



**VIA EMAIL: [ecarlson@anthemproperties.com](mailto:ecarlson@anthemproperties.com)**

Victoria File: 26250-20/24245 (Portion)  
Site ID: 24245 (Portion of)

May 2, 2023

Anthem Alpha Master LP  
Att: Eric Carlson  
Suite 1100, Bentall IV,  
1055 Dunsmuir Street PO Box 49200  
Vancouver, BC, V7X 1K8

Dear Eric Carlson:

**Re: Certificate of Compliance – 2350 Willingdon Avenue and Portions of  
2410 and 2430 Willingdon 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:

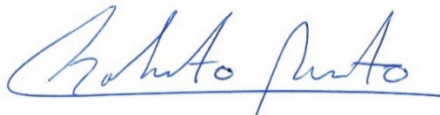
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that 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 [roberto.prieto@gov.bc.ca](mailto:roberto.prieto@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, Environmental Services, City of Burnaby, [Saleh.Haidar@burnaby.ca](mailto:Saleh.Haidar@burnaby.ca)

Jessica Brummel, Commercial Real Estate Finance, HSBC Bank of Canada, 6th floor, 885 West Georgia Street, Vancouver, BC, V6C 3G1, [Jessica\\_brummel@hsbc.ca](mailto:Jessica_brummel@hsbc.ca)

Tracy McRae, Anthem Properties, [tmcrae@anthemproperties.com](mailto:tmcrae@anthemproperties.com).

Duncan Macdonald, Approved Professional, PGL Environmental Consultants, [dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Cory Nelson, PGL Environmental Consultants, [cnelson@pggroup.com](mailto:cnelson@pggroup.com)

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

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

May 2, 2023  
Date Issued



Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is composed of 2350 Willingdon Avenue and portions of 2410 and 2430 Willingdon Avenue, Burnaby, British Columbia which is more particularly known and described as:

### **2350 Willingdon Avenue:**

Lot 121, District Lot 124, Group 1, New Westminster District, Plan 35225 except part in Plan EPP122282  
PID 002-305-712

### **Portions of 2410 and 2430 Willingdon Avenue:**

Those portions of:

North half Lot 25 except: the west 33 feet; District Lot 124, Group 1, New Westminster District, Plan 3343  
PID 010-995-625; and,  
South half of Lot 25 except; Firstly: the west 33 feet; Secondly: the east 30 feet; District Lot 124, Group 1, New Westminster District, Plan 3343  
PID 010-995-617

More particularly described as:

The SW corner of 2350 Willingdon Avenue, Lot 121, District Lot 124, Group 1, New Westminster District, Plan 3225 except part in Plan EPP122282  
PID: 002-305-712


being the Point of Commencement (P.o.C.) then proceeding S 89° 50' 58" E 80.359m to P1, then S 00° 15' 10" W 19.951m to P2, then N 89° 18' 21" W 9.144m to P3, then S 00° 15' 10" W 18.013m to P4, then N 88° 46' 59" W 69.722m to P5, then N 43° 09' 52" W 4.193m to P6, then N 02° 30' 21" E 33.773m to P.o.C.

The site contains parts of legal parcels depicted in an engineering drawing prepared by PGL Environmental on February 7, 2023.

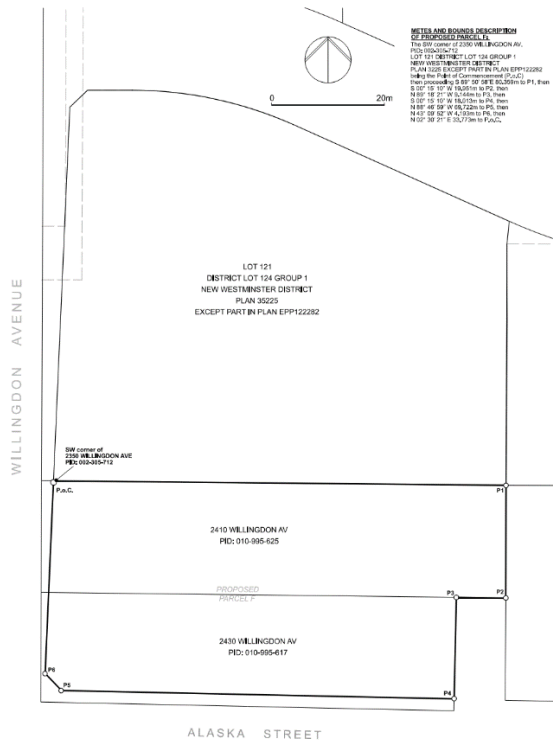
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 46.30"  
Longitude: 123° 00' 08.60"

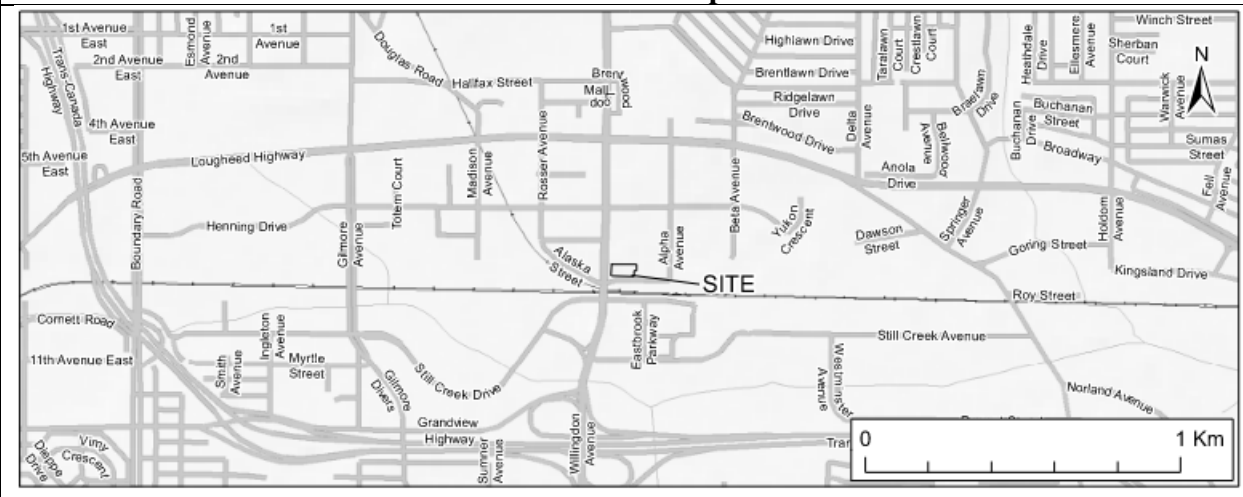
May 2, 2023  
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Roberto Prieto  
For Director, *Environmental Management Act*

### Site Plan



### Location Map



May 2, 2023  
 Date Issued

*Roberto Prieto*  
 Roberto Prieto  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water use 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 use 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 existing or expected at the site. These assumptions include the following:

*a) Any future building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.*

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.

May 2, 2023

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Roberto Prieto

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

*Substances remediated in soil for high density residential land soil use:*

To meet numerical remediation standards:

cadmium	7440-43-9
lead	7439-92-1
zinc	7440-66-6

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For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental, dated March 10, 2023.
- *Confirmation of Remediation – 2350, 2410, and 2430 Willingdon Avenue, Burnaby, BC*, prepared by PGL Environmental Ltd., dated February 2, 2023
- *Annual Approved Professional Statement – 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby, BC* prepared by PGL Environmental Ltd., dated November 9, 2022.
- *Approval in Principle - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby British Columbia*, prepared by the Ministry of Environment and Climate Change Strategy, August 8, 2021.
- *Stage 1 Preliminary Site Investigation - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.
- *Stage 2 Preliminary and Detailed Site Investigation and Remediation Plan - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.

May 2, 2023

Date Issued



Roberto Prieto  
For Director, *Environmental Management Act*