



## 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 and Hazardous Waste Regulation 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.

January 24, 2018

Date Issued

Heather Osachoff  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1000 Quayside Drive, New Westminster, British Columbia which is more particularly known and described as:

### Part A (Commercial Area)

Lot 3, District Lot 3981, Group 1, & Bed of the Fraser River and Part Formerly Columbia Street Plan 74261;  
PID: 007-428-782;

Parcel "A" (Bylaw Plan 76103) District Lot 3981 Group 1 New Westminster District Plan 67308;  
PID: 007-428-782; and

Parcel "B" (Bylaw Plan 76103) Plan 2620;  
PID: 007-428-782.

### Part B (Townhouse Area)

The Townhouse Area of the site is more particularly known and described by the following metes and bounds:

Starting at the Southwest Corner of Lot 3, District Lot 3981 and Bed of the Fraser River and Part Formerly Columbia Street Plan 74261: thence  $320^{\circ} 36' 39''$  for 14.835 metres; to the Point of Commencement.

- thence  $320^{\circ} 36' 39''$  for 24.523 metres;
- thence northerly being an arc of a 20.000 metre radius curve having a radial bearing of  $251^{\circ} 47' 19''$  to the centre of said curve and a radial bearing of  $235^{\circ} 25' 16''$  to the end of said curve an arc distance of 5.713 metres;
- thence  $50^{\circ} 39' 37''$  for 12.327 metres;
- thence  $140^{\circ} 39' 37''$  for 30.072 metres;
- thence  $230^{\circ} 39' 37''$  for 13.586 metres;

Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on September 14, 2017.

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

Lot 3:

Latitude: 49° 11' 59.0"

Longitude: 122° 54' 48.5"

Parcel A:

Latitude: 49° 11' 58.0"

Longitude: 122° 54' 52.7"


Parcel B:

Latitude: 49° 11' 58.6"

Longitude: 122° 54' 52.5"

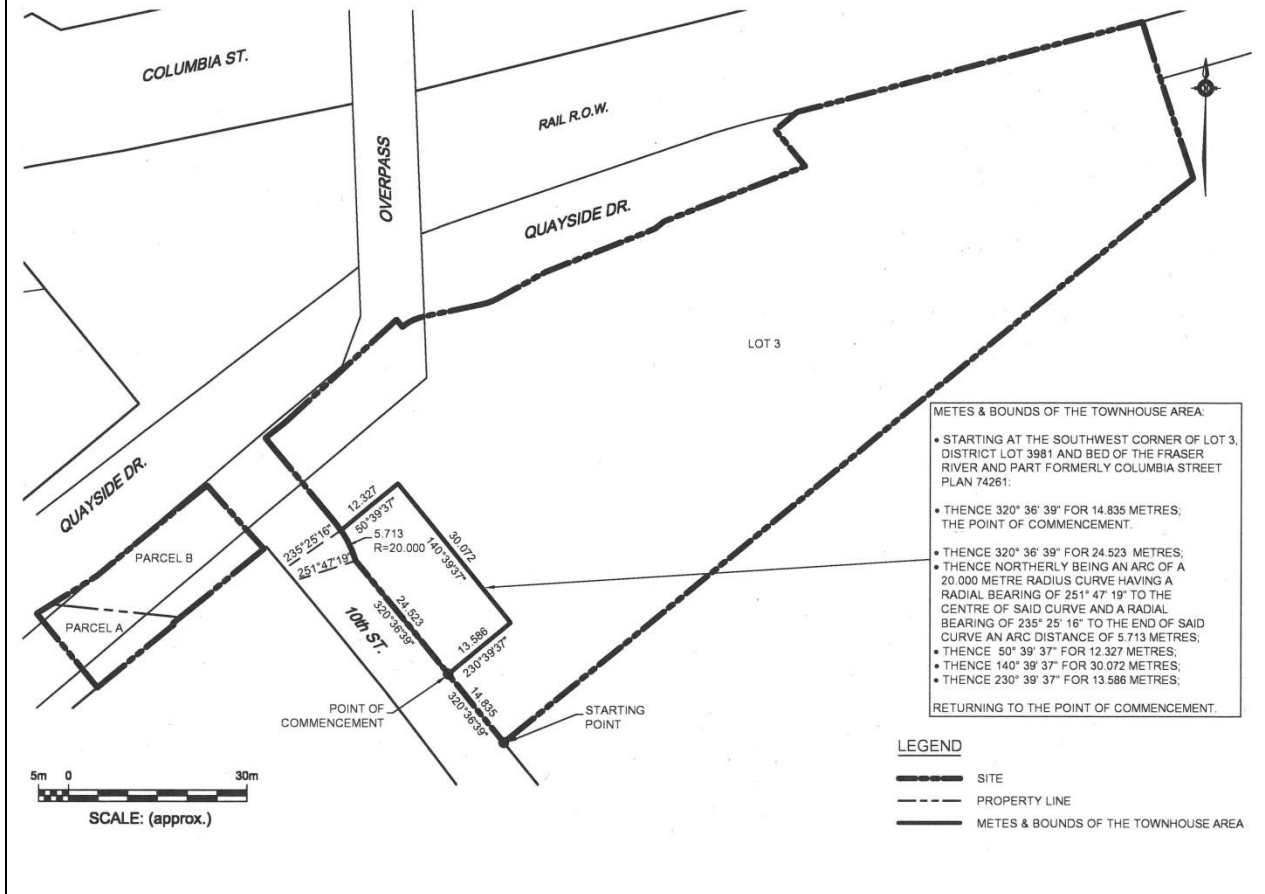
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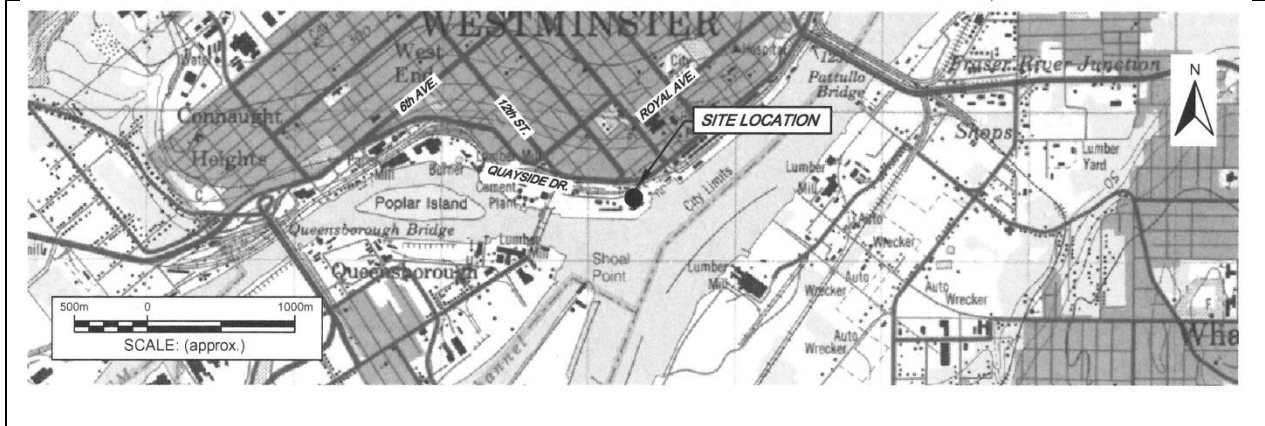


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### Site Plan, New Westminster, BC



### Location Map, New Westminster, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, and water use 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 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 indoor air within the underground parkade of the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation numerical standards the site. The assumption of the vapour assessment is:

- (a) The current building structure, configuration and depth must be maintained.

Any change in the structure, configuration or depth of the current building at the Site 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) Groundwater must not be used for drinking water;
  - (b) Parcels A/B must remain paved parking areas;
  - (c) Lot 3 must remain covered with buildings, paved and landscaped areas;
  - (d) Landscaping on Lot 3 must be conducted in accordance with the Performance Verification Plan.
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.
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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6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and 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 and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursion;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
  
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

#### Part A (Commercial Area)

##### *Substances remediated in soil for commercial land soil use:*

###### To meet numerical remediation standards:

- Tin;
- LEPHs, HEPHs; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene and pyrene.

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

- Cadmium, lead, and zinc.

###### To meet Hazardous Waste Regulation standards:

- PAH TEQ.

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

###### To meet numerical remediation standards:

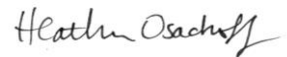
- LEPHw; and
- Acenaphthene, acridine, anthracene; benzo[a]pyrene, fluoranthene; naphthalene, phenanthrene, and pyrene.

##### *Substances remediated in water for marine aquatic life water use:*

###### To meet numerical remediation standards:

- LEPHw; and
- Acenaphthene, anthracene; benzo[a]pyrene, fluoranthene; naphthalene, phenanthrene, and pyrene.

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To meet risk-based remediation standards:

- Cadmium and zinc.

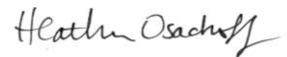
**Part B (Townhouse Area)**

*Substances remediated in soil for residential land soil use:*

To meet numerical remediation standards:

- Zinc.

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## Schedule D

### Documents

*Summary of Site Condition, 1000 Quayside Drive, New Westminster, BC, Keystone Environmental Ltd. September 2017;*

*Performance Verification Plan, 1000 Quayside Drive, New Westminster, BC, Keystone Environmental Ltd. September 2017;*

*Report of Findings – Human Health and Ecological Risk Assessment, 1000 Quayside Drive, New Westminster, BC, Keystone Environmental Ltd. September 2017;*

*Report of Findings – Preliminary Site Investigation Stage 1 Update, Detailed Site Investigation and Confirmation of Remediation, 1000 Quayside Drive, New Westminster, BC, Keystone Environmental Ltd. September 2017;*


*Preapproval Application, 1000 Quayside Drive, New Westminster, British Columbia, BC Ministry of Environment, December 19, 2014;*

*Application for Water Use Determination, Lot 3, 1000 Quayside Drive, New Westminster, BC, BC Ministry of Environment, June 18, 2014;*

*Detailed Site Investigation, Lot 3 900 Quayside Drive, New Westminster, British Columbia, URS Canada Inc., December 13, 2007; and*

*Review of Previous Environmental Reports & Current Environmental Status of Lot 1 Quayside Drive, New Westminster, British Columbia, URS Canada Inc., January 12, 2007.*

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