



**VIA EMAIL: [HW@skyllenpacific.com](mailto:HW@skyllenpacific.com)**

File: 26250-20/23350  
Site ID: 23350

June 23, 2023

Han Wang, General Manager  
City Point Real Estate Development Company Limited  
1650 W 2<sup>nd</sup> Ave.  
Vancouver, BC V6J 4R3

Dear Han Wang:

**Re: Certificate of Compliance – 618 Carnarvon Street, New Westminster, 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 and may be encountered during any future 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](mailto:Site@gov.bc.ca).

Yours truly,



Janet Barrett, M.Sc., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: City of New Westminster, [info@newwestcity.ca](mailto:info@newwestcity.ca)  
British Columbia Transit, [transitinfo@bctransit.com](mailto:transitinfo@bctransit.com)  
BC Transportation Financing Authority, [tran.webmaster@gov.bc.ca](mailto:tran.webmaster@gov.bc.ca)  
Kingsett Mortgage Corporation, Justin Walton, [jwalton@kingsettcapital.com](mailto:jwalton@kingsettcapital.com)  
Canada ICI Capital Corporation, Jon Veerman, [jveerman@canadaicicapital.ca](mailto:jveerman@canadaicicapital.ca)  
Trisura Guarantee Insurance Company, Peter Williams, [peter.williams@trisura.com](mailto:peter.williams@trisura.com)  
FortisBC Alternative Energy Services Inc., [faes@fortisbc.com](mailto:faes@fortisbc.com)  
Michael Muttersbach, Approved Professional, Next Environmental Inc., 8545 Commerce Court, Burnaby, BC V5A 4N4, [mmuttersbach@nextenvironmental.com](mailto:mmuttersbach@nextenvironmental.com)  
CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, BC ENV, Victoria, [esp\\_cio@victoria1.gov.bc.ca](mailto:esp_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.

June 23, 2023  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 618 Carnarvon Street, New Westminster, British Columbia which is more particularly known and described as:

Lot 1 Block 13 Group 1 New Westminster District Plan EPP85819  
PID: 030-626-293

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

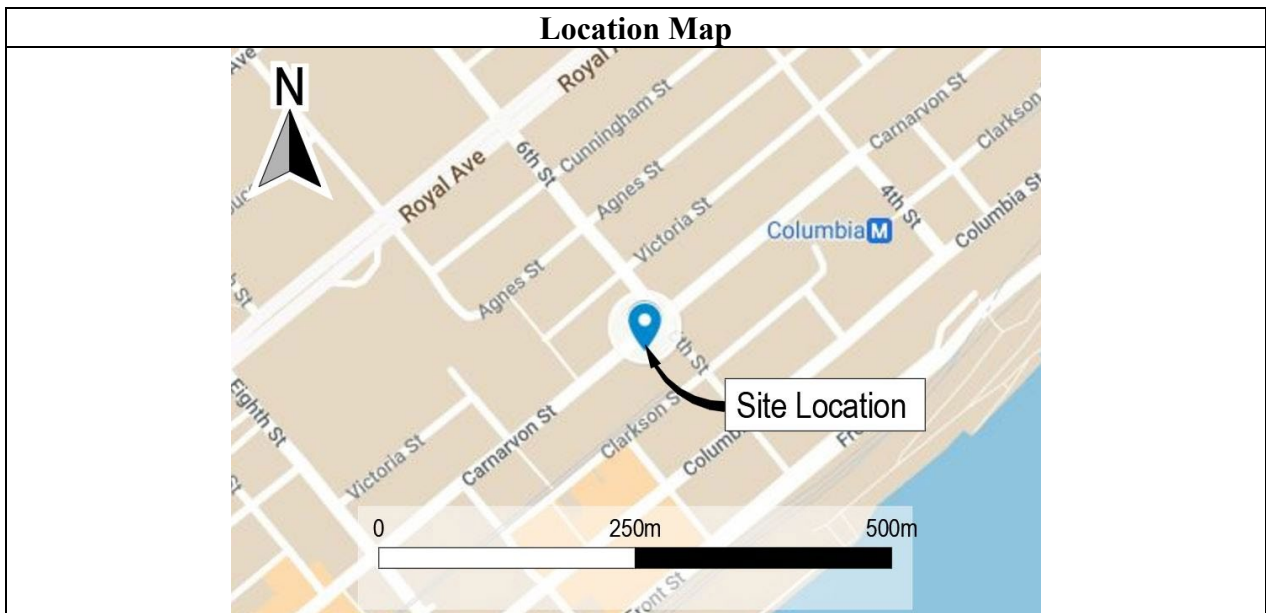
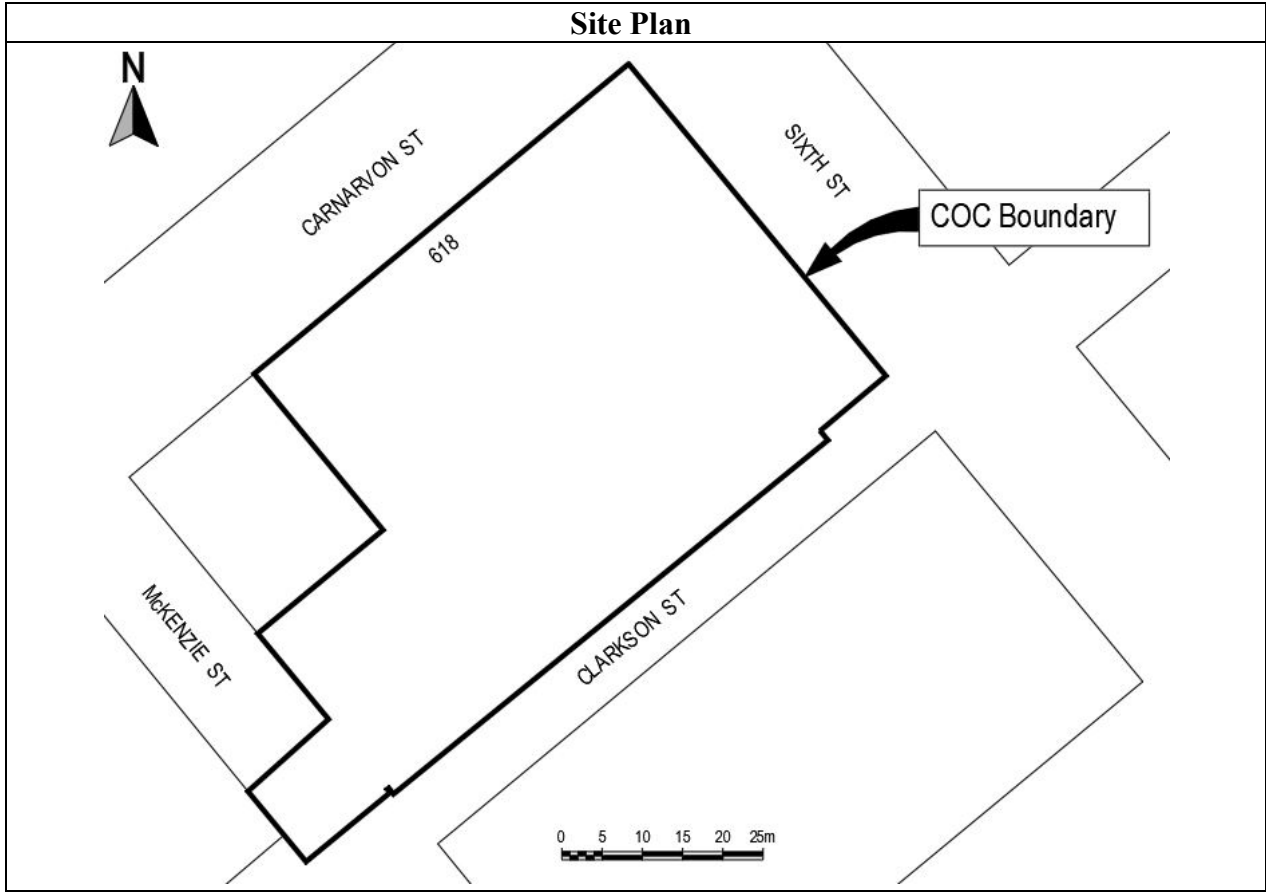
Latitude: 49° 12' 13.00"  
Longitude: 122° 54' 33.00"

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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 the site and neighboring properties. These assumptions include the following:

- (a) The buildings constructed on the site will be fully underlain by an underground parkade; and*
- (b) Outdoor seating area at grade associated with commercial space at the site is not underlain by an underground 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 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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## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
HEPHs	n/a
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	n/a
manganese	7439-96-5
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
tin	7440-31-5
toluene	108-88-3
xylenes	1330-20-7
zinc	7440-66-6

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## Schedule D

### Documents

*Summary of Site Condition, 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., January 26, 2023.*

*Stage 1 Preliminary Site Investigation Update for 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., January 26, 2023.*

*Confirmation of Remediation for 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., January 26, 2023.*

*Detailed Site Investigation & Supplemental Site Investigation for 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., January 26, 2023.*

*Contaminated Sites Services Application, Protocol 6 Preapproval Application for Relief from Delineation and Remediation off-Site, 618 Carnarvon Street, New Westminster, BC, Ministry of Environment and Climate Change Strategy, April 1, 2022.*

*P6 Preapproval Request Not to Delineate and Remediate Contaminated Fill Off-Site, 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., September 3, 2021.*

*Stage 2 Preliminary Site Investigation for 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., January 31, 2020.*

*Soil Sampling Associated with a Removed Heating Oil Underground Storage Tank, 618 Carnarvon Street, New Westminster, BC, Method Environmental Services Ltd., January 2020.*

*Stage 1 Preliminary Site Investigation for 618 Carnarvon Street, New Westminster, BC, Next Environmental Inc., October 4, 2019.*

*Addendum to Stage 2 Environmental Site Assessment, 615 Clarkson Street, New Westminster, BC, JC Environmental Inc., May 17, 2019.*

*Re: Groundwater Investigation Report – Proposed 33 Storey Residential Tower, 618 Carnarvon Street, New Westminster, BC, GeoPacific Consultants Ltd., July 6, 2018.*

*Stage 2 Preliminary Site Investigation, 615 Clarkson Street, New Westminster, BC, JC Environmental Inc., January 4, 2014.*

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*Stage 1 Environmental Site Assessment, 36 6th Street, 50 6th Street & 615 Clarkson Street, New Westminster, BC, JC Environmental Inc., October 18, 2005.*

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