



**VIA EMAIL: [Stacey.Friedt@conwest.com](mailto:Stacey.Friedt@conwest.com)**

Victoria File: 26250-20/22806  
Site ID: 22806

February 24, 2020

Stacey Friedt  
Conwest Bridge Ltd.  
250-1311 Kootenay Street  
Vancouver, BC V5K 4Y3

Dear Stacey Friedt:

**Re: Certificate of Compliance - 3231 No. 6 Road, 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 Regulation and may be encountered during any future subsurface work at the site.
4. Please be aware that regional background concentrations in groundwater were used in the evaluation of the site. This instrument does not certify that site groundwater is suitable for unrestricted water uses. Should the groundwater be used for drinking water purposes, treatment may be required prior to consumption.

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 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, Environmental Coordinator, City of Richmond; [wmills@richmond.ca](mailto:wmills@richmond.ca)

Brad Black

AVP, Commercial Real Estate BC, HSBC Bank Canada  
Suite 600 – 885 West Georgia St, Vancouver, BC V6C 3G1

Terry Duffy P.Ge., CSAP, Pinchin Ltd.; [tduffy@Pinchin.com](mailto:tduffy@Pinchin.com)

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

February 24, 2020  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3231 No. 6 Road, Richmond, British Columbia which is more particularly known and described as:


LOT 32 EXCEPT: PART SUBDIVIDED BY PLAN LMP35550; SECTION 29 BLOCK 5  
NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 58707  
PID: 005-147-263

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

Latitude: 49° 11' 21.4"  
Longitude: 123° 04' 12.7"

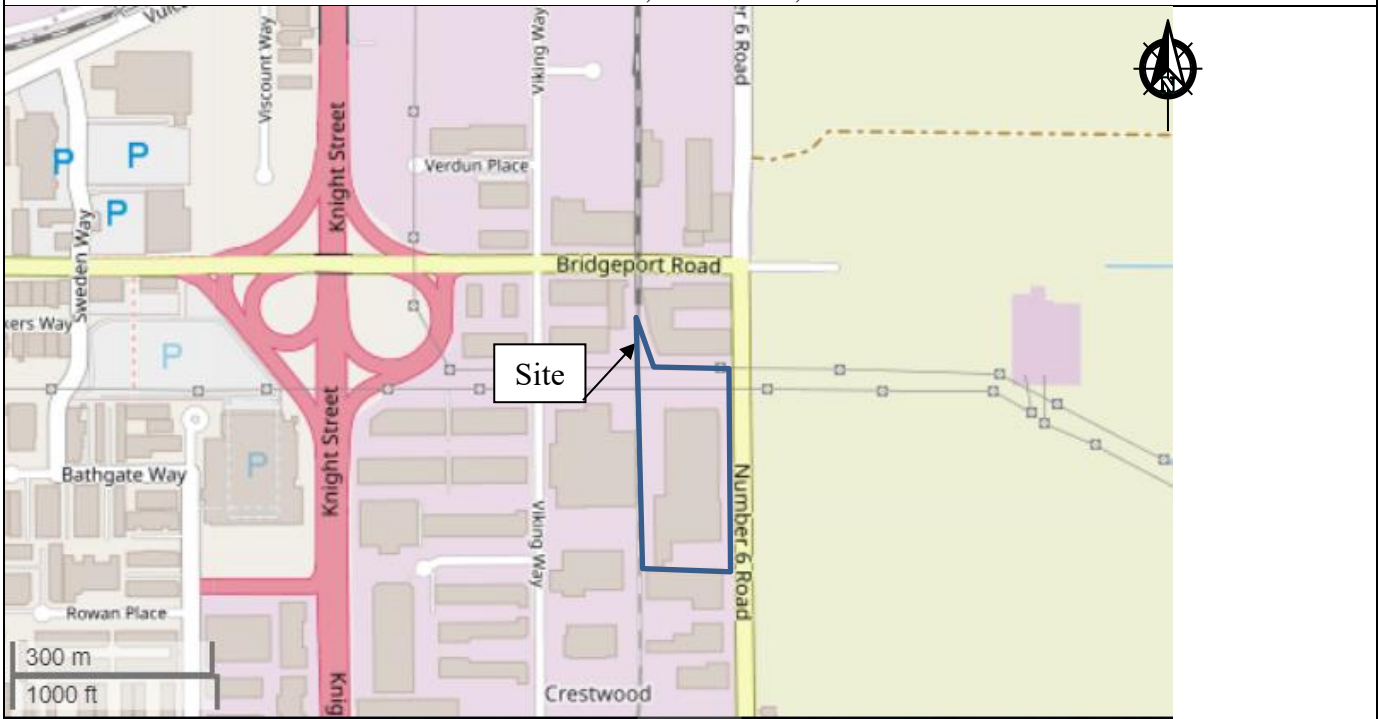
February 24, 2020  
Date Issued

---

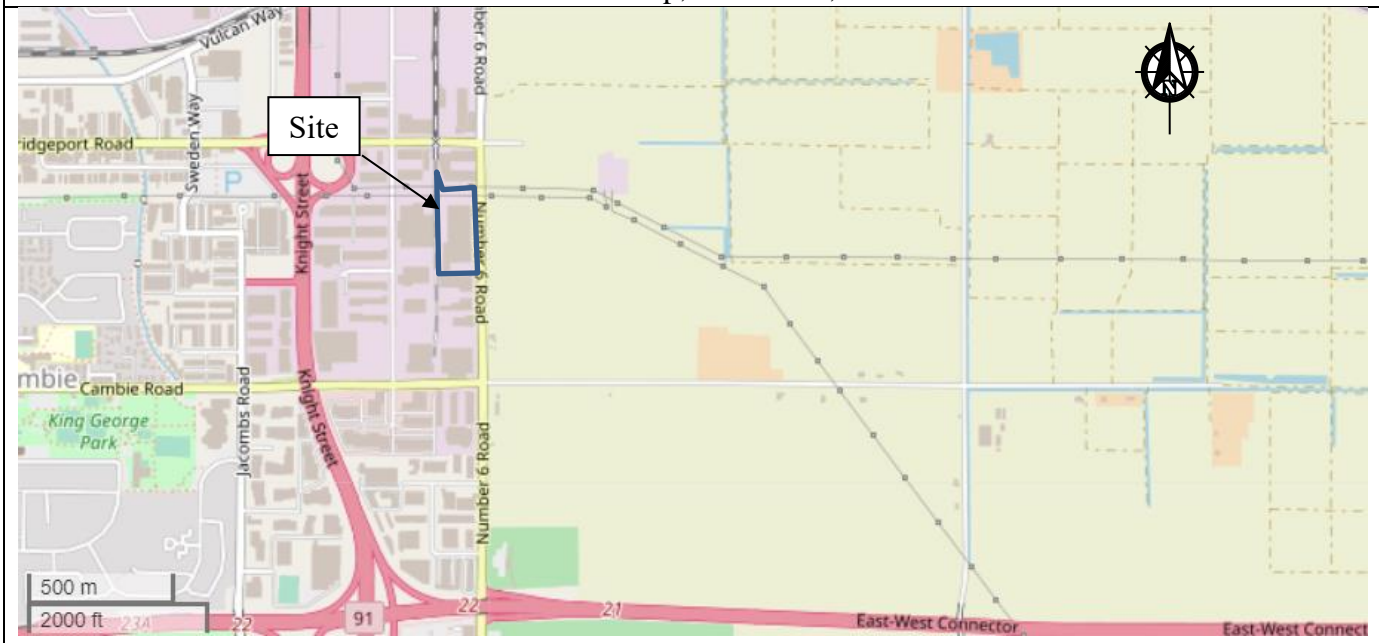
  
Liliana Jerade  
For Director, *Environmental Management Act*

---


Site Plan, Richmond, BC



Location Map, Richmond, BC



February 24, 2020  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act

## 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 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 and adjacent to the site. These assumptions include the following:

*(a) Groundwater is not in contact with the building foundation*

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.

February 24, 2020

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

**Schedule C**  
**Substances and Uses**

*Substances remediated in groundwater for drinking water use:*

To meet local background concentrations:

- Arsenic (CAS 7440-38-2)


*Substances remediated in groundwater for freshwater aquatic use:*

To meet numerical remediation standards:

- Arsenic (CAS 7440-38-2)

February 24, 2020  
Date Issued

---

  
Liliána Jerade  
For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition, 3231 No 6 Road, Richmond, British Columbia* prepared by Pinchin Ltd. and dated December 20, 2019.
- *Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 3231 No 6 Road, Richmond, British Columbia*, prepared by Pinchin Ltd. and dated December 20, 2019.
- “*Phase II Environment Site Assessment, 3231 No. 6 Road, Richmond, British Columbia*” prepared by Pinchin for Versacold, January 28, 2019.
- “*Phase I Environmental Site Assessment, 3231 No. 6 Road, Richmond, British Columbia*” prepared by Pinchin for VersaCold Logistics Services, March 1, 2018.
- “*Phase I Environmental Site Assessment, 3231 Number 6 Road, Richmond, British Columbia*”, prepared by Golder Associates Ltd. for KingSett Capital, December 16, 2015.
- “*Phase II Environmental Site Assessment, VersaCold, 3321 Number 6 Road, Richmond, British Columbia*”, prepared by Golder Associates Ltd. for Royal Bank of Canada, February 29, 2008.
- “*Phase I Environmental Site Assessment, VersaCold, 3231 Number 6 Road, Richmond, British Columbia*”, prepared by Golder Associates Ltd. for Royal Bank of Canada, October 26, 2007.

February 24, 2020

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*