



VIA EMAIL: abachra@bosa.com

Victoria File: 26250-20/13080 and 25839
Site ID: 13080 and 25839

December 14, 2022

Mr. Ajay Bachra
Bosa Commercial Poco Lands Inc.
1201 – 838 West Hastings Street
Vancouver, BC V6C 0A6

Dear Mr. Bachra:

Re: Certificate of Compliance – 1021 and 1032 Nicola Avenue, Port Coquitlam, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental management Act*

Enclosure

cc: Engineering and Public Works, City of Port Coquitlam
200-2564 Shaughnessy Street, Port Coquitlam, BC V3C 3G4
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Anna Popova, CSAP Society
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Bumin Bong, TD Commercial Banking
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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.

December 14, 2022
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1021 and 1032 Nicola Avenue, Port Coquitlam, British Columbia which is more particularly known and described as:

1021 Nicola Avenue, Port Coquitlam, BC: Lot 35 Sections 7 And 8 Block 6 North Range 1 East New Westminster District Plan 1033 Except Plans 55863 And EPP57269

PID: 011-971-371

1032 Nicola Avenue, Port Coquitlam, BC: Lot 2 Section 8 Block 6 North Range 1 East New Westminster District Plan LMP37726

PID: 024-133-370

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

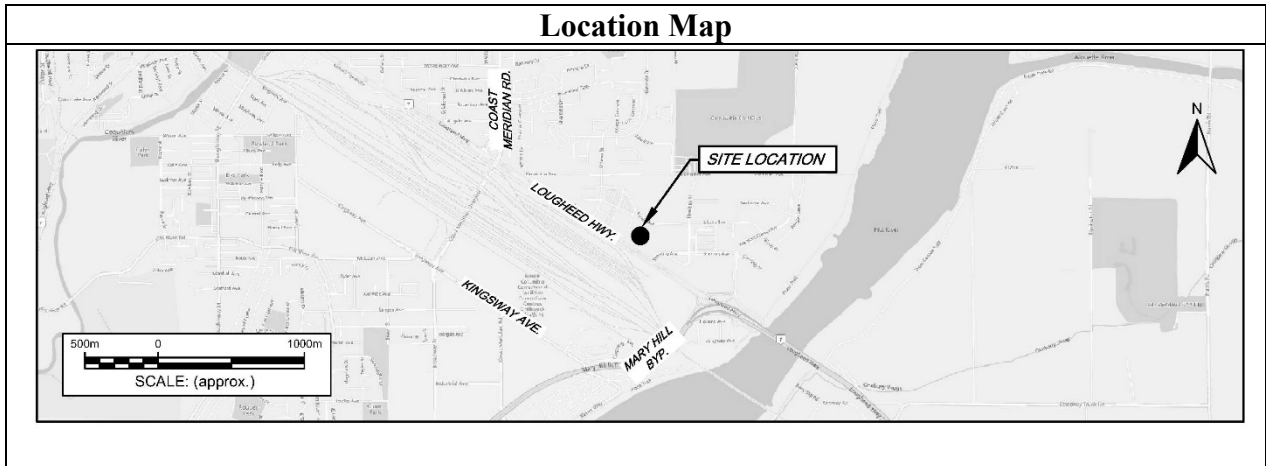
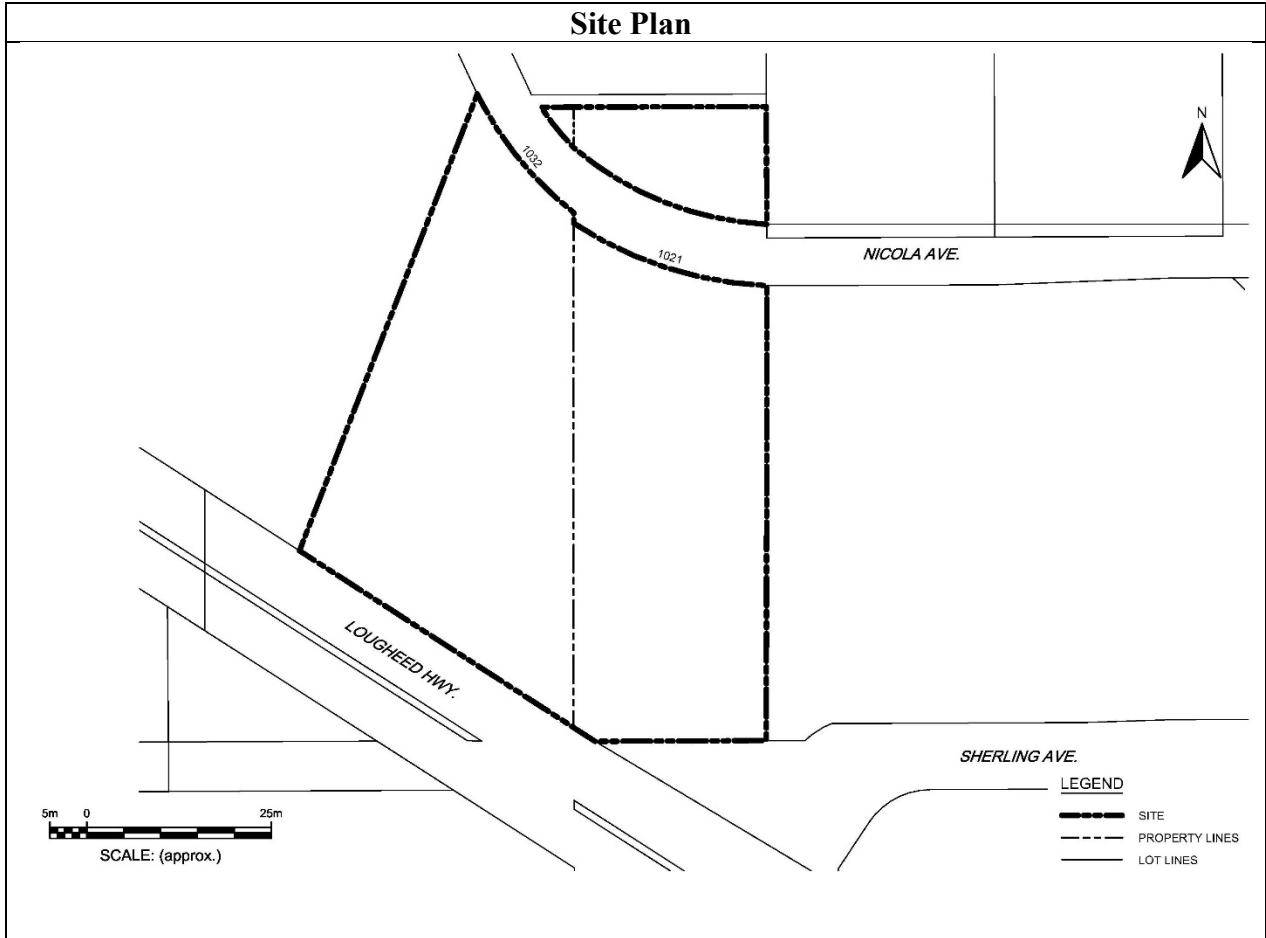
Latitude: 49° 15' 17.60"
Longitude: 122° 44' 35.00"

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Date Issued



Signing Authority
For Director, *Environmental Management Act*



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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 existing or expected at the site. These assumptions include the following:

(a) Future site building(s) will be slab-on grade with building slab at 5.15 m geodetic.

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 D

Documents

Summary of Site Condition, 1021 and 1032 Nicola Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., October 2022;

Stage 1 Preliminary Site Investigation and Supplemental Site Investigation, Port Coquitlam, BC, Keystone Environmental Ltd., October 2022;

DRAFT, Stage 2 PSI, 1021 and 1032 Nicola Avenue, Port Coquitlam, BC, Hemmera, February 2022;

Phase I Environmental Site Assessment, 1021 & 1032 Nicola Avenue, Port Coquitlam, BC, Keystone Environmental, May 2021.

Geotechnical Summary Report – Proposed Industrial/Commercial Development, 1021 & 1032 Nicola Avenue, Port Coquitlam, BC, GeoPacific, March 2021;

Baseline Environmental Assessment, 1021 and 1032 Nicola Avenue, Port Coquitlam, BC, Thurber Engineering Ltd, December 2020;


Baseline Geotechnical Assessment, 1021 and 1032 Nicola Avenue, Port Coquitlam, BC, Thurber Engineering Ltd., November 2020;

Geotechnical Review of Preload Fills, 1021/1032 Nicola Avenue, Port Coquitlam, BC, EXP Services Inc., August 2017;

Environmental Characterization of Preload, 1021 and 1032 Nicola Avenue, Port Coquitlam, BC, Exp Services Inc., August 2017; and

Spill Response – Port Coquitlam Newton Investment Property – Nicola Avenue, Port Coquitlam, BC, PGL Environmental Consultants, June 2011.

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