



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.

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.

May 29, 2014  
Date Issued

L. Zanini  
Lavina Zanini  
For Director, *Environmental Management Act*

**Schedule A**

The site covered by this Certificate of Compliance is located at 723-733, 717, 719 West Third Street, North Vancouver, British Columbia which is more particularly known and described as:

723-733 West Third Street:

Lot 2, District Lot 265, New Westminster District Plan EPP26536 PID: 028-993-934;

717 West Third Street:

Lot 3, District Lot 265, New Westminster District Plan EPP26536 PID: 028-993-942; and

719 West Third Street:

Lot 4, District Lot 265, New Westminster District Plan EPP26536 PID: 028-993-951.

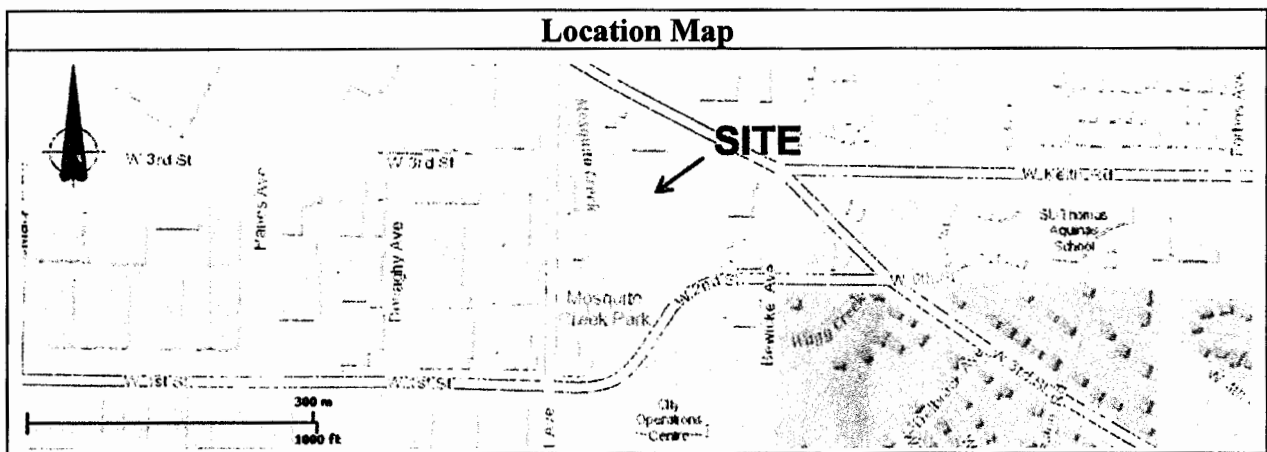
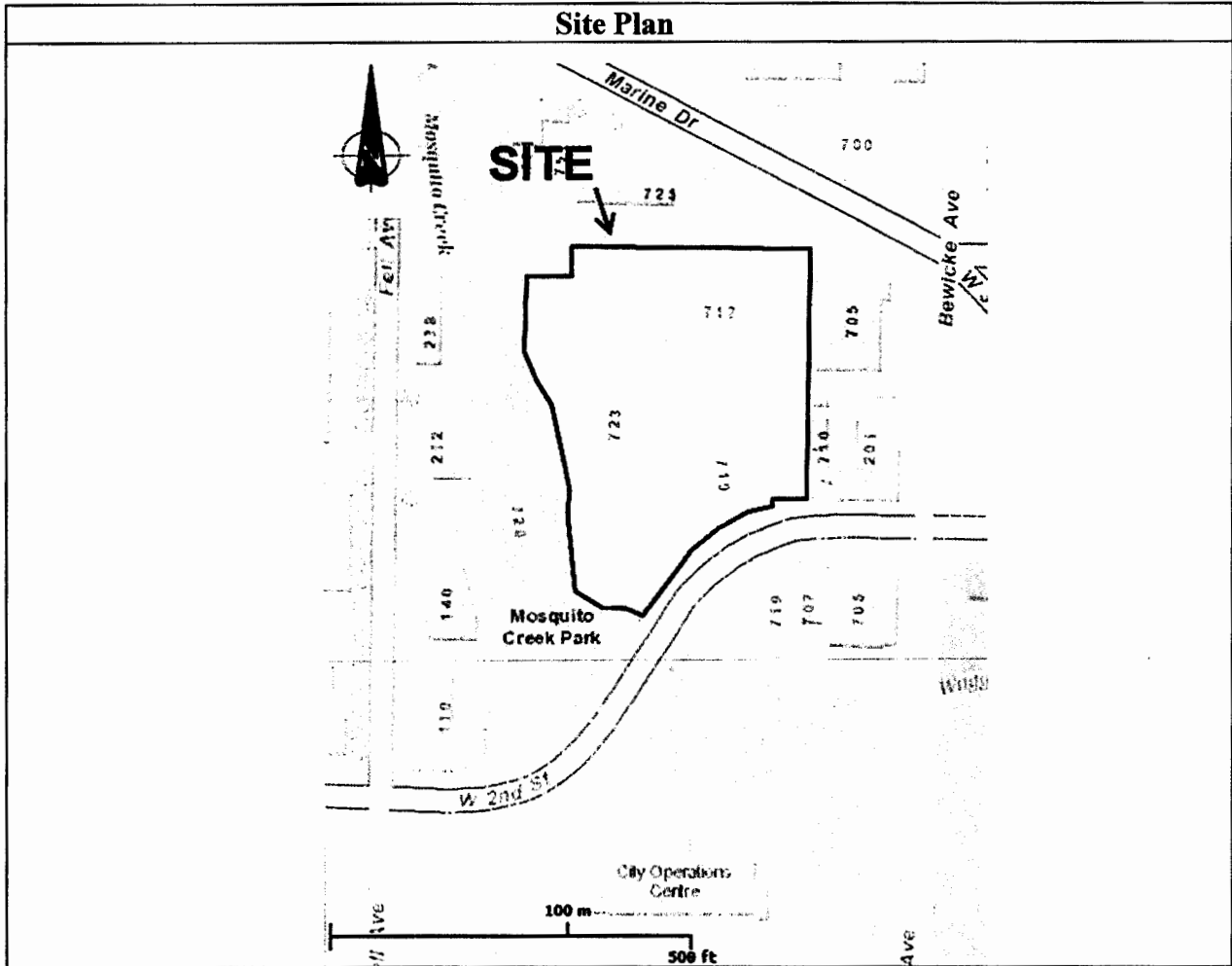
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 19' 10.70"

Longitude: 123° 05' 34.60"

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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 persons 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 numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site and on the development plans provided in Golder's Confirmation of Remediation and Updated Risk Assessment Report (dated March 6, 2014). These assumptions include the following:

- (a) Several buildings will cover the majority of the site footprint.
  - (b) A parking garage (one level) will be constructed below the building footprint.
  - (c) The building foundations will not be in contact with groundwater with exception of one small locally deeper electrical room in north-central area of site that will be tanked.
  - (d) The buildings will be constructed in phases over a three to ten year period.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
    - (a) Groundwater must not be used as drinking water.
  3. If requested by the Director, the responsible persons 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.
  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 persons 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 land soil use:*

##### To meet numerical remediation standards:

- HEPHs;
- Benz[a]anthracene, benzo[b]fluoranthene, phenanthrene and benzo[a]pyrene;
- Cadmium and copper; and
- Sodium ion.

##### To meet risk-based remediation standards:

- Ethylbenzene; and
- Chloride ion.

#### *Substances remediated in vapour for residential vapour use:*

##### To meet numerical remediation standards:

- Benzene, chloroform, hexane, 1,2-dichloroethane and VPHv.

#### *Substances remediated in water for aquatic life - freshwater use:*

##### To meet numerical remediation standards:

- Chloride; and
- Benzene and naphthalene.

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

##### To meet risk-based remediation standards:

- Chloride; and
- Sodium.

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## Schedule D

### Documents

- *Summary of Site Condition*, Golder Associates Ltd., March, 2014;
- *Performance Verification Plan – Site ID #2760*, Golder Associates Ltd., March, 2014;
- *Addendum to Confirmation of Remediation and updated risk assessment report – CSAP Submission Reference # 13-120, Site ID 2760*, prepared by Golder Associates Ltd., March 2014;
- *Confirmation of Remediation and Updated Risk Assessment*, Golder Associates Ltd., March 6, 2014;
- *Approval in Principle*, BC Ministry of Environment, December 1, 2011;
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation – City of North Vancouver Works Yard, 720 2<sup>nd</sup> Street West, North Vancouver, BC*, Golder Associates Ltd, October, 2011;
- *Human and Ecological Risk Assessment, City of North Vancouver Works Yard, North Vancouver*, Golder Associates Ltd., October 2011; and
- *Application for Local Background Concentration Determination in Groundwater for the Property Located at the City of North Vancouver Works Yard, 720 West 2nd Street, North Vancouver, BC*, BC Ministry of Environment, September 19, 2011.

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