



Victoria File: 26250-20/4422  
Site ID: 4422

January 30, 2023

Todd Yuen  
Beedie Development Group  
3000 Gilmore Diversion  
Burnaby, BC V5G 3B4  
Todd.Yuen@beedie.ca

Dear Mr. Yuen:

**Re: Certificate of Compliance - 7664 80 Street, Delta, BC**

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:

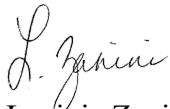
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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.
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 [site@gov.bc.ca](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P. Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: David Hammond, TD Canada Trust  
[david.hammond@td.com](mailto:david.hammond@td.com)

Kevin Li, City of Delta,  
[KLi@delta.ca](mailto:KLi@delta.ca)

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

Client Information Officer, ENV, Victoria  
[csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)



**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.

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 30, 2023  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 7664 80 Street, Delta, British Columbia, which is more particularly known and described as:

Lot A, District Lot 437, Group 2, New Westminster District Plan LMP49577 Except Plans BCP6840 and EPP1692.

PID: 025-001-531

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

Latitude:	49°	08'	30.5"
Longitude:	122°	59'	53.8"

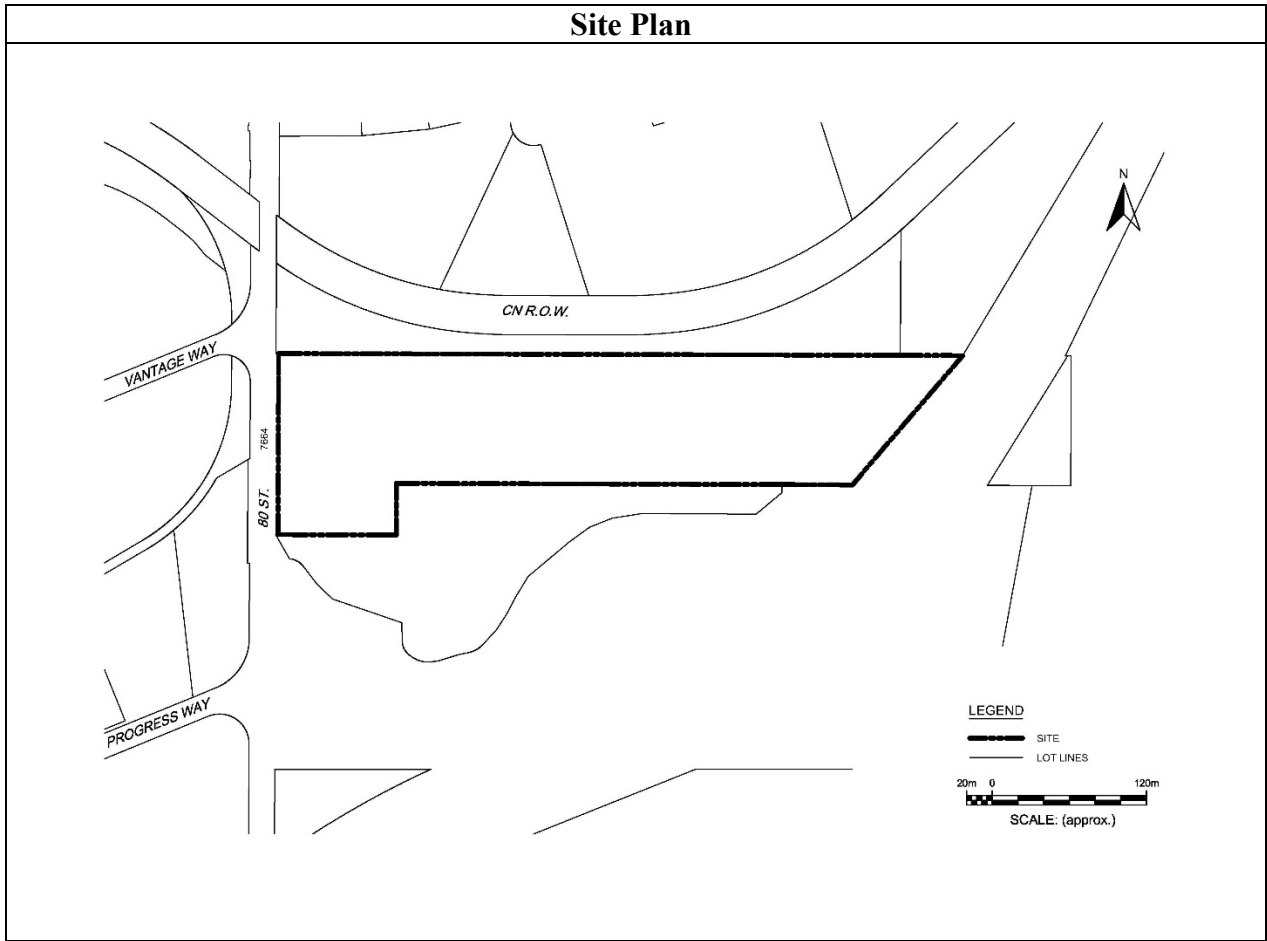
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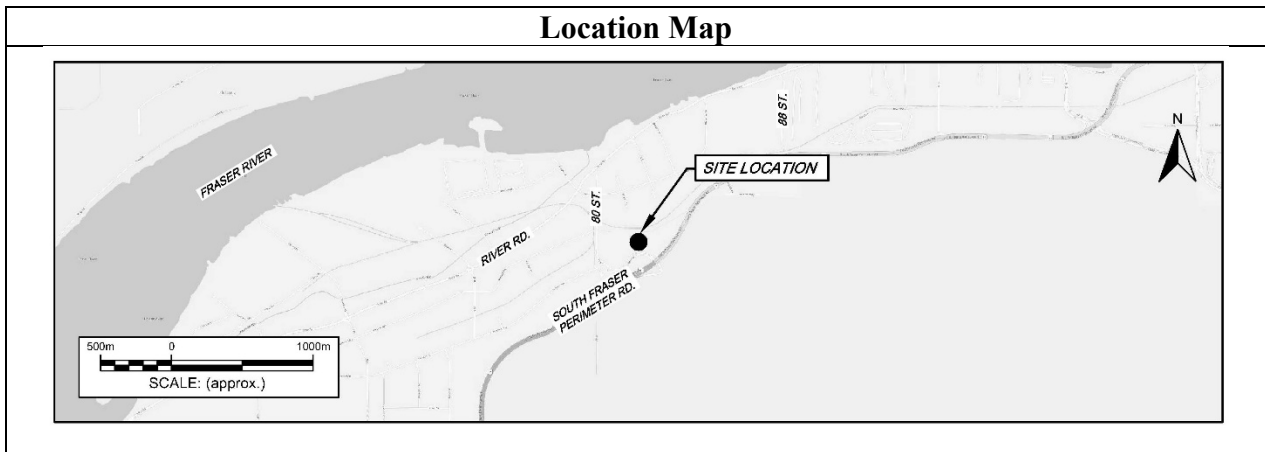
  
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### Site Plan



### Location Map



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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 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 and adjacent to the site. These assumptions include the following:

- (a) Buildings constructed on the site will have surface-oriented concrete slab foundations without basements.

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 principal 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 as drinking water.
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.

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## Schedule C

### Substances and Uses

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

To meet risk-based remediation standards:

nickel 7440-02-0

#### *Substances remediated in water for drinking water use:*

To meet numerical remediation standards:

chloride ion 16887-00-6

To meet risk-based remediation standards:

quinoline 91-22-5

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

To meet numerical remediation standards:

chloroform 67-66-3

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Keystone Environmental Ltd., dated November 2022;

*Report of Findings – Human Health and Ecological Risk Assessment*, 7664 80 Street, Delta, BC, prepared by Keystone Environmental Ltd., November 2022;

*Report of Findings – Preliminary Site Investigation - Stage 1 Update and Remediation Plan Implementation*, 7664 80 Street, Delta, BC, prepared by Keystone Environmental Ltd., November 2022.

*Approval In Principle*, Ministry of Environment and Climate Change Strategy, dated April 5, 2022

*Summary of Site Condition*, 7664 80 Street, Delta, BC, Keystone Environmental Ltd., February 2022;

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan*, 7664 80 Street, Delta, BC, Keystone Environmental Ltd., February 2022;

*Report of Findings – Human Health and Ecological Risk Assessment*, 7664 80 Street, Delta, BC, Keystone Environmental Ltd., February 2022;

*Phase 1 Environmental Site Assessment Update*, 7664-80<sup>th</sup> Street, Delta, BC, PGL Environmental Consultants, February 2021.

*June 2018 Phase 1 Environmental Site Investigation Update*, 7664-80<sup>th</sup> Street, Delta, BC, PGL Environmental Consultants, March 2019;

*Phase 1 Environmental Site Investigation Update*, 7664-80<sup>th</sup> Street, Delta, BC, PGL Environmental Consultants, June 2018;

*Phase 1 Environmental Site Investigation*, 7664-80<sup>th</sup> Street, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., July 2012;

*Ditch Excavation Assessment*, 7664-80<sup>th</sup> Street, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., October 1999;

*Phase 2 Environmental Site Investigation - Report Review and Subsurface Testing Program*, 7664-80<sup>th</sup> Street, Delta, BC, Pottinger Gaherty Environmental Consultants Ltd., May 1999;

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*Final Determination Pursuant of Section 26.4 of the Waste Management Act for Former Dominion Steel Site, Site ID 4422, 7664-80<sup>th</sup> Street, Delta, BC, issued by BC Ministry of Environment, Land and Parks, dated July 27, 1998; and,*

*Environmental Site Assessment, Level One, Dominion Steel Ltd., 7664-80<sup>th</sup> Street, Delta, BC, AquaTerra Consultants Ltd., August 1996.*

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