



VIA EMAIL

Victoria File: 26250-20/23220
Site ID: 23220

May 13, 2020

Rob Blackwell
Anthem Surrey Holdings Ltd.
Suite 1100 Bentall IV Box 49200, 1055 Dunsmuir Street
Vancouver, BC, V7X 1K8
rblackwell@AnthemProperties.com

Dear Mr. Blackwell:

Re: Certificate of Compliance – 13685 102 Avenue, Surrey, 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 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) 468-2247 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Trent Hatfield, thatfield@surrey.ca, City of Surrey, 13450 104 Ave, Surrey, BC V3T 1V8
Chris Tong, chris.tong@cwbank.com, Canadian Western Bank, 100, 5455 -152 Street, Surrey, BC, V3S 5A5
Jessica Brummell, jessica_brummell@hsbc.ca, HSBC, 885 W Georgia St, Vancouver, BC V6C 3G1
CSAP Society, apopova@csapsociety.bc.ca
Michael Geraghty, Approved Professional, Keystone Environmental Ltd., mgeraghty@keystoneenviro.com
Scott Steer, Approved Professional, Steer Environmental Associates Ltd., scott.steer@steerenvironmental.com
Site Information Advisor, Ministry of Environment and Climate Change Strategy
Advisor.SiteInformation@gov.bc.ca
Stephanie Lawrence, Ministry of Environment and Climate Change Strategy
Stephanie.Lawrence@gov.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.

May 13, 2020

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 13685 102 Avenue, Surrey, British Columbia which is more particularly known and described as:

Lot 1 Section 26 Block 5 North Range 2 New Westminster District Plan EPP81730
PID: 030-607-256

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

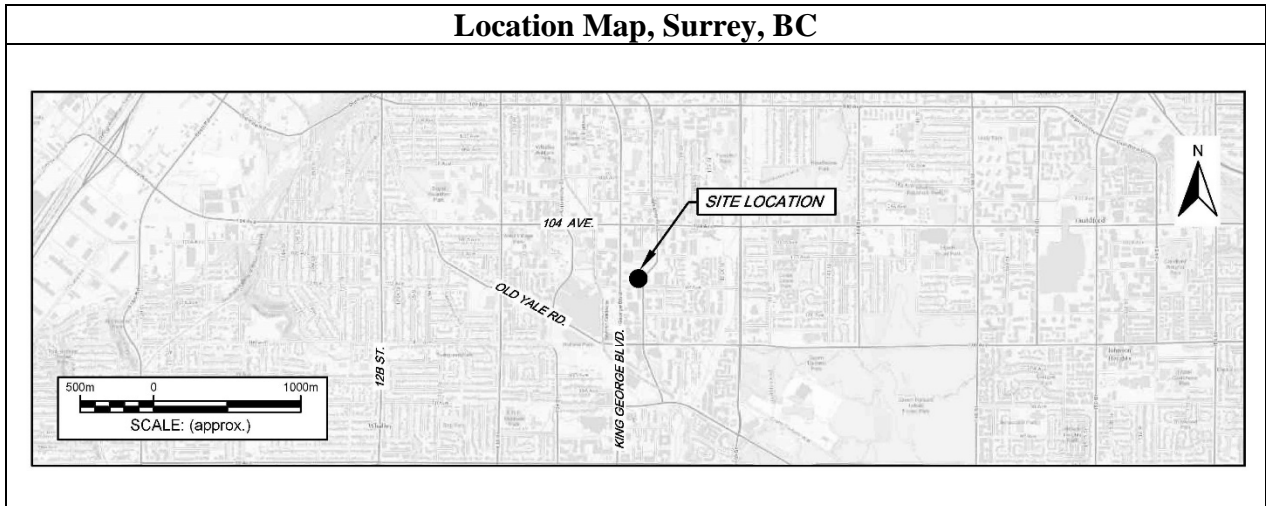
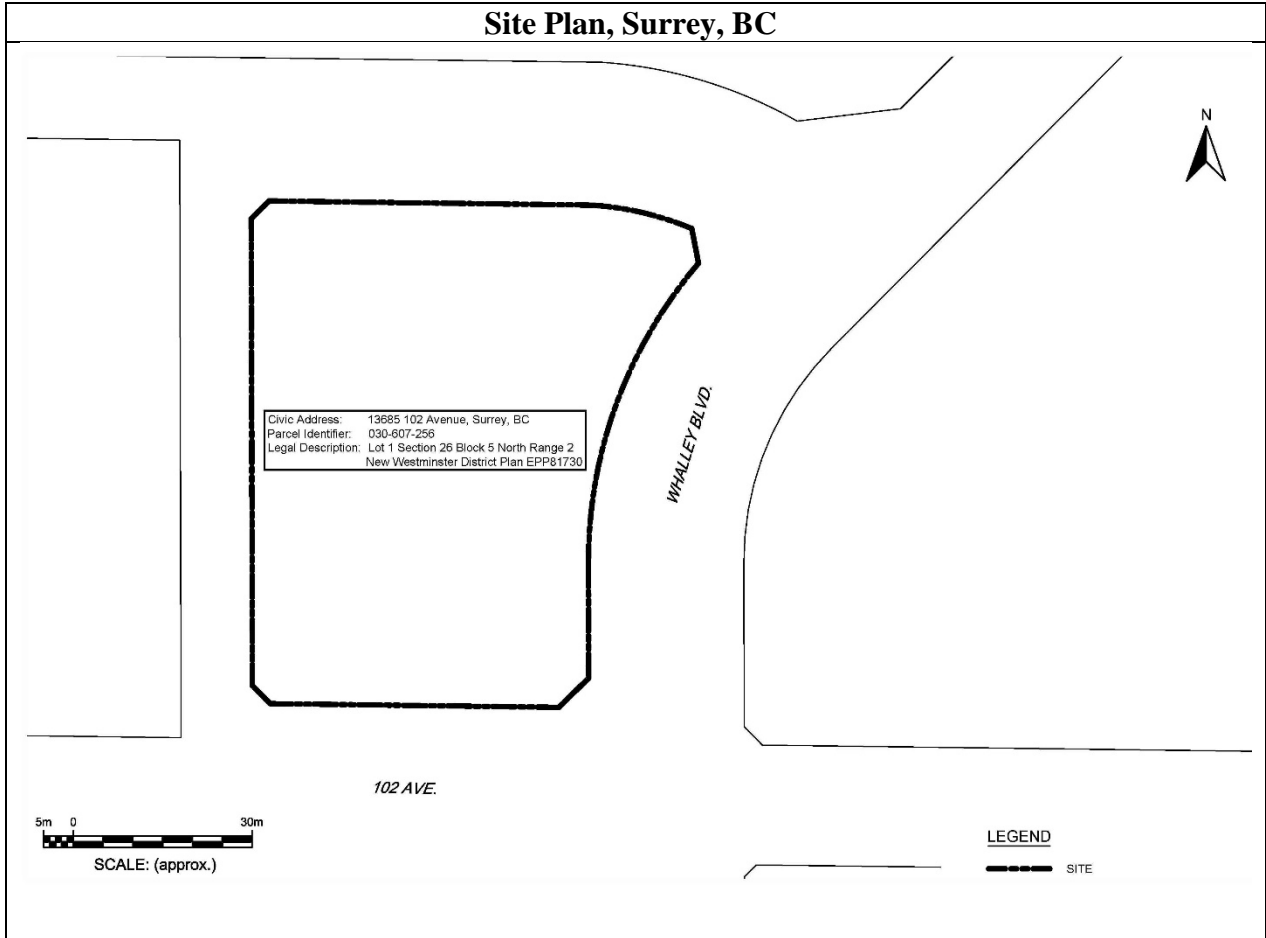
Latitude: 49° 11' 17.20"
Longitude: 122° 50' 37.50"

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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 a 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) Any building erected will be constructed with up to 4 levels of underground parkade below the current grade as of the date of this Certificate of Compliance.

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 person 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 source of drinking water.
3. If requested by the Director, the responsible person 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 water for freshwater aquatic life water use:

To meet risk-based remediation standards:

cobalt 7440-48-4

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

barium 7440-39-3

cobalt 7440-48-4

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Schedule D

Documents

Summary of Site Condition, 13685 102 Avenue, Surrey, BC, Keystone Environmental Ltd., May 11, 2020;

Report of Findings – Human Health and Ecological Risk Assessment, 13685 102 Avenue, Surrey, BC, Keystone Environmental Ltd., December 2019;

Preliminary Site Investigation – Stage 1 and Stage 2, and Detailed Site Investigation, 13685 102 Avenue, Surrey, BC, Keystone Environmental Ltd., December 2019;

Release Request – Scenario 5, Sub-Division, Rezoning, Demolition, and Building Permits Application, 10312 King George Boulevard, Surrey, BC., Keystone Environmental Ltd., October 2016;

Report of Findings – Phase 1 Environmental Site Assessment, 10312 King George Boulevard, Surrey, BC. Keystone Environmental Ltd., April 2015;

Phase I Environmental Site Assessment, 13645 and 13665 102nd Avenue, and 10312 King George Highway., EBA Engineering Consultants Ltd., August 2008;

Stage II Preliminary Site Investigation, 13665 – 102nd Avenue, Surrey, B.C. EBA Engineering Consultants Ltd., March 1998; and

Stage I Preliminary Site Investigation, 13665 – 102nd Avenue and 10312 King George Highway, Surrey, B.C., EBA Engineering Consultants Ltd., December 1997.

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