



VIA EMAIL: gwinterbottom@marcon.ca

Victoria File: 26250-20/21409
Site ID: 21409

Date: 27 April, 2023

Mr. Graham Winterbottom
Marcon Alpha Properties Ltd.
5645 199th Street
Langley, BC V3A1H9

Dear Mr. Winterbottom:

Re: Certificate of Compliance – 2425 Alpha Avenue, Burnaby, 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 at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

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. 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.
8. 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc:

Saleh Haidar, Contaminated Site Specialist, Climate Action and Energy Services Division,
City of Burnaby, 4949 Canada Way, Burnaby, BC, V5G 1M2
(Saleh.Haidar@burnaby.ca)

Jessica Brummell, HSBC Bank Canada,
6th Floor, 885 West Georgia St., Vancouver, BC, V6C 3G1
(jessica_brummell@hsbc.ca)

Sal Toor, Coast Capital Savings Federal Credit Union,
2515 – 1075 West Georgia St., Vancouver, BC, V6E 3C9
(Sal.Toor@coastcapitalsavings.com)

Tom Reeves, Westmount West Services Inc.,
1130 Pender St., Vancouver, BC, V6E 4A4
(tom@westmountwest.com)

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),
613-744 West Hastings Street, Vancouver, BC, V6C 1A5,
(apopova@csapsociety.bc.ca)

Brent Olson, Approved Professional, Keystone Environmental Ltd.
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3
(bolson@keystoneenvironmental.ca)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
Land Remediation Section, PO Box 9342 Stn Prov Govt, Victoria, BC, V8W 9M1,
(csp_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.

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.

27 April 2023

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2425 Alpha Avenue Burnaby, British Columbia which is more particularly known and described as:

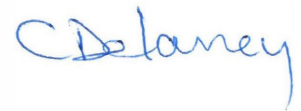
Lot A District Lot 124 Group 1 New Westminster District Plan EPP107671
PID: 031-318-797

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

Latitude: 49° 15' 45.5"
Longitude: 123° 0' 4.2"

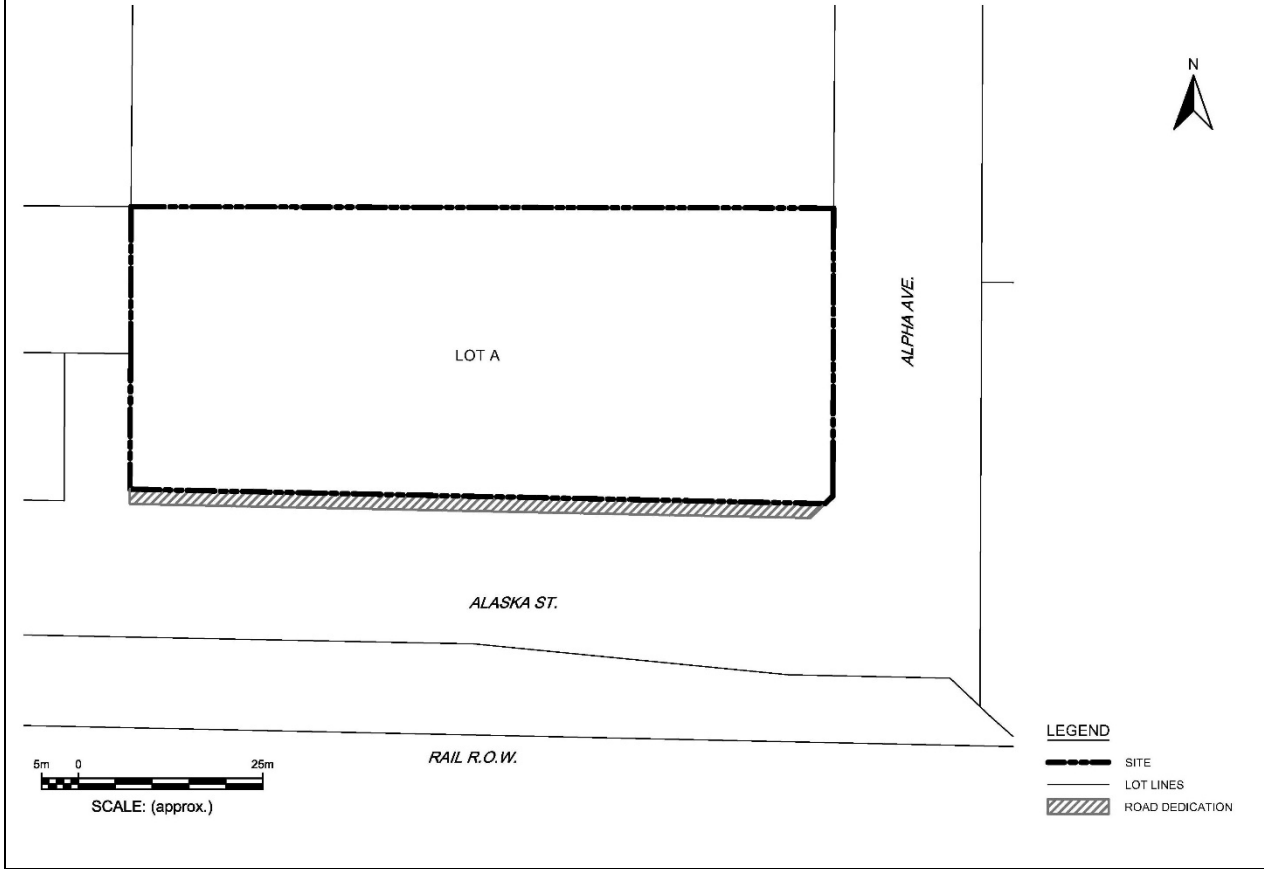
27 April 2023

Date Issued

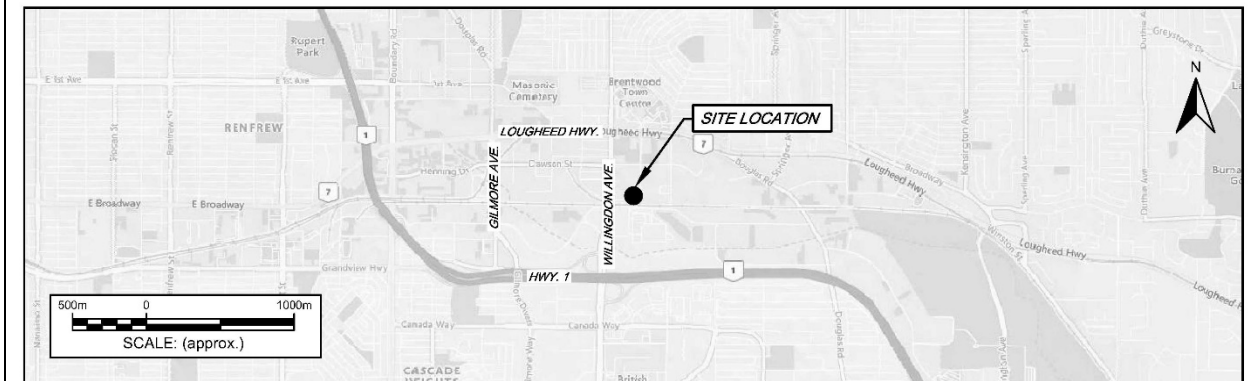


Colleen Delaney
For Director, *Environmental Management Act*

Site Plan



Location Map



CDelaney

27 April 2023

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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 and adjacent to the site. These vapour attenuation factors were selected based on 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) Any building erected will be constructed with an underground parkade to any depth below ground surface.

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 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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

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


To meet numerical remediation standards:

cadmium	7440-43-9
HEPHs	NA
iron	7439-89-6
lead	7439-92-1
molybdenum	7439-98-7
nickel	7440-02-0
zinc	7440-66-6

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For Director, *Environmental Management Act*

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Schedule D

Documents

Summary of Site Conditions, 2425 Alpha Avenue, Burnaby, BC, Keystone Environmental Ltd., October 2022;

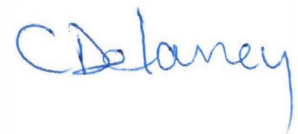
Stage 1 Preliminary Site Investigation 1 Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation. 2425 Alpha Avenue, Burnaby, BC, Keystone Environmental Ltd., September 2022; and,

Phase I and II Environmental Site Assessment 2421 Alpha Avenue, Burnaby, BC, by Keystone Environmental, May 2016.

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