



REGISTERED MAIL

Victoria File: 26250-20/19837
Regional File: 26250-20/19837
Site ID: 19837

Date: June 27, 2024

Mamoud Bashi
CSR Consultants Ltd.
Suite 206 - 3855 Henning Drive
Burnaby, BC V5C 6N3
mamoud@csrgroup.ca

Dear Mamoud Bashi:

Re: Certificate of Compliance – Portion of 5660 Minoru Boulevard, Richmond, 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) 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 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,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: Matthew Discusso, City of Richmond
6911 No. 3 Road, Richmond, BC, V6Y 2C1
MDiscusso@richmond.ca

Zayed Mohamed, Approved Professional, PGL Environmental
1185 W Georgia St, Vancouver, BC V6E 4E6
zmohamed@pggroup.com

Minoru Plaza Inc., BC1011887
9640 Woodward's Place, Richmond, BC, V7E 1H6

Canadian Western Bank
666 Burrard Street, 22 Floor, Vancouver, BC, V6C 2X8

Bryce Margetts
Can Lit Development Inc., Inc. No. BC1150462
BMargetts@canderel.com

Gary Hamilton, P.Geo, CSAP
Hamilton & D'Ambra Consulting Inc.
Garyhamilton49@gmail.com

CSAP Society of BC
613-744 West Hastings Street, Vancouver, BC V6C 1A5
submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
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.

June 27, 2024
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at portion of 5660 Minoru Boulevard, Richmond, British Columbia, which is more particularly known and described as:

“That portion of Lot 45 Except: Firstly: Part Subdivided by Plan 35683, Secondly: Part Subdivided by Plan 36514, Section 5 Block 4 North Range 6 West, North Westminster District Plan 34152 beginning at the SE corner of said lot and proceeding N 00° 00' 54.2896"E 10.163 m to the PCO, then

With curve to the left with a radius of 9.159 m, delta angle of 102° 008' 48.4946", arc distance of 11.317 m, and chord bearing of N 49° 15' 03.239" W for a distance of 10.585 m to the end of curve to P1, then

With curve to the right with a radius of 11.938 m, delta angle of 118° 13' 33.862", arc distance of 12.188 m, and chord bearing of N41° 10' 00.7967" E for a distance of 12.188 m to the end of curve to P2, then

S 00° 00' 54.2896" W 16.084 m to POC”


PID: 004-315-642

The site contains parts of legal parcels depicted in an engineering drawing prepared by PGL Environmental Consultants on November 26, 2019.

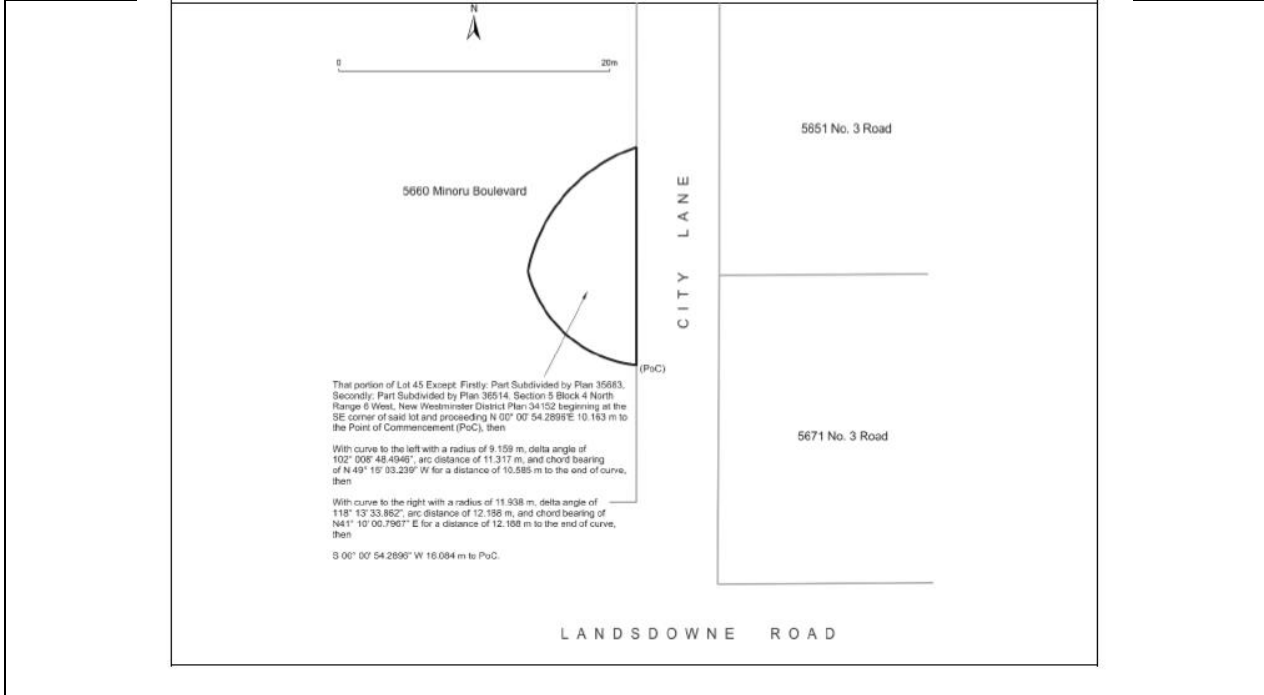
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 26.84"
Longitude: 123° 8' 17.95"

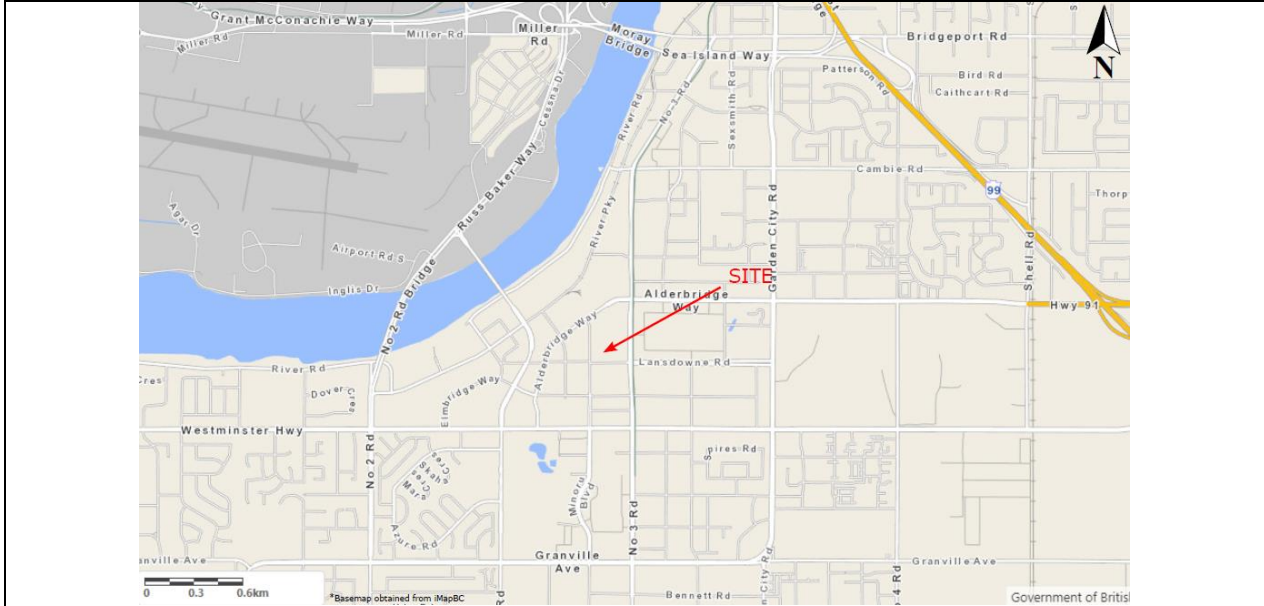
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For Director, Environmental Management Act


Site Plan



Location Map



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Schedule B

Requirements and Conditions


1. Any changes in land, vapour, water or sediment 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) *The land will continue to be used as a parking lot, underground parkade, or slab on grade.*

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 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 commercial soil use:

To meet numerical remediation standards:

VPHs

N/A

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A. Mortensen
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition*, prepared by CSR Consultants Ltd, dated June 2024;
- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated December 2019;
- *Stage 2 Preliminary & Detailed Site Investigation, & Confirmation of Remediation*, prepared by PGL Environmental, dated December 2019;
- *Admin Guidance 11 Communications Summary*, prepared by PGL Environmental, dated December 2019;
- *Water Use Determination. Site 19837 – Portion of 5660 Minoru Boulevard, Richmond, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated December 20 2019;
- *Water Use Determination. Site 19837 – Portion of 5660 Minoru Boulevard, Richmond, BC*, prepared by PGL Environmental, dated December 18, 2019;
- *Water Use Determination – Site 21775 - 5651 No. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 No. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of No. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by PGL Environmental, dated November 5, 2019
- *Stage 1 Preliminary Site Investigation*, prepared by PGL Environmental, dated September 2019.

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