



**VIA EMAIL** [calvin.chan@concordpacific.com](mailto:calvin.chan@concordpacific.com)

Victoria File: 26250-20/24121  
Site ID: 24121

June 19, 2023

Calvin Chan  
Concord Brentwood (Nominee) Ltd.  
Ninth Floor – 1095 West Pender Street,  
Vancouver, BC V6E 2M6

Dear Calvin Chan:

**Re: Certificate of Compliance - Statutory ROW through 2316 Beta Avenue, 4818 Dawson Street, 4828 Dawson Street, and 2285 Delta Avenue, Burnaby 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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 Final Determination, 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.  
For Director, *Environmental Management Act*

Enclosure

cc: Saleh Haidar, City of Burnaby, Engineering, 4949 Canada Way, Burnaby, BC,  
[saleh.haidar@burnaby.ca](mailto:saleh.haidar@burnaby.ca)  
Client Information Officer, Ministry of Environment and Climate Change Strategy, Suite  
200 – 10470 152nd Street, Surrey, BC, V3R 0Y3, [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)  
Anna Popova, CSAP Society, 744 W Hastings St, Vancouver, BC V6C 1A5,  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Duncan Macdonald, Approved Professional, PGL, 1500 - 1185 West Georgia Street,  
Vancouver, BC, V6E 4E6,  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)  
Nick Dayal, Geostratus Consulting Inc., PO Box 77024 Kingsway Knight PO,  
Vancouver, BC, V5V 5E7, [nick@geostratus.ca](mailto:nick@geostratus.ca)  
Graham Worth, Canadian Imperial Bank of Commerce – 7<sup>th</sup> Floor, 400 Burrard Street,  
Vancouver, BC, V6C 3A6, [graham.worth@cibc.com](mailto:graham.worth@cibc.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.

June 19, 2023  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at the Statutory Right of Way through 2316 Beta Avenue, 4818 Dawson Street, 4828 Dawson Street, and 2285 Delta Avenue, Burnaby, British Columbia, which is more particularly known and described as:

Statutory Right of Way Plan of Part of: Parcel E (Reference Plan 5276) Except Parcel 1 (Explanatory Plan 13194), Lot D Except Part in Plan BCP20675 Plan 3348, Block 86, Except Firstly: Part in Plan 13192, Secondly: Part in Plan BCP20675, Plan 3348, and Lot 4 Plan BCP20675, All of District Lot 124, Group 1, New Westminster District.

The site is a Statutory Right of Way through four legal parcels as depicted in the Plan Number EPP60401 by Jesse Morin, B.C. Land Surveyor on September 22, 2021. The PIDs of the parcels referred to in the Statutory Right of Way description are listed below.

PID: 001-506-986

PID: 026-480-077

PID: 025-313-266

PID: 010-995-889

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

Latitude: 49° 15' 48.30"

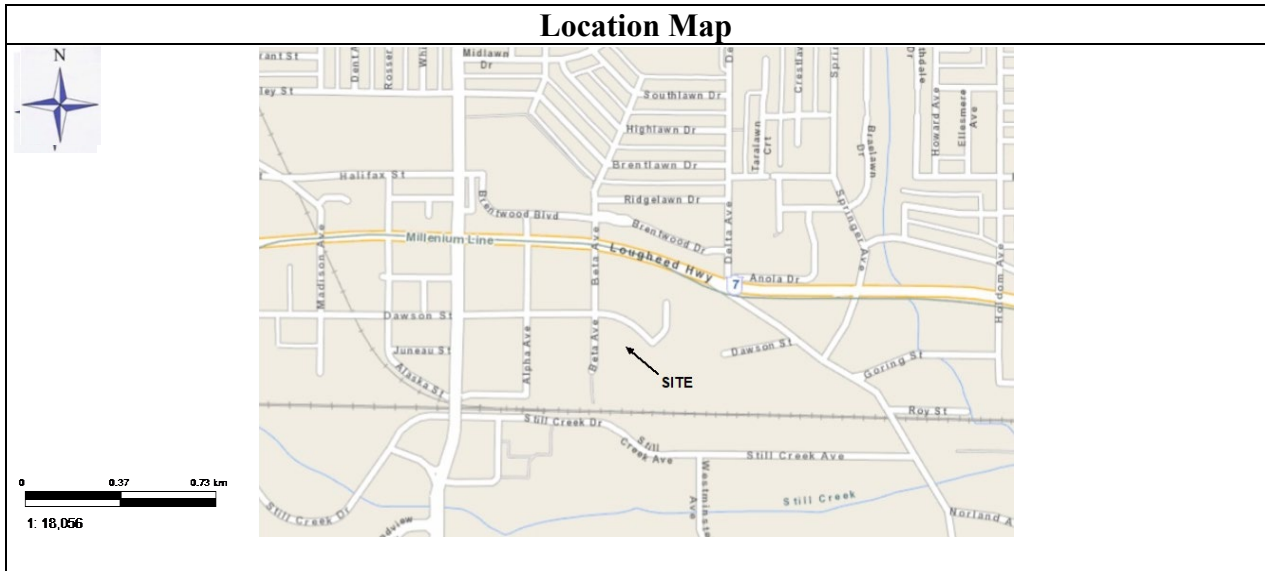
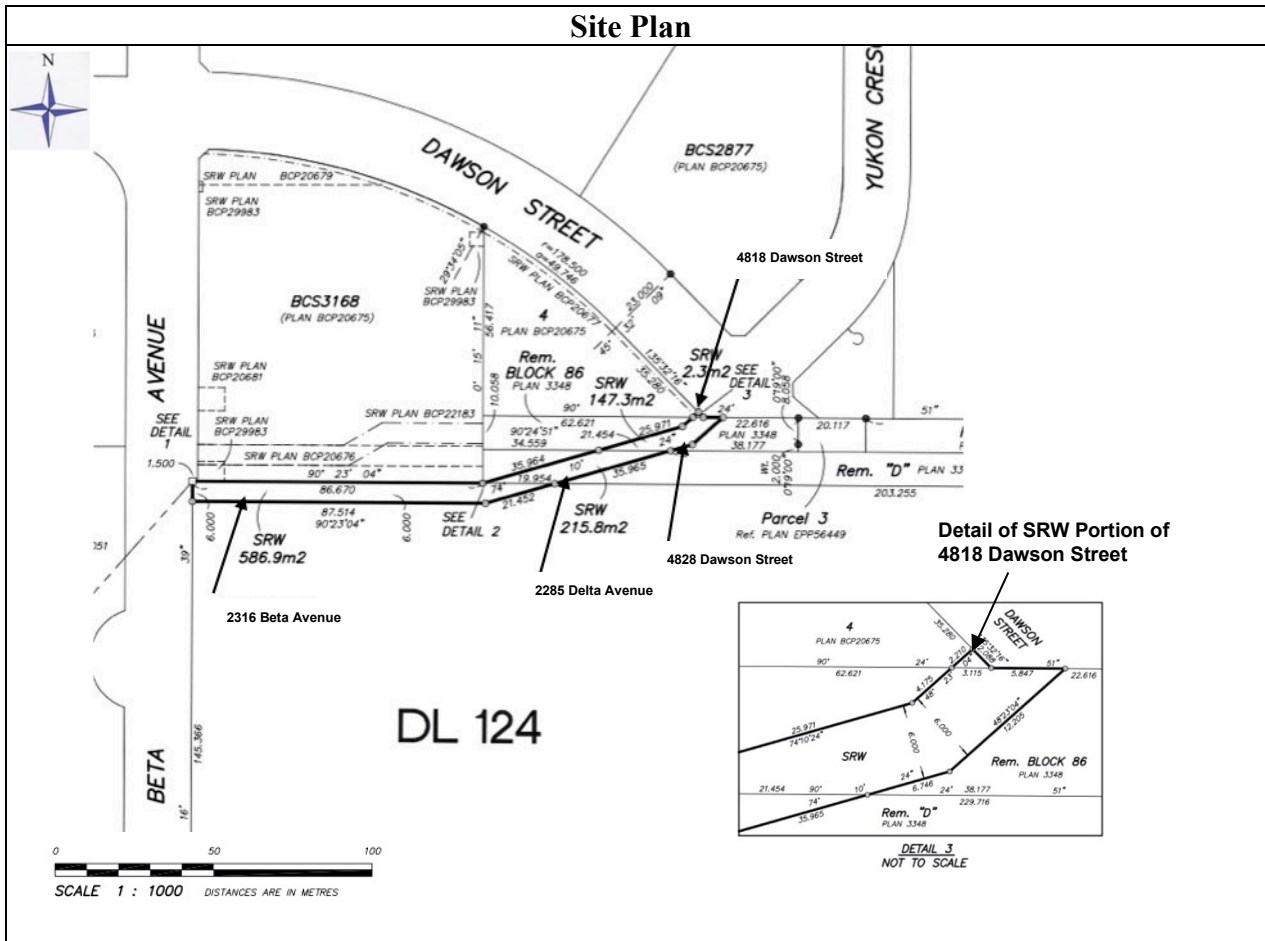
Longitude: 122° 59' 46.90"

June 19, 2023

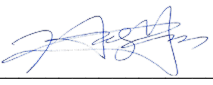
Date Issued



Signing Authority  
For Director, *Environmental Management Act*



June 19, 2023  
Date Issued

  
 Signing Authority  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions


1. Any changes in land or vapour use 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 a Contaminated Sites Regulation numerical standard 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 the site. These assumptions include the following:

- (a) Current site use is outdoor
- (b) Future site use will include an underground parkade or slab on grade structure.

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.

June 19, 2023  
Date Issued

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

**Schedule C**

**Substances and Uses**

***Substances remediated in soil for Residential High Density use:***

To meet numerical remediation standards:

benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
cadmium	7440-43-9
indeno(1,2,3-cd)pyrene	193-39-5
manganese	7439-96-5
nickel	7440-02-0
zinc	7440-66-6

***Substances evaluated in soil for Residential High Density use:***

To meet local background concentrations:

lead	7439-92-1
------	-----------

June 19, 2023

Date Issued



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

## Schedule D

### Documents

*Summary of Site Condition*, prepared by Duncan Macdonald, PGL Environmental Consultants Ltd, dated January 2023

*Protocol 6 – Preapproval to Apply for a Certificate of Compliance for Part of a Site. Brentwood Temporary Sewer Line Right of Way, Burnaby, BC*, Ministry of Environment and Climate Change Strategy, January 2023

*Detailed Site Investigation and Confirmation of Remediation: 2316 Beta Avenue, 2285 Delta Avenue, 4818 and 4828 Dawson Street, Burnaby, BC*, Matti Witte, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., April 2021

*Stage 1 Preliminary Site Investigation– Temporary Sewer Line Right of Way on: 2316 Beta Avenue, 2285 Delta Avenue, 4818 and 4828 Dawson Street, Burnaby, BC*, Matti Witte, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., April 2021

*Stage 1 PSI - Pump Station SRW – 2316 Beta Avenue, Burnaby, BC*, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., September 2017

*Stage 2 PSI Pump Station SRW – 2316 Beta Avenue, Burnaby, BC*, Yoan Mari, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., October 2017


*Pump Station and Sewer Line Investigation – 2316 Beta Avenue, Burnaby, BC*, Arcadis Canada, John Baak and Nick Dayal, July 2016

*Phase II Environmental Site Assessment – Woodlands Site – 4756 Lougheed Highway, 2316 Beta Avenue and 2311 Delta Avenue, Burnaby, BC*, Franz Environmental Inc., October 2014, Sara Bathgate and Nick Dayal, October 2014

*Report of Findings – Supplemental Site Investigation – 2316 – 2368 Beta Avenue and 2311 Delta Avenue, Burnaby, BC*, Mark Wilson and Michael Geraghty, Keystone Environmental Ltd, March 29, 2012

*Report of Findings – Preliminary Site Investigation – Stage 2 – 2316 – 2378 Beta Avenue & 2311 Delta Avenue, Burnaby, BC*, Joseph H. Bryce, Mark Wilson and Michael Geraghty, Keystone Environmental Ltd, December 15, 2011

June 19, 2023  
Date Issued

  
Signing Authority  
For Director, *Environmental Management Act*