



Victoria File: 26250-20/7569
Site ID: 7569

April 17, 2020

David Izadkhah davidizad@icloud.com
Remarto Enterprises Ltd.
210 - 998 Harbourside Drive
North Vancouver, BC V7P 3T2

Dear David Izadkhah:

**Re: Certificate of Compliance - 2053 Lougheed Highway and
2050 Suffolk Avenue, Port Coquitlam, 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 778-698-5882 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Duncan Macdonald, Approved Professional, PGL Environmental Consultants
1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6
dmacdonald@pggroup.com

Cory Cavazzi, PGL Environmental Consultants
1500-1185 West Georgia Street, Vancouver, BC, V6E 4E6
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Joe Wong, City of Port Coquitlam
200-2564 Shaughnessy Street, Port Coquitlam BC, V3C 3G4
wongj@portcoquitlam.ca

Computershare Trust Company of Canada, c/o Trez Capital Limited Partnership,
Max Ma, 1700 745 Thurlow Street, Vancouver, BC V6E 0C5
maxm@trezcapital.com

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, Land Remediation Section
csp_cio@Victoria1.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 and Hazardous Waste Regulation 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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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2053 Lougheed Highway and 2050 Suffolk Avenue, Port Coquitlam, British Columbia (Part A) and a road dedication to City of Port Coquitlam south of the site (Part B) which is more particularly known and described as:

LOT 1 DISTRICT LOT 464 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP64922
PID: 029-920-396

The road dedication to City of Port Coquitlam is further described as beginning at the SW corner of Lot 1 (PID: 029-920-396) then proceeding:

S 57° 19' 38.5733" E 1.502m, then
S 57° 19' 45.4791" E 3.004m, then
S 57° 19' 47.6942" E 12.041m, then
S 57° 09' 37.0834" E 24.418m, then
S 57° 09' 40.5961" E 86.101m, then
S 32° 44' 45.4311" W 4.026m, then
S 57° 09' 15.5738" W 86.150m, then
N 57° 14' 40.0584" W 24.367m, then
N 57° 14' 35.5292" W 16.800m, then
N 36° 18' 36.813" E 4.034m to PoC

The site contains part of a legal parcel depicted in an engineering drawing prepared by PGL Environmental Consultants on January 27, 2020.

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

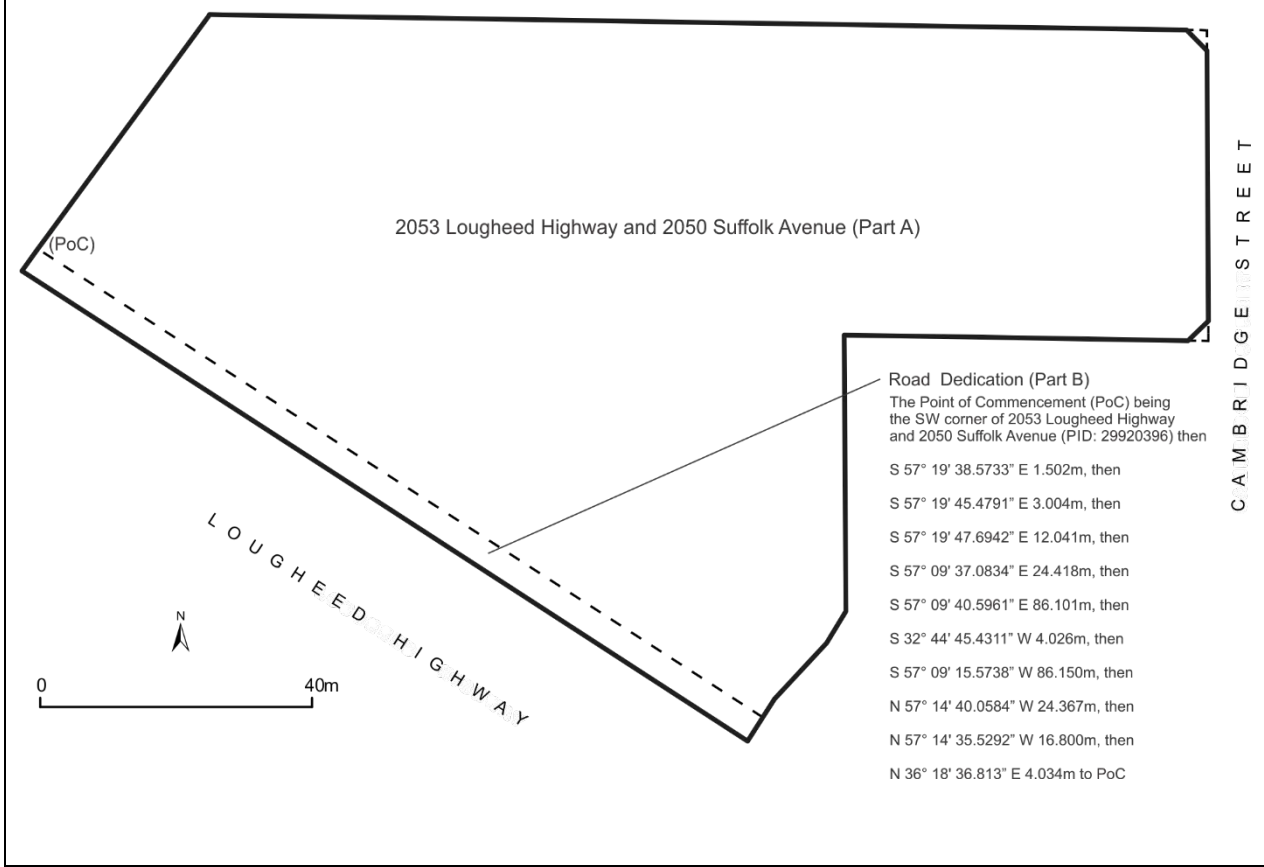
Latitude: 49° 15' 57.60"
Longitude: 122° 46' 17.8"

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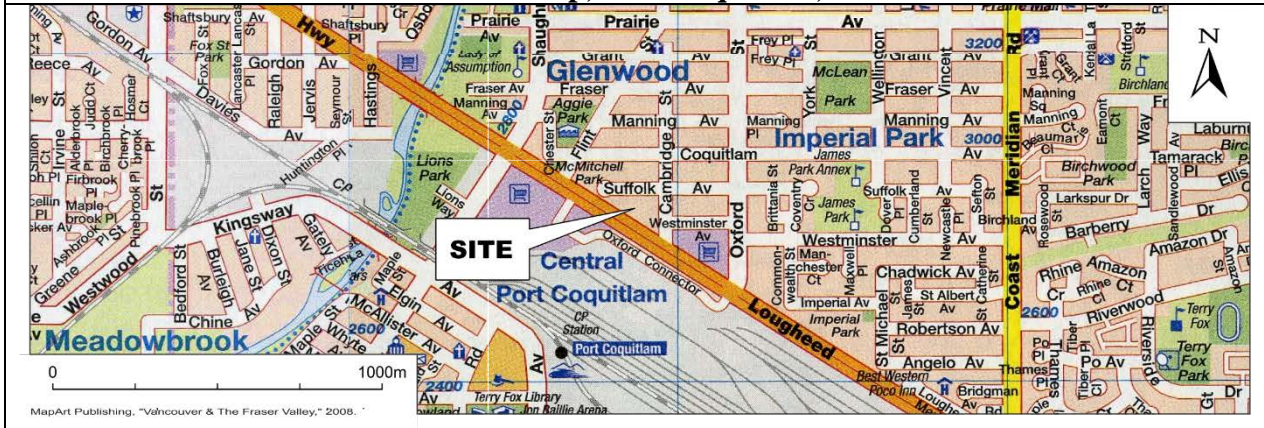

James Plett
For Director, *Environmental Management Act*

Site Plan, Port Coquitlam, BC

SUFFOLK AVENUE



Location Map, Port Coquitlam, BC



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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 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) The future parkade is constructed to BC Building Codes and will cover the entire footprint of the building.

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.

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Schedule C

Substances and Uses

Part A of the Site

Substances remediated in soil for residential high density land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2	LEPHs	NA
cadmium	7440-43-9	vanadium	7440-62-2
copper	7440-50-8	VPHs	NA
ethylbenzene	100-41-4	xylenes	1330-20-7
lead	7439-92-1	zinc	7440-66-6

Substances remediated in groundwater for Drinking Water use:

To meet numerical remediation standards:

EPH _{w10-19}	NA	VHw6-10	NA
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Part B of the Site

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2	VPHs	NA
cadmium	7440-43-9	xylenes	1330-20-7
copper	7440-50-8	zinc	7440-66-6
ethylbenzene	100-41-4		
lead	7439-92-1		

Substances remediated in groundwater for Drinking Water use:

To meet numerical remediation standards:

EPH _{w10-19}	NA	VHw6-10	NA
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Schedule D

Documents

#	<i>Document Title</i>	Author / Company	Document Date
1	<i>Summary of Site Condition</i>	PGL Environmental Consultants	April 2020
2	<i>Supplemental Detailed Site Investigation and Confirmation of Remediation</i>	PGL Environmental Consultants	November 2019
3	<i>Stage 1 Preliminary Site Investigation</i>	PGL Environmental Consultants	June 2016
4	<i>Stage 2 Preliminary & Detailed Site Investigation</i>	PGL Environmental Consultants	June 2016
5	<i>Laboratory Results on Extractable Petroleum Hydrocarbon (EPH) Levels in Soil & Water and Metal Concentrations in Soil, 2037 Lougheed Highway,</i>	GES Geotech Inc.	October 2014
6	<i>Phase 1 Environmental Site Investigation 2037, 2063, 2065 Lougheed Highway and 2016, 2024, 2032, 2040 Suffolk Avenue Port Coquitlam, BC</i>	PGL Environmental Consultants	November 2012
7	<i>Detailed Site Investigation, Remediation Report and Risk Assessment for 2055 Lougheed Highway, Port Coquitlam, BC</i>	Aro Environmental Inc.	October 2003
8	<i>Stage 2 Preliminary Site Investigation at 2055 Lougheed Highway, Port Coquitlam, BC</i>	Aro Environmental Inc.	March 2003
9	<i>Stage 1 Preliminary Site Investigation at 2055 Lougheed Highway, Port Coquitlam, BC</i>	Aro Environmental Inc.	July 2002

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