



**VIA EMAIL:** [daljit@thind.ca](mailto:daljit@thind.ca)

Victoria File: 26250-20/18375  
Site ID: 18375

November 4, 2020

Daljit Thind  
Beta View Homes Ltd.  
700 – 4211 Kingsway  
Burnaby, BC V5H 1Z6

Dear Mr. Daljit Thind:

**Re: Certificate of Compliance – Beta Avenue Roadway fronting 2311, 2381 & 2499 (Formerly 2425) Beta Avenue, Burnaby, B.C.**

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. Contamination remains on lands adjacent to the site. Migration of contaminants from adjacent lands onto the site is currently minimized by an engineered protection system as documented in:

*Excavation Shoring Site Plan, Specifications and Details Drawings G1 to G4 dated August 2016 attached in Horizon Engineering Inc. letter report "Confirmation of Cut-off Wall Performance Offsite Works on Beta Avenue, 2311 Beta Avenue, Burnaby, BC" dated April 14, 2020.*

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, Environmental Services Officer, City of Burnaby [Saleh.Haidar@burnaby.ca](mailto:Saleh.Haidar@burnaby.ca)  
Sushil Dogra, WSP Canada Inc. [Sushil.Dogra@WSP.com](mailto:Sushil.Dogra@WSP.com)  
Duncan Macdonald, Approved Professional, PGL Environmental Consultants  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)  
CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Site Information Advisor, ENV [Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@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.

2020-11-04  
Date Issued

A handwritten signature in black ink, appearing to be "G. [unclear]".

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance consists of Beta Avenue Roadway fronting 2311, 2381 & 2499 (Formerly 2425) Beta Avenue, Burnaby, British Columbia which is more particularly known and described with following metes and bounds:

Commencing at the northeast corner of legal Lot 1, DL 124, Group 1, NWD Plan EPP67029,  
Thence 90° 22' 45" a distance of 22.00 meters to the east,  
Thence 180° 14' 40" a distance of 10.15 meters to the south,  
Thence 270° 23' 04" a distance of 1.50 meters to the west,  
Thence 180° 16' 39" a distance of 151.37 meters to the south,  
Thence 271° 09' 35" a distance of 20.65 meters to the west,  
Thence 00° 19' 13" a distance of 151.19 meters to the north,  
Thence 00° 28' 41" a distance of 10.05 meters to the point of commencement, said area containing 0.334 hectares.

As depicted in a survey plan dated April 6, 2020 prepared by Muliawan Koesoema, BCLS of Metro Vancouver Surveyors.

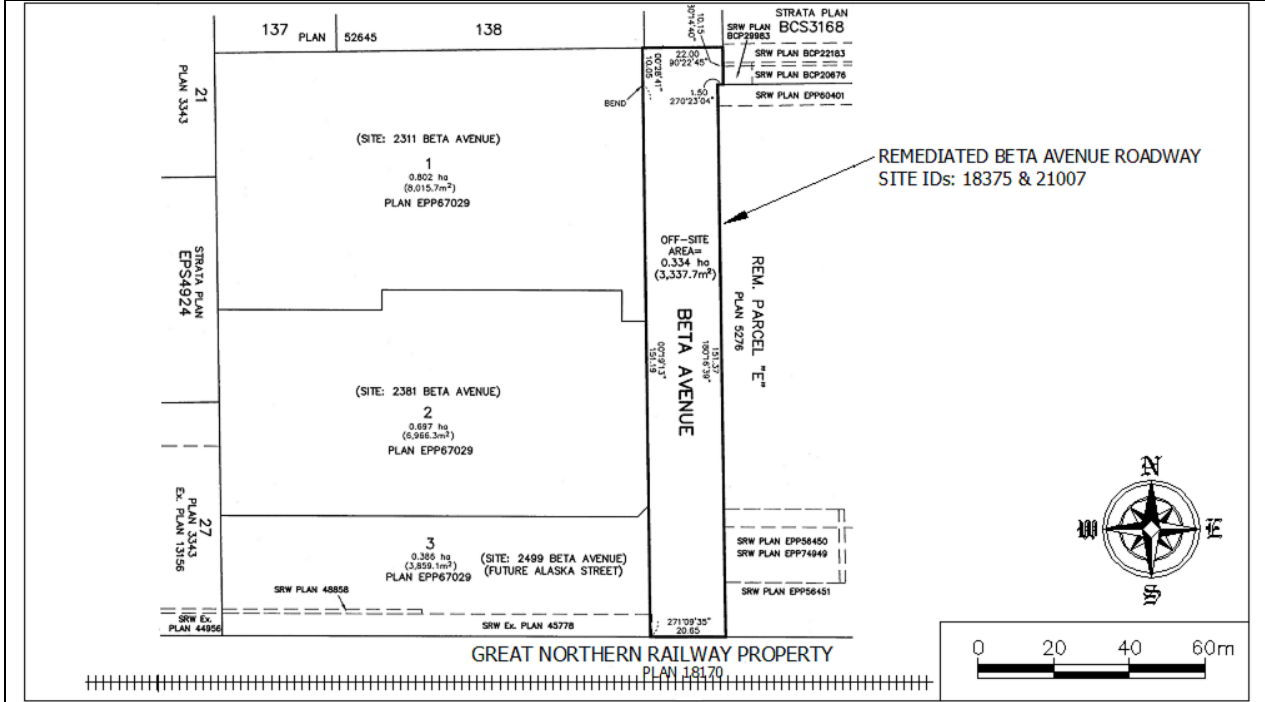
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 46.71"  
Longitude: 122° 59' 51.73"

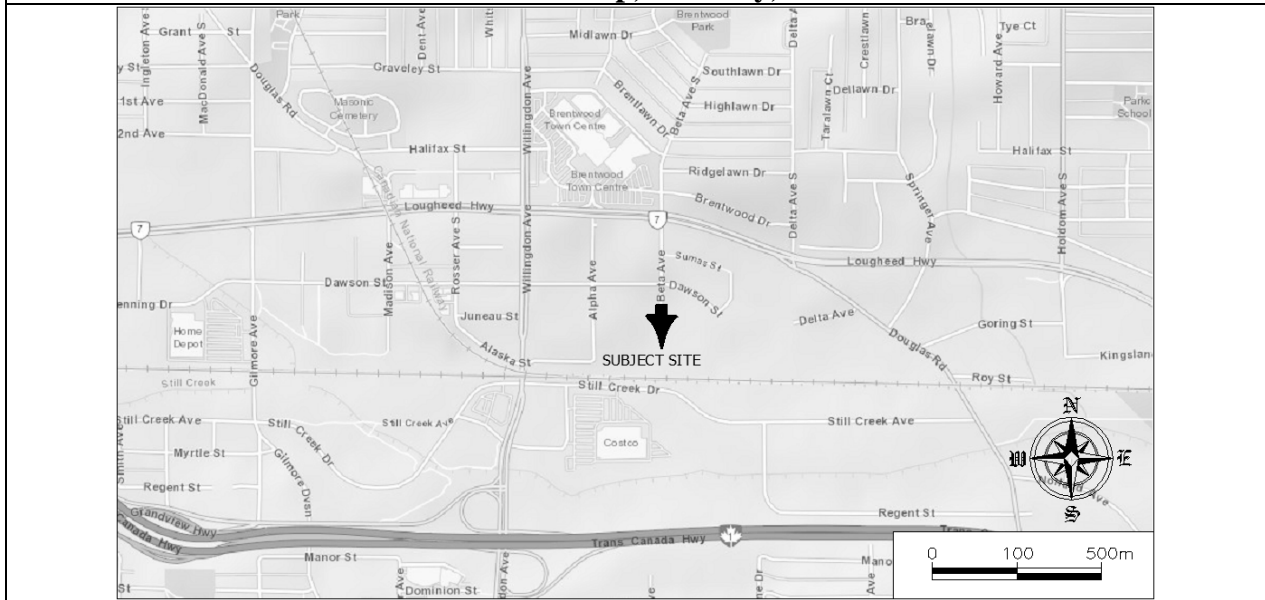
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## Site Plan, Burnaby, BC



## Location Map, Burnaby, 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 and adjacent to the site. These vapour attenuation factors were selected based on following assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *The site and offsite to the north will remain roadway (Beta Avenue);*
- (b) *Current outdoor industrial use offsite to the west (Lots 2 and 3),*
- (c) *Future roadway to the west (Lot 3, Alaska Street);*
- (d) *Current residential with underground parkade offsite to the west (Lot 1);*
- (e) *Future residential with underground parking offsite to the west (Lot 2);*
- (f) *Current slab-on grade industrial to the east;*
- (g) *Future parkland (outdoor) and residential (outdoor/indoor) to the east; and*
- (h) *Current and future offsite railway (outdoor) to the south.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings adjacent to 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. Engineering works which must be maintained at site boundaries to prevent recontamination are:
  - a. A secant-pile barrier wall has been installed on the west property line adjoining the property at 2381 Beta Avenue to prevent the migration of contaminated groundwater to the subject Beta Avenue roadway from adjacent properties. Similarly, CDF barrier

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walls have been installed on the west and south property lines of the subject Beta Avenue roadway adjoining the properties at 2499 Beta Avenue and BN Railway, respectively. The design of these barrier walls is described in Horizon Engineering's report Confirmation of Cut-off Wall Performance for Offsite Works at Beta Avenue, 2311 Beta Avenue, Burnaby, BC, prepared by Horizon Engineering Inc. dated April 14, 2020 and in Confirmation of Remediation Report, prepared by WSP Canada, dated April 24, 2020. The secant-pile and CDF barrier walls along the western and southern property lines need only be maintained until remediation of groundwater in these adjoining properties is completed to numerical standards.

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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

arsenic	7440-38-2
chromium	7440-47-3
copper	7440-50-8
iron	7439-89-6
lead	7439-92-1
nickel	7440-02-0
selenium	7782-49-2
zinc	7440-66-6

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

anthracene	120-12-7
benzo(a)pyrene	50-32-8
fluoranthene	206-44-0
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0

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## Schedule D

### Documents

*Email FW: Site 18375 AP CoC Application: Initial Review*, PGL Environmental Consultants Ltd. dated October 23, 2020;

*Summary of Site Conditions, Beta Avenue Roadway Fronting 2311, 2381 & 2499 (formerly 2425) Beta Avenue, Burnaby, BC*, prepared by Duncan Macdonald, P.Eng., of PGL Environmental Consultants Ltd. dated October 7, 2020;

*Confirmation of Remediation, Beta Avenue Roadway Fronting 2311, 2381 & 2499 (formerly 2425) Beta Avenue, Burnaby, BC*, prepared by WSP Canada Inc. dated April 24, 2020;

*Supplementary Stage 2 PSI and DSI, Beta Avenue Roadway Fronting 2311, 2381 & 2499 Beta Avenue, Burnaby, BC*, prepared by WSP Canada Inc. dated April 15, 2020;

*Confirmation of Cut-off Wall Performance, Offsite Works on Beta Avenue, 2311 Beta Avenue, Burnaby, BC*, prepared by Horizon Engineering Inc. dated April 14, 2020;

*Stage 1 Preliminary Site Investigation, Beta Avenue Roadway Fronting 2311, 2381 & 2499 Beta Avenue, Burnaby, BC*, prepared by WSP Canada Inc. dated April 6, 2020;

*Supplementary Stage 2 PSI and DSI, 2311, 2381 & 2499 (Formerly 2425) Beta Avenue, Burnaby, BC*, by WSP Canada Ltd. dated June 27, 2019;


*Detailed Subsurface Investigation, Beta Avenue Roadway adjoining 2425 Beta Avenue, Burnaby, BC*, by WSP Canada Inc. dated October 12, 2016;

*Pump Station and Sewer Line Investigation, 2316 Beta Avenue, Burnaby, BC*, by Arcadis dated July 2016;

*Updated Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 2425 Beta Avenue, Burnaby, BC*, by Levelton Consultants Ltd. December 24, 2015; and

*Updated Stage 1 Preliminary Site Investigation, 2425 Beta Avenue, Burnaby, BC*, by Levelton Consultants Ltd. November 23, 2015.

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