



VIA EMAIL: krobinson@pcurban.ca

Victoria File: 26250-20/26042
Regional File: 26250-20/26042
Site ID: 26042

July 29, 2024

Kirk Robinson
PC Urban Corp.
Suite 880-1090 West Georgis Street
Vancouver, BC V6E 3V7

Dear Mr. Robinson:

Re: Certificate of Compliance – 612 Seventh Avenue, New Westminster, 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.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of New Westminster Planning Division
plnpost@newwestcity.ca

Winston Szeto, Scotiabank
Winston.szeto@scotiabank.com

Client Information Officer, ENV
csp_cio@Victoria1.gov.bc.ca

CSAP Society
submissions@csapsociety.bc.ca

Michael Geraghty, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.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.

July 29, 2024
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 612 Seventh Avenue, New Westminster, British Columbia which is more particularly known and described as:

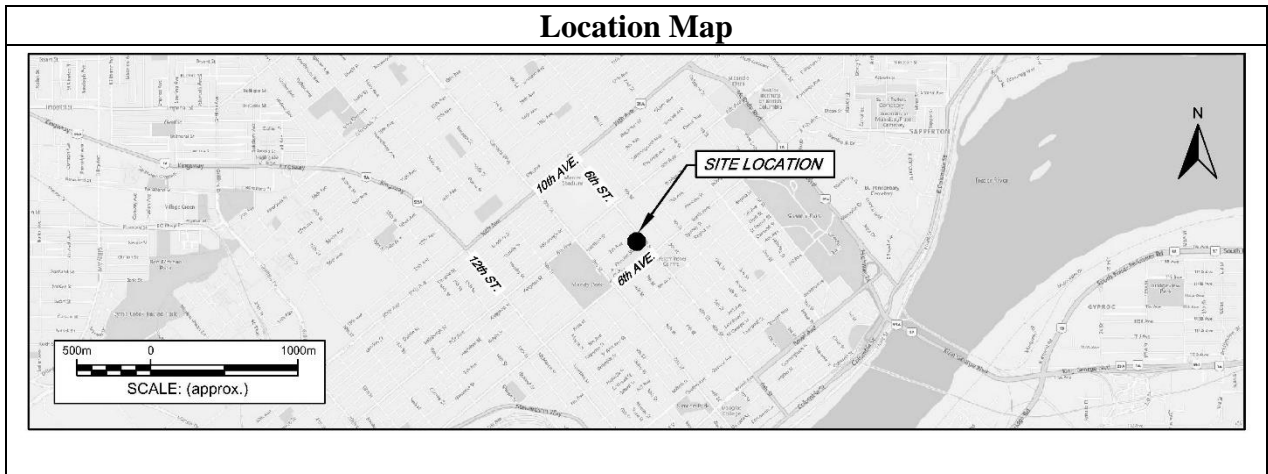
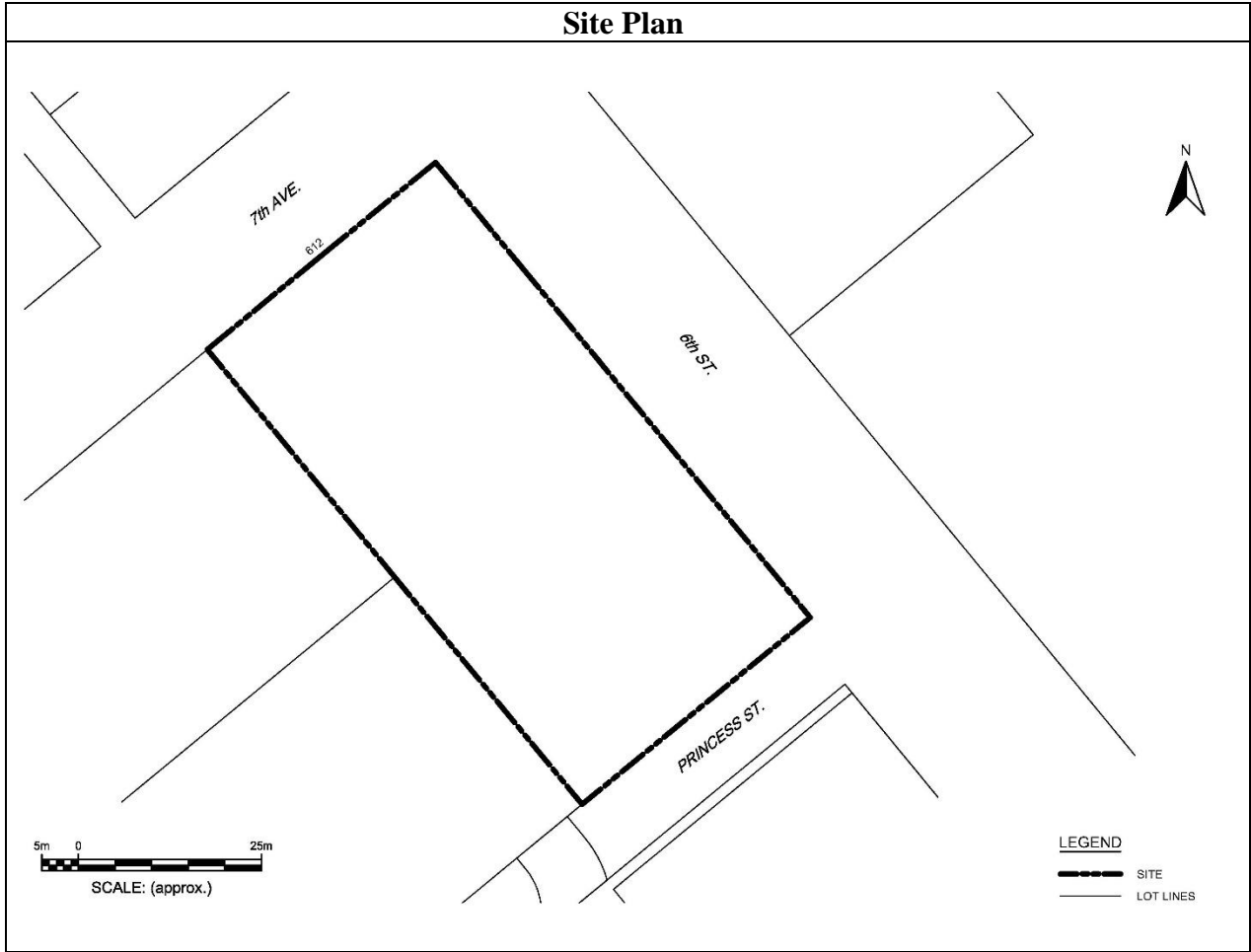
Lot A Suburban Block 13 New Westminster District Plan EPP121772
PID: 031-801-986

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


Latitude: 49° 12' 50.4"
Longitude: 122° 55' 18.5"

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Schedule B

Requirements and Conditions


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 use 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) Buildings constructed on the site will have a parkade of any depth.

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 evaluated in groundwater for drinking water use:

To meet background concentrations:

Cobalt 7440-48-4

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 612 Seventh Avenue, New Westminster, BC,
Keystone Environmental Ltd., May 2024;

*Report of Findings – Stage 1 Preliminary Site Investigation, Supplemental Site Investigation
and Confirmation of Remediation, 612 Seventh Avenue, New Westminster, BC,*
Keystone Environmental Ltd., May 2024;

*2023 Annual AiP Reporting, 612 Seventh Avenue (formerly 616 – 640 Sixth Street),
New Westminster, BC,* Keystone Environmental Ltd., November 2023;

Summary of Site Condition, 616-640 Sixth Street, New Westminster, BC,
Keystone Environmental Ltd., April 2022;

*Report of Findings - Stage 1 Preliminary Site Investigation, Detailed Site Investigation and
Remediation Plan, 616-640 Sixth Street, New Westminster, BC,* Keystone Environmental
Ltd., April 2022;


Soil and Groundwater Investigation - 616-640 Sixth Street, New Westminster, BC,
Geostratus Consulting Inc., November 16, 2021;

Soil Vapour Sampling – 616-640 Sixth Street, New Westminster, BC, Geostratus Consulting
Inc., September 8, 2021;

Phase 2 Environmental Site Assessment – 616-640 6th Street, New Westminster, BC,
Geostratus Consulting Inc., April 2020; and

616-640 6th Street, New Westminster, BC, Phase 1 Environmental Site Assessment,
Geostratus Consulting Inc., November 2019.

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For Director, Environmental Management Act