



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.

August 28, 2014

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 177 West 3rd Street, North Vancouver, British Columbia, which is more particularly known and described as:

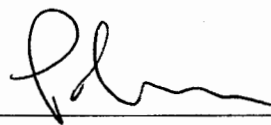
Lot 1, Block 139, District Lots 271 and 274, Plan 20685

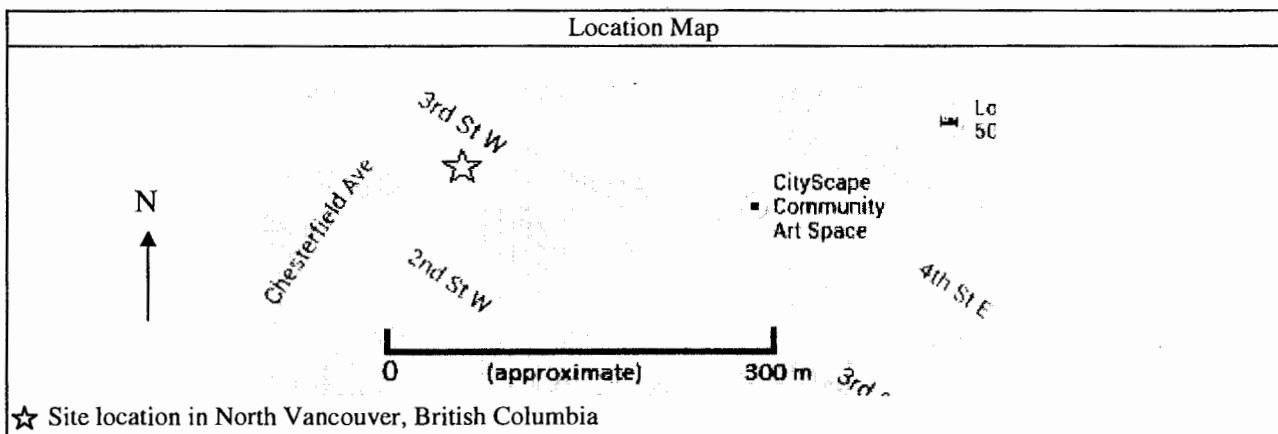
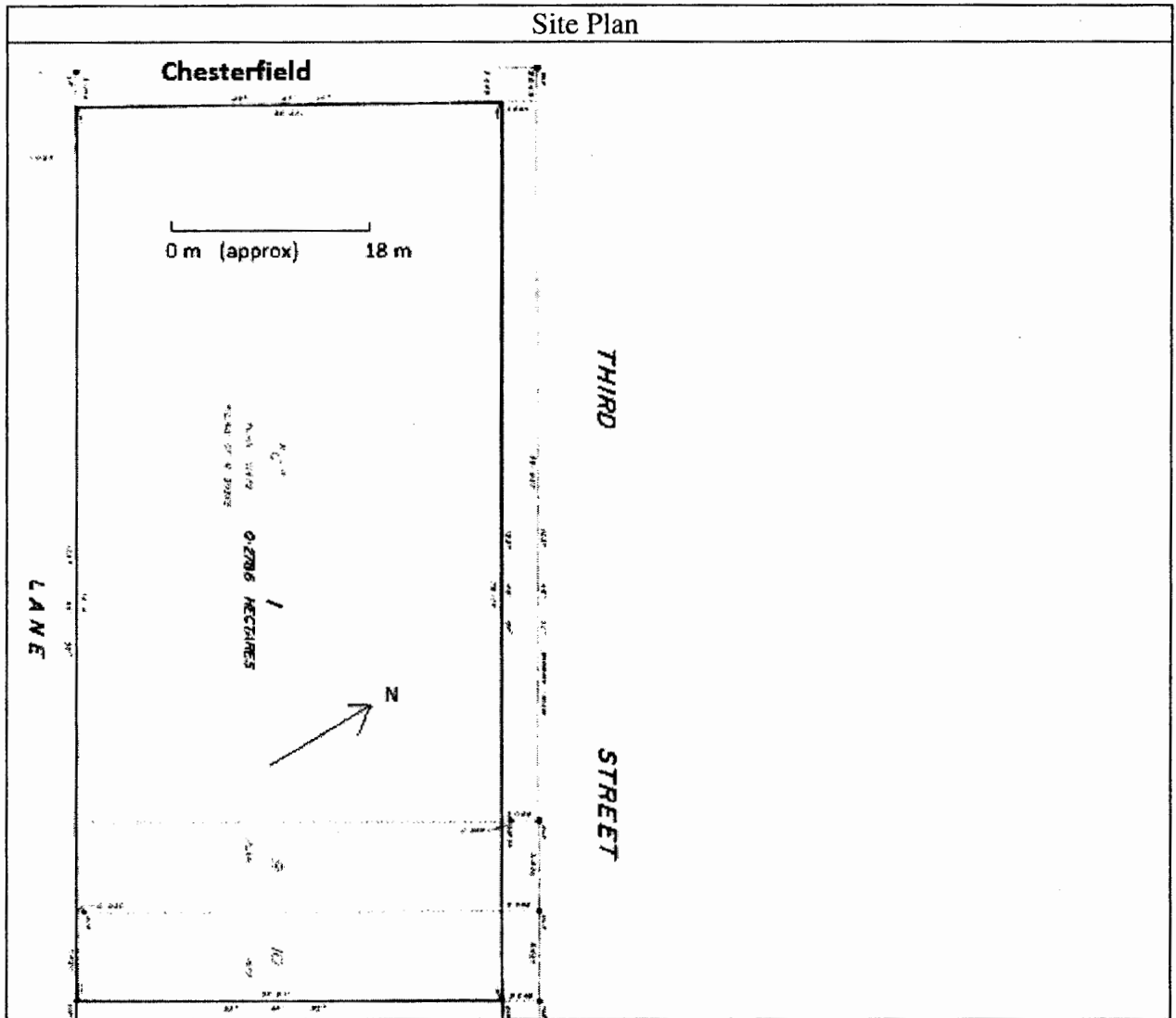
PID: 002-982-781

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

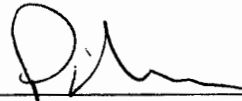
Latitude: 49° 18' 51.78"
Longitude: 123° 04' 47.34"

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Schedule B


Requirements and Conditions

1. Any changes in land, water or vapour uses must be promptly identified by the responsible person or 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 and 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. The site was remediated to meet three (3) current/future land use scenarios, which are described below with the specific assumptions for each scenario, as well as conditions that are applicable to all three scenarios. Site-specific vapour attenuation factors were derived for future land use scenarios #2 and #3.

1. Conditions applicable to all current and future land use scenarios
 - (a) No drinking water wells to be installed at the site.
 - (b) A worker health and safety plan to mitigate exposure to vapours must be implemented in the event that trench work or excavation at depths greater than 1.5 mbgs is conducted at the site.
 - (c) A worker health and safety plan to mitigate exposure to dust inhalation or direct contact with soil must be implemented in the event that trench or excavation work is conducted (to any depth) at the site.
2. Current/future land use scenario #1: vacant property
 - (a) Existing asphalt covering portions of the site will remain in place.
 - (b) No plants with roots expected to extend to below 1.0 m below ground surface (mbgs) shall be planted.
3. Future land use scenario #2: development of building with underground parking garage to 7.0 mbgs and commercial ventures on ground floor
 - (a) Excavation of the site must be conducted property line to property line
4. Future land use scenario #3: development of building with underground parking garage to 10.0 mbgs and commercial ventures on ground floor

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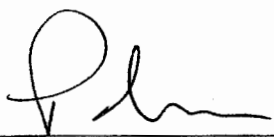

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- (a) Excavation of the site must be conducted property line to property line

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 or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. Notwithstanding the above restrictions listed for each of the current/future land use scenarios, the principal risk controls which must be present or implemented and must be maintained at the site include the following:
- (a) Groundwater wells are not to be installed at the site for potable use.
(b) Excavations in future site development scenarios must occur property line to property line.
3. If requested by the Director, the responsible person(s) must provide a signed statement indicating whether the principal risk controls listed in clause 1 and 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 person(s) or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person(s) responsible for the site if performance verification actions indicate that any institutional or engineering controls required in clause 1 and 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
- (a) The time period over which institutional or engineering controls did not meet the requirements of Schedule B;
(b) The nature of the excursion(s);
(c) The temporary or permanent corrective measures implemented or to be implemented;
(d) An implementation schedule; and
(e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Arsenic, copper, lead and zinc;
- VPH_s and LEPH_s; and
- Benzene, ethylbenzene, naphthalene, toluene and xylene.

Substances remediated in groundwater for drinking water use:

To meet risk-based remediation standards:

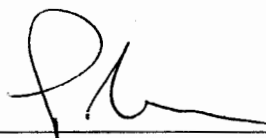
- Benzene, ethylbenzene, toluene and xylenes.

Substances remediated in soil vapour for commercial land use (pertain to future land use scenarios #2 and #3):

To meet risk-based remediation standards:

- Benzene, 1,3-butadiene, 1,2-dibromoethane (EDB), 1,2-dichloroethane, 1,1-dichloroethene, naphthalene, trichloroethylene (TCE), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPH_v and xylenes.

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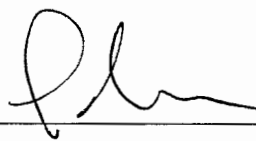
Schedule D

Documents

- *Summary of Site Condition*, prepared by Parsons, May 16, 2014;
- *“Preliminary Site Investigation/Detailed Site Investigation/Detailed Risk Assessment/Confirmation of Remediation, 177 West 3rd Street, North Vancouver, British Columbia, Location No. JF.00291/300734”*, prepared by Parsons, May 16, 2014; and
- *“Performance Verification Plan for 177 West 3rd Street, North Vancouver, British Columbia, BCMOE site id: 16162”*, prepared by Parsons, May 16, 2014.

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