



Victoria File: 26250-20/21276  
Site ID: 21276

January 26, 2022

Mr. Riaan DeBeer  
Anthem Duncan Developments Ltd.  
Suite 1100 Bentall IV Box 49200  
1055 Dunsmuir Street  
Vancouver, BC V7X 1K8  
[RDeBeer@anthemproperties.com](mailto:RDeBeer@anthemproperties.com)

Dear Mr. DeBeer:

**Re: Certificate of Compliance - Portions of 488 Furness Street  
(former 41 – 175 Duncan Street), New Westminster, British Columbia**

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 Regulation and 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 [julia.brooke@gov.bc.ca](mailto:julia.brooke@gov.bc.ca).

Yours truly,



J.A. Brooke, P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Hardev Gill, City of New Westminster  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[hgill@newwestcity.ca](mailto:hgill@newwestcity.ca)

Anika Calder, Vancouver Fraser Port Authority  
100 The Pointe, 999 Canada Place, Vancouver, BC V6C 3T4  
[anika.calder@portvancouver.com](mailto:anika.calder@portvancouver.com)

Rachel Ryan, Kingsett Mortgage Corporation  
Scotia Plaza, 40 King Street West, Suite 3700, PO Box 110, Toronto, ON M5H 3Y2  
[rryan@kingsettcapital.com](mailto:rryan@kingsettcapital.com)

CSAP Society  
613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5  
[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.  
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3  
[mgeraghty@keystoneenviromental.ca](mailto:mgeraghty@keystoneenviromental.ca)

Stefan Quaglia, Approved Professional, Trillium Environmental Ltd.  
Suite 203, 126 Ingram Street, Duncan, BC V9L 1P1  
[squaglia@trilliumenviro.com](mailto:squaglia@trilliumenviro.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 26, 2022  
Date Issued

J.A. Brooke  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located on portions of 488 Furness Street (former 41 – 177 Duncan Street), New Westminster, British Columbia which is more particularly known and described as a portion of:

Lot 3 District Lot 757 Group 1 New Westminster District Plan EPP85642

PID: 030-654-556

The site is further described as:

### Zone 1:

Starting at the Southwest Corner of Lot 12, District Lot 757 Group 1, Plan 2620

- thence 4° 42' 00" for 133.940 metres; the Point of Commencement (Point A);
- thence from Point A following natural boundary easterly to Point B;
- thence 179° 34' 44" for 9.328 metres;
- thence 90° 00' 00" for 0.919 metres;
- thence 179° 53' 34" for 3.058 metres;
- thence 239° 43' 55" for 2.871 metres;
- thence 273° 58' 05" for 15.549 metres;
- thence 0° 29' 08" for 14.844 metres;

Returning to the Point of Commencement

### Zone 2:

Starting at the Southwest Corner of Lot 12, District Lot 757 Group 1, Plan 2620

- thence 19° 45' 43" for 149.506 metres; the Point of Commencement (Point A);
- thence from Point A following natural boundary easterly to Point B;
- thence 185° 28' 58" for 7.157 metres;
- thence 271° 37' 22" for 9.112 metres;
- thence 260° 52' 05" for 7.824 metres;
- thence 245° 22' 16" for 6.558 metres;
- thence 318° 23' 00" for 2.917 metres;
- thence 4° 51' 07" for 9.197 metres;

Returning to the Point of Commencement.

January 26, 2022

Date Issued



J.A. Brooke

For Director, *Environmental Management Act*

Zone 3:

Starting at the Southwest Corner of Lot 12, District Lot 757 Group 1, Plan 2620

- thence 40° 44' 18" for 163.535 metres; the Point of Commencement
- thence 304° 11' 04" for 10.140 metres;
- thence 284° 28' 56" for 6.449 metres;
- thence 347° 40' 04" for 5.555 metres;
- thence 245° 24' 45" for 5.816 metres;
- thence 294° 23' 08" for 7.297 metres;
- thence from point a following natural boundary easterly to point b;
- thence 180° 29' 58" for 15.366 metres;

Returning to the Point of Commencement

Zone 4:

Starting at the Southwest Corner of Lot 12, District Lot 757 Group 1, Plan 2620

- thence 40° 44' 18" for 163.535 metres; the Point of Commencement
- thence 119° 06' 24" for 3.710 metres;
- thence 109° 56' 05" for 5.503 metres;
- thence 98° 36' 30" for 11.057 metres;
- thence 94° 03' 35" for 4.931 metres;
- thence 93° 14' 21" for 6.063 metres;
- thence 92° 50' 05" for 5.369 metres;
- thence 95° 23' 28" for 5.851 metres;
- thence 90° 47' 47" for 12.523 metres;
- thence from Point A following natural boundary westerly to Point B;
- thence 180° 29' 58" for 15.366 metres;

Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on October 26, 2017.

The soil management area metes and bounds contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on July 19, 2021, and is more particularly known and described as:

Starting at the Southwest Corner of Lot 12, District Lot 757 Group 1, Plan 2620

January 26, 2022

Date Issued



J.A. Brooke

For Director, *Environmental Management Act*

- thence 47° 54' 50" for 176.527 metres; to the Point of Commencement
- thence 93° 14' 21" for 6.063 metres;
- thence 92° 50' 05" for 5.369 metres;
- thence 95° 23' 28" for 5.851 metres;
- thence 90° 47' 47" for 12.523 metres;
- thence 5° 26' 36" for 5.475 metres;
- thence from Point G following natural boundary westerly to Point H and turn south;
- thence 180° 00' 00" for 7.329 metres;

Returning to the Point of Commencement.

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

Latitude:	49°	11'	46.1"
Longitude:	122°	55'	43.8"

January 26, 2022

Date Issued



J.A. Brooke

For Director, *Environmental Management Act*

# Site Plan, New Westminster

**METES & BOUNDS OF 2021 COC ZONE 1 AREA:**

- STARTING AT THE SOUTHWEST CORNER OF LOT 12, DISTRICT LOT 757 GROUP 1, PLAN 2620
- THENCE 4° 42' 00" FOR 134.172 METRES; TO THE POINT OF COMMENCEMENT (POINT A);
- THENCE FROM POINT A FOLLOWING NATURAL BOUNDARY EASTERLY TO POINT B AND TURN SOUTH;
- THENCE 179° 34' 44" FOR 9.328 METRES;
- THENCE 90° 00' 00" FOR 0.919 METRES;
- THENCE 179° 53' 34" FOR 3.058 METRES;
- THENCE 239° 43' 55" FOR 2.871 METRES;
- THENCE 273° 58' 05" FOR 15.549 METRES;
- THENCE 0° 29' 08" FOR 14.844 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

**METES & BOUNDS OF 2021 COC ZONE 2 AREA:**

- STARTING AT THE SOUTHWEST CORNER OF LOT 12, DISTRICT LOT 757 GROUP 1, PLAN 2620
- THENCE 19° 45' 43" FOR 149.506 METRES; TO THE POINT OF COMMENCEMENT (POINT C);
- THENCE FROM POINT C FOLLOWING NATURAL BOUNDARY EASTERLY TO POINT D AND TURN SOUTH;
- THENCE 185° 28' 58" FOR 7.157 METRES;
- THENCE 271° 37' 22" FOR 9.112 METRES;
- THENCE 260° 52' 05" FOR 7.824 METRES;
- THENCE 245° 22' 16" FOR 6.558 METRES;
- THENCE 318° 22' 00" FOR 2.917 METRES;
- THENCE 4° 51' 07" FOR 9.197 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

**METES & BOUNDS OF 2021 COC ZONE 3 AREA:**

- STARTING AT THE SOUTHWEST CORNER OF LOT 12, DISTRICT LOT 757 GROUP 1, PLAN 2620
- THENCE 40° 44' 18" FOR 163.535 METRES; TO THE POINT OF COMMENCEMENT;
- THENCE 304° 11' 04" FOR 10.140 METRES;
- THENCE 284° 28' 56" FOR 6.449 METRES;
- THENCE 347° 40' 04" FOR 5.555 METRES;
- THENCE 245° 24' 45" FOR 5.816 METRES;
- THENCE 294° 23' 08" FOR 7.297 METRES;
- THENCE FROM POINT E FOLLOWING NATURAL BOUNDARY EASTERLY TO POINT F AND TURN SOUTH;
- THENCE 180° 29' 58" FOR 15.366 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

**METES & BOUNDS OF 2021 COC ZONE 4 AREA:**

- STARTING AT THE SOUTHWEST CORNER OF LOT 12, DISTRICT LOT 757 GROUP 1, PLAN 2620
- THENCE 40° 44' 18" FOR 163.535 METRES; TO THE POINT OF COMMENCEMENT;
- THENCE 119° 06' 24" FOR 3.710 METRES;
- THENCE 109° 56' 05" FOR 5.503 METRES;
- THENCE 98° 36' 30" FOR 11.057 METRES;
- THENCE 94° 03' 35" FOR 4.931 METRES;
- THENCE 93° 14' 21" FOR 6.063 METRES;
- THENCE 92° 50' 05" FOR 5.369 METRES;
- THENCE 95° 23' 28" FOR 5.851 METRES;
- THENCE 90° 47' 47" FOR 12.523 METRES;
- THENCE 5° 26' 36" FOR 5.475 METRES;
- THENCE FROM POINT G FOLLOWING NATURAL BOUNDARY WESTERLY TO POINT F AND TURN SOUTH;
- THENCE 180° 29' 58" FOR 15.366 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

**METES & BOUNDS OF SOIL MANAGEMENT AREA:**

- STARTING AT THE SOUTHWEST CORNER OF LOT 12, DISTRICT LOT 757 GROUP 1, PLAN 2620
- THENCE 47° 54' 50" FOR 176.527 METRES; TO THE POINT OF COMMENCEMENT;
- THENCE 93° 14' 21" FOR 6.063 METRES;
- THENCE 92° 50' 05" FOR 5.369 METRES;
- THENCE 95° 23' 28" FOR 5.851 METRES;
- THENCE 90° 47' 47" FOR 12.523 METRES;
- THENCE 5° 26' 36" FOR 5.475 METRES;
- THENCE FROM POINT G FOLLOWING NATURAL BOUNDARY WESTERLY TO POINT H AND TURN SOUTH;
- THENCE 180° 00' 00" FOR 7.329 METRES;

RETURNING TO THE POINT OF COMMENCEMENT.

5m 0 10.0m  
SCALE: (approx.)

**LEGEND**

- PROPERTY LINE
- LOT LINES
- NATURAL BOUNDARY
- METES & BOUNDS OF 2021 COC AREA
- METES & BOUNDS OF SOIL MANAGEMENT AREA

### Location Map, New Westminster

The map shows the Fraser River flowing through New Westminster. Key features include the Queensborough Bridge, Poplar Island, and the City Limits. A specific 'SITE LOCATION' is marked on the riverbank near the Queensborough Bridge. A scale bar indicates distances up to 1000m, and a north arrow is present in the top right corner.

January 26, 2022

Date Issued

J. Brooke

J.A. Brooke  
For Director, *Environmental Management Act*

Site Identification Number 21276  
Version 9.0 R



## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use<s> 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 will not be constructed on the dike.*

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<s> 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) Soil contamination must remain covered by at least 1.0 m of compliant soils within the soil management area defined by the metes and bounds.*
3. If requested by the Director, the responsible person<s> 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person<s> or their agent. The records must be available for inspection by the Director.

January 26, 2022  
Date Issued



J.A. Brooke  
For Director, *Environmental Management Act*



## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

arsenic	7440-38-2
zinc	7440-66-6

##### To meet local background concentrations:

copper	7440-50-8
lead	7439-92-1

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

##### To meet local background concentrations:

arsenic	7440-38-2
cobalt	7440-48-4
iron	7439-89-6
manganese	7439-96-5
thallium	7440-28-0

January 26, 2022

Date Issued



J.A. Brooke  
For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Keystone Environmental Ltd., dated July 2021.
- *Performance Verification Plan for Certificate of Compliance Performance Verification Plan for Certificate of Compliance Areas North of 488 Furness Street (former 41 – 177 Duncan Street), New Westminster, BC*, prepared by Keystone Environmental Ltd., July 2021.
- *Report of Findings – Human Health and Ecological Risk Assessment, Areas North of 488 Furness Street (former 41 – 177 Duncan Street), New Westminster, BC*, prepared by Keystone Environmental Ltd., July 2021.
- *Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, Areas north of 488 Furness Street (former 41 – 177 Duncan Street), New Westminster, BC*, prepared by Keystone Environmental Ltd., July 2021.
- *Approval in Principle, Portion of 41 – 175 Duncan Street, New Westminster, BC*. Prepared by the BC Ministry of Environment and Climate Change Strategy, May 2018.
- *Recommended Sediment Management Areas, VFPA Water Lot – 177 Duncan Street, New Westminster, BC*, prepared by Keystone Environmental Ltd., January 2018.
- *Summary of Site Condition*, prepared by Keystone Environmental Ltd., dated October 31, 2017;
- *Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, and Remediation Plan, 41 – 177 Duncan Street, New Westminster, BC*, Keystone Environmental Ltd., October 2017;
- *Report of Findings – Human Health and Ecological Risk Assessment, 41 – 177 Duncan Street, New Westminster, BC*, Keystone Environmental Ltd., October 2017;
- *Phase 1 and 2 Environmental Site Investigation (ESA), 41 and 175 Duncan Street, New Westminster, BC*, Pottinger Gaherty Environmental Consultants Ltd., May 2015; and
- *Environmental Status, 41 – 175 Duncan Street, New Westminster, BC*, Pottinger Gaherty Environmental Consultants Ltd., February 2015.

January 26, 2022

Date Issued



J.A. Brooke

For Director, *Environmental Management Act*