



VIA EMAIL

Victoria File: 26250-20/184
Site ID: 184 (Part)

March 1, 2022

Ryan Sekon
Sapperton Rousseau Investments Ltd., Inc. No.BC0848509
Suite 2000, 595 Burrard Street
Vancouver, BC V6C0E4
rsekhon@wesgroup.ca

Dear Ryan Sekon:

Re: Certificate of Compliance – 100 Braid Street, New Westminster, British Columbia, Part of Site ID 184

Please find enclosed a Certificate of Compliance respecting the part of 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Janet Zazubek, RPP MCIP, Planning Analyst, City of New Westminster,
jzazubek@newwestcity.ca

Ryan Sekhon, Development Manager, Sapperton Rousseau Investments Ltd.,
rsekhon@wesgroup.ca

Jeff Schmidt, CSAP, jschmidt@hemmera.com

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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.

March 1, 2022
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The part of the site covered by this Certificate of Compliance is located at 100 Braid Street, New Westminster, British Columbia which is more particularly known and described as:

Lot B Suburban Block 1 New Westminster District Plan EPP62114
PID: 030-258-251

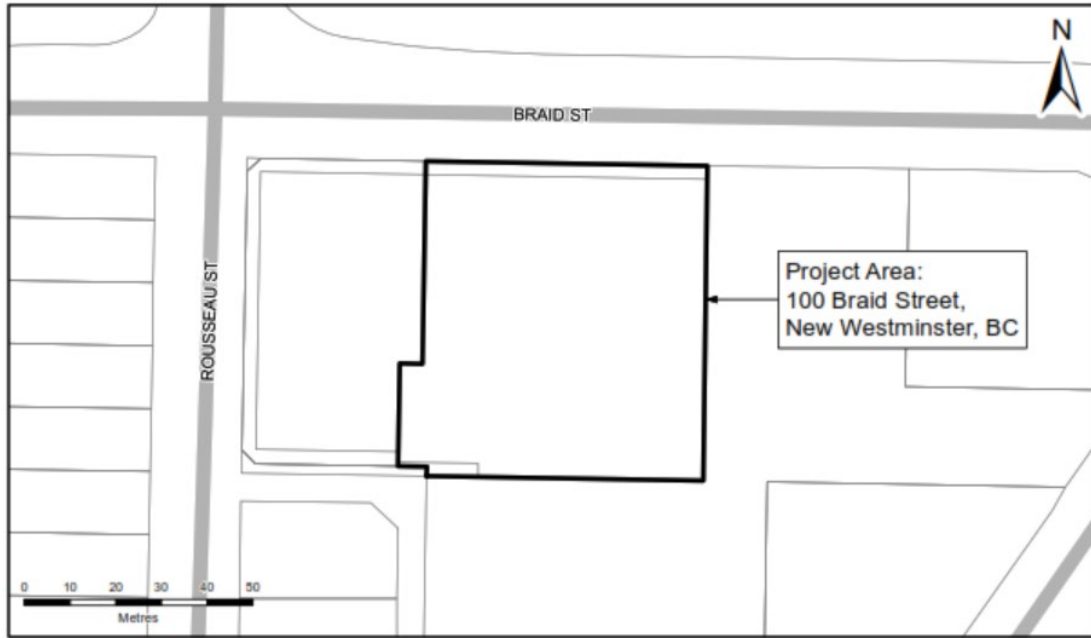
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 51.9"
Longitude: 122° 53' 6.5"

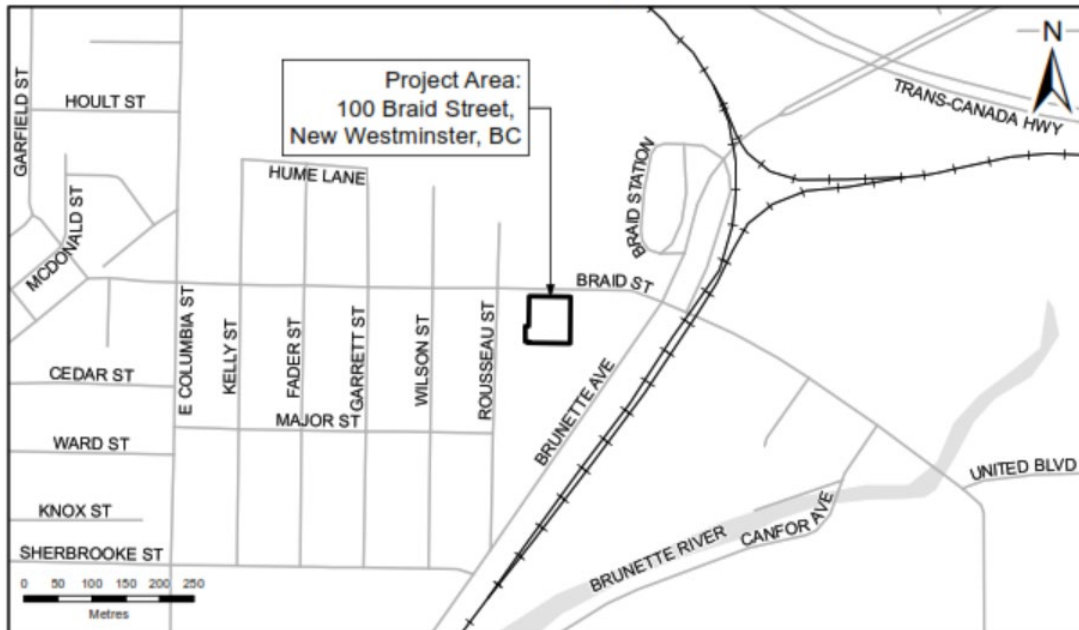
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James Plett
For Director, *Environmental Management Act*

Site Plan, New Westminster, BC



Location Map, New Westminster, BC



March 1, 2022

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Schedule B

Requirements and Conditions

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

- (a) *A building with a mixture of commercial and residential use on the first floor and the potential for residential above will be constructed on the Site with underground parking.*

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.

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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
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
Cadmium	7440-43-9
Chromium	7440-47-3
Cobalt	7440-48-4
Copper	7440-50-8
Iron	7439-89-6
Lead	7439-92-1
Manganese	7439-96-5
Molybdenum	7439-98-7
Naphthalene	91-20-3
Nickel	7440-02-0
Selenium	7782-49-2
Trichloroethylene	79-01-6
Zinc	7440-66-6

Substances evaluated in water for drinking water use:

To meet local background concentrations:

Dissolved Arsenic	7440-38-2
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Schedule D

Documents

Summary of Site Condition, Hemmera, February 22, 2022.

Supplemental PSI/DSI and COR - 100 Braid Street, New Westminster, BC, Hemmera Envirochem Inc., September 8, 2021, 2021.

Remediation Plan – 100 Braid Street, New Westminster, BC, Hemmera Envirochem Inc., May 20, 2021.

Stage 1 PSI Update and Stage 2 PSI, DSI – 100 Braid Street, New Westminster, BC, Hemmera Envirochem Inc., May 19, 2021.

Stage 1 and 2 Preliminary Site Investigation - 100 Braid Street, New Westminster, BC, Hemmera Envirochem Inc., July 25, 2016.

Stage 1 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, Levelton Consultants Ltd., September 10, 2015.

Stage 1 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, Levelton Consultants Ltd., December 21, 2007.

Contaminated Soil Remediation and Confirmatory Sampling, 100 Braid Street, New Westminster, BC, Levelton Engineering Ltd., November 28, 2002.

Stage 1 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, Levelton Engineering Ltd., April 30, 2002.

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