



**VIA EMAIL: [Beth.Breasail@gwlr.com](mailto:Beth.Breasail@gwlr.com)**

Victoria File: 26250-20/14594  
Site ID: 14594

October 20, 2023

Beth Breasail  
RMA Properties (Riverside) Ltd.  
Suite 1600, 650 West Georgia Street  
Vancouver, BC V6B 2N7

Dear Beth Breasail:

**Re: Certificate of Compliance – 14815 108 Avenue, Surrey, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulationand 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 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 [Peter.Yan@gov.bc.ca](mailto:Peter.Yan@gov.bc.ca).

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.

Enclosure

cc: Lauren Petersen, City of Surrey, [LYPetersen@surrey.ca](mailto:LYPetersen@surrey.ca)

Anna Popova, CSAP Society, [apopova@csapsociety.ca](mailto:apopova@csapsociety.ca)

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.,  
[egerencher@slrconsulting.com](mailto:egerencher@slrconsulting.com)

Sam Reimer, Approved Professional, SLR Consulting (Canada) Ltd.,  
[sreimer@slrconsulting.com](mailto:sreimer@slrconsulting.com)

Client Information Officer, ENV, Victoria, [csp\\_cio@victoria1.gov.bc.ca](mailto: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.

October 20, 2023  
Date Issued

\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

**Schedule A**

The site covered by this Certificate of Compliance is located at 14815 108 Avenue, Surrey, British Columbia which is more particularly known and described as:

Lot 33 Except: Part Subdivided by Plan 27710; Sections 17 and 18 Block 5 North Range 1 West New Westminster District Plan 22668

PID: 009-266-801

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

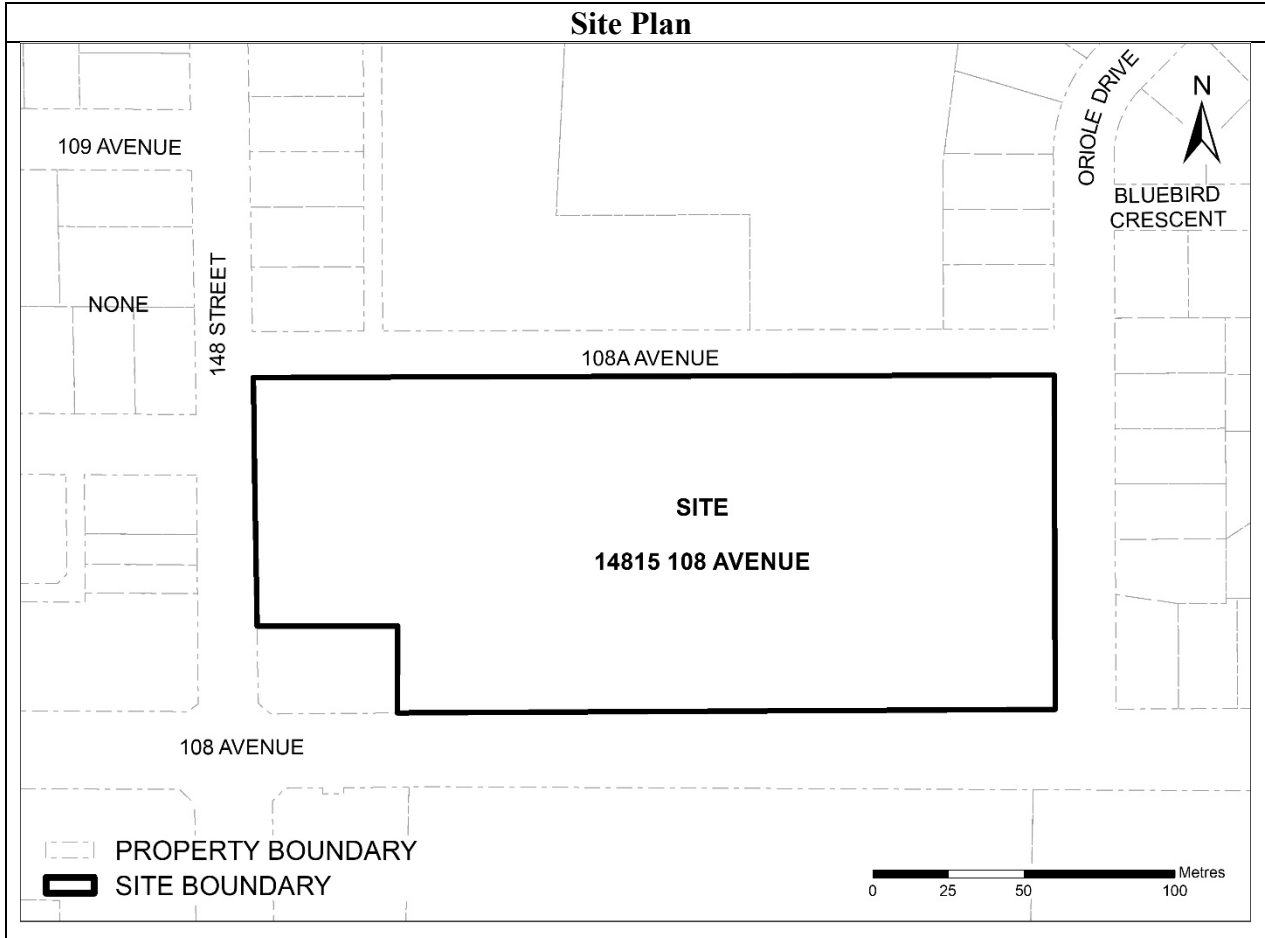
Latitude: 49° 11 58.00"  
Longitude: 122° 48 38.00"

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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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Commercial buildings with slab on grade construction, or
- (b) Buildings with a parkade to an elevation of 87.5 metres above sea level or above.

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 persons 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:
  - (c) Site groundwater must not be used as a drinking water source.
3. If requested by the Director, the responsible persons 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 residential low density land soil use:***

##### To meet numerical remediation standards:

- tetrachloroethylene (127-18-4)

#### ***Substances remediated in vapour for commercial land vapour use:***

##### To meet numerical remediation standards:

- tetrachloroethylene (127-18-4)
- trichloroethane, 1,1,2- (79-00-05)
- trichloroethylene (79-01-6)
- VPHv

#### ***Substances remediated in water for freshwater aquatic life water use:***

##### To meet numerical remediation standards:

- tetrachloroethylene (127-18-4)
- trichloroethylene (79-01-6)

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

##### To meet numerical remediation standards:

- dichloropropene, 1,3- (cis + trans) (542-75-6)
- uranium (7440-61-1)

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

- arsenic (7440-38-2)
- dichloroethylene, 1,2-cis- (156-59-2)
- tetrachloroethylene (127-18-4)
- trichloroethylene (79-01-6)

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- vinyl chloride (75-01-4)

***Substances evaluated in water for drinking water use:***

To meet local background concentrations:

- chloride ion (16887-00-6)
- sodium ion (17341-25-2)

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## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., August 28, 2023.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Riverside Heights Shopping Centre*, T. Matsueda, I. Biniowsky and T. Whalen, SLR Consulting (Canada) Ltd., August 28, 2023.
- *Human Health and Ecological Risk Assessment, Riverside Heights Shopping Centre*, K. Lee, M. Anderson and T. Whalen, SLR Consulting (Canada) Ltd., August 28, 2023.
- *Protocol 6 Preapproval Application, Relief from Lateral Delineation of Groundwater Contamination, 14815 108 Avenue, Surrey, BC*, BC Ministry of Environment and Climate Change Strategy, March 1, 2023.
- *Background Groundwater Assessment for Chloride Ion, 14815 108 Avenue, Surrey, BC*, BC Ministry of Environment and Climate Change Strategy, January 31, 2023.

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