



VIA EMAIL: ecarlson@anthemproperties.com

Victoria File: 26250-20/24245
Site ID: 24245 (Portion of)

Date: April 10, 2024

Mr. Eric Carlson
2375 Alpha Avenue Holdings Ltd c/o
Anthem Alpha Master LP
Suite 1100, Bentall IV, 1055 Dunsmuir Street PO Box 49200
Vancouver, BC V7X 1K8

Dear Mr. Eric Carlson:

Re: Certificate of Compliance – 4570 Juneau Street, 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) 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 jody.fisher@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: Mark Sloat, Environmental Services, City of Burnaby
Mark.Sloat@burnaby.ca

Jessica Brummel, Commercial Real Estate Finance, HSBC Bank of Canada, 6th floor, 885 West Georgia Street, Vancouver, BC, V6C 3G1, Jessica_brummel@hsbc.ca

Tracy McRae, Anthem Properties, tmcrae@anthemproperties.com.

Duncan Macdonald, Approved Professional, PGL Environmental Consultants
dmacdonald@pggroup.com

Cory Nelson, PGL Environmental Consultants
cnelson@pggroup.com

CSAP Society apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
Land Remediation Section, csp_cio@victorial.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.

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Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4570 Juneau Street, Burnaby, BC which is more particularly known and described as:

PARCEL E DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP122282

PID 031-804-381

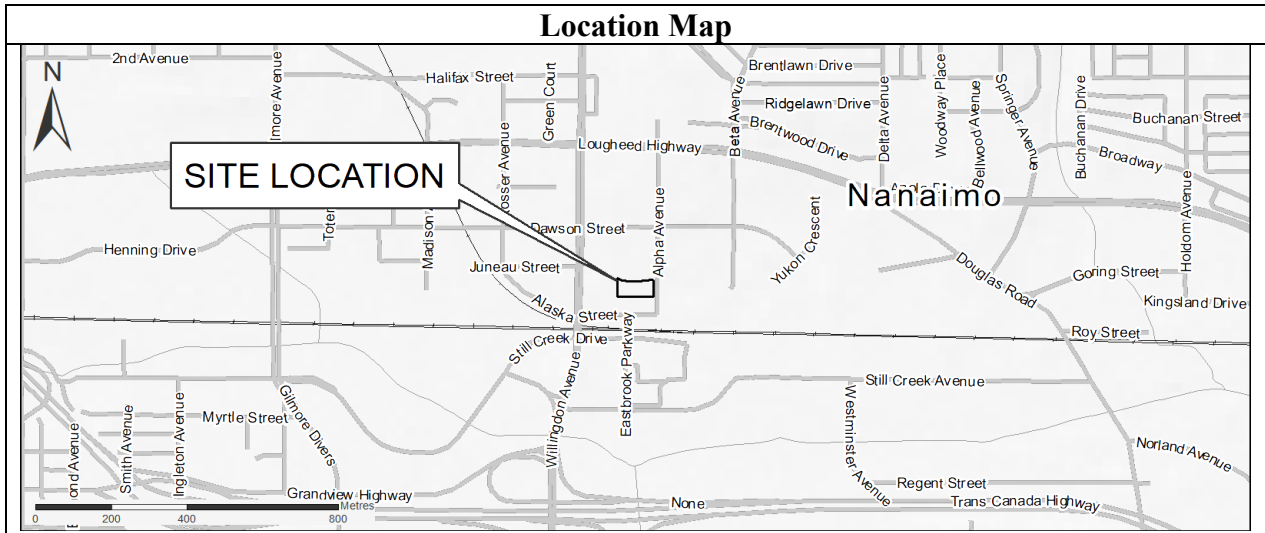
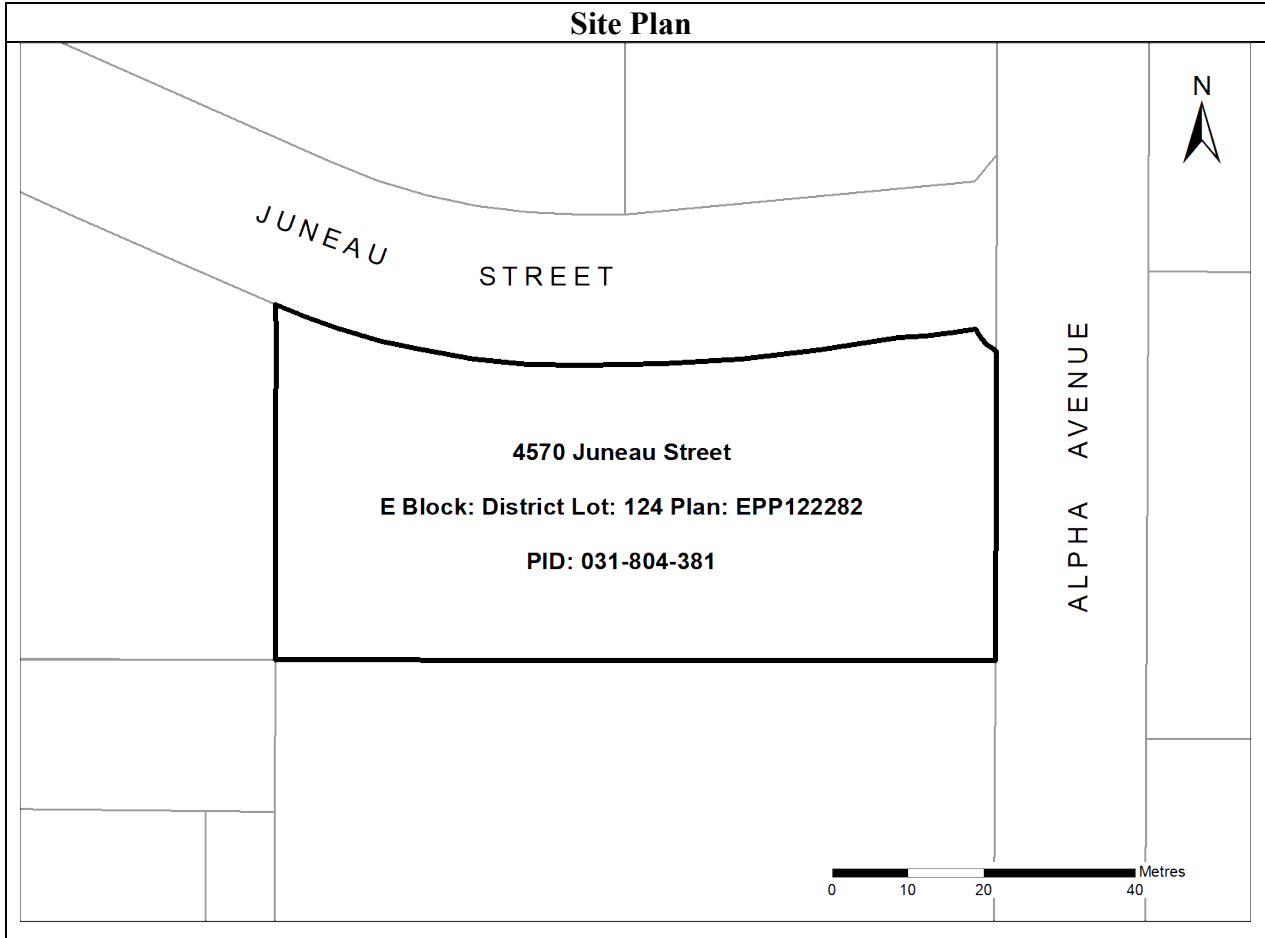
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 46.50"
Longitude: 123° 00' 04.30"


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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 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.

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Schedule C

Substances and Uses

Substances remediated in soil for high density residential land soil use:

To meet numerical remediation standards:

zinc 7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental, dated January 23, 2024.
- *Confirmation of Remediation – 4570 Juneau Street, Burnaby, BC*, prepared by PGL Environmental Ltd., dated November 10, 2023
- *Annual Approved Professional Statement – 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby, BC* prepared by PGL Environmental Ltd., dated November 9, 2022.
- *Approval in Principle - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby British Columbia*, prepared by the Ministry of Environment and Climate Change Strategy, August 12, 2021.
- *Stage 1 Preliminary Site Investigation - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.
- *Stage 2 Preliminary and Detailed Site Investigation and Remediation Plan - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.

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