



VIA EMAIL: adam.donnelly@beedie.ca

Victoria File: 26250-20/26199
Site ID: 26199

November 12, 2024

Beedie (United Blvd) Holdings Ltd.
Att: Adam Donnelly
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Re: Certificate of Compliance – 2450 United Boulevard, Coquitlam, BC

Dear Adam Donnelly:

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:

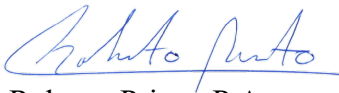
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the director to make orders or impose requirements as the director may deem necessary in 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 professional 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 that 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Planning and Development, City of Coquitlam
planninganddevelopment@coquitlam.ca

Winston Szeto, Scotiabank
winston.szeto@scotiabank.com

CSAP Society
submissions@csapsociety.bc.ca

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

Michael McLeay, Keystone Environmental Ltd.
mmcleay@keystoneenvironmental.ca

Client Information Officer, 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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	CL
Water	DW, AW _{FW}
Sediment	N/A
Vapour	CL

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

November 12, 2024
Date Issued


Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2450 United Boulevard, Coquitlam, British Columbia, which is more particularly known and described as:

Lot 1, District Lot 22, Group 1, New Westminster District Plan EPP8569, except: Air Space Plan EPP8571

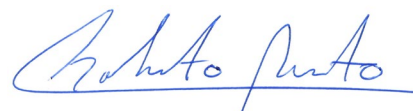
PID: 028-667-964

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

Latitude:	49°	13'	32.9"
Longitude:	122°	49'	11.7"

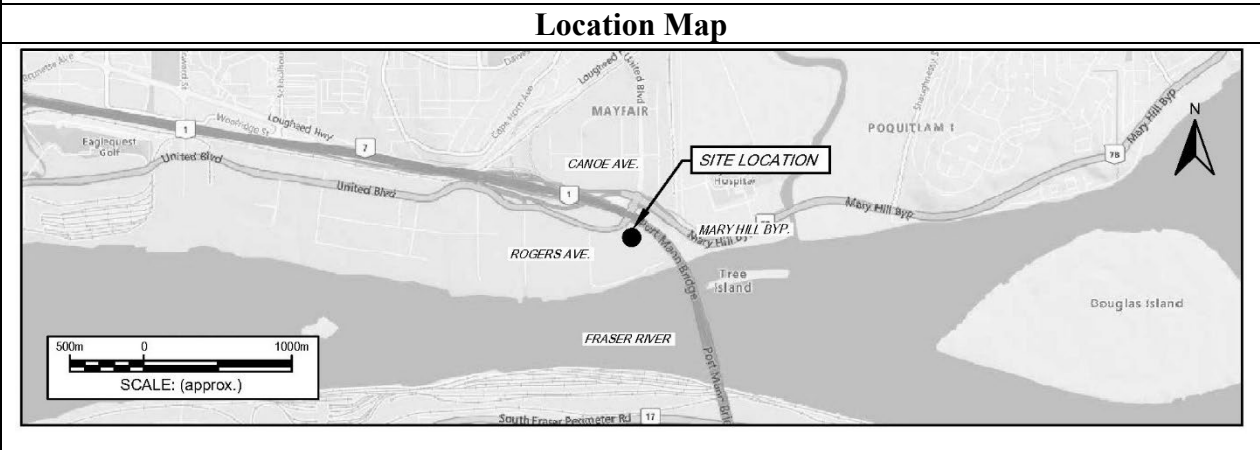
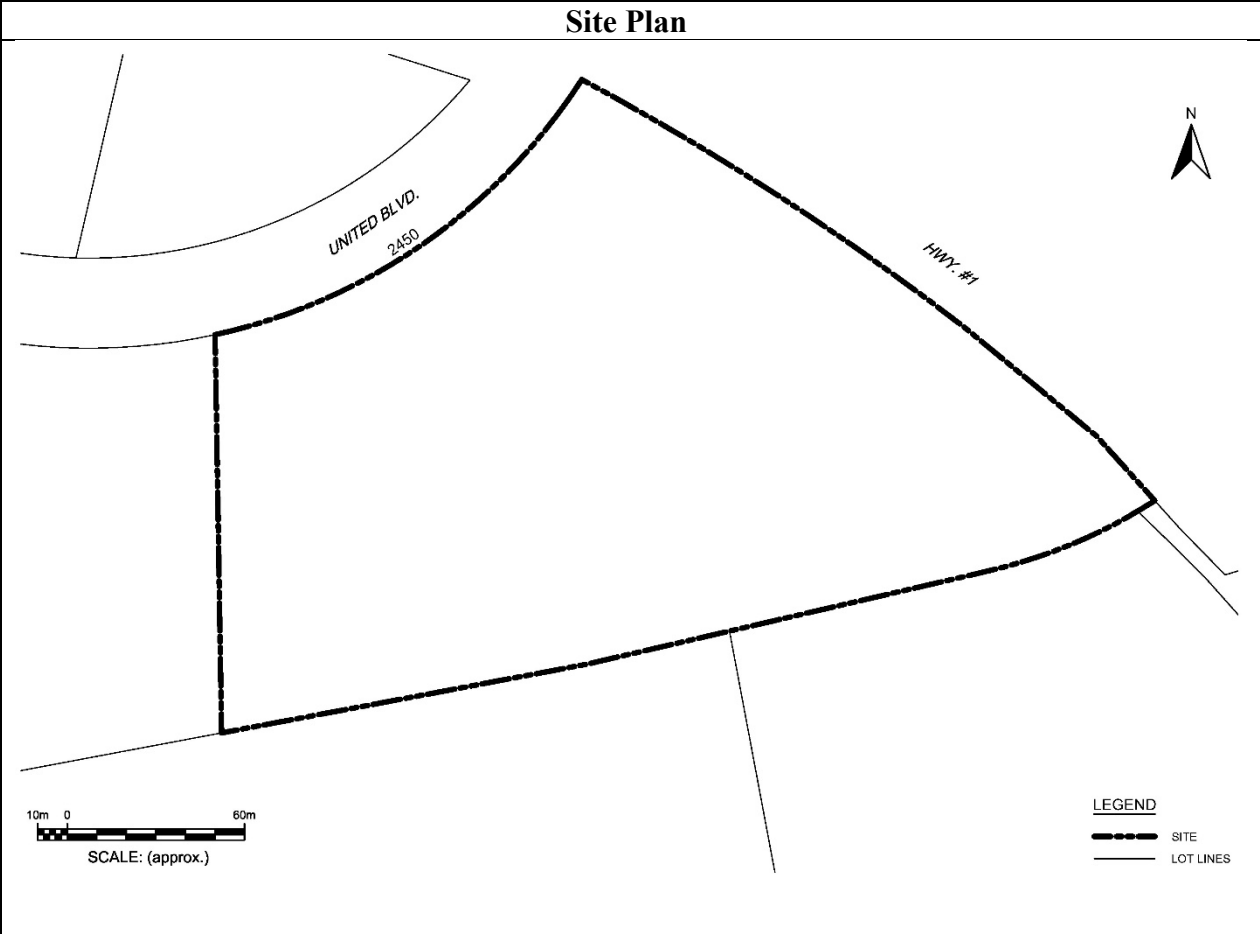
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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour, or water uses, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised 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 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 surface-oriented concrete slab foundations and footings without basements.

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 person in a written submission to the director. An application for a revised or new Certificate of Compliance may be necessary.

2. The principal risk controls that must be present or implemented and must be maintained at the site include the following:

(a) Site groundwater must not be used as drinking water.

3. If requested by the director, the responsible person 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. The director must be notified promptly by the responsible person if any of the 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:

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- (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
5. 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 risk controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative control measures and their efficacy; and
 - (d) Supporting documentation.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for commercial soil use:

To meet risk-based remediation standards:

cobalt	7440-48-4
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Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

arsenic	7440-38-2
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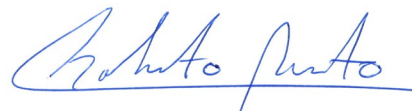
Substances remediated in water for freshwater aquatic water use:

To meet risk-based remediation standards:

arsenic	7440-38-2
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Schedule D

Documents

Summary of Site Conditions, 2450 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., October 2024;

Report of Findings – Human Health and Ecological Risk Assessment, 2450 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., October 2024;

Report of Findings - Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation, and Remediation Plan Implementation, 2450 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., October 2024;

Approval in Principle, 2450 United Boulevard, Coquitlam, BC, BC ENV, November 2022;


Summary of Site Conditions, 2450 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., October 2022;

Report of Findings – Human Health and Ecological Risk Assessment, 2450 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., September 2022;

Report of Findings - Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 2450 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., September 2022; and

Phase I Environmental Site Assessment – 2450 United Boulevard, Coquitlam, BC, Golder Associates Ltd., June 2018.

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