



REGISTERED MAIL

Victoria File: 26250-20/10344
Site ID: 10344

October 08, 2020

Mr. Antonio Marinelli
LWest Holdings Limited Partnership
#401 – 1930 Pandora Street
Vancouver, BC V5L 0C7
By Email: tony.marinelli@conwest.com

Dear Mr. Marinelli:

Re: Certificate of Compliance – 1525 Kingsway 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 Regulationand 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.

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 site@gov.bc.ca.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminates Sites Officer

Enclosure

cc: Engineering and Public Works, City of Port Coquitlam
200-2564 Shaughnessy Street, Port Coquitlam, BC V3C 3G4
publicworks@portcoquitlam.ca

CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3
mgeraghty@keystoneenvironmental.ca

Braden Franklin, CIBC, 3rd floor – 400 Burrard Street, Vancouver, BC V6C 3A6
Braden.Franklin@cibc.com

Client Information Officer, Land Remediation Section, ENV,
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.

October 08, 2020
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is the western portion of 1525 Kingsway Avenue, Port Coquitlam, British Columbia which is more particularly known and described as:

A portion of Lot 1 District Lot 288 Group 1 and Sections 7 and 18 Block 6 North Range 1 East New Westminster District Plan EPP96965. PID: 030-942-683, which may be more particularly described by the following metes and bounds:

Starting at the northeast corner of Lot 1 of Reference Plan of Lot 1, District Lot 288, Group 1, Sections 7 And 18, Block 6 North, Range 1 East, Plan 58045, Lot 2, Sections 7 and 18, Block 6 North, Range 1 East, Plan 58045, And Lot 2, District Lot 288, Group 1, Section 7, Block 6 North, Range 1 East, Plan EPP92094 all of New Westminster District: The Point of Commencement.

Thence 212° 47' 56" for 262.969 metres;
thence 302° 44' 10" for 148.845 metres;
thence 32° 47' 04" for 263.090 metres;
thence 122° 46' 58" for 148.911 metres;


returning to the Point of Commencement.

The site contains parts of legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd, dated July 10, 2020.

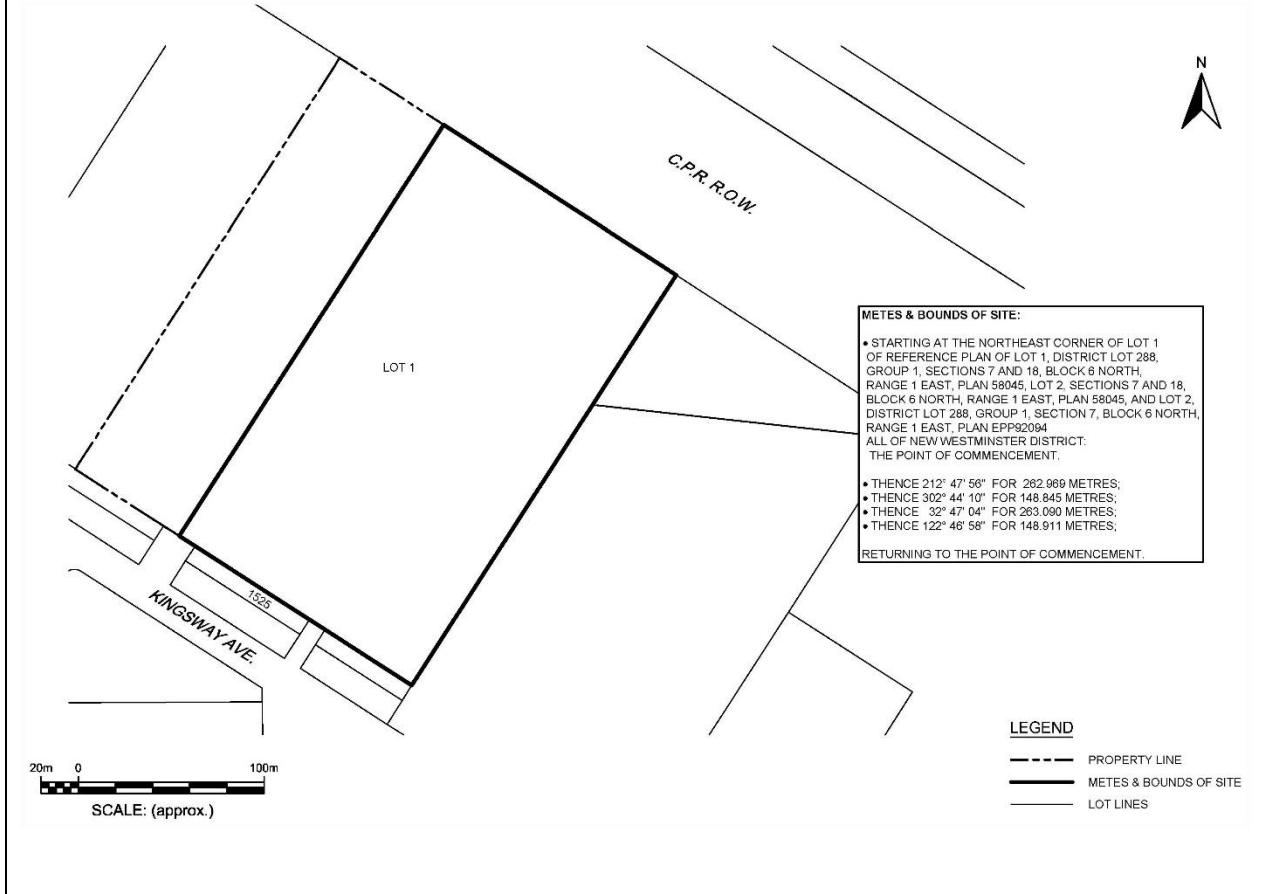
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 5.10"
Longitude: 122° 45' 18.50"

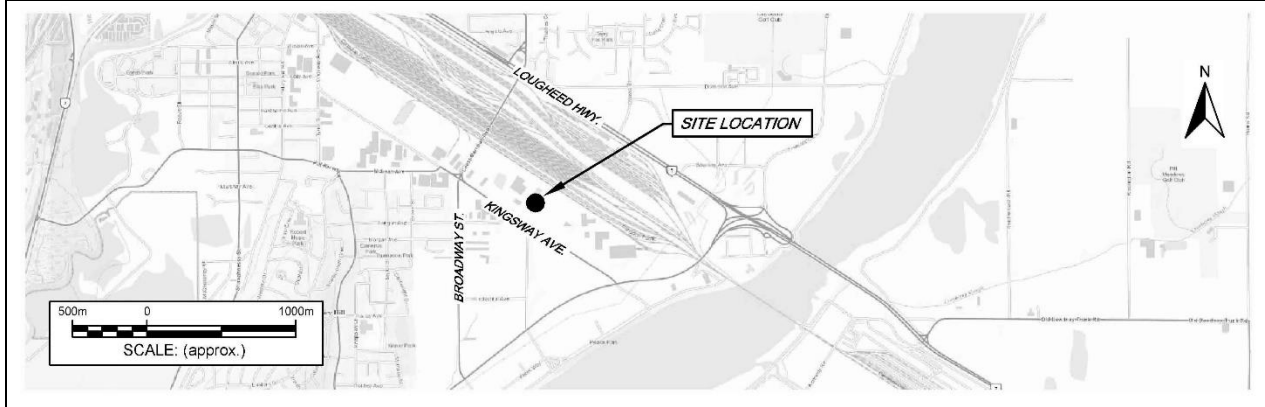
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Site Plan, Port Coquitlam, BC



Location Map, Port Coquitlam, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions


1. Any changes in land or vapour uses 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. 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) Future buildings at the Site will consist of a slab-on-grade.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2	barium	7440-39-3
chromium	7440-47-3	cobalt	7440-48-4
copper	7440-50-8	lead	7439-92-1
molybdenum	7439-98-7	zinc	7440-66-6

Substances evaluated in water for drinking water use:

To meet local background concentrations:

iron	7439-89-6
lithium	7439-93-2

Substances remediated in water for drinking water use:

To meet local background concentrations:

iron	7439-89-6
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A. Mortensen
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 1525 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., July 2020;

Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation, and Confirmation of Remediation, 1525 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., July 2020;

Approval in Principle – 1491 and 1515 Kingsway Avenue, Port Coquitlam, BC, BC Ministry of Environment and Climate Change Strategy, October 17, 2019;

Summary of Site Condition, 1491 and 1515 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., July 2019;

Protocol 9 Application for Determination of Local Background Concentration of Dissolved Iron in Groundwater, BC Ministry of Environment and Climate Change Strategy, July 5, 2019;

Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation 1491 and 1515 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., July 2019;


Stage 1 Preliminary Site Investigation Update and Stage 2 Preliminary Site Investigation: 1491 and 1515 Kingsway Avenue, Port Coquitlam, BC, Hemmera Envirochem Inc., February 2018;

Supplemental Site Investigation and Remediation Program (SSI), 1491 and 1515 Kingsway, Port Coquitlam, BC, Keystone Environmental Ltd., April 2007;

Preliminary Site Investigation Stage 2 (PSI 2), 1491 and 1515 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., December 2006; and

Preliminary Site Investigation, Stage 1 (PSI 1), 1491 and 1515 Kingsway Avenue, Port Coquitlam, BC Keystone Environmental Ltd., October 2006.

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