



VIA EMAIL

Victoria File: 26250-20/19661
Regional File: 26250-20/19661
Site ID: 19661

May 16, 2024

Dan Diebolt
Bosa Development (Pier West Holdings) Ltd.
2920 - 320 Granville Street
Vancouver, BC V6C 1S9
ddiebolt@bosadevelopment.com

Dear Dan Diebolt,

Re: Certificate of Compliance – 660 Quayside Drive, 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) 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.

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 site@gov.bc.ca.

Yours truly,



Ingrid Sorensen, M.A.Sc., R.P.Bio
Senior Risk Assessment Officer

Enclosure

cc: Lisa Leblanc, Director of Engineering, City of New Westminster, lleblanc@newwestcity.ca
Kwaku Agyare-Manu, Senior Manager, Engineering Services, City of New Westminster, kagyaremanu@newwestcity.ca
Megan Jones, Acting Environmental Coordinator, City of New Westminster, mjones@newwestcity.ca
Brenda Hatch, British Columbia Hydro and Power Authority, Brenda.Hatch@bchydro.com
FortisBC (formerly BC Gas), LandsFEI@fortisbc.com
Anthony Maitland, Director - Real Estate, Royal Bank of Canada, anthony.maitland@rbc.com
Sheriar Irani, Manager, Developer Surety, Intact Insurance, sheri.irani@intact.net
James Smith, PGL Environmental Consultants, jsmith@pggroup.com
Duncan Macdonald, Approved Professional, PGL Environmental Consultants, dmacdonald@pggroup.com
Scott Steer, Approved Professional, Steer Environmental, scott.steer@steerenvironmental.com
Client Information Officer, ENV, csp_cio@Victoria1.gov.bc.ca
CSAP Society, submissions@csapsociety.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.

May 16, 2024
Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 660 Quayside Drive,
New Westminster, British Columbia which is more particularly known and described as:

Parcel A Except: Part Subdivided By Plan LMP29059; District Lots 3979 and 3982 Group 1 and
Blocks 3 and 5 Plan LMP29058

PID: 023-474-688

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

Latitude: 49° 12' 5.30"
Longitude: 122° 54' 30.00"

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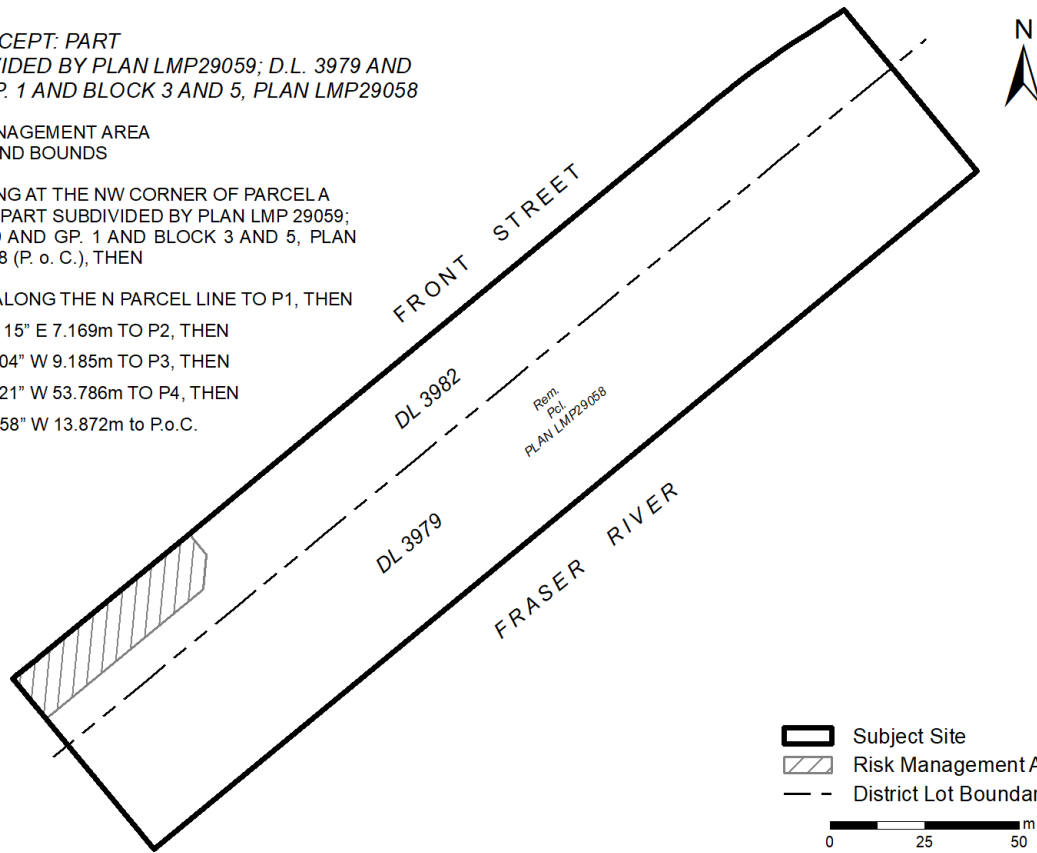
Site Plan

LOT EXCEPT: PART
SUBDIVIDED BY PLAN LMP29059; D.L. 3979 AND
3982 GP. 1 AND BLOCK 3 AND 5, PLAN LMP29058

RISK MANAGEMENT AREA
METES AND BOUNDS

BEGINNING AT THE NW CORNER OF PARCELA
EXCEPT: PART SUBDIVIDED BY PLAN LMP 29059;
D.L. 3979 AND GP. 1 AND BLOCK 3 AND 5, PLAN
LMP29058 (P. o. C.), THEN

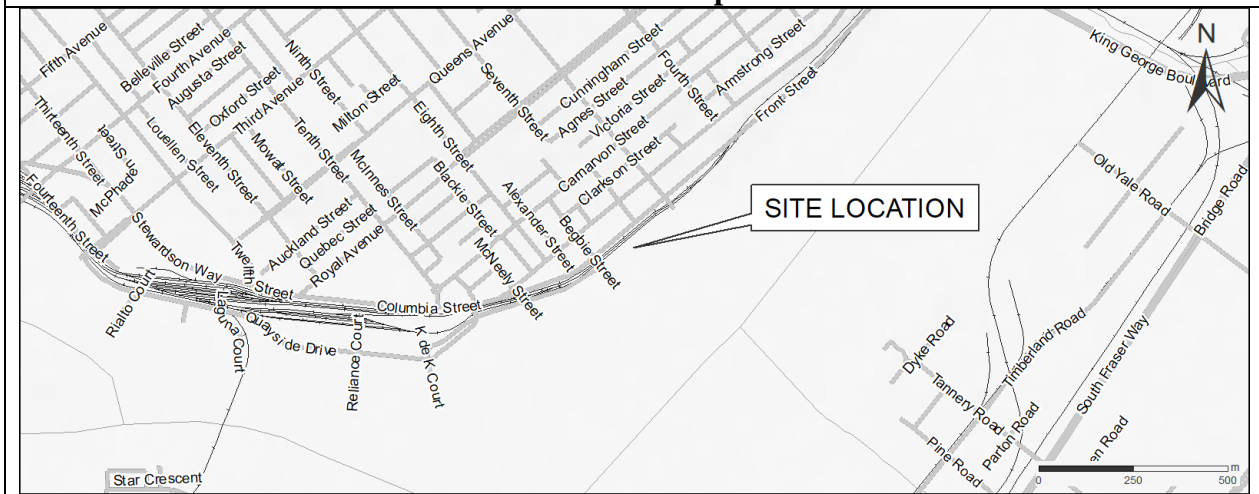
60.3m E ALONG THE N PARCEL LINE TO P1, THEN
S 39° 31' 15" E 7.169m TO P2, THEN
S 05° 19' 04" W 9.185m TO P3, THEN
S 50° 28' 21" W 53.786m TO P4, THEN
N 39° 32' 58" W 13.872m to P.o.C.



- Subject Site
- Risk Management Area
- District Lot Boundary

0 25 50
m

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 person 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 existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any current and future building(s) will be underlain by a concrete slab;
- (b) Any current and future building(s) will not be in contact with the water table or will have an underground parkade built to conform with or exceed the requirements of the 2012 BC Building Code; and,
- (c) Subsurface vapour is not under pressure.

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 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) Areas with soil contamination must remain covered by an impermeable barrier such as intact pavement or building foundations or by a minimum of 1.0 m of material meeting the applicable Contaminated Sites Regulation standards. The area of the site to which this applies is depicted in the Site Plan and is described by metes and bounds as follows:

BEGINNING AT THE NW CORNER OF PARCEL A EXCEPT: PART SUBDIVIDED BY PLAN LMP 29059; D.L. 3979 AND 3982 GP. 1 AND BLOCK 3 AND 5, PLAN LMP29058 (P.o.C.), THEN:

**60.3m E ALONG THE N PARCEL LINE TO P1, THEN
S 39° 31' 15" E 7.169m TO P2, THEN**

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*S 05° 19' 04" W 9.185m TO P3, THEN
S 50° 28' 21" W 53.786m TO P4, THEN
N 39° 32' 58" 13.872m TO P.O.C.*

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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (b) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (c) The nature of the excursion;
 - (d) The temporary or permanent corrective measures implemented or to be implemented;
 - (e) An implementation schedule; and
 - (f) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for Residential High Density soil use:

To meet numerical remediation standards:

antimony	7440-36-0
cadmium	7440-43-9
copper	7440-50-8
LEPHs	N/A
naphthalene	91-20-3
nonane, n-	111-84-2
toluene	108-88-3
VPHs	N/A
xylenes	1330-20-7

To meet risk-based remediation standards:

anthracene	120-12-7
benzo(k)fluoranthene	207-08-9
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
dibenz(a,h)anthracene	53-70-3
fluoranthene	206-44-0
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
phenanthrene	85-01-8
pyrene	129-00-0
zinc	7440-66-6

To meet local background concentrations:

lead	7439-92-1
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Schedule D

Documents

Summary of Site Condition 660 Quayside Drive, New Westminster, BC. Site ID 19661.
PGL Environmental Consultants. April 2024.

Performance Verification Plan – 660 Quayside Drive, New Westminster – BC Ministry of Environment and Climate Change Strategy Site: Portion Of Site 19661. PGL Environmental Consultants. April 2024.

Human Health and Ecological Risk Assessment 660 Quayside Drive New Westminster, BC.
PGL Environmental Consultants. April 2024.

Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Update, 660 Quayside Drive New Westminster, BC. PGL Environmental Consultants. April 2024.

Protocol 6 Approval for Relief from Delineation and Remediation of Zinc in Soil, 660 Quayside Drive, New Westminster, BC. BC Ministry of Environment and Climate Change Strategy, February 6, 2024.

Protocol 6 Approval for Relief from Further Delineation and Remediation of HEPH and PAH in Soil, 660 Quayside Drive, New Westminster, BC. BC Ministry of Environment, June 12, 2018.

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation 660 Quayside Drive, New Westminster, BC. TRI Environmental Consulting Inc. August 2017.

Stage 1 Preliminary Site Investigation 660 Quayside Drive, New Westminster, BC.
TRI Environmental Consulting Inc. August 2017.

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