



Victoria File: 26250-20/18374
Site ID: 18374

November 8, 2019

Daljit Thind
Beta View Homes Ltd.
700 – 4211 Kingsway
Burnaby, BC V5H 1Z6

Dear Mr. Daljit Thind:

Re: Certificate of Compliance – 2311 Beta Avenue, Burnaby, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in Part 8 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Contamination remains on lands adjacent to the site. Migration of contaminants from adjacent lands onto the site is currently minimized by an engineered protection system as documented in:

Excavation Shoring Site Plan, Specifications and Details Drawings G1 to G4 dated August 2016 and supplementary design/performance information dated October 22, 2019 by Horizon Engineering Inc.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned via (604) 582-5222 or toll free via Enquiry BC at 1-800-663-7867.

Yours truly,



Alan W. McCammon
for Director, *Environmental Management Act*

Enclosure

cc: Mr. Saleh Haidar Saleh.Haidar@burnaby.ca

Mr. Sushil Dogra Sushil.Dogra@wsp.com

Duncan Macdonald dmacdonald@pggroup.com

Kingsett Mortgage Corporation (Charge #CA5536439)
Scotia Plaza, Suite 3700, 40 King Street West, Toronto, ON, M5H 3Y266

Aviva Insurance Company of Canada
1125 Howe St, Vancouver, BC V6Z 2Y6

Ulta Construction Group Ltd.
19253 68th Avenue, Surrey, BC V4N 0B5

National Forming Systems Inc.
7411 Vantage Way, Delta, BC Canada, V4G 1C9

CSAP Society apopova@csapsociety.bc.ca



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.

2019-11-08

Date Issued

A handwritten signature in black ink, appearing to read "Alan W. McCammon".

Alan W. McCammon

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2311 Beta Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot 1 District Lot 124 Group 1 New Westminster District Plan EPP67029

PID: 030-169-739

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

Latitude: 49° 15' 47.70"
Longitude: 122° 59' 54.74"

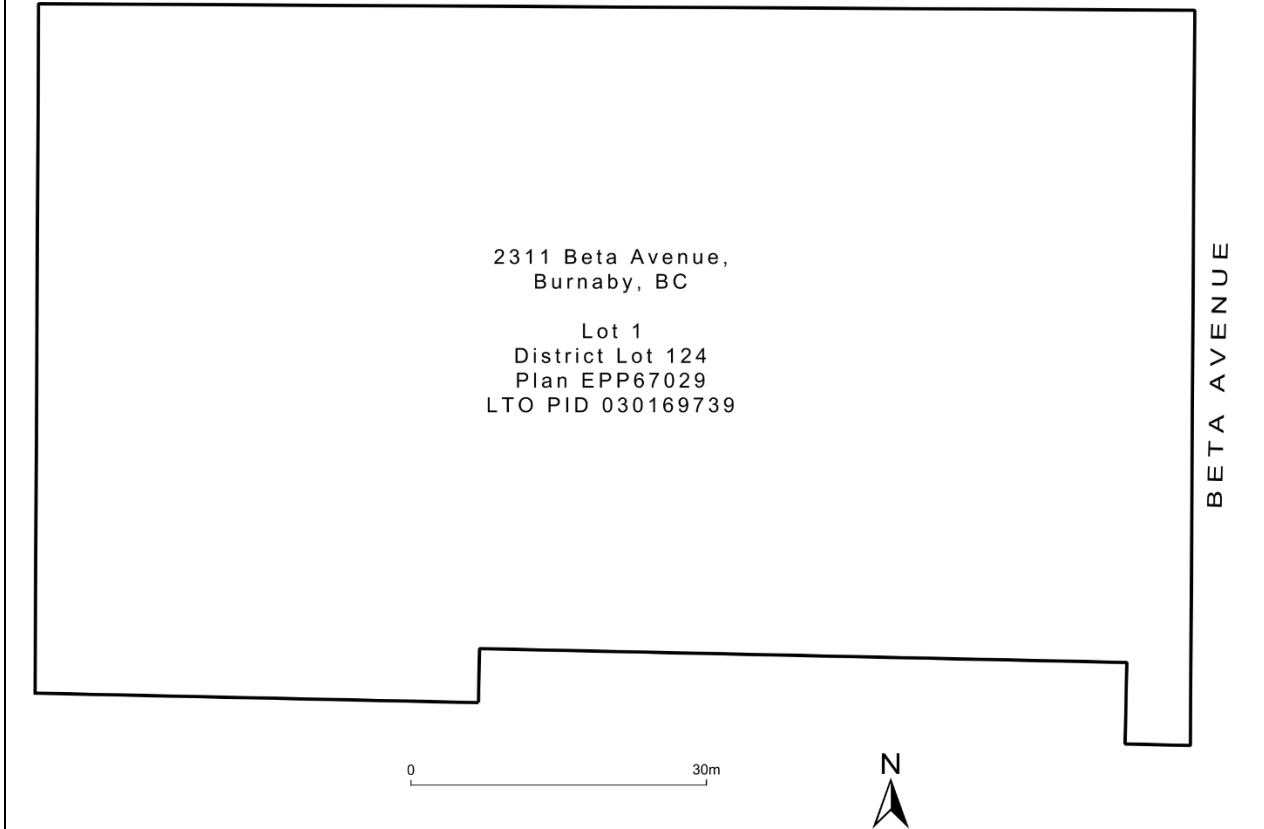
2019-11-08

Date Issued

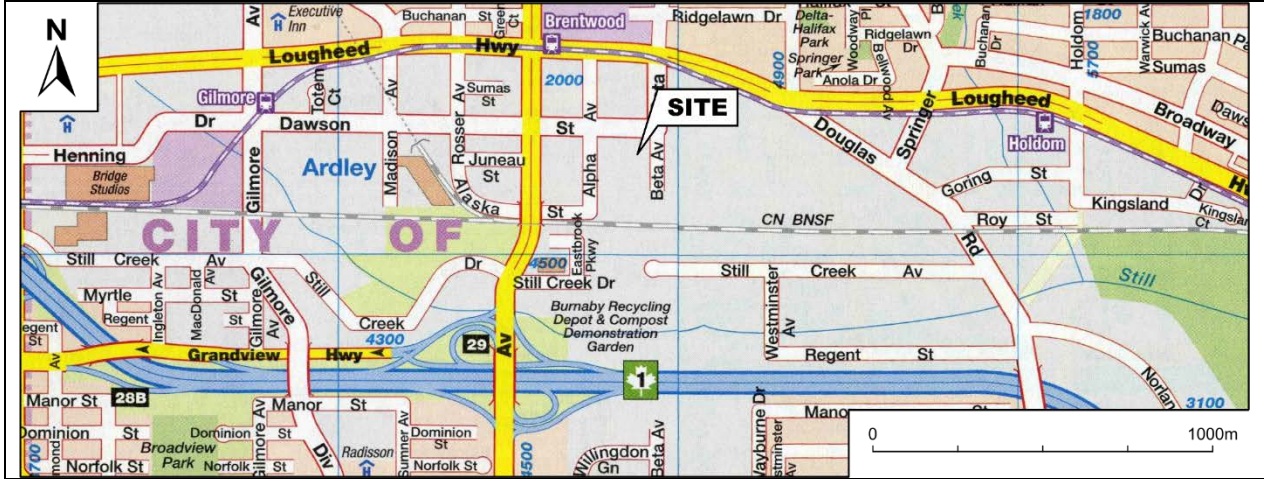


Alan W. McCammon
For Director, *Environmental Management Act*

Site Plan



Location Map



2019-11-08

Date Issued

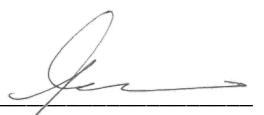
Alan W. McCammon
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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.
2. Engineering works which must be maintained at site boundaries to prevent recontamination are:
 - a) A secant-pile barrier wall has been installed on the west, south, and east property lines of the Site to prevent the migration of contaminated groundwater to the Site from adjacent properties. The design of this barrier wall is described in Horizon Engineering's report Confirmation of Cut-off Wall Performance for 2311 Beta Avenue, Burnaby, BC, prepared by Horizon Engineering Inc. dated October 22, 2019 and in Confirmation of Remediation Report, prepared by WSP Canada, dated July 2019. The secant-pile barrier wall along the south property line need only be maintained until remediation of that property (Lot 2) is completed to numerical standards.

2019-11-08
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Alan W. McCammon
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for low density residential land soil use:

To meet numerical remediation standards:

Anthracene	120-12-7	Indeno(1,2,3-cd)pyrene	193-39-5
Antimony	7440-36-0	Iron	7439-89-6
Arsenic	7440-38-2	HEPHs	NA
Barium	7440-39-3	Lead	7439-92-1
Benz(a)anthracene	56-55-3	Manganese	7439-96-5
Benzo(b+j)fluoranthenes	205-82-3	Selenium	7782-49-2
Benzo(k)fluoranthene	204-08-9	Tin	7440-31-5
Benzo(a)pyrene	50-32-8	Vanadium	7440-62-2
Cadmium	7440-43-9	Zinc	7440-66-6
Chromium	7440-47-3		
Copper	7440-50-8		

Substances remediated in water for aquatic life water use:

To meet numerical remediation standards:

Selenium	7782-49-2
Pyrene	129-00-0

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Schedule D

Documents

Confirmation of Cut-off Wall Performance for 2311 Beta Avenue, Burnaby, BC, prepared by Horizon Engineering Inc. dated October 22, 2019;

Summary of Site Condition for 2311 Beta Avenue, Burnaby, BC, prepared by Duncan Macdonald, P. Eng., of PGL Environmental Consultants Ltd. dated August 26, 2019;

Addendum Environmental Report, 2311, 2381 & 2499 (Formerly 2425) Beta Avenue, Burnaby, BC, prepared by WSP Canada Inc. dated August 26, 2019;

Confirmation of Remediation, 2311 Beta Avenue, Burnaby, BC, prepared by WSP Canada Inc. dated July 26, 2019;

Protocol-6 Pre-approval for Certificate of Compliance for the Site Northern Portion (Lot 1 - civic # 2311 Beta Avenue, Burnaby, BC) before Remediating Lots 2 and 3;

Supplementary Stage 2 PSI and DSI, 2311, 2381 & 2499 (Formerly 2425) Beta Avenue, Burnaby, BC, prepared by WSP Canada Inc. dated June 27, 2019;

Updated Stage 2 Preliminary Site Investigation and Detailed Site Investigation at 2425 Beta Avenue, Burnaby, BC, prepared by Levelton Consultants Ltd. dated December 24, 2015;

Updated Stage 1 Preliminary Site Investigation, 2425 Beta Avenue, Burnaby, BC, prepared by Levelton Consultants Ltd. dated November 23, 2015;

Additional Environmental Investigation report (# 19-4826-2A), 2425 Beta Avenue, Burnaby, BC, prepared by Thurber Engineering Ltd. for Robco Investments Ltd. dated July 5, 2013;

Stage 2 PSI report, 2425 Beta Avenue, Burnaby, BC prepared by EBA for CFR Properties Ltd. dated November 30, 2006; and

Stage 1 PSI report, 2425 Beta Avenue, Burnaby, BC prepared by EBA for CFR Properties Ltd. dated November 01, 2006.

2019-11-08

Date Issued



Alan W. McCammon
For Director, *Environmental Management Act*