



VIA EMAIL: kush@panatchgroup.com

Victoria File: 26250-20/15946
Regional File: 26250-20/15946
Site ID: 15946

Date: October 30, 2023

Kush Panatch
50 Electronic (Residential) LP
103-6791 Elmbridge Way
Richmond, BC V7C 4N1

Dear Mr. Panatch:

Re: Certificate of Compliance - Affected City Lands Adjacent to 50 Electronic Avenue, Port Moody, 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 Regulation and may be encountered during any future work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: Julie Pavey-Tomlinson, R.P.Bio., Director of Environment and Parks, City of Port Moody
(jpavey-tomlinson@portmoody.ca)
Society of Contaminated Sites Approved Professionals of BC
(apopova@csapsociety.bc.ca)
Client Information Officer, ENV, Victoria (csp_cio@Victoria1.gov.bc.ca)
Michael Sloan, SLR Consulting (Canada) Ltd. (msloan@slrconsulting.com)
Sam Reimer, SLR Consulting (Canada) Ltd. (sreimer@slrconsulting.com)



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

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Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at Affected City Lands Adjacent to 50 Electronic Avenue, Port Moody, BC which is more particularly known and described as:

Metes and Bounds Description - Area 1A:

All that portion of land situated in the Municipality of Port Moody in the Province of British Columbia abutted and bounded as follows:

Commencing at a point at the south-easterly corner of PARCEL A EXCEPT: PART SUBDIVIDED BY PLAN LMP5613, DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55526, Parcel Identifier 005-364-353, thereafter known as "said parcel" having a UTM Zone 10 coordinates of approximately N 5458635.80, E 511778.25 being the beginning of a curve having a radial bearing of 133° 15' 37" to the centre of the curve;

thence having a radial bearing of 297° 05' 32" to the end of curve having a radius of 188.46 metres and an arc of 53.18 metres;

thence south-westerly at an azimuth of 207° 05' 32" for a distance of 43.36 metres to the point of beginning of a curve having a radial bearing of 297° 05' 32" to the centre of the curve;

thence having a radial bearing of 131° 24' 58" to the end of a curve having a radius of 158.46 metres and an arc of 39.62 metres said point being also the point of beginning of a curve having a radial bearing of 311° 24' 58" to the centre of the curve;

thence having a radial bearing of 149° 48' 29" to the end of a curve having a radius of 115.00 metres and an arc of 36.91 metres, said point being also the point of beginning of a curve having a radial bearing of 318° 17' 02" to the centre of the curve;

thence having a radial bearing of 180° 22' 52" to the end of a curve having a radius of 65.90 metres and an arc of 48.42 metres;

thence westerly at an azimuth of 270° 23' 00" for a distance of 4.62 metres;

thence northerly at an azimuth of 4° 42' 24" for a distance of 79.47 metres;

thence north-easterly at an azimuth of 28° 45' 21" for a distance of 29.26 metres;

thence north-easterly at an azimuth of 19° 50' 51" for a distance of 87.35 metres to the beginning of a curve having a radial bearing of 108° 48' 03" to the centre of the curve;

thence having a radial bearing of 310° 18' 40" to the end of a curve having a radius of 110.74 metres and an arc of 41.57 metres;

thence north-easterly at an azimuth of 79° 56' 18" for a distance of 42.96 metres;

thence easterly at an azimuth of 96° 42' 50" for a distance of 52.30 metres;

thence south-easterly at an azimuth of 115° 26' 04" for a distance of 37.97 metres;

thence south-easterly at an azimuth of 146° 26' 09" for a distance of 20.72 metres;

thence westerly at an azimuth of 272° 08' 22" for a distance of 60.57 metres;

thence southerly at an azimuth of 180° 23' 08" for a distance of 38.46 metres back to the point of commencement, having an area of 2.14 hectare (two point one four hectare) more or less.

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Metes and Bounds Description - Area 1B

All that portion of land situated in the Municipality of Port Moody in the Province of British Columbia abutted and bounded as follows:

Commencing at a point at the north-easterly corner of LOT C DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP28438, Parcel Identifier 026-967-839, thereafter known as "said parcel" having a UTM Zone 10 coordinates of approximately N 5458449.73, E 511777.01;

thence northerly at an azimuth of 17° 00' 41" for a distance of 18.72 metres to a point intersecting the southerly boundary of Strata Plan BCS1114;

thence westerly along the southerly boundary of Strata Plan BCS1114 at an azimuth of 278° 59' 02" for a distance of 52.55 metres to the south-westerly corner of Strata Plan BCS1114;

thence north-westerly along the south-westerly boundary of Strata Plan BCS1114 at an azimuth of 315° 24' 38" for a distance of 13.31 metres to a corner of Strata Plan BCS1114;

thence northerly along the westerly boundary of Strata Plan BCS1114 at an azimuth of 0° 24' 38" for a distance of 8.74 metres to the point of beginning of a curve having a radial bearing of 315° 24' 01" to the centre of the curve;

thence having a radial bearing of 131° 24' 53" to the end of a curve having a radius of 145.00 metres and an arc of 10.09 metres along the westerly boundary of Strata Plan BCS1114, said point being also the point of beginning of a curve having a radial bearing of 311° 24' 53" to the centre of the curve;

thence having a radial bearing of 117° 05' 35" to the end of a curve having a radius of 188.46 metres and an arc of 47.11 metres along the westerly boundary of Strata Plan BCS1114;

thence north-easterly along the westerly boundary of Strata Plan BCS1114 at an azimuth of 27° 05' 32" for a distance of 43.36 metres to the point of beginning of a curve having a radial bearing of 117° 05' 45" to the centre of the curve;

thence having a radial bearing of 299° 44' 40" to the end of a curve having a radius of 158.46 metres and an arc of 7.33 metres along the westerly boundary of Strata Plan BCS1114;

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thence north-easterly along the westerly boundary of Strata Plan BCS1114 at an azimuth of 33° 20' 51" for a distance of 36.98 metres to the point of beginning of a curve having a radial bearing of 133° 38' 07" to the centre of the curve;

thence having a radial bearing of 337° 37' 23" to the end of a curve having a radius of 117.00 metres and an arc of 48.98 metres along the westerly boundary of Strata Plan BCS1114;

thence northerly at an azimuth of 2° 55' 21" for a distance of 27.34 metres;

thence north-westerly at an azimuth of 326° 26' 09" for a distance of 22.04 metres;

thence north-westerly at an azimuth of 295° 25' 57" for a distance of 1.32 metres;

thence westerly at an azimuth of 272° 08' 22" for a distance of 60.57 metres;

thence southerly at an azimuth of 180° 23' 08" for a distance of 38.46 metres to the point of beginning of a curve having a radial bearing of 133° 15' 37" to the centre of the curve;

thence having a radial bearing of 297° 05' 32" to the end of a curve having a radius of 188.46 metres and an arc of 53.18 metres;

thence south-westerly at an azimuth of 207° 05' 32" for a distance of 43.36 metres to the point of beginning of a curve having a radial bearing of 297° 05' 32" to the centre of the curve;

thence having a radial bearing of 131° 24' 58" to the end of a curve having a radius of 158.46 metres and an arc of 39.62 metres, said point being also the point of beginning of a curve having a radial bearing of 311° 24' 58" to the centre of the curve;

thence having a radial bearing of 149° 48' 29" to the end of a curve having a radius of 115.00 metres and an arc of 36.91 metres, said point being also the point of beginning of a curve having a radial bearing of 318° 17' 02" to the centre of the curve;

thence having a radial bearing of 180° 22' 52" to the end of a curve having a radius of 65.90 metres and an arc of 48.42 metres;

thence westerly at an azimuth of 270° 23' 00" for a distance of 4.62 metres;

thence southerly at an azimuth of 184° 42' 24" for a distance of 30.42 metres intersecting the northerly boundary of said parcel at a point on a curve having a radial bearing of 357° 27' 07" to the centre of the curve;

thence having a radial bearing of 162° 24' 08" to the end of a curve having a radius of 143.45 metres and an arc of 37.68 metres;

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thence easterly along the northerly boundary of said parcel at an azimuth of 90° 22' 31" for a distance of 58.26 metres;

thence south-easterly along the northerly boundary of said parcel at an azimuth of 99° 08' 59" for a distance of 45.89 metres;

thence easterly along the northerly boundary of said parcel at an azimuth of 90° 22' 31" for a distance of 10.54 metres back to the point of commencement, having an area of 1.18 hectare (one point one eight hectare) more or less.

The site contains part of a legal parcel depicted in a legal sketch plan Dwg No. 5483-SKETCH-01 prepared by J.C. Tam and Associates on December 16th 2017.

Per the legal sketch plan:

Metes & Bounds Area 1A overlaps portions of the following parcels:

- PID 005-364-353, Legal Description: Plan NWP55526, District Lot 190, New Westminster District Parcel A, Group 1, Except Plan LMP5613
- PID 010-176-217, Legal Description: Block A, Plan NWP16018, District Lot 191, New Westminster District Parcel 3, Group 1, Except Plan LMP4591, Arena
- Parcel A, Plan 4591 (No PID)

Metes & Bounds Area 1B overlaps portions of the following parcels:

- Parcel B, Plan 4591 (No PID)
- All other portions of Area 1B have no PID.
- Area 1B is described as commencing at the "northeast corner of... PID 026-967-839", but PID 026-967-839 is not part of the site.

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

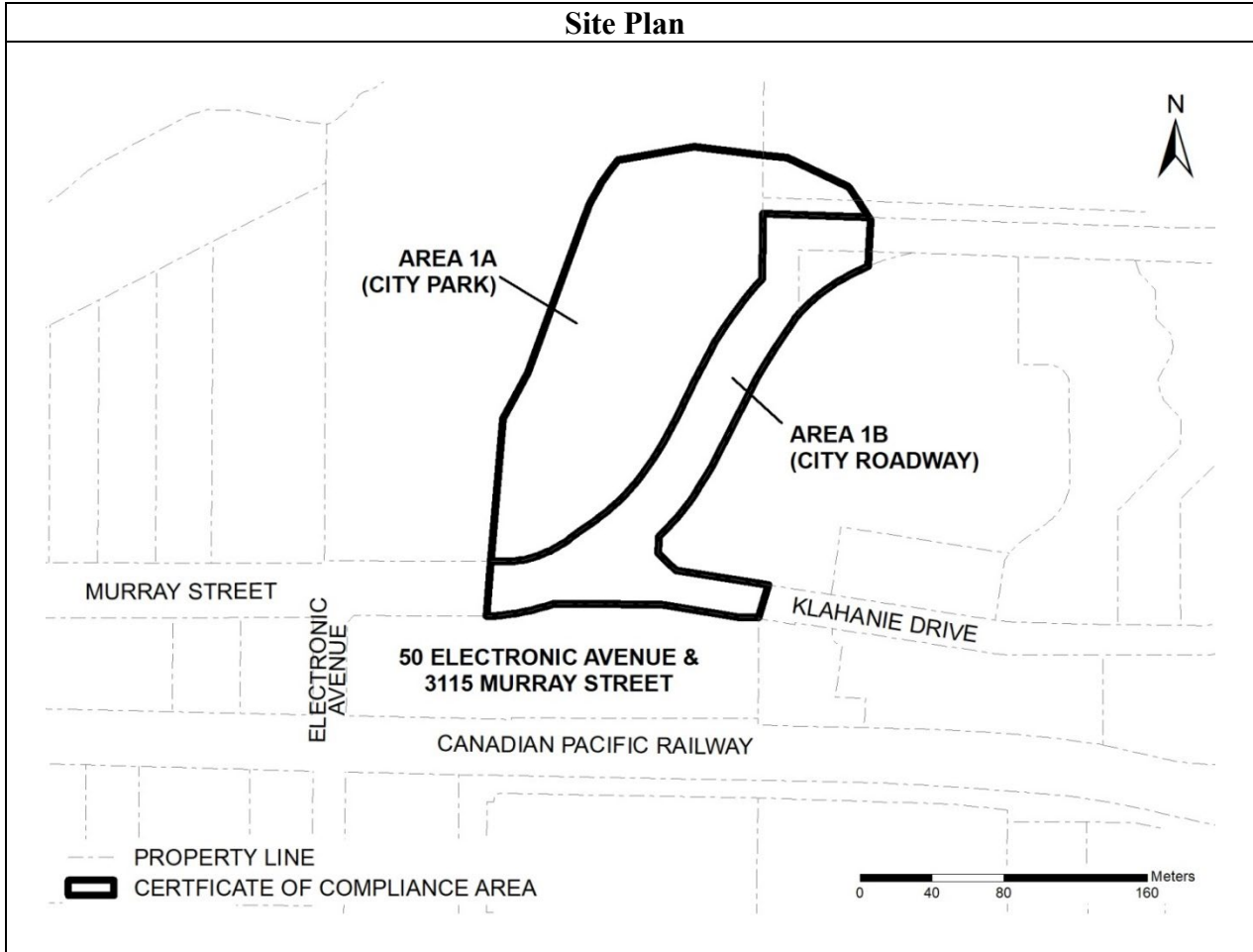
Latitude: 49° 16' 45.1"
Longitude: 122° 50' 20.9"

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Schedule B

Requirements and Conditions

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

- (a) Area 1A will continue to be used as a park.
- (b) Area 1B will continue to be used as a roadway or sidewalk.

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Schedule C

Substances and Uses

Part 1A of the site

(refer to the metes and bounds and legal sketch)

Substances remediated in soil for urban park land soil use:

To meet risk-based remediation standards:

Trichloroethylene 79-01-6

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

Trichloroethylene 79-01-6

Part 1B of the site

(refer to the metes and bounds and legal sketch)

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

Trichloroethylene 79-01-6

Substances remediated in groundwater for marine aquatic life use:

To meet risk-based remediation standards:

Trichloroethylene 79-01-6

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Schedule D

Documents

- *Summary of Site Condition (Site ID 15946)*, prepared by M. Sloan and S. Reimer, SLR Consulting (Canada) Ltd., dated 2 August 2023;
- *Addendum to the Detailed Site Investigation, Portions of City of Port Moody Lands Adjacent to 50 Electronic Avenue, Port Moody, BC, Site ID 15946*, prepared by SLR Consulting (Canada) Ltd., dated 25 May 2023;
- *Addendum to Final Human Health and Ecological Risk Assessment, City Lands Impacted Areas, Port Moody, BC, Site Identification Number 15946*, prepared by SLR Consulting (Canada) Ltd., dated 25 May 2023;
- *Communication Documentation – Portions of City of Port Moody Lands (Metes and Bounds Area) Adjacent to 50 Electronic Avenue, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 30 January 2023;
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Affected City Lands Adjacent to 50 Electronic Avenue, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 25 January 2023;
- *Human Health and Ecological Risk Assessment – City Lands Impacted Areas – Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 25 January 2023;
- *Preapproval request where the entire extent of contamination has not been delineated and/or remediated, City of Port Moody Lands adjacent to 50 Electronic Avenue and 3115 Murray Street, Port Moody, BC*, prepared by BC Ministry of Environment, dated 01 September 2017;
- *Protocol 6 Preapproval Application, Risk-Based Certificate of Compliance for City of Port Moody Lands Adjacent to 50 Electronic Avenue and 3115 Murray Street, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 10 July 2017;
- *Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Completion of Remediation Report: "Shoreline Station" 50 Electronic Avenue and 3115 Murray Street, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 15 September 2015;
- *Water Use Determination Application, Affected Property at 50 Electronic Avenue/3115 Murray Street, Port Moody, BC*, prepared by BC Ministry of Environment, dated 28 March 2014;
- *Request for CSR Drinking Water Standards Exemption - 50 Electronic Avenue / 3115 Murray Street, Port Moody, BC*, prepared by SLR Consulting (Canada) Ltd., dated 14 November 2013;

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