



REGISTERED MAIL

Victoria File: 26250-20/4676
Site ID: 4676

January 08, 2021

Calvin Chan
Concord Chilliwack GP Ltd.
9th Floor – 1095 West Pender Street
Vancouver, BC V6E 2M6
calvin.chan@concordpacific.com

Dear Calvin Chan:

Re: Certificate of Compliance – 45495 Luckakuck Way, Chilliwack, 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 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 site@gov.bc.ca.

Yours truly,



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

Enclosure

cc: Erin Leary, Planner, City of Chilliwack, 8550 Young Road, Chilliwack, V2P 8A4,
leary@chilliwack.com

Graham Worth, Canadian Imperial Bank of Commerce, 3rd Floor, 400 Burrard Street,
Vancouver, BC, V6C 3A6, graham.worth@cibc.com

Site Information Advisor, ENV, Victoria, Advisor.SiteInformation@gov.bc.ca

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Duncan Macdonald, PGL, 1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6
dmacdonald@pggroup.com

Stefan Quaglia, Approved Professional, Trillium Environmental Ltd.
squaglia@trilliumenviro.com

Nick Dayal, Geostratus Consulting Inc., PO Box 77024 Kingsway Knight PO, Vancouver,
BC, V5V 5E7 nick@geostratus.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.

January 08, 2021
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 45495 Luckakuck Way, Chilliwack, British Columbia which is more particularly known and described as:

Lot 26, District Lots 259 and 266, Group 2, New Westminster District Plan 45019
PID: 005-841-062

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

Latitude: 49° 08' 32.00"
Longitude: 121° 57' 57.00"

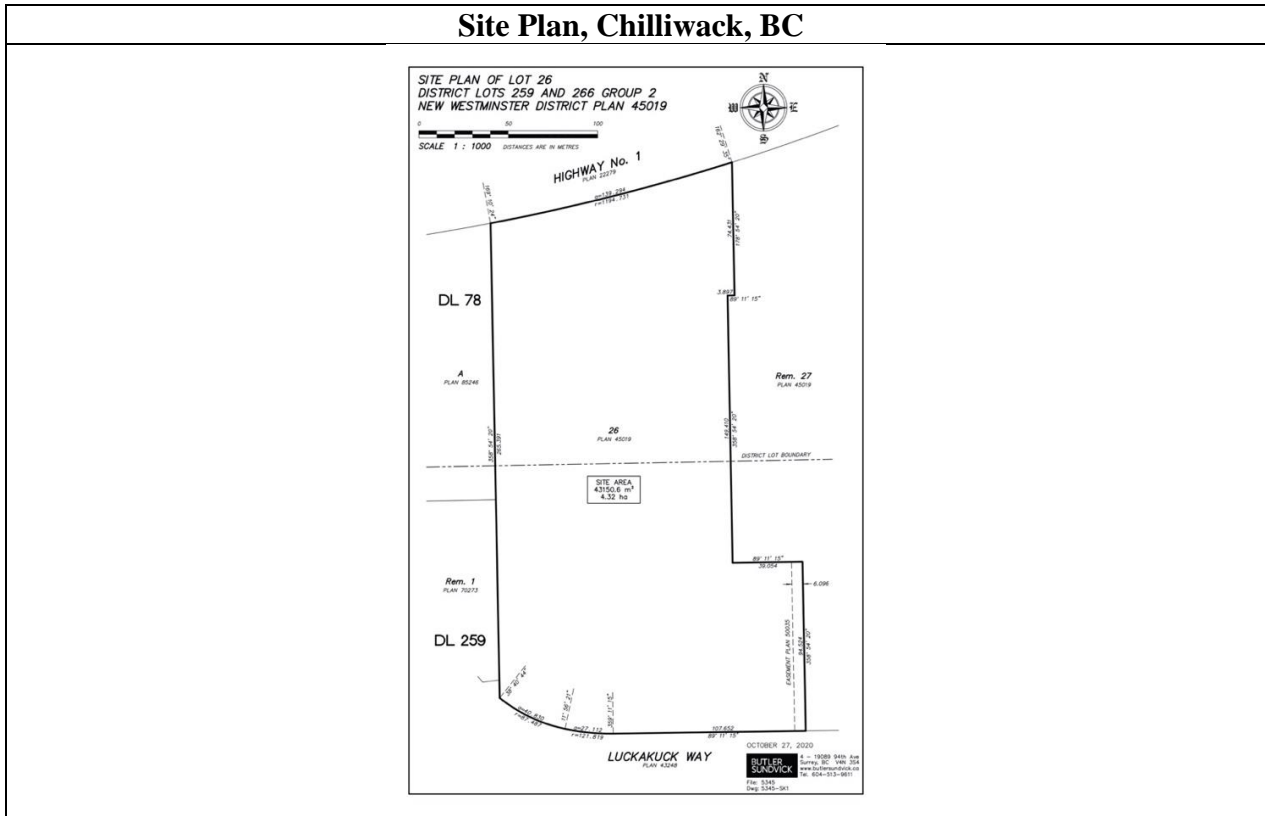
January 08, 2021

Date Issued

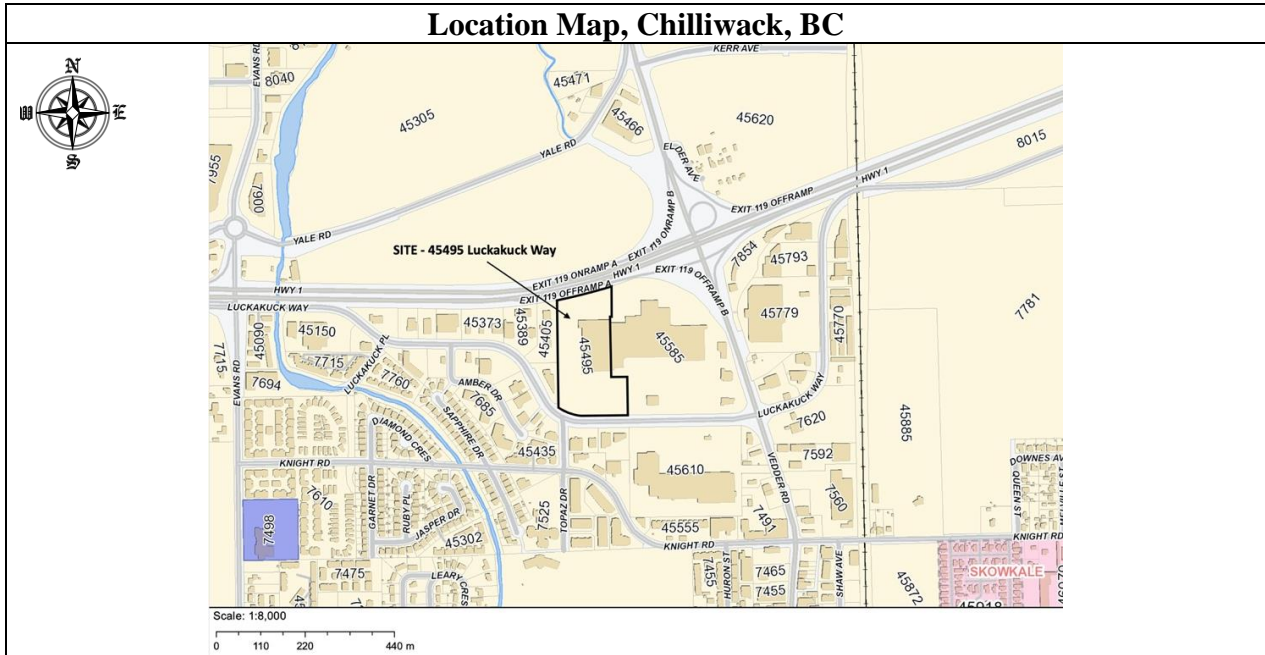


A. Mortensen
For Director, *Environmental Management Act*


Site Plan, Chilliwack, BC



Location Map, Chilliwack, BC



January 08, 2021
Date Issued


 A. Mortensen
 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 existing or expected at the site. These assumptions include the following:

- (a) Any building or structure constructed onsite will have a concrete floor slab and the base of the underside of the floor slab will not be in contact with groundwater, with the exception of parkades built to the equivalent or better: 2012 or later BC Building Codes.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principle risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Site groundwater must not be used for domestic purposes (i.e., drinking, washing).*
3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

January 08, 2021
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
xylenes	1330-20-7
VPHs	NA

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

benzene	71-43-2
---------	---------

January 08, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition – Site ID 4676, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., October 2020.

Human Health and Ecological Risk Assessment - 45495 Luckakuck Way, Chilliwack, BC -, PGL Environmental Consultants Ltd. October 2020.

Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation 45495 Luckakuck Way, Chilliwack, BC, Robert Hare, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., October 2020.

Protocol 6 Approval Application for Relief from Delineation and Remediation, Sears Cottonwood Mall – 45495 Luckakuck Way, Chilliwack, Heather Osachoff, BC Ministry of Environment, March 2020.


Phase 1 Environmental Site Assessment – 45495 Luckakuck Way, Chilliwack, BC, PGL Environmental Consultants, November 2018.

Phase 2 Environmental Site Assessment – 45495 Luckakuck Way, Chilliwack, BC, PGL Environmental Consultants, November 2018.

Phase 1 Environmental Site Assessment – 45495 Luckakuck Way, Chilliwack, Arcadis Canada, BC, May 2015.

Site Remediation of Former Sears Gas Bar – 45585 Luckakuck Way, Chilliwack, BC, Conor Pacific Environmental Technologies, September 2000.

January 08, 2021
Date Issued


A. Mortensen
For Director, Environmental Management Act