



Victoria File: 26250-20/19505  
Regional File: 26250-20/19505  
Site ID: 19505

July 8, 2020

Daljit Thind [daljit@thind.ca](mailto:daljit@thind.ca)  
Alpha View Homes Ltd.  
700 – 4211 Kingsway  
Burnaby, BC V5H 1Z6

Dear Mr. Daljit Thind:

**Re: Certificate of Compliance – 2288 (Formerly 2242) Alpha Avenue, Burnaby, 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. Security as required by the Director under section 53 (3) (d) of the *Environmental Management Act* has been provided and the requirements respecting security under the Contaminated Sites Regulation and any applicable protocols under the *Environmental Management Act* have been met.
6. The applicant has prepared and provided to the Director proof acceptable to the Director of registration of a covenant under section 219 of the *Land Title Act*.

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 [james.plett@gov.bc.ca](mailto:james.plett@gov.bc.ca).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: Mr. Saleh Haidar, Environmental Services Officer, City of Burnaby  
4949 Canada Way, Burnaby, BC V5G 1M2  
E-Mail: [Saleh.Haidar@burnaby.ca](mailto:Saleh.Haidar@burnaby.ca)

Mr. Sushil Dogra, P. Eng., WSP Canada Inc.,  
#100 - 20339 96th Avenue, Langley, BC V1M 0E4  
E-mail: [Sushil.Dogra@wsp.com](mailto:Sushil.Dogra@wsp.com)

Duncan Macdonald, P. Eng., Approved Professional, PGL Environmental Consultants  
1500 – 1185 West Georgia Street, Vancouver, BC V6E 4E6  
E-mail: [dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Justin Walton, Kingsett Mortgage Corporation (Charge #CA6820614)  
Scotia Plaza, Suite 3700, 40 King Street West, Toronto, ON, M5H 3Y2  
E-Mail: [JWalton@kingsettcapital.com](mailto:JWalton@kingsettcapital.com)

Uppkar Dosaniyh, Aviva Insurance Company of Canada (Charge #CA6768521)  
1125 Howe St, Vancouver, BC V6Z 2Y6  
E-Mail: [Uppkar@westmountwest.com](mailto:Uppkar@westmountwest.com)

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

Client Information Officer, Land Remediation Section  
[esp\\_cio@Victoria1.gov.bc.ca](mailto:esp_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.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

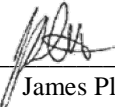
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

July 8, 2020  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2288 (Formerly 2242) Alpha Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot 21 District Lot 124 Group 1 New Westminster District Plan 3343

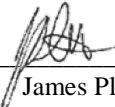
PID: 010-995-510

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

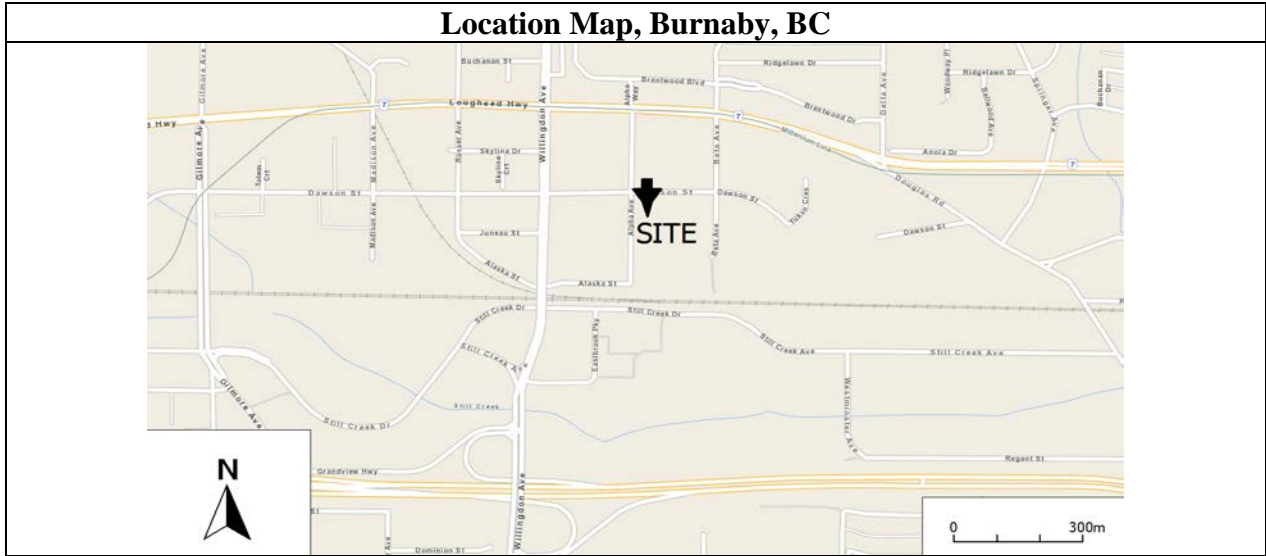
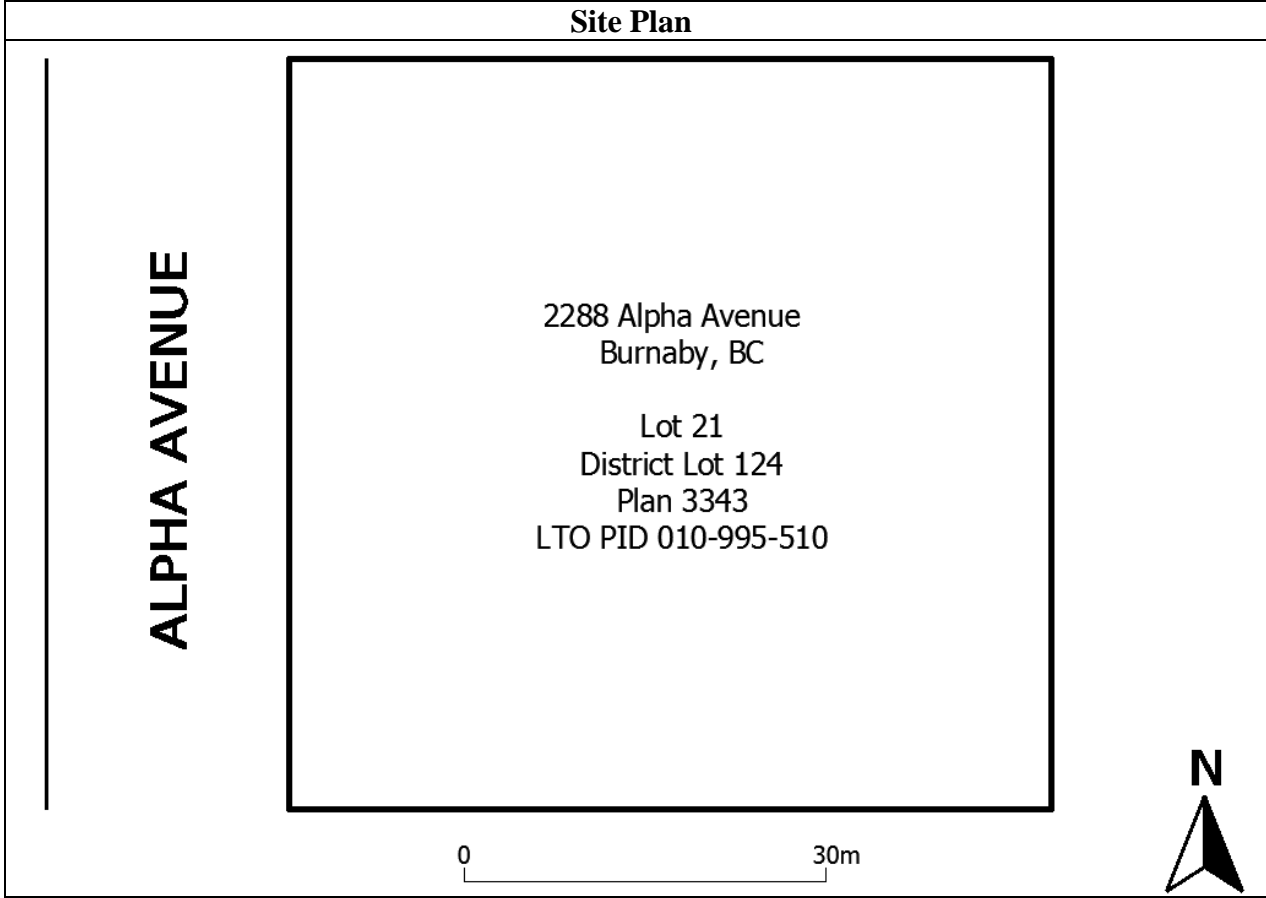
Latitude: 49° 15' 48.87"  
Longitude: 122° 59' 59.15"

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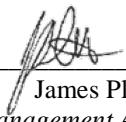
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James Plett  
For Director, *Environmental Management Act*

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 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.

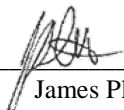
The documents listed in Schedule D indicate that indoor air within the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation numerical standards at the site. The assumption of the vapour assessment is:

- a) The current building structure, configuration, depth must be maintained;

Any change in the structure, configuration, or depth of the current building at the site 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

*Substances remediated in soil for low density residential land soil use:*

To meet numerical remediation standards:

Arsenic	7440-38-2	Lead	7439-92-1
Chromium	7440-47-3	Naphthalene	91-20-3
Copper	7440-50-8	Nickel	7440-02-0
Indeno (1,2,3cd) pyrene	193-39-5	Zinc	7440-66-6

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For Director, *Environmental Management Act*



## Schedule D

### Documents

*Summary of Site Condition for 2288 (Formerly 2242) Alpha Avenue, Burnaby, BC*, prepared by Duncan Macdonald, P. Eng., of PGL Environmental Consultants Ltd. dated April 3, 2020;

*Addendum Environmental Report, 2288 (Formerly 2242) Alpha Avenue, Burnaby, BC*, prepared by WSP Canada Inc. dated March 23, 2020;

*Confirmation of Remediation, 2288 (Formerly 2242) Alpha Avenue, Burnaby, BC*, prepared by WSP Canada Inc. dated March 20, 2020;

*Supplementary Stage 2 PSI and DSI, 2288 (Formerly 2242) Alpha Avenue, Burnaby, BC*, prepared by WSP Canada Inc. dated February 28, 2020;

*Geotechnical Investigation Report (Revision-3), 2242 Alpha Avenue, Burnaby, BC*, prepared by Horizon Engineering Inc. for Thind Properties Ltd. dated July 25, 2017;

*Updated Stage 2 PSI and DSI at 2242 Alpha Avenue, Burnaby, BC*, prepared by WSP Canada Inc. 1015369 BC Ltd. dated January 13, 2016;

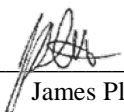
*Updated Stage 1 PSI at 2242 Alpha Avenue, Burnaby, BC*, prepared by Levelton Consultants Ltd. for 1015369 BC Ltd. dated December 13, 2015;

*Phase II ESA, 2242 Alpha Avenue, Burnaby, BC*, prepared by Thurber Engineering Ltd. for Robco Investments Ltd. dated July 2, 2013;

*Phase I ESA, 2242 Alpha Avenue, Burnaby, BC*, prepared by Thurber Engineering Ltd. for Robco Investments Ltd. dated June 17, 2013.

July 8, 2020

Date Issued

  
James Plett  
For Director, *Environmental Management Act*