



VIA EMAIL: tdoyle@gcgaming.com

Victoria File: 26250-20/7769
Site ID: 7769

February 28, 2020

Terrance Doyle
Great Canadian Gaming Corporation
350-13775 Commence Parkway
Richmond, BC V6V 2V4

Dear Mr. Doyle:

Re: Certificate of Compliance – 9120 River Drive, Richmond, 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 Regulationand 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Warren Mills, City of Richmond; WMills@richmond.ca

Mr. Mark Novak, Fantastone Holdings Inc., Inc.No. 751381; fsm.mark@hotmail.com

Blueshore Financial Credit Union
2212 West Broadway, Vancouver, BC V6K 2E3

Roanna Cruz, Ministry of Transportation and Infrastructure, Lower Mainland District
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CSAP Society; apopova@csapsociety.bc.ca

Jeroen Wauters, Approved Professional, NEXT Environmental Inc.
JWauters@NextEnvironmental.com

Scott Steer, Steer Environmental Associates Ltd.
scott.steer@steerenvironmental.com



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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 9120 River Drive, Richmond, British Columbia which is more particularly known and described as:

Lot 3 Section 22 Block 5 North Range 6 West New Westminster District Plan 21384;
PID: 010-422-498

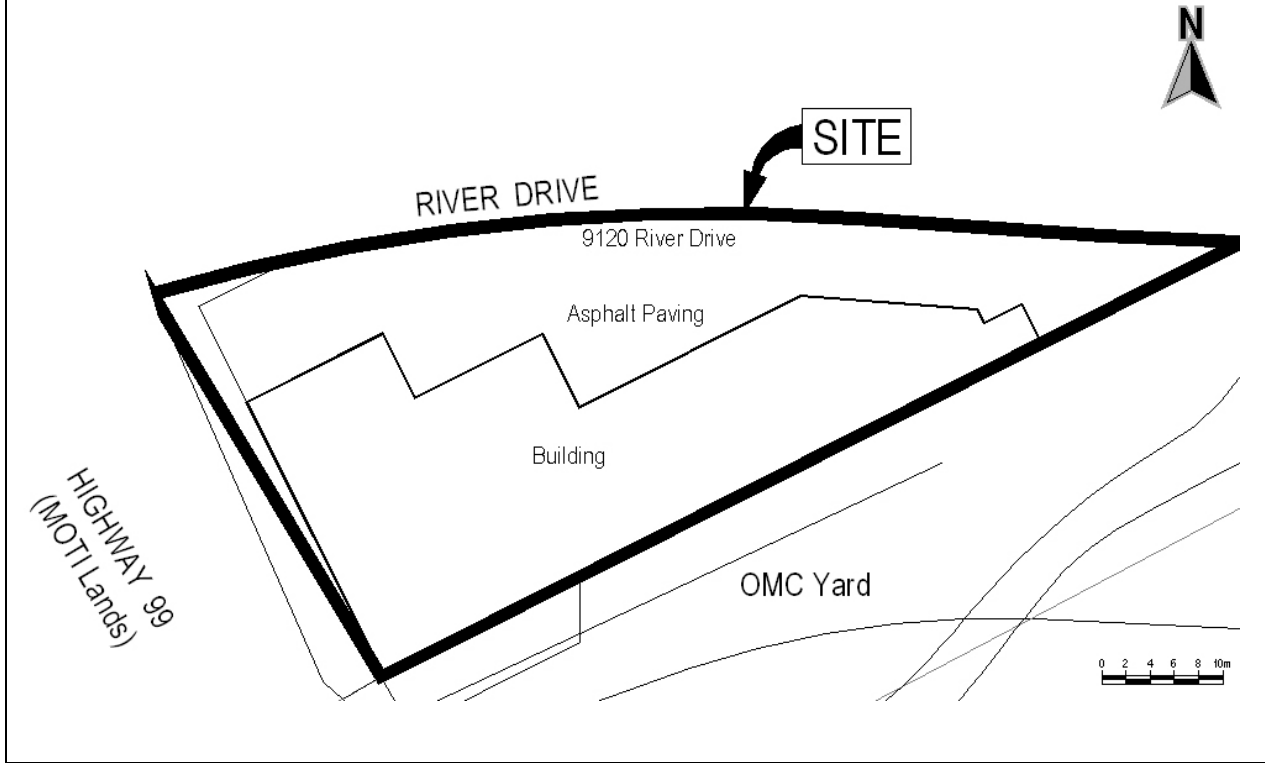
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 53.60"
Longitude: 123° 07' 23.80"

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Site Plan, Richmond, BC



Location Map, Richmond, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, water or vapour use must be promptly identified by the responsible person<s> 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 existing or expected at the site. These assumptions include the following:

(a) Future buildings on the site will be slab on grade and no contact of groundwater with the foundation slab will occur.

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 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) Untreated groundwater at 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 industrial land soil use:

To meet risk-based remediation standards:

antimony	7440-36-0
barium	7440-39-3
chromium	7440-47-3
copper	7440-50-8
manganese	7439-96-5
zinc	7440-66-6

To meet local background concentrations:

lead	7439-92-1
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Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

chromium, hexavalent	18540-29-9
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To meet local background concentrations:

iron	7439-89-6
manganese	7439-96-5

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1

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Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

chromium, trivalent 16065-83-1

To meet risk-based remediation standards:

chromium, hexavalent 18540-29-9

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Schedule D

Documents

Summary of Site Condition, by Jeroen Wauters, Next Environmental Inc. and Scott Steer, Steer Environmental Associates, December 13, 2019.

Record of AG11 communications with COR, prepared by Kaitlyn Munn and Gary Lin, Next Environmental Inc., December 12, 2019.

Record of AG11 communications with MOTI, prepared by Kaitlyn Munn and Gary Lin, Next Environmental Inc., December 6, 2019.

Stage 1 Preliminary Site Investigation Update, 9120 River Drive, Richmond, BC [Site ID: 7769], prepared by Kaitlyn Munn, EIT, and Gary Lin, P.Eng., Next Environmental Inc., December 6, 2019.

Detailed Human Health and Ecological Risk Assessment, 9120 River Drive, Richmond, BC [Site ID: 7769], prepared by Gary Lin, P.Eng., Next Environmental Inc., December 6, 2019.

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation Report, 9120 River Drive, Richmond, BC [Site ID: 7769], prepared by Kaitlyn Munn, EIT, and Gary Lin, P.Eng., Next Environmental Inc., December 5, 2019.

Habitat Assessment Memorandum Rev. 1, 9120 River Drive, Richmond, BC, prepared by Chris Lee, R.P.Bio., Aquaterra Environmental Ltd., original April 16, 2019, revised May 6, 2019.


Response to Comments on RGC's Technical Review of Hexavalent Chromium Transport in Groundwater at 9120 River Road, Richmond, B.C., prepared Dr. Paul R. Ferguson, Robertson Geoconsultants Inc., dated January 10, 2013.

Detailed Site Investigation Addendum, 9120 River Drive, Richmond, BC, prepared by Jason Chalifour, P.Ag. and Chuck Jochems, P.Eng., Next Environmental Inc., dated September 28, 2012.

Application for Local Background Concentration Determination at 9120 River Drive, Richmond, BC, Site ID 7769, prepared by Peggy Evans, Ministry of Environment, dated September 21, 2012.

Cr 6+ Groundwater Transport Models_ 9120 River Road, Richmond BC, prepared by Craig Harris, AECOM, dated October 25, 2011.

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FINAL – Technical Review of Hexavalent Chromium Transport in Groundwater at 9120 River Road, Richmond, B.C. prepared by Dr. Paul R. Ferguson & Dr. Christoph Wels/Robertson Geoconsultants Inc., dated September 26, 2011.

Environmental Detailed Site Investigation, 9120 River Drive, Richmond, BC, prepared by Jason Chalifour, B.Tech. and Chuck Jochems, P.Eng., Next Environmental Inc., dated June 22, 2009.

Environmental Stage 1 Preliminary Site Investigation, 9120 River Drive, Richmond, BC, prepared by Paul Embregts, P.Eng. and Dr. Harm Gross, Next Environmental Inc., dated March 7, 2007.

Limited Stage 2 Preliminary Site Investigation (Unsigned), 9120 River Drive, Richmond, BC, prepared by Andrei Zawadzki, M.Sc. and Harbey Bains, P.Eng., Morrow Environmental Consultants Inc., dated February 3, 2004.

Phase I Environmental Site Assessment, 9120 River Drive, Richmond, BC, prepared by Karen De Witt and Harbey Bains, P.Eng., Morrow Environmental Consultants Inc., dated November 20, 2003.

Contaminated Soil Remediation and Confirmatory Soil Sampling (Unsigned), 9120 River Drive, Richmond, BC, prepared by Sonny Bernales, P.Geo., Umaakant Narang, P.Eng., Neil Shah, P.Eng., Levelton Engineering Ltd., dated October 16, 2003.

Detailed Site Investigation, 9120 River Drive, Richmond, BC, prepared by Sonny Bernales, P.Geo., Umaakant Narang, P.Eng., Levelton Engineering Ltd., dated February 18, 2003.


Soil Sampling and Analysis, 9120 River Road, Richmond, BC, prepared by Sonny Bernales, P.Geo., Umaakant Narang, P.Eng., Levelton Engineering Ltd., dated January 11, 2002.

Waste Concrete and Soil Sampling and Analysis, 9120 River Road, Richmond, BC, prepared by Sonny Bernales, P.Geo., Umaakant Narang, P.Eng., Levelton Engineering Ltd., dated January 9, 2002.

Contaminated Soils Investigation and Soils Removal, 9120 River Road, Richmond, BC, prepared by Lori Voth, P.Ag., Adrian Michielson, P.Eng., SRK-Robinson, dated September 20, 1994.

Phase 3 Environmental Soils Investigation, 9120 River Road, Richmond, BC, prepared by Lori Voth, P.Ag., Adrian Michielson, P.Eng., SRK-Robinson, dated May 30, 1994.

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Phase 2 Environmental Soils Investigation, 9120 River Road, Richmond, BC, prepared by Lori Voth, P.Ag., Adrian Michielson, P.Eng., SRK-Robinson, dated March 22, 1994.

Phase 1 Environmental Site Investigation, 9120 River Drive, Richmond, BC, prepared by Andrew Gillam, Ph.D., M.M. Hendriks, B.Sc., CEI, Norecol Environmental Management Ltd., dated November 26, 1992.

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