



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.

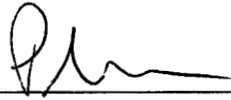
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 southwest of 177 West 3rd Street, North Vancouver, British Columbia which is more particularly known and described as:

A portion of Lane, shown dedicated on Plan 750, adjacent to Lot 1 (Plan 20685), Block 139, District Lot 271 & 274, Group 1, New Westminster District, which may be more particularly described as follows:

COMMENCING at a point on the southerly boundary of said Lot 1, said point being a distance of 31.132 metres easterly along said boundary from the southwest corner of said lot;

THENCE easterly 123° 42' 42", 5.258 metres following said boundary;

THENCE 271° 44' 21", 4.455 metres;

THENCE 304° 17' 27", 2.060 metres;

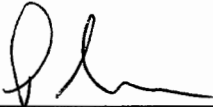
THENCE 47° 40' 59", 2.410 metres, more or less, to the point of commencement and containing by admeasurement 8.6 square metres, more or less.

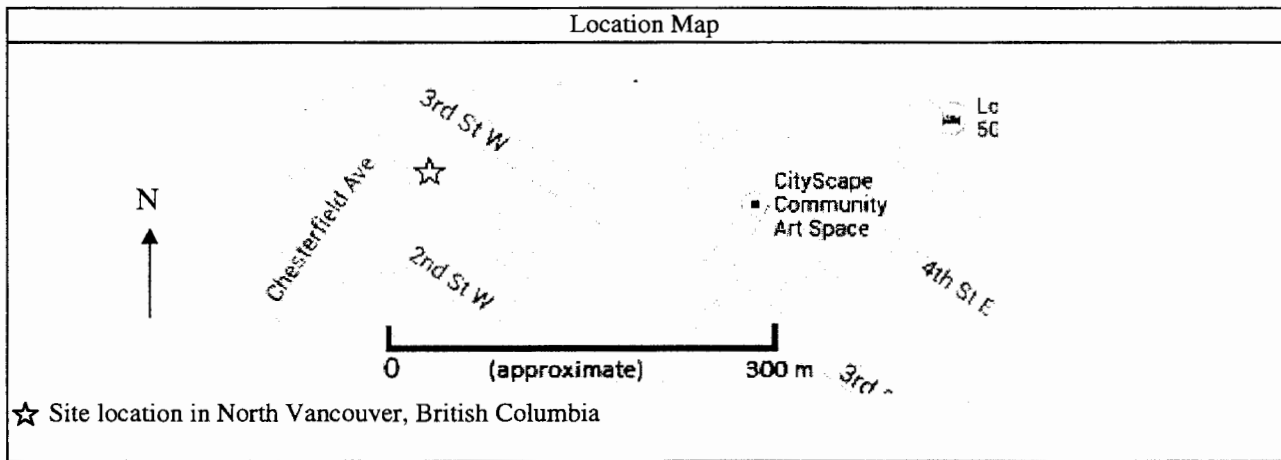
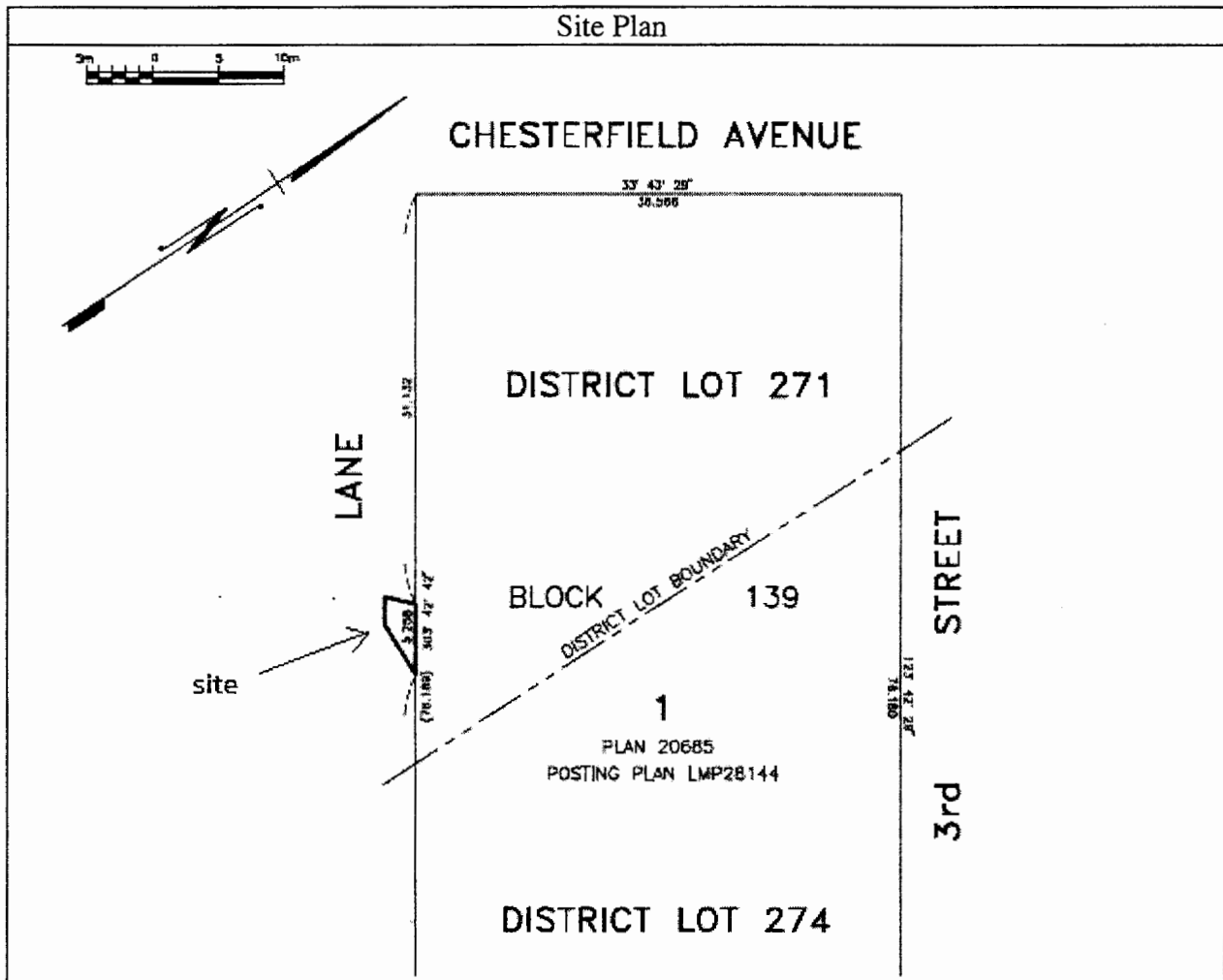
The site contains part of a legal parcel as depicted in legal sketch plan H-2015A, titled "Sketch Showing Metes and Bounds Area Adjacent to Lot 1, Block 139, District Lots 271 & 274, Group 1, New Westminster District, Plan 20685 prepared by Underhill & Underhill Professional Land Surveyors on September 9, 2013.

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

Latitude: 49° 18' 51.10"
Longitude: 123° 04' 48.10"

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Schedule B

Requirements and Conditions

1. Any changes in land 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 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) Future buildings will not have a foundation deeper than 5.7 m below grade

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. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) No deep rooting plants with root structures greater than 3.5 metres below ground surface (mbgs) will be planted at the site.
 - (b) Consistent with the future land use assumptions of the vapour assessment, no buildings are expected to be constructed at the site. However, should a building be constructed in the future, the foundation depth should not exceed 5.7 mbgs.
3. If requested by the Director, the responsible person(s) 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(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 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 industrial land soil use:

To meet risk-based remediation standards:

- VPH_s and LEPH_s.

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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 Management Area within City of North Vancouver Laneway Located Southwest of 177 West 3rd Street, North Vancouver, British Columbia, BCMOE site id: 16162*, prepared by Parsons, May 16, 2014.

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