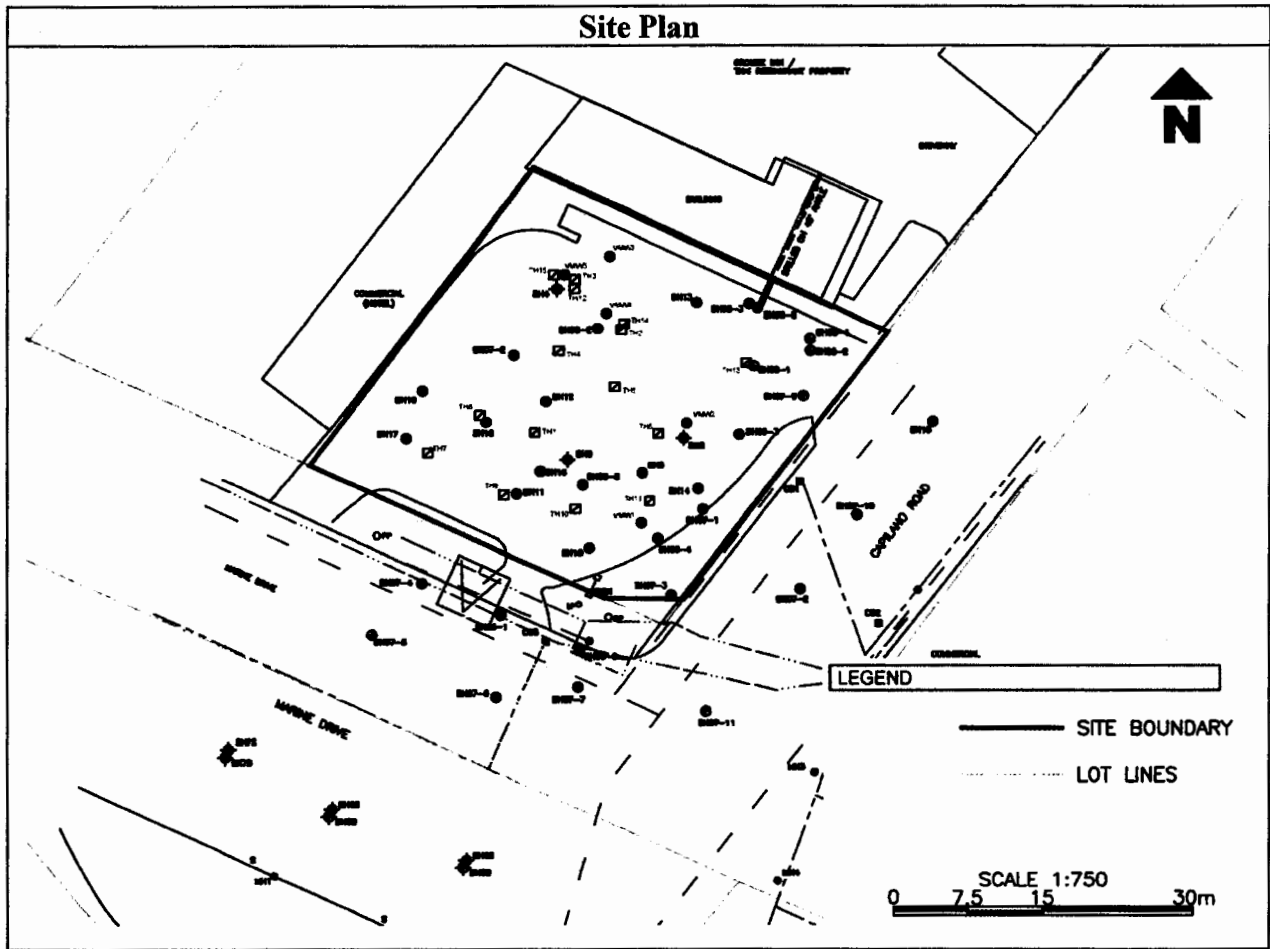
PID: 010-828-303

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

Latitude: 49° 19' 28.80"
Longitude: 123° 07' 21.25"

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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 use 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, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- (a) A two level parking garage of a high density residential unit will cover the entire site to a depth of approximately 6 m below grade;
- (b) No trench work will be conducted as depths greater than 3.0 m below grade.

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) A minimum of 1 m soil barrier above contaminated soil or a two level parking garage of a high density residential unit that will cover the entire site to a depth of approximately 6 m below grade;
 - (b) No trench work will be conducted as depths greater than 3.0 m below grade
 - (c) The groundwater must not be used as a source of potable 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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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.

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Schedule C
Substances and Uses

Substances remediated in soil for residential soil use:

To meet numerical remediation standards:

- LEPHs, benzene and toluene.

To meet risk-based remediation standards:

- VPHs, ethylbenzene and xylene.

Substances remediated in vapour for residential vapour use:

To meet risk-based remediation standards:

- N-hexane, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, VPHv and xylenes, mixture.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPH_{w10-19} and benzene.

To meet risk-based remediation standards:

- VH_{w6-10}, ethylbenzene, toluene, xylenes (total) and benzo[a]pyrene.

Substances remediated in water for aquatic life water use:

To meet risk-based remediation standards:

- VPHw, LEPHw, VH_{w6-10} and EPH_{w10-19}, toluene, acridine, benzo[a]pyrene, naphthalene and pyrene.

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Schedule D

Documents

- *Summary of Site Condition for 2002 Marine Drive, North Vancouver, British Columbia.* Prepared by SLR Consulting (Canada) Ltd., February 2014;
- *Performance Verification Plan for 2002 Marine Drive, North Vancouver, British Columbia.* Prepared by SLR Consulting (Canada) Ltd., February 2014;
- *Updated Risk Assessment for 2002 Marine Drive, North Vancouver, British Columbia.* Prepared by SLR Consulting (Canada) Ltd., January 2014;
- *Addendum to: Supplemental Preliminary Site Investigation/Detailed Site Investigation/Risk Assessment, 2002 Marine Drive, North Vancouver, British Columbia, Location No. 88006433/Q02100.* Prepared by O'Connor Associates Environmental Inc, November 3, 2011;
- *Summary of Site Conditions.* Prepared by O'Connor Associates Environmental Inc, 3 November 2011;
- *Re: Site 1228 – 2002 Marine Drive, North Vancouver, BC – Protocol 6, Preapproval,* letter from BCMOE to Imperial Oil, 25 August 2011;
- *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Risk Assessment, 2002 Marine Drive, North Vancouver, British Columbia, Location No. 88006433/Q0210.*, Prepared by O'Connor Associates Environmental Inc, 26 January 2011; and
- *Stage 1 and Stage 2 Preliminary Site Investigation/Detailed Site Investigation Report, 2002 Marine Drive, North Vancouver.* Prepared by SLR Consulting (Canada) Ltd., September 2008.

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