



VIA EMAIL: [tdoyle@gcgaming.com](mailto:tdoyle@gcgaming.com)

Victoria File: 26250-20/16078  
Site ID: 16078

February 28, 2020

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

Dear Mr. Doyle:

**Re: Certificate of Compliance – Railway Adjacent 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](mailto:WMills@richmond.ca)

Mr. Mark Novak, Fantastone Holdings Inc.; [fsm.mark@hotmail.com](mailto:fsm.mark@hotmail.com)

Derrick Cheung, Vice President, Strategic Sourcing & Real Estate, TransLink  
[Derrick.Cheung@Translink.ca](mailto:Derrick.Cheung@Translink.ca)

CSAP Society; [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Jeroen Wauters, Approved Professional, NEXT Environmental Inc.;  
[JWauters@NextEnvironmental.com](mailto:JWauters@NextEnvironmental.com)

Scott Steer, Steer Environmental Associates Ltd.  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

TELUS  
510 W. Georgia Street, Vancouver, BC V6B 0M3

Metro Vancouver  
4730 Kingsway, Burnaby, BC V5H 0C6



**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.

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 28, 2020  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a management area located on railway adjacent to 9120 River Drive, Richmond, British Columbia which is more particularly known and described as:

That portion adjoining LOT 3, SECTION 22, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 21384; 9120 River Drive, Richmond, British Columbia described as follows:

Commencing at the South West corner of Lot 3, Section 22, Block 5 North, Range 6 West, New Westminister District, Plan 21384;

Thence in a Easterly direction following the property line of the afore mentioned Lot 3 at a bearing of 63 degrees 15 minutes 50 seconds and 9.58 meters more or less to the intersection of a straight line between borehole 215 and borehole 707;

Thence in a Southerly direction to borehole 707, at a bearing of 180 degrees 48 minutes 47 seconds and 2.28 meters more or less;

Thence in a South Westerly direction to borehole 1001 at a bearing of 223 degrees 43 minutes 52 seconds and 6.48 meters more or less;

Thence in a Southerly direction to borehole 1004 at a bearing of 177 degrees 38 minutes 51 seconds and 10.30 meters more or less;

Thence in a North Westerly direction to borehole 1003 at a bearing of 301 degrees 08 minutes 43 seconds and 11.16 meters more or less;

Thence in a Northerly direction towards borehole 211, at a bearing of 0 degrees 57 minutes 25 seconds and 4.66 meters more or less, to a point being the extension of the Southerly boundary of Lot 3, Section 22, Block 5 North, Range 2 West, New Westminister District, Plan 21384;

Thence in a North Westerly direction at a bearing of 63 degrees 15 minutes 50 seconds and 5.60 meters more or less to the point of commencement, and including an area of 105.8 square meters more or less, creating the Management Area.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Binnie Land Surveying Ltd. on May 6, 2019.

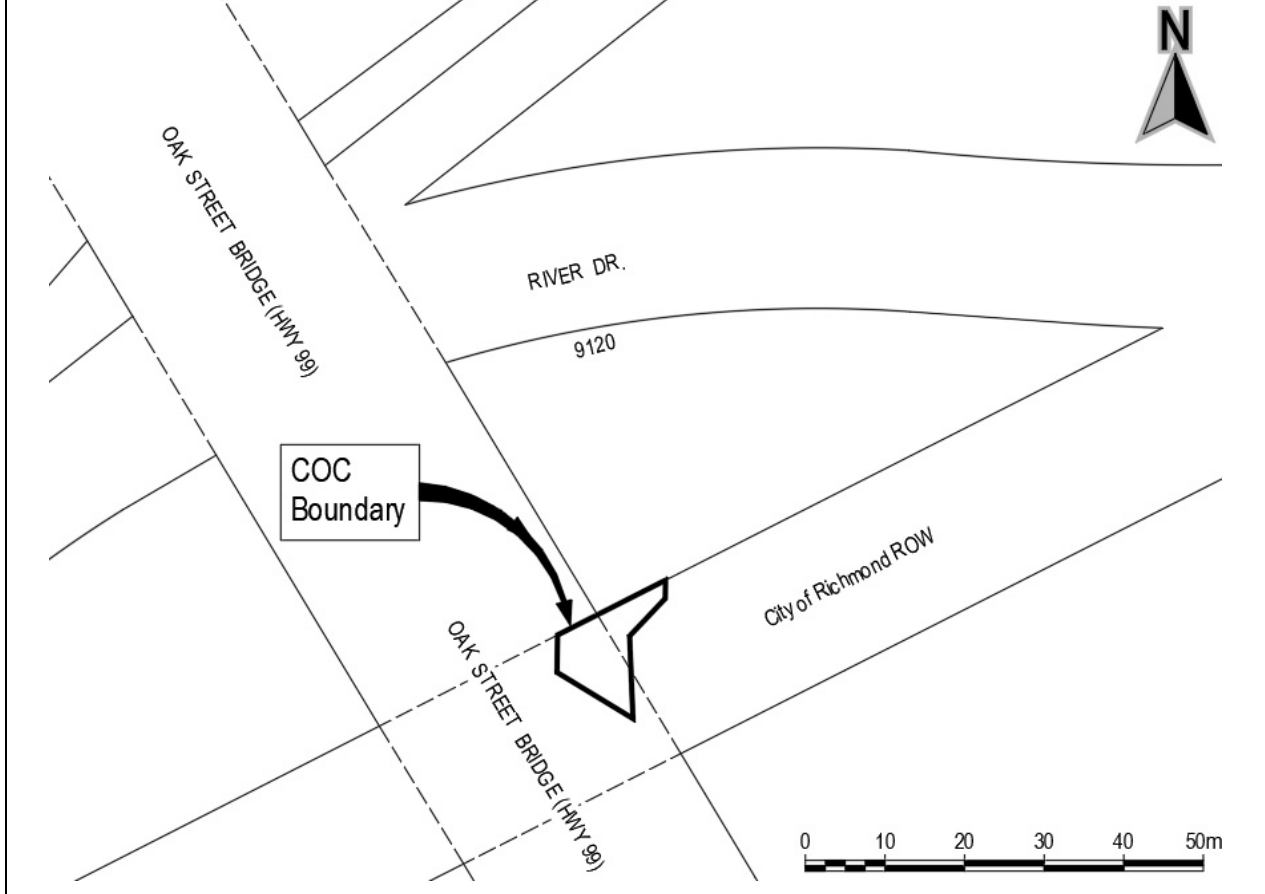
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 52.30"  
Longitude: 123° 07' 24.90"

February 28, 2020  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

### Site Plan, Richmond, BC



### Location Map, Richmond, BC



February 28, 2020  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land 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 person<s> must provide a signed statement indicating whether the principal risk controls listed in clause 1 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

February 28, 2020  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act

## Schedule C

### Substances and Uses

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

To meet risk-based remediation standards:

chromium                      7440-47-3

#### *Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

chromium, hexavalent      18540-29-9

#### *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

#### *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

February 28, 2020

Date Issued



For Director, *Environmental Management Act*

## 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.

*Detailed Human Health and Ecological Risk Assessment (Rev. 2)*, 9120 River Drive, Richmond, BC [Site ID: 7769], prepared by Gary Lin, P.Eng., Next Environmental Inc., original May 24, 2019, revised 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.

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

*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.

February 28, 2020  
Date Issued

  
Liana Jerade  
For Director, Environmental Management Act