



VIA EMAIL: kush@panatchgroup.com

Victoria File: 26250-20/7839
Site ID: 7839

May 11, 2023

50 Electronic (Residential) LP
Att: Kush Panatch
103-6791 Elmbridge Way
Richmond, BC V7C 4N1

Dear Kush Panatch,

Re: Certificate of Compliance – 50 Electronic Avenue, Port Moody, 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:

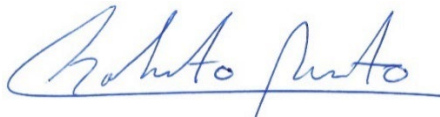
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Julie Pavey-Tomlinson, Director of Environment and Parks, City of Port Moody
(jpavey-tomlinson@portmoody.ca)

Samuel Gan, Manger, Real Estate Lending, Canadian Western Bank
(samuel.gan@cwbank.com)

CSAP Society
(apopova@csapsociety.bc.ca)

Michael Sloan, Approved Professional, SLR Consulting (Canada) Ltd.
(msloan@slrconsulting.com)

Sam Reimer, Approved Professional, SLR Consulting (Canada) Ltd.
(sreimer@slrconsulting.com)

Client Information Officer, ENV, Victoria
(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 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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

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Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 50 Electronic Avenue, Port Moody, British Columbia which is more particularly known and described as:


Lot C, District Lot 190, Group 1, New Westminster District, Plan BCP28438 Except air space plan EPP121055 and Phase 1 Strata Plan EPS8750

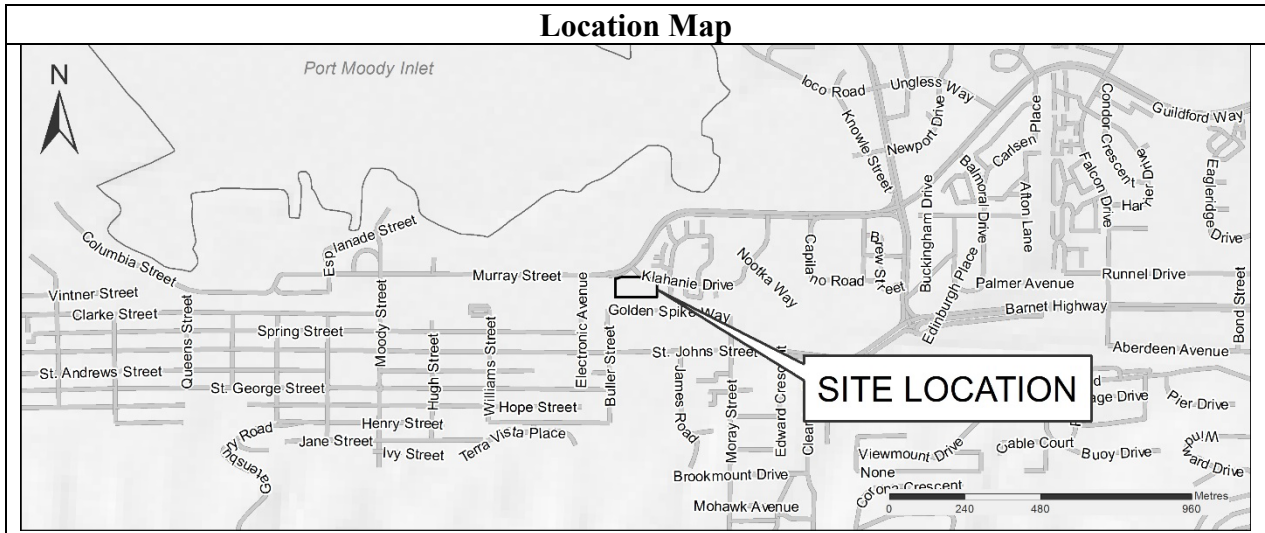
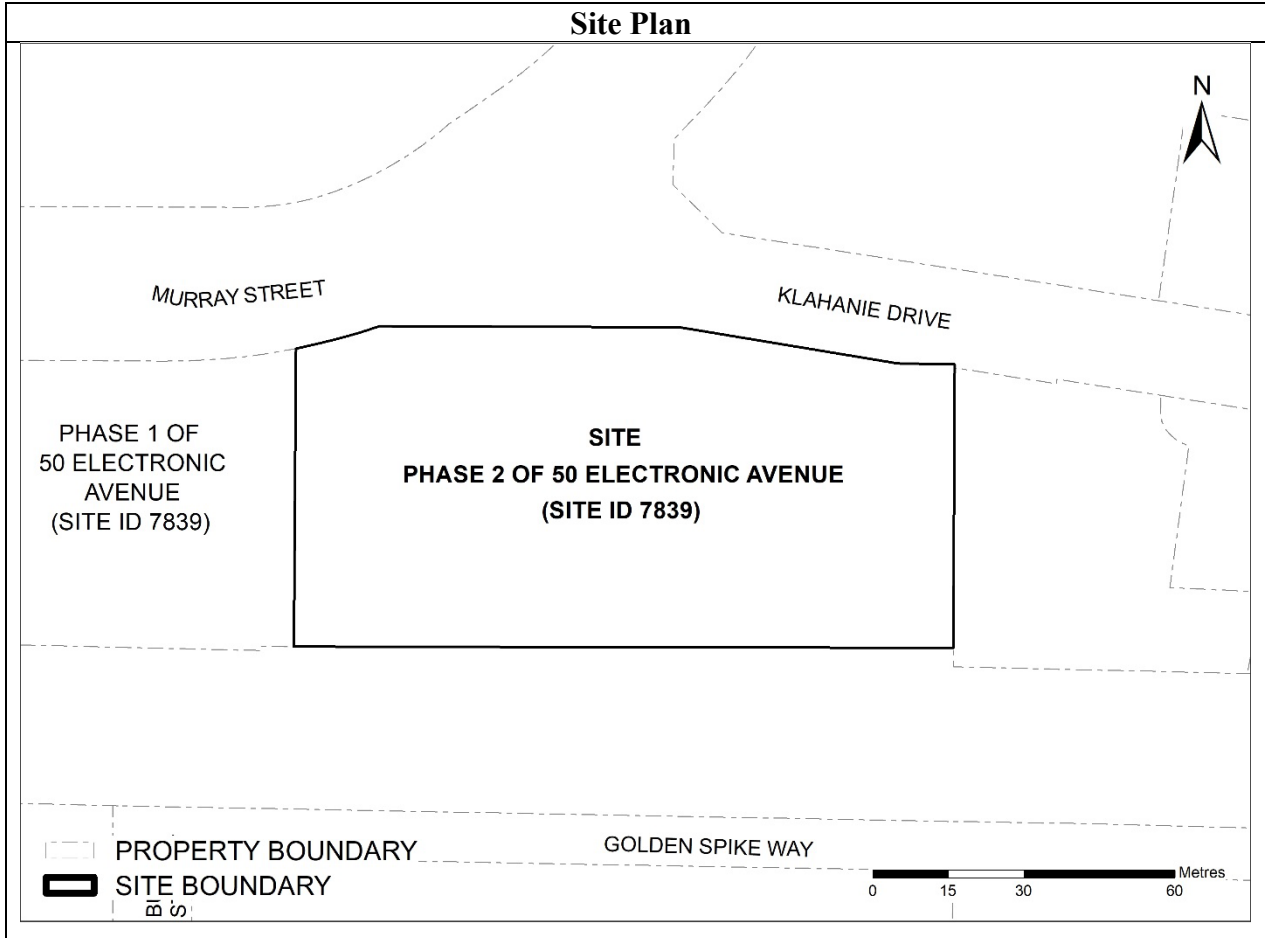
PID: 026-967-839

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

Latitude: 49° 16' 42.5"
Longitude: 122° 50' 20.6"

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Schedule B

Requirements and Conditions

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

- a) *The site is occupied by a high-density residential development with a single-level underground parkade with concrete below-ground foundation, constructed to current (post-2012) BC Building Codes; and,*
- b) *The underground parkade is below the entire footprint of the building.*

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- (a) *Groundwater from the site must not be used for 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 high density residential land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
tetrachloroethylene	127-18-4
trichloroethane, 1,1,1-	71-55-6
xylenes	1330-20-7

To meet risk-based remediation standards:

trichloroethylene	79-01-6
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Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

benzene	71-43-2
chloroform	67-66-3
tetrachloroethylene	127-18-3
VHw6-10	no CAS number
xylenes, total	1330-20-7

To meet risk-based remediation standards:

trichloroethylene	79-01-6
VPHw	no CAS number

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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
ethylbenzene	100-41-4
quinoline	91-22-5
tetrachloroethylene	127-18-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
VHw6-10	no CAS number
xylenes, total	1330-20-7

To meet risk-based remediation standards:

benzene	71-43-2
dichloroethane, 1,1-	75-34-3
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
trichloroethylene	79-01-6
vinyl chloride	75-01-4

Substances remediated in vapour for parkade use:

To meet numerical remediation standards:

trichloroethylene	79-01-6
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Schedule D

Documents

- *Summary of Site Condition (Site ID 7839)*, prepared by M. Sloan and S. Reimer, SLR Consulting (Canada) Ltd., dated 31 March 2023;
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 50 Electronic Avenue, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 31 March 2023;
- *Human Health and Ecological Risk Assessment, 50 Electronic Avenue, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 23 March 2023;
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Affected City Lands Adjacent to 50 Electronic Avenue, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated January 2023;
- *Human Health and Ecological Risk Assessment – City Lands Impacted Areas – Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated January 2023;
- *Soil Management Plan Phase 2 of Development 50 Electronic Avenue (East Lot)*, prepared by SLR Consulting (Canada) Ltd., dated July 2019;
- *Preapproval request where the entire extent of contamination has not been delineated and/or remediated, City of Port Moody Lands adjacent to 50 Electronic Avenue and 3115 Murray Street, Port Moody, BC*, prepared by BC Ministry of Environment, dated 01 September 2017;
- *Protocol 6 Preapproval Application, Risk-Based Certificate of Compliance for City of Port Moody Lands Adjacent to 50 Electronic Avenue and 3115 Murray Street, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 10 July 2017;
- *Water Use Determination Application, Affected Property at 50 Electronic Avenue/ 3115 Murray Street, Port Moody, BC*, prepared by BC Ministry of Environment, dated 28 March 2014;
- *Request for CSR Drinking Water Standards Exemption - 50 Electronic Avenue / 3115 Murray Street, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 14 Nov 2013.

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