



VIA EMAIL: Julie.isabel@telus.com

Victoria File: 26250-20/25964
Site ID: 25964

August 21, 2023

Julie Isabel
TELUS Communications Inc.
4 & 6 rue Jules-A-Brillant, Floor R0410
Rimouski, Quebec G5L 7E45

Dear Julie Isabel:

Re: Certificate of Compliance – 3855 Wayburne Drive, 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Burnaby, planning@Burnaby.ca

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

John Baak, SNC-Lavalin Inc., John.Baak@snclgroup.com

John DeCesare, SNC-Lavalin Inc., John.Decesare@snclgroup.com

Tara Siemens Kennedy, SNC-Lavalin Inc., Tara.Kennedy@snclavalin.com

CSAP Society, c/o apopova@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.

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.

August 21, 2023

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3855 Wayburne Drive, Burnaby, British Columbia which is more particularly known and described as:

Legal Description Lot 17, District Lot 73, Group 1, New Westminster District Plan 38659

PID 008-529-949

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

Latitude:	49°	15'	05.0"
Longitude:	122°	59'	51.0"

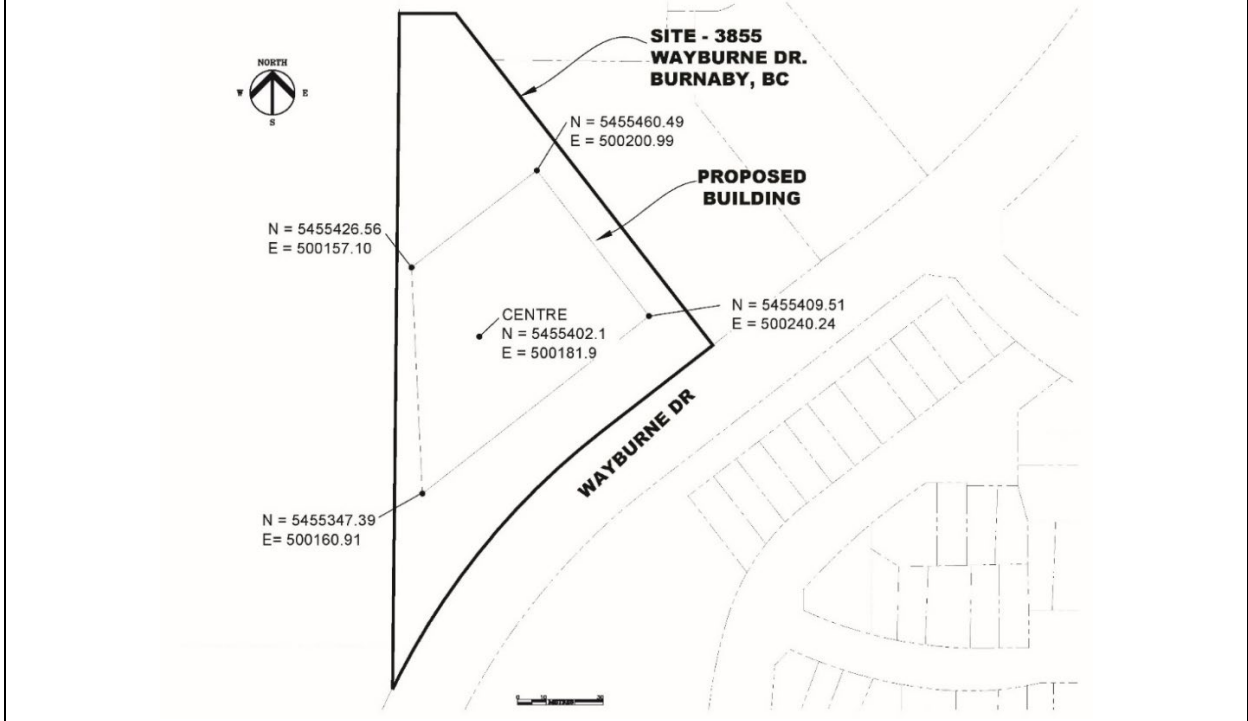
August 21, 2023

Date Issued

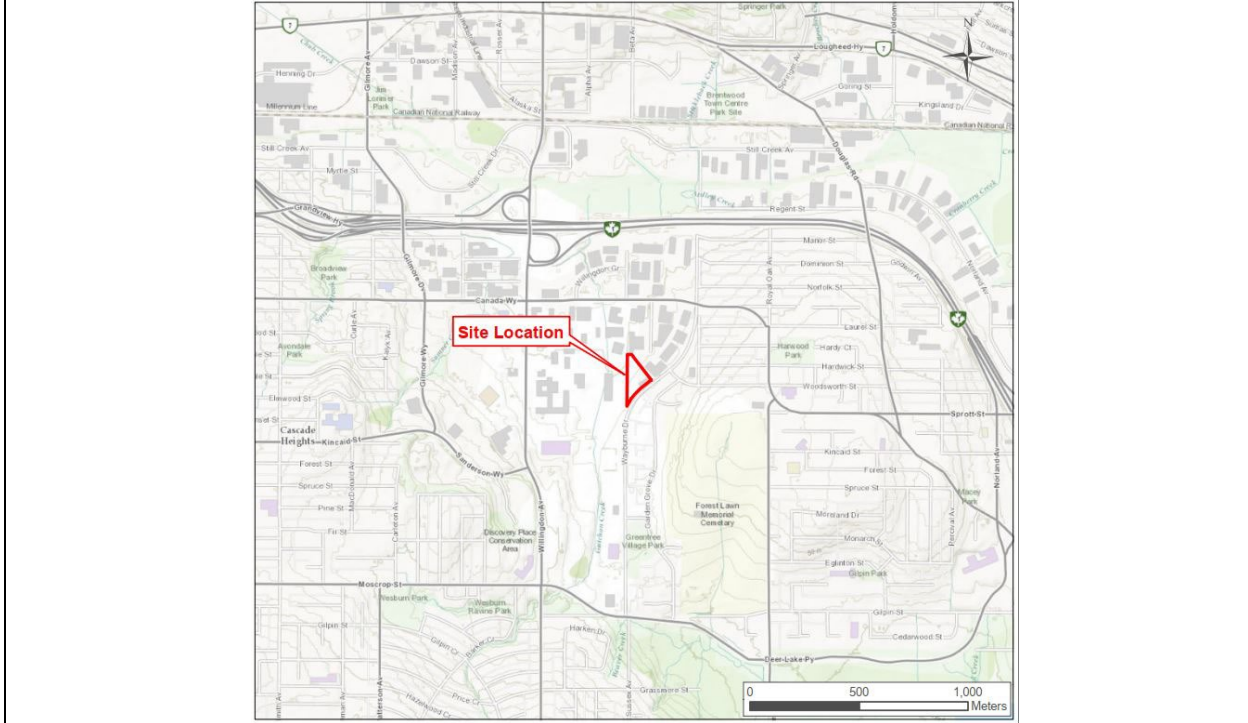


Signing Authority
For Director, *Environmental Management Act*

Site Plan



Location Map



August 21, 2023

Date Issued

Site Identification Number 25964

Version 9.0 R

Signing Authority
For Director, *Environmental Management Act*

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 a Contaminated Sites Regulation numerical and or risk-based standards at 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) *Outdoor land use, or*
- (b) *The proposed building (as shown on Schedule A) can be built to any depth, and/or*
- (c) *Future buildings anywhere outside the proposed building location (as shown on Schedule A) must be slab-on-grade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings 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.

August 21, 2023

Date Issued

Site Identification Number 25964

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical standards:

Toluene	108-88-3
VPHs	N/A
Xylenes	1330-20-7

To meet risk-based remediation standards:

Chloride Ion	16887-00-6
--------------	------------

Substances remediated in water for freshwater aquatic life water use:

To meet numerical standards:

Cadmium	7440-43-9
Chloride Ion	16887-00-6

August 21, 2023

Date Issued

Site Identification Number 25964

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 3855 Wayburne Drive, Burnaby, prepared by SNC-Lavalin Inc., dated July 14, 2023.

Human Health and Ecological Risk Assessment, 3855 Wayburne Drive, Burnaby BC prepared by SNC-Lavalin Inc., dated June 27, 2023.

PSI, DSI and Confirmation of Remediation, 3855 Wayburne Drive, Burnaby, BC prepared by SNC-Lavalin Inc., dated June 27, 2023.

Scenario 3 Release Request – Building Permit Application, 3855 Wayburne Drive, Burnaby, PID 008-529-949, Ministry of Environment and Climate Change, dated June 21, 2023.

Remediation Plan, 3855 Wayburne Drive, Burnaby, BC, prepared by SNC-Lavalin Inc., dated February 7, 2023.

Preliminary and Detailed Site Investigations, 3855 Wayburne Drive, Burnaby, BC, prepared by SNC-Lavalin Inc., dated February 6, 2023.

August 21, 2023

Date Issued

Site Identification Number 25964

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*