



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.

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.

February 12, 2019

Date Issued

Liliana Jerade

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at a Management Area on 534 Sixth Street, New Westminster, across Belmont Street from the property at 522 Sixth Street, New Westminster, British Columbia. The site is more particularly known and described as:

Metes and Bounds Description:

ALL AND SINGULAR that parcel or tract of land, situate, lying, and being a portion of Strata Plan NWS2089, Suburban Block 10, which may be more particularly described as follows:

Commencing at the west corner of Belmont Street and Sixth Street in New Westminster, said point also being the east corner of Strata Plan NWS2089;

THENCE: 230°28'54", 19.780 metres more or less, along the north boundary of Belmont Street and the south-east boundary of Strata Plan NWS2089;

THENCE: 320°28'54", 4.471 metres;

THENCE: 50°27'13", 19.292 metres, more or less, to the northeast boundary of Strata Plan NWS2089 and the west boundary of Sixth Street;

THENCE: 140°27'13", 4.480 metres, more or less, along the northeast boundary of Strata Plan NWS2089 and the west boundary of Sixth Street, to the point of commencement and containing by admeasurement 88.5 square metres, more or less, as shown on SLR Consulting (Canada) Ltd. Plan 1.

Legal Description of the 534 Sixth Street property:

Portion of Strata Lot 23 to Lot 169 SUBURBAN BLOCK 10 NEW WESTMINSTER DISTRICT STRATA PLAN NW2089 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

See attachment for list of PIDs and associated strata lots.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Underhill & Underhill, B.C. Land Surveyor, on November 17, 2017.

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

Latitude: 49° 12' 44.68"

Longitude: 122° 55' 11.28"

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For Director, *Environmental Management Act*

Site Plan, New Westminster, BC

ALL AND SINGULAR that parcel or tract of land, situate, lying, and being a portion of Strata Plan NWS2089, Suburban Block 10, which may be more particularly described as follows:

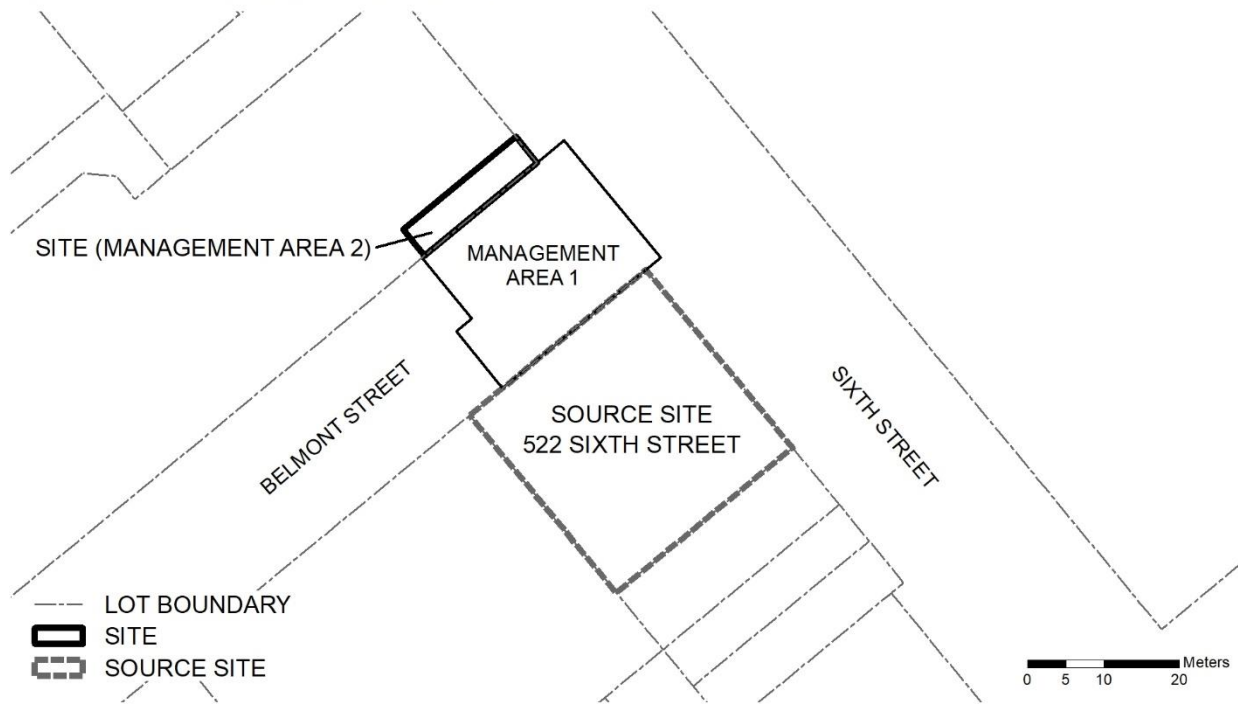
Commencing at the west corner of Belmont Avenue and Sixth Street in New Westminster, said point also being the east corner of Strata Plan NWS2089;

THENCE: 230°28'54", 19.780 metres more or less, along the north boundary of Belmont Avenue and the south-east boundary of Strata Plan NWS2089;

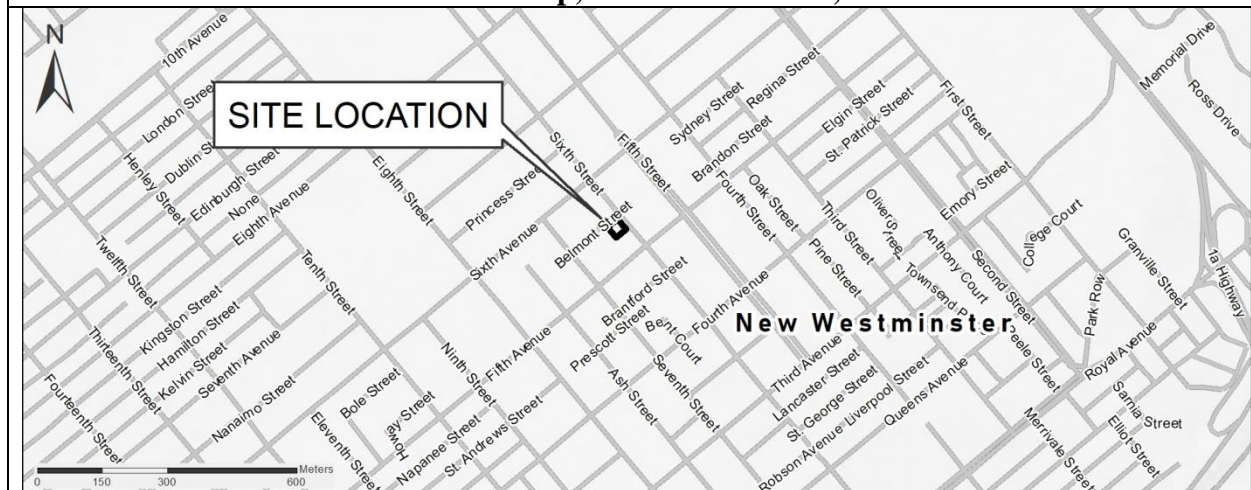
THENCE: 320°28'54", 4.471 metres;

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THENCE: 140°27'13", 4.480 metres, more or less, along the northeast boundary of Strata Plan NWS2089 and the west boundary of Sixth Street, to the point of commencement and containing by admeasurement 88.5 square metres, more or less, as shown on SLR Consulting (Canada) Ltd. Plan 1.



Location Map, New Westminster, BC



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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 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 risk-based standards at and adjacent to 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 and adjacent to the site. These assumptions include the following:

- (a) The current building and any future buildings will be constructed to a depth of no more than 3.0 meters below grade

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 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) Groundwater from the site must not be used as a drinking water source.
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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- benzene (71-43-2)
- ethylbenzene (100-41-4)
- toluene (108-88-3)
- VPHs
- xylenes (1330-20-7)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPHw10-19
- VHw6-10

To meet risk-based remediation standards:

- benzene (71-43-2)
- benzo(a)pyrene (50-32-8)
- dibromoethane, 1,2- (106-93-4)
- ethylbenzene (100-41-4)
- toluene (108-88-3)
- trimethylbenzene, 1,3,5- (108-67-8)
- xylenes, total (1330-20-7)

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., December 2018.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, SLR Consulting (Canada) Ltd., December 2018.
- *Human Health and Ecological Risk Assessment*, SLR Consulting (Canada) Ltd., December 2018.
- *Record of Correspondence for Metes and Bounds Management Areas on City of New Westminster Lands ("Management Area 1"), 534 Sixth Street ("Management Area 2"), and 518/520 Sixth Street ("Management Area 3") Adjacent to 522 Sixth Street, New Westminster, British Columbia ("the Property")*. SLR Consulting (Canada) Ltd., December 10, 2018.
- *Phase of Detailed Site Investigation Adjacent to the Former Petro-Canada Service Station, Located at 522 6th Street, New Westminster, Worley Parsons Komex*, March 3, 2008.
- *Phase of Detailed Site Investigation Adjacent to the Former Petro-Canada Service Station, Located at 522 6th Street, New Westminster, Worley Parsons Komex*, May 9, 2007.
- *Phase of a Detailed Site Investigation at the Former Petro-Canada Service Station, Located at 522 6th Street*, Komex International Ltd., December 15, 2005.
- *Phase II Assessment Report*, Komex International Ltd., February 20, 2004
- *Subsurface Investigation Report*, O'Connor Associates Environmental Inc., February 5, 2001.
- *Supplemental Drilling Report*, O'Connor Associates Environmental Inc., December 13, 2000.
- *Offsite Subsurface Investigation Report*, O'Connor Associates Environmental Inc., November 26, 1997.
- *Offsite Subsurface Investigation Report*, O'Connor Associates Environmental Inc., June 10, 1997.
- *Supplemental Test Hole Investigation Report*, O'Connor Associates Environmental Inc., April 10, 1997.
- *Supplemental Drilling Report*, O'Connor Associates Environmental Inc., July 15, 1996.
- *Tank Removal/Test Pit Investigation Report*, O'Connor Associates Environmental Inc., April 8, 1996.
- *Environmental Investigation Report*, O'Connor Associates Environmental Inc., January 18, 1996.

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Liliana Jerade
For Director, Environmental Management Act

Management Area 2: 534 Sixth Street, New Westminster, BC

Site ID: 21696

Owner: Strata Council for The Owners, Strata Plan NW 2089 (NW 2089 Belmont Tower)

Legal Description: Portion of Strata Lot 23 to Lot 169 SUBURBAN BLOCK 10 NEW WESTMINSTER DISTRICT STRATA PLAN NW2089 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Sorted by PID

PID	Strata Description	PID	Strata Description
000-497-452	STRATA LOT 92	002-293-986	STRATA LOT 70
000-512-249	STRATA LOT 52	002-293-994	STRATA LOT 71
000-532-380	STRATA LOT 42 LOT 7	002-294-001	STRATA LOT 78
000-555-282	STRATA LOT 54 LOT 7	002-294-010	STRATA LOT 79
000-599-387	STRATA LOT 51	002-294-028	STRATA LOT 80
000-623-687	STRATA LOT 43 LOT 7	002-294-036	STRATA LOT 86
000-624-209	STRATA LOT 44 LOT 7	002-294-044	STRATA LOT 87
000-649-741	STRATA LOT 59 LOT 7	002-294-052	STRATA LOT 88
000-654-761	STRATA LOT 41 LOT 7	002-294-061	STRATA LOT 91
000-661-236	STRATA LOT 73 LOT 7	002-294-087	STRATA LOT 94
000-661-660	STRATA LOT 108 LOT 7	002-294-095	STRATA LOT 95
000-669-423	STRATA LOT 60 LOT 7	002-294-109	STRATA LOT 96
000-777-846	STRATA LOT 100	002-294-117	STRATA LOT 98
000-814-342	STRATA LOT 76 LOT 7	002-294-125	STRATA LOT 99
000-844-811	STRATA LOT 33 LOT 7	002-294-133	STRATA LOT 102
000-866-008	STRATA LOT 90 LOT 7	002-294-141	STRATA LOT 103
000-947-458	STRATA LOT 28 LOT 7	002-294-150	STRATA LOT 106
000-958-077	STRATA LOT 68 LOT 7	002-294-168	STRATA LOT 107
000-968-218	STRATA LOT 45 LOT 7	002-294-176	STRATA LOT 110
001-070-215	STRATA LOT 72 LOT 7	002-294-184	STRATA LOT 111
001-092-146	STRATA LOT 49 LOT 7	002-294-192	STRATA LOT 115
001-114-425	STRATA LOT 26 LOT 7	002-294-214	STRATA LOT 118
001-251-899	STRATA LOT 77 LOT 7	002-313-405	STRATA LOT 36
001-264-427	STRATA LOT 97 LOT 7	015-226-352	STRATA LOT 119
001-300-211	STRATA LOT 50 LOT 7	015-226-361	STRATA LOT 120
001-317-598	STRATA LOT 27 LOT 7	015-226-379	STRATA LOT 121
001-335-511	STRATA LOT 84 LOT 7	015-226-387	STRATA LOT 122
001-355-023	STRATA LOT 113 LOT 7	015-226-395	STRATA LOT 123
001-490-133	STRATA LOT 85 LOT 7	015-226-409	STRATA LOT 124
001-490-184	STRATA LOT 81 LOT 7	015-226-433	STRATA LOT 126
001-494-228	STRATA LOT 109	015-226-441	STRATA LOT 127
001-565-109	STRATA LOT 37 LOT 7	015-226-450	STRATA LOT 128
001-569-571	STRATA LOT 105 LOT 7	015-226-468	STRATA LOT 129
001-620-797	STRATA LOT 93 LOT 7	015-226-506	STRATA LOT 130
001-645-102	STRATA LOT 65 LOT 7	015-226-514	STRATA LOT 131
001-646-150	STRATA LOT 75 LOT 7	015-226-531	STRATA LOT 132
001-730-975	STRATA LOT 104 LOT 7	015-226-557	STRATA LOT 133
001-753-070	STRATA LOT 82 LOT 7	015-226-573	STRATA LOT 134
001-759-906	STRATA LOT 25 LOT 7	015-226-590	STRATA LOT 135
001-918-788	STRATA LOT 117 LOT 7	015-226-611	STRATA LOT 136
001-927-540	STRATA LOT 101	015-226-646	STRATA LOT 137
001-969-821	STRATA LOT 46 LOT 7	015-226-662	STRATA LOT 138
002-166-721	STRATA LOT 35	015-226-697	STRATA LOT 139
002-241-528	STRATA LOT 39 LOT 7	026-416-069	STRATA LOT 141
002-247-313	STRATA LOT 57 LOT 7	026-416-077	STRATA LOT 142
002-293-536	STRATA LOT 58	026-416-085	STRATA LOT 143
002-293-544	STRATA LOT 62	026-416-093	STRATA LOT 144
002-293-552	STRATA LOT 74	026-416-107	STRATA LOT 145
002-293-561	STRATA LOT 83	026-416-115	STRATA LOT 146
002-293-579	STRATA LOT 89	026-416-123	STRATA LOT 147
002-293-587	STRATA LOT 112	026-416-131	STRATA LOT 148
002-293-595	STRATA LOT 114	026-416-140	STRATA LOT 149
002-293-609	STRATA LOT 116	026-416-158	STRATA LOT 150
002-293-781	STRATA LOT 23	026-416-166	STRATA LOT 151
002-293-790	STRATA LOT 24	026-416-174	STRATA LOT 152
002-293-803	STRATA LOT 29	026-416-182	STRATA LOT 153
002-293-811	STRATA LOT 30	026-416-191	STRATA LOT 154
002-293-820	STRATA LOT 31	026-416-204	STRATA LOT 155
002-293-838	STRATA LOT 32	026-416-212	STRATA LOT 156
002-293-846	STRATA LOT 34	026-416-221	STRATA LOT 157
002-293-854	STRATA LOT 38	026-416-239	STRATA LOT 158
002-293-862	STRATA LOT 40	026-416-247	STRATA LOT 159
002-293-871	STRATA LOT 47	026-416-255	STRATA LOT 160
002-293-889	STRATA LOT 48	026-416-263	STRATA LOT 161
002-293-897	STRATA LOT 53	026-416-271	STRATA LOT 162
002-293-901	STRATA LOT 55	026-416-280	STRATA LOT 163
002-293-919	STRATA LOT 56	026-416-298	STRATA LOT 164
002-293-927	STRATA LOT 61	026-416-301	STRATA LOT 165
002-293-935	STRATA LOT 63	026-416-310	STRATA LOT 166
002-293-943	STRATA LOT 64	026-416-328	STRATA LOT 167
002-293-951	STRATA LOT 66	026-416-336	STRATA LOT 168
002-293-960	STRATA LOT 67	026-416-344	STRATA LOT 169
002-293-978	STRATA LOT 69		

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