



VIA EMAIL: mikebosa@solterradev.com

Victoria File: 26250-20/21574
Site ID: 21574

July 9, 2024

Mike Bosa
Solterra Development (Monaco Holdings) Corp.
460 Fraserview Place
Delta, BC V3M 6H4

Dear Mike Bosa:

**Re: Certificate of Compliance - 1350 Johnston Road, White Rock,
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. Contamination remains on lands adjacent to the site. Migration of contaminants from adjacent lands onto the site is currently minimized by an engineered protection system as documented in:
 - *Detailed Risk Assessment for 1350 Johnston Road, White Rock, BC*, NEXT Environmental Inc., 2024-03-26.
5. Groundwater at the site meets the applicable Contaminated Sites Regulation “no specified water use” standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act*'s Groundwater Protection Regulation.
7. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
8. 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 Kevin.Haines@gov.bc.ca.

Yours truly,



Kevin Haines
Senior Risk Assessment Officer

Enclosure

cc: Planning Department, City of White Rock,
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6, planning@whiterockcity.ca

HSBC Bank Canada,
600, 885 West Georgia Street, Vancouver, BC, V6C 3G1

Travelers Insurance Company of Canada,
500 - 650 West Georgia Street, Vancouver, BC, V6B 4N7

FortisBC Alternative Energy Services Inc.,
10th Floor, 1111 West Georgia Street, Vancouver, BC, V6E 4M3

Michael Muttersbach, Approved Professional, Next Environmental Inc.,
8545 Commerce Court, Burnaby, BC V5A 4N4, mmuttersbach@nextenvironmental.com

Scott Steer, RPBio, Approved Professional, Steer Environmental Associates,
302 – 247 Baker Street, Nelson, BC, V1L 4E2, steerenviro@gmail.com

CSAP Society,
613 – 744 West Hastings St., Vancouver, BC V6C 1A5,
submissions@csapsociety.bc.ca

Client Information Officer, BC 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.

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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Kevin Haines
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1350 Johnston Road, White Rock, British Columbia which is more particularly known and described as:

Lot A, Section 11, Township 1, New Westminster District Plan EPP84561 PID: 030-627-834
1350 Johnston Road, White Rock, British Columbia

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

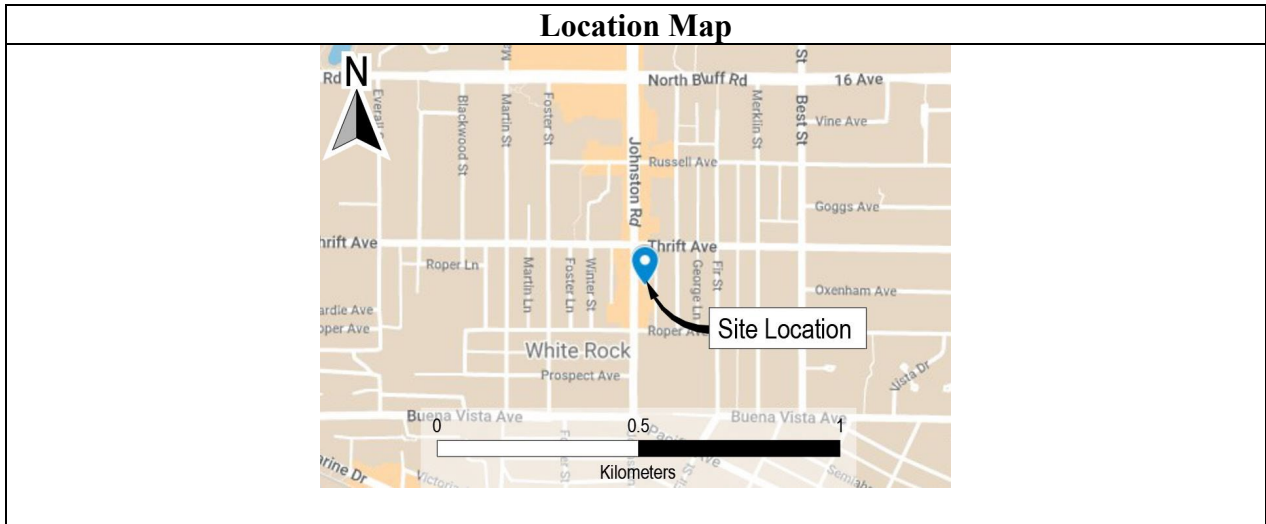
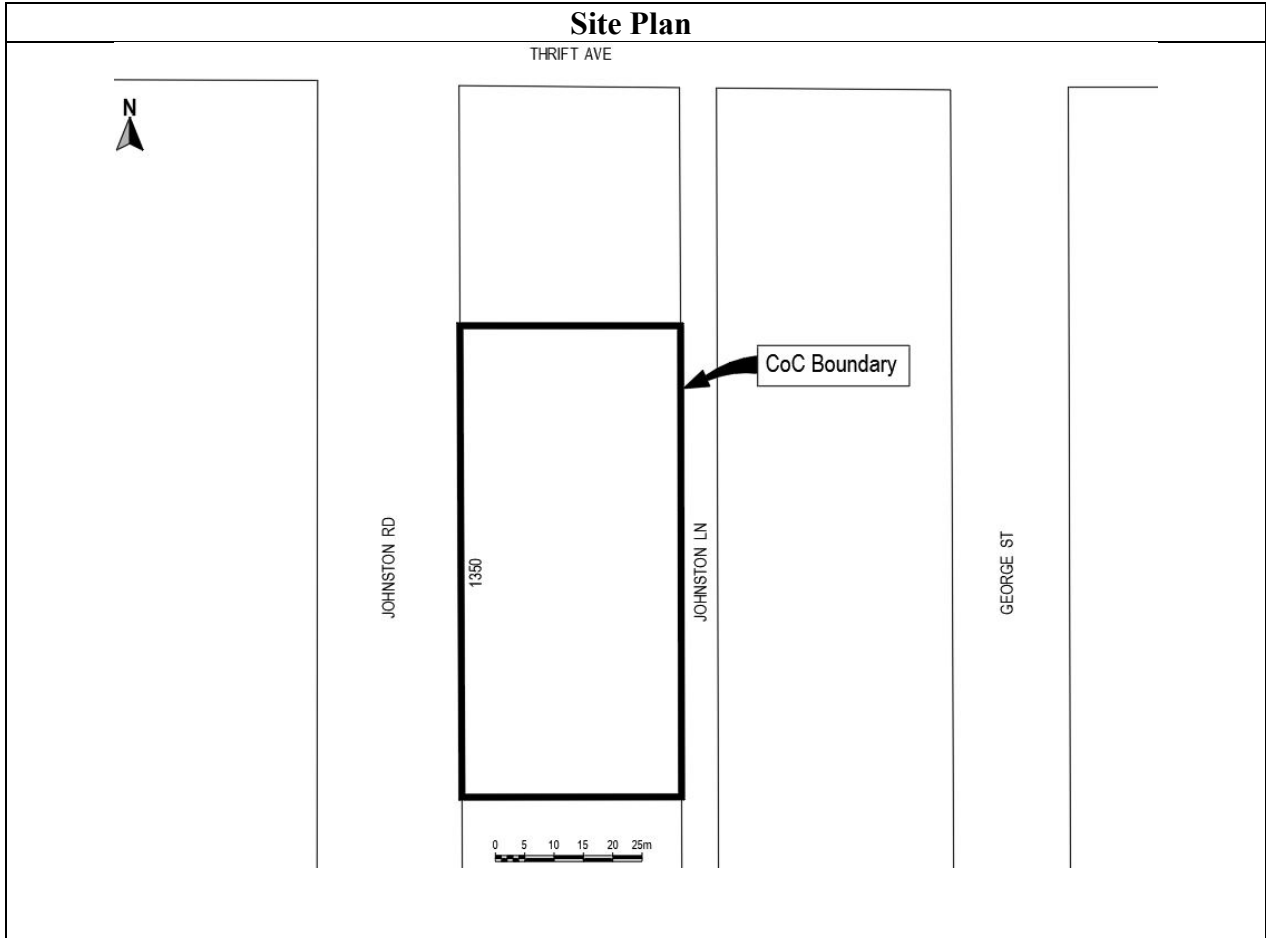
Latitude: 49° 1' 35.90"
Longitude: 122° 48' 2.60"

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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 and risk-based 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 building with Commercial Use at grade will cover the entire Site and be underlain by a parkade with the exception of a narrow strip along the south portion of the Site where slab-on-grade construction will be present, as shown in the Site Development Plan, Appendix A of *Addendum 2 - Detailed Site Investigation & Confirmation of Remediation*, listed in Schedule D

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) The vapour barrier (HDPE membrane) present along the exterior of the north parkade wall must remain intact; and
 - (b) The mechanical ventilation system in the underground parkade must continue to operate at a minimum rate of 50 air exchanges per 24 hours.

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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.
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 persons 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:
 - (c) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (d) The nature of the excursion;
 - (e) The temporary or permanent corrective measures implemented or to be implemented;
 - (f) An implementation schedule; and
 - (g) 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 commercial land soil use:

To meet numerical remediation standards:

VPHs	N/A
xylenes	1330-20-7

Substances remediated in vapour for parkade vapour use:

To meet risk-based remediation standards:

benzene	71-43-2
butadiene, 1,3-	106-99-0
dibromoethane, 1,2-	106-93-4
ethylbenzene	100-41-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-hexane	110-54-3
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
VPHv	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, Site ID: 21574, 1350 Johnston Road, White Rock, BC. NEXT Environmental Inc. 2024-07-08

RE: Performance Verification Plan, 1350 Johnston Road, White Rock, BC [Site ID: 21754]. NEXT Environmental Inc. 2024-07-08

Detailed Risk Assessment for 1350 Johnston Road, White Rock, BC. NEXT Environmental Inc. 2024-03-26

Stage 1 Preliminary Site Investigation Update for 1350 Johnston Road, White Rock, BC [Site ID: 21754]. NEXT Environmental Inc. 2024-03-26

Addendum 2 - Detailed Site Investigation & Confirmation of Remediation, 1350 Johnston Road, White Rock, BC - SITE ID 21754. NEXT Environmental Inc. 2024-03-26

Confirmation of Remediation for 1350 Johnston Road, White Rock, BC [Site ID: 21754]. NEXT Environmental Inc. 2023-12-21

Detailed Site Investigation Addendum – Investigation of Tetraethyl Lead, 1350 Johnston Road, White Rock, BC - SITE ID 21754. NEXT Environmental Inc. 2023-12-21

RE: Protocol 6 Pre-Approval Application to Release Site as High Risk Site for Review by Approved Professional 1350 Johnston Road, White Rock, BC. Ministry of Environment and Climate Change Strategy. 2023-06-28

Protocol 6 Pre-Approval Application to Release Site as High Risk Site for Review by Approved Professional 1350 Johnston Road, White Rock, BC. NEXT Environmental Inc. 2022-11-21

Stage 2 Preliminary Site Investigation & Detailed Site Investigation For 1350 Johnston Road, White Rock, BC [Site ID: 21574]. NEXT Environmental Inc. 2022-05-19

Stage 1 Preliminary Site Investigation Opinion. NEXT Environmental Inc. 2018-06-04

Report - Excavation Work, 1350 Johnston Road, White Rock. NEXT Environmental Inc. 2016-04-22

Soil Sampling Letter Report, 1350 Johnston Road, White Rock. NEXT Environmental Inc. 2016-04-08

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For Director, *Environmental Management Act*

*Detailed Site Investigation, Stage 2 Environmental Assessment, 1350 Johnston Road,
White Rock. ACM Environmental Corporation. June 2000*

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For Director, *Environmental Management Act*

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