



VIA EMAIL: sjellicoe@bchousing.org

Victoria File: 26250-20/20840
Site ID: 20840

November 22, 2022

BC Housing Management Commission
4555 Kingsway
Burnaby, BC V5H 4E6
Attn. Sara Jellicoe

Dear Sara Jellicoe:

Re: Certificate of Compliance – 68 Sixth 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 Liliana.Jerade@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of New Westminster, General Inquiries - engpost@newwestcity.ca

CSAP Society, apopova@csapsociety.bc.ca

Duncan Macdonald, Approved Professional, PGL Environmental Consultants
dmacdonald@pggroup.com

Client Information Officer, BC 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.

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Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 68 Sixth Street, New Westminster, British Columbia which is more particularly known and described as:

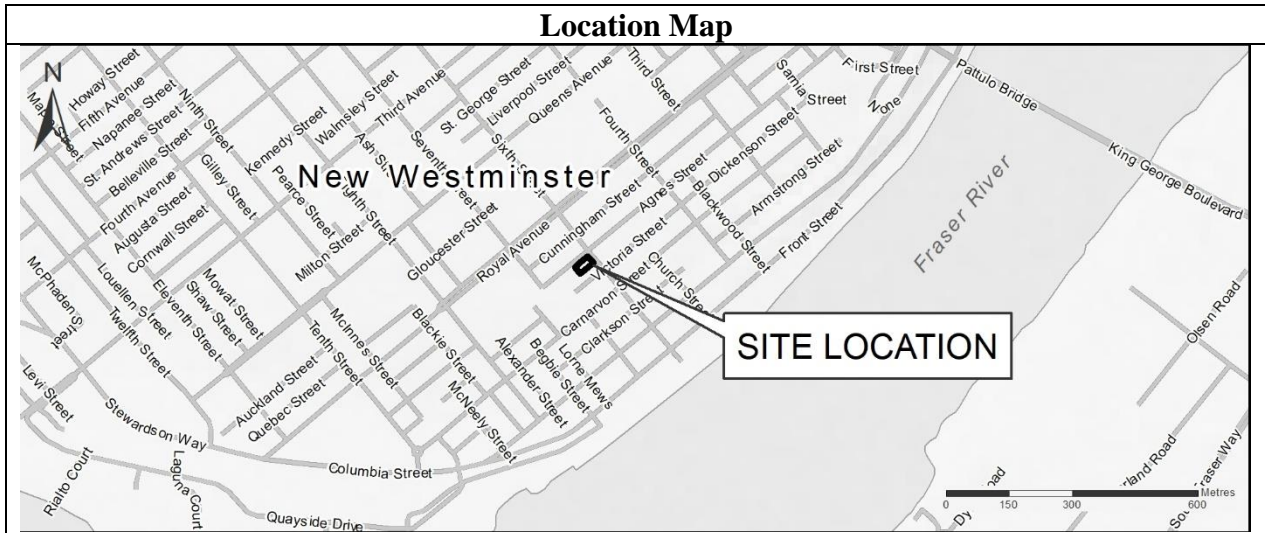
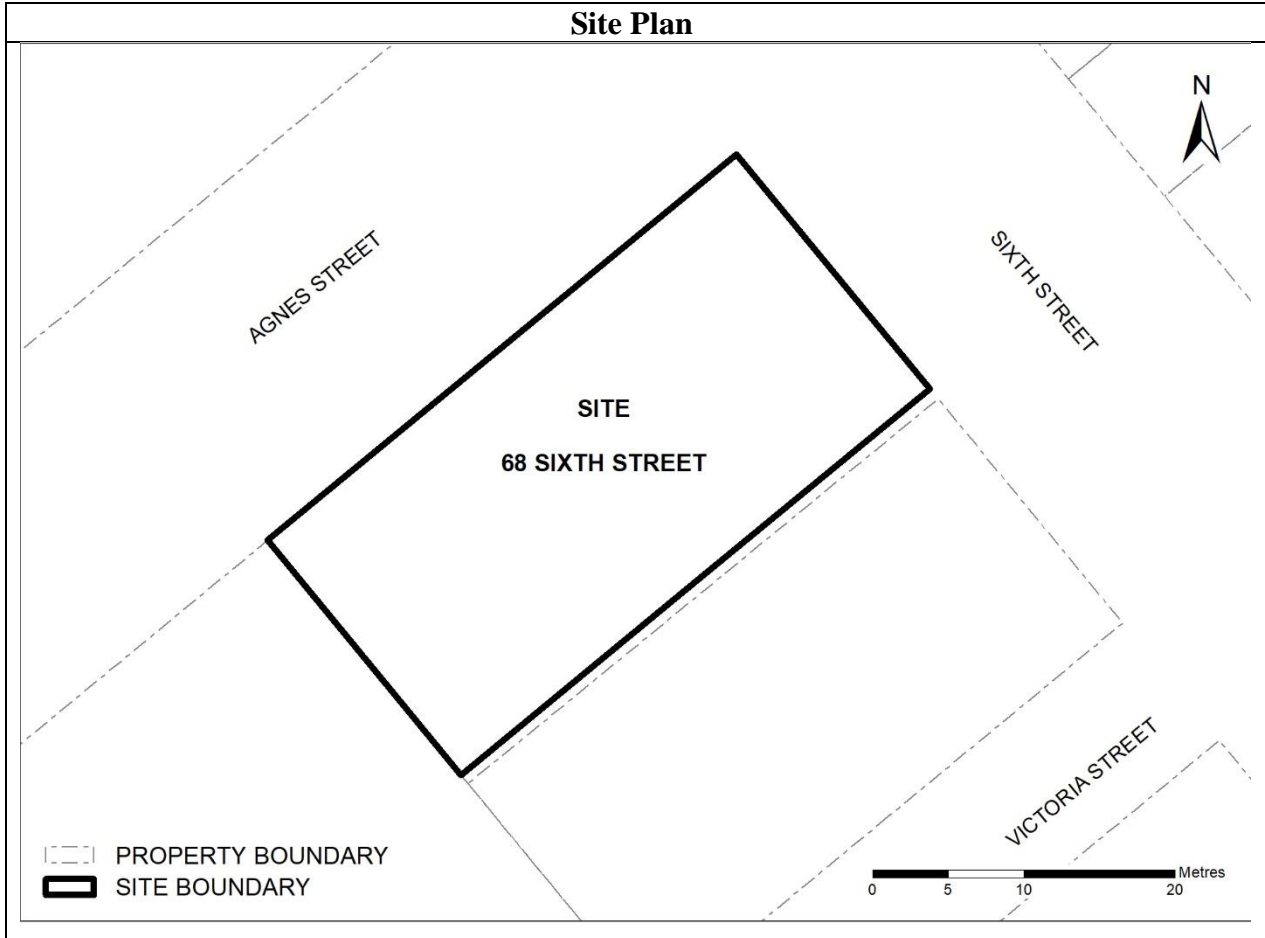
Northerly 66 Feet Lot 3 Block 25 Plan 2620 Having a Frontage of 66 Feet on Sixth Street by 131.86 Feet on Agnes Street PID: 013-478-567 68 Sixth Street, New Westminster, BC
Northerly 66 Feet Lot 4 Block 25 Plan 2620 Having a Frontage of 66 Feet on Sixth Street by 131.86 Feet on Agnes Street PID: 013-478-565 68 Sixth Street, New Westminster, BC

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

Latitude: 49° 12' 16.50"
Longitude: 122° 54' 36.20"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site. These assumptions include the following:

(a) *“Any building on the Site will be slab-on-grade”*


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.

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

(a) *“Groundwater must not be used for drinking”*

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:


antimony (7440-36-0)
arsenic (7440-38-2)
barium (7440-39-3)
benzene (71-43-2)
benz[a]anthracene (56-55-3)
benzo(b+j)fluoranthenes (205-99-2 & 205-82-3)
chromium (7440-47-3)
lead (7439-92-1)
LEPHs
vanadium (7440-62-2)
VPHs
xylenes (1330-20-7)
zinc (7440-66-6)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

arsenic (7440-38-2)

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Schedule D

Documents

Summary of Site Condition, prepared by Duncan Macdonald, PGL Environmental Inc., dated September, 2022;

Stage I Preliminary Site Investigation Update, Supplemental Investigation, and Confirmation of Remediation, PGL Environmental Inc., dated September 2022;

Stage I Preliminary Site Investigation, Active Earth, dated January 2021;

Supplemental Detailed Site Investigation and Confirmation of Remediation, 68 Sixth Street, New Westminster, BC, Tetra Tech Canada Inc, dated November 28, 2018;

Confirmation of Remediation, 68 6th Street, New Westminster, BC, Tetra Tech Canada Inc, dated November 28, 2018;


Preliminary and Detailed Site Investigation, 68 Sixth Street, New Westminster, BC, Tetra Tech Canada Inc, dated November 28, 2018;

Stage I Preliminary Site Investigation Update, 68 Sixth Street, New Westminster, BC, Tetra Tech Canada Inc, dated November 28, 2018;

Supplemental Phase II Environmental Site Assessment and Remediation Progress Report, EBA, A Tetra Tech Company, dated October 2011; and

Phase I and II Environmental Site Assessments, EBA, A Tetra Tech Company, dated October 2011.

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