



VIA EMAIL: nroos@anthemproperties.com

Victoria File: 26250-20/12923
Site ID: 12923

September 16, 2024

Nicholas Roos
Anthem Surrey Holdings Ltd.
Suite 1100 Bentall IV Box 49200
1055 Dunsmuir Street
Vancouver, BC V7X 1K8

Dear Nicholas Roos:

Re: Certificate of Compliance - 10312 King George Boulevard, Surrey, B.C.

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:

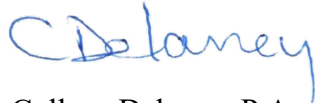
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 that 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.

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc: Jennifer McLean, City of Surrey
JMclean@surrey.ca

Brenda Hatch, BC Hydro
brenda.hatch@bchydro.com

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Submissions, CSAP Society
submissions@csapsociety.bc.ca

Daniel Jay, Canadian Western Bank
daniel.jay@cwbank.com

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.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.

September 16, 2024
Date Issued


Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 10312 King George Boulevard, Surrey, British Columbia which is more particularly known and described as:

Lot 2 Section 26 Block 5 North Range 2 New Westminster District Plan EPP81730
PID:030-607-264

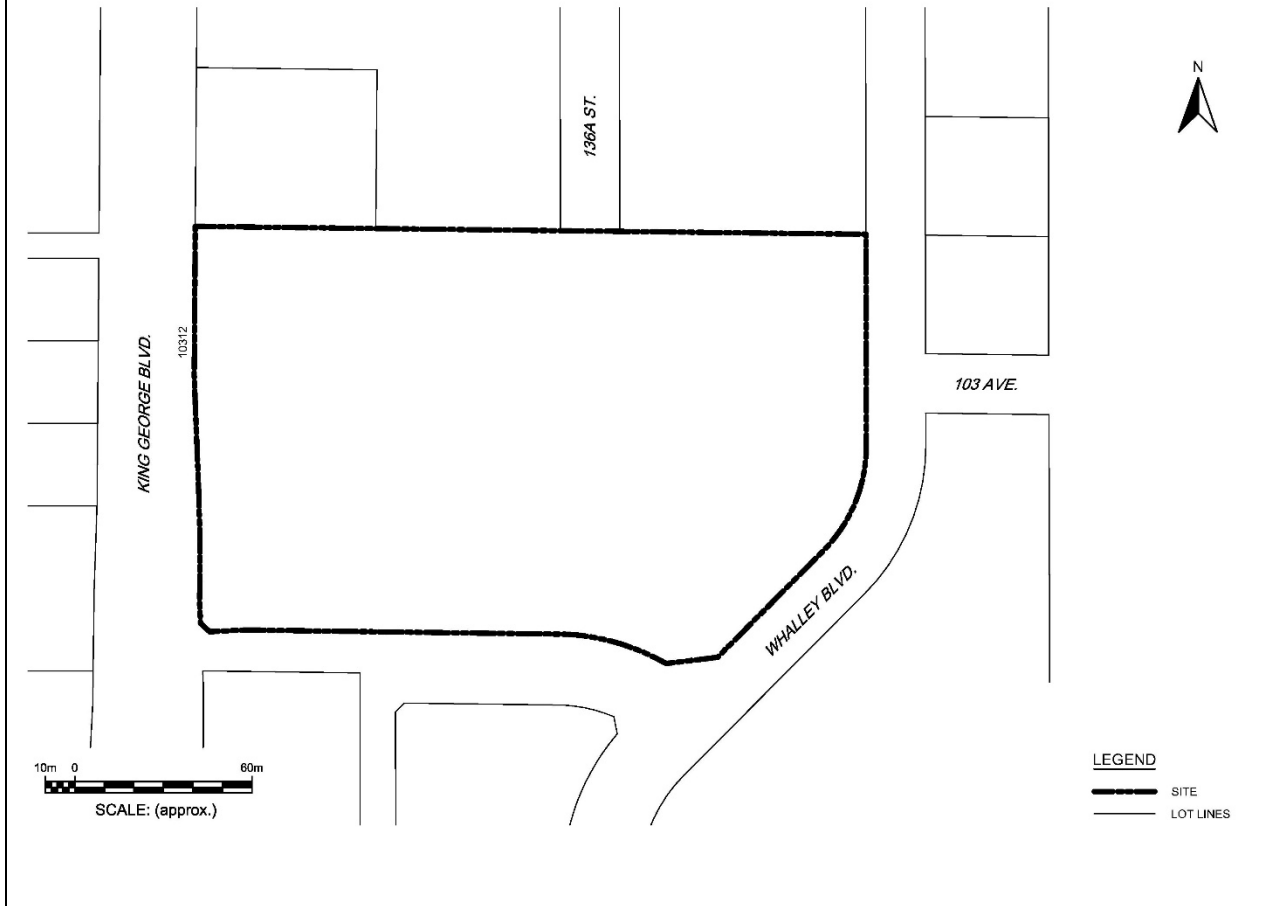
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 22.00"
Longitude: 122° 50' 37.00"

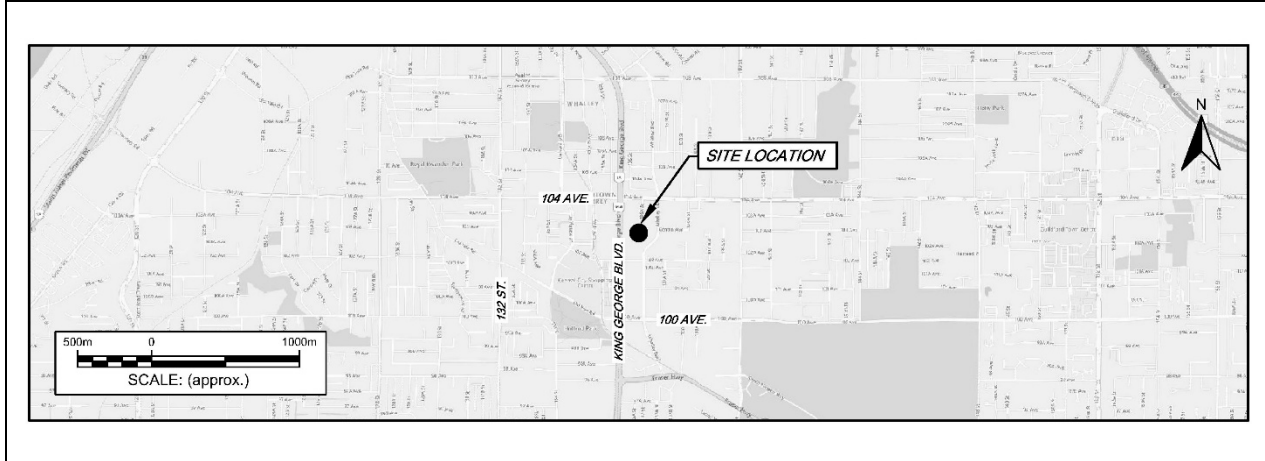
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

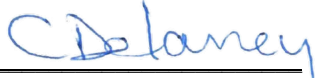
1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in 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 mixed-use residential and commercial development with multiple levels of underground parking.*

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings 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 soil use:

To meet numerical remediation standards:

HEPHs N/A

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Schedule D

Documents

Summary of Site Condition - 10312 King George Boulevard, Surrey, BC., July 18, 2024;

Report of Findings – Stage 1 PSI and Stage 2 PSI, DSI, and Confirmation of Remediation, 10312 King George Boulevard, Surrey, BC. Keystone Environmental, July 17, 2024;

Service Centre Decommissioning – CTR 489, 13665 102 Avenue, Surrey, BC. PGL Environmental Consultants. September 2023;

Notification Of Independent Remediation Initiation and Completion - 10312 King George Boulevard, Surrey, BC. PGL Environmental Consultants Ltd. September 25, 2023;

Re: Certificate of Compliance – 13685 102 Avenue, Surrey, BC. May 13, 2020;

Report of Findings – Human Health and Ecological Risk Assessment, 13685 102 Avenue, Surrey, BC. Keystone Environmental, December 20, 2019;

Preliminary Site Investigation – Stage 1 and Stage 2, and Detailed Site Investigation, 13685 102 Avenue, Surrey, BC. Keystone Environmental, December 19, 2019;

Release Request – Scenario 5, Sub-Division, Rezoning, Demolition, and Building Permits Application, 10312 King George Boulevard, Surrey, BC. Keystone Environmental, October 25, 2018;

Report of Findings – Phase I Environmental Site Assessment, 10312 King George Boulevard, Surrey, BC. Keystone Environmental, April 14, 2015;

Notification Of Independent Remediation Initiation and Completion - 10312 King George Boulevard, Surrey, BC. SLR Consulting (Canada) Ltd. September 12, 2012;

Phase I Environmental Site Assessment, 13645 and 13665 102nd Avenue, and 10312 King George Highway. EBA Engineering Consultants Ltd, August 2008;

Stage II Preliminary Site Investigation, 13665 – 102nd Avenue, Surrey, B.C. EBA Engineering Consultants Ltd, March 1998; and

Stage I Preliminary Site Investigation, 13665 – 102nd Avenue and 10312 King George Highway, Surrey, B.C. EBA Engineering Consultants Ltd, December 1997.

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Colleen Delaney
For Director, Environmental Management Act