



Regional File: 26250-20/22164
Site ID: 22164

November 18, 2019

Jen Evans
BC Hydro and Power Authority
6911 Southpoint Drive
Burnaby, BC V3N 4X8

Dear Ms. Evans:

Re: Certificate of Compliance – 7555 Griffiths Drive, 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 section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

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 at 604-582-5348 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: Amy McCallion, Director
Edmonds Centre Developments Limited, Inc. No. 367398
21st Floor, 970 Burrard Street, Vancouver, BC V6Z 1Y3

City of Burnaby - Engineering Department
4949 Canada Way, Burnaby, BC V5G 1M2

Chuck Jochems, Approved Professional, Hemmera Envirochem Inc.
4730 Kingsway, 18th Floor, Burnaby, BC, V5H 0C6

CSAP Society



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.

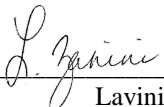
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

November 18, 2019
Date Issued


Lavinia Zanini, P.Ge.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7555 Griffiths Drive, Burnaby, British Columbia which is more particularly known and described as:

Lot 3, District Lot 95, Group 1, New Westminster District, Plan LMP 1234
PID: 017-444-683

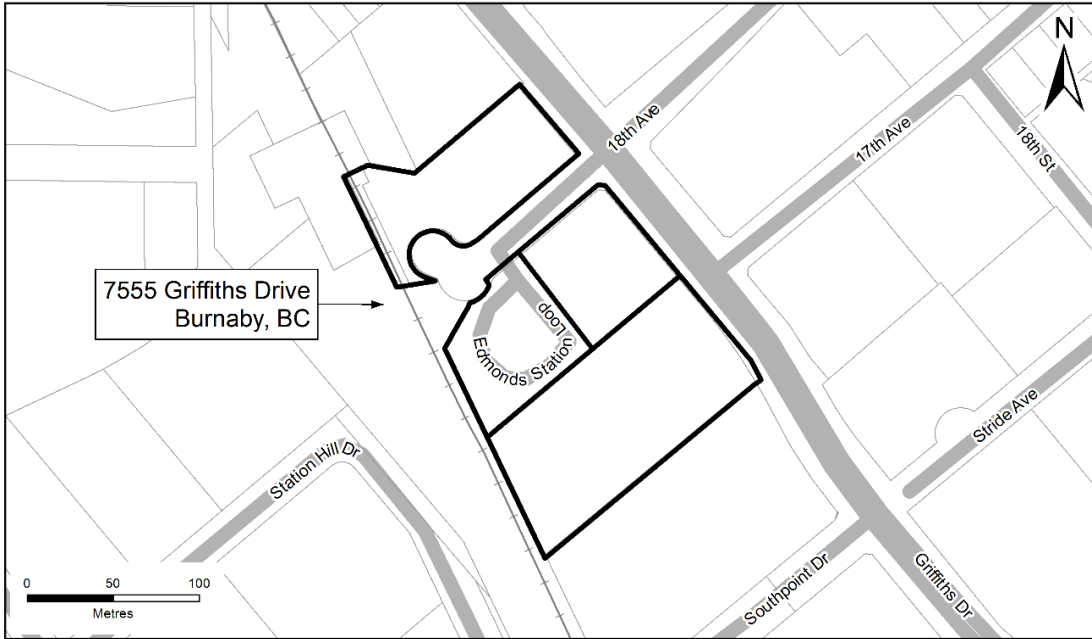
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 45.00"
Longitude: 122° 57' 30.00"

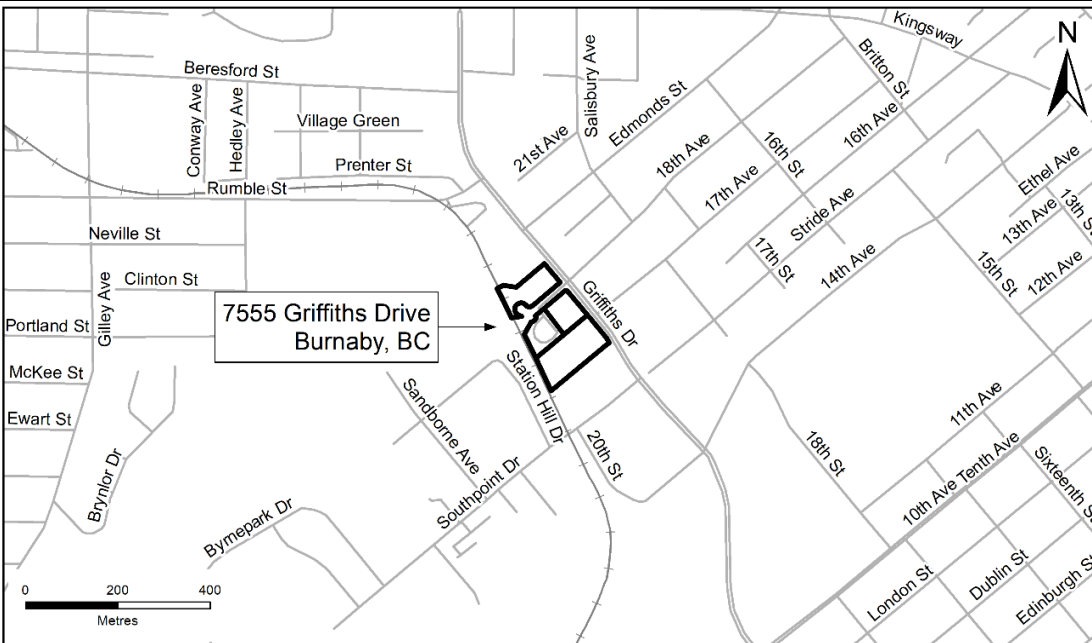
November 18, 2019
Date Issued


Davinia Zanini, P.Ge.
For Director, *Environmental Management Act*

Site Plan



Location Map



November 18, 2019
Date Issued


Lavinia Zanini, P.Geo.
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in vapour use 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. The use 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 expected at the site. These assumptions include the following:

- (a) New structures will be slab-on-grade or have underground parking structures of no specified depth.

Any inconsistencies that arise between the structures, locations and depths of proposed 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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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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:

- aluminum (CAS # 7429-90-5);
- arsenic (CAS # 7440-38-2);
- HEPHs (CAS # NA);
- LEPHs (CAS # NA);
- and polychlorinated biphenyls, total [PCBs] (CAS # 1336-36-3).

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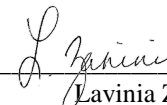
Schedule D

Documents

- *Summary of Site Condition*, prepared by Hemmera Envirochem Inc., dated October 2019;
- *Supplemental Detailed Site Investigation and Confirmation of Remediation, 7555 Griffiths Drive, Burnaby, BC*, prepared by Hemmera Envirochem Inc., dated October 4, 2019;
- *Stage 1 Preliminary Site Investigation Update, 7555 Griffiths Drive, Burnaby, BC*, prepared by Hemmera Envirochem Inc., dated September 30, 2019;
- *Detailed Site Investigation, 7555 Griffiths Drive, Burnaby, BC*, prepared by Hemmera Envirochem Inc., dated November 1, 2017;
- *Stage 2 Preliminary Site Investigation, 7555 Griffiths Drive, Burnaby, BC*, prepared by Hemmera Envirochem Inc., dated December 1, 2008;
- *Stage 1 Preliminary Site Investigation, 7555 Griffiths Drive, Burnaby, BC*, prepared by Hemmera Envirochem Inc., dated July 1, 2006;
- *Limited Environmental Investigation during Removal of Fueling Facilities, 6965 – 18th Avenue, Burnaby, BC*, prepared by Morrow Environmental Consultants, dated April 1, 1999;
- *Historic Land Use Assessment, 18th Avenue at 19th Street, Burnaby, BC*, prepared by Arcas Consulting Archeologists Ltd., dated January 1, 1994; and,
- *Environmental Soil Investigation Report – Parcel North and South of 18th Avenue and West of 19th Street, Burnaby, BC*, prepared by Hemmera Envirochem Inc., dated February 1, 1992.

November 18, 2019

Date Issued



Lavinia Zanini, P.Ge.
For Director, *Environmental Management Act*