



VIA EMAIL:
adrien.herberts@mosaichomes.com

Victoria File: 26250-20/26314
Site ID: 26314

March 8, 2024

Adrien Herberts
Mosaic Moody Yards Properties Ltd.
500-2609 Granville Street
Vancouver, BC V6H 3H3

Dear Adrien Herberts:

Re: Certificate of Compliance - 3009-3011 Murray Street, Port Moody 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 Sydney.Love@gov.bc.ca.

Yours truly,

A handwritten signature in cursive script that reads "Sydney Love".

Sydney Love, BSc, MET, RPBio
Senior Risk Assessment Officer

Enclosure

cc: City of Port Moody,
planning@portmoody.ca, environment@portmoody.ca

Kevin Xu Kang, C&C International Logistics Inc.
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Anna Popova, CSAP Society,
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Ben Lin, Numerical Approved Professional, Keystone Environmental Ltd.,
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Scott Steer, Risk-based Approved Professional, Steer Environmental Associates Ltd.,
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Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy,
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 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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

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Sydney Love
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3009-3011 Murray Street, Port Moody, British Columbia, which is more particularly known and described as:

3009 Murray Street, Port Moody, British Columbia (Strata Lots 1 – 6)

Strata Lot 1 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 000-497-703

Strata Lot 2 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-038

Strata Lot 3 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-046

Strata Lot 4 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-054

Strata Lot 5 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-717-111

Strata Lot 6 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 000-463-035

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For Director, *Environmental Management Act*

3011 Murray Street, Port Moody, British Columbia (Strata Lots 7 – 12)

Strata Lot 7 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-062

Strata Lot 8 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-071

Strata Lot 9 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-089

Strata Lot 10 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-097

Strata Lot 11 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-119

Strata Lot 12 District Lot 190 Group 1 New Westminster District Strata Plan NW1353 Together with an Interest in The Common Property In Proportion To The Unit Entitlement Of The Strata Lot as Shown on Form 1
PID: 001-773-127

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

Latitude:	49°	16'	42.5"
Longitude:	122°	50'	39.6"

The site contains a soil vapour risk management area, depicted on an engineering drawing prepared by Keystone Environmental Ltd. on March 24, 2023. The area is described by the following metes and bounds:

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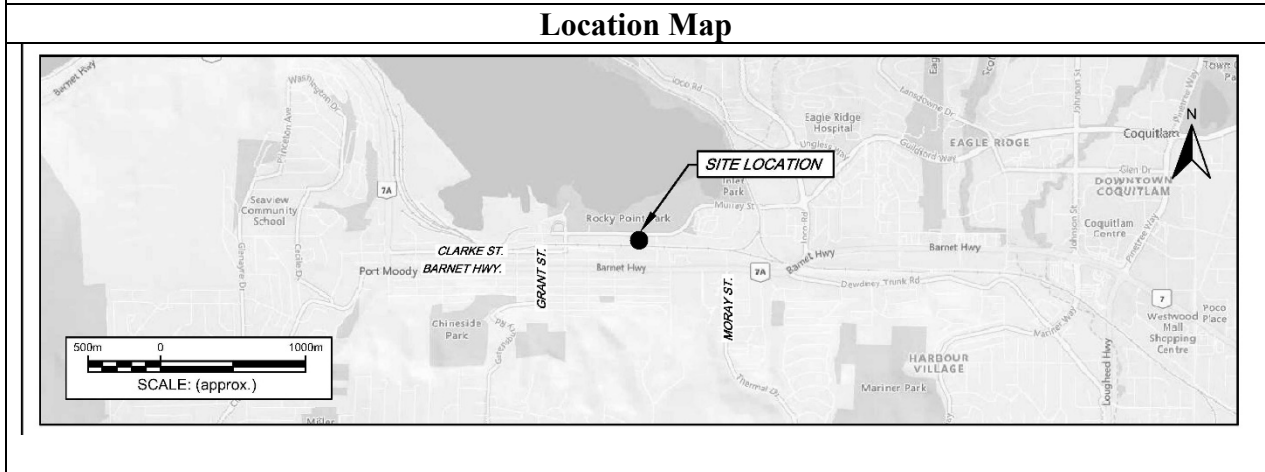
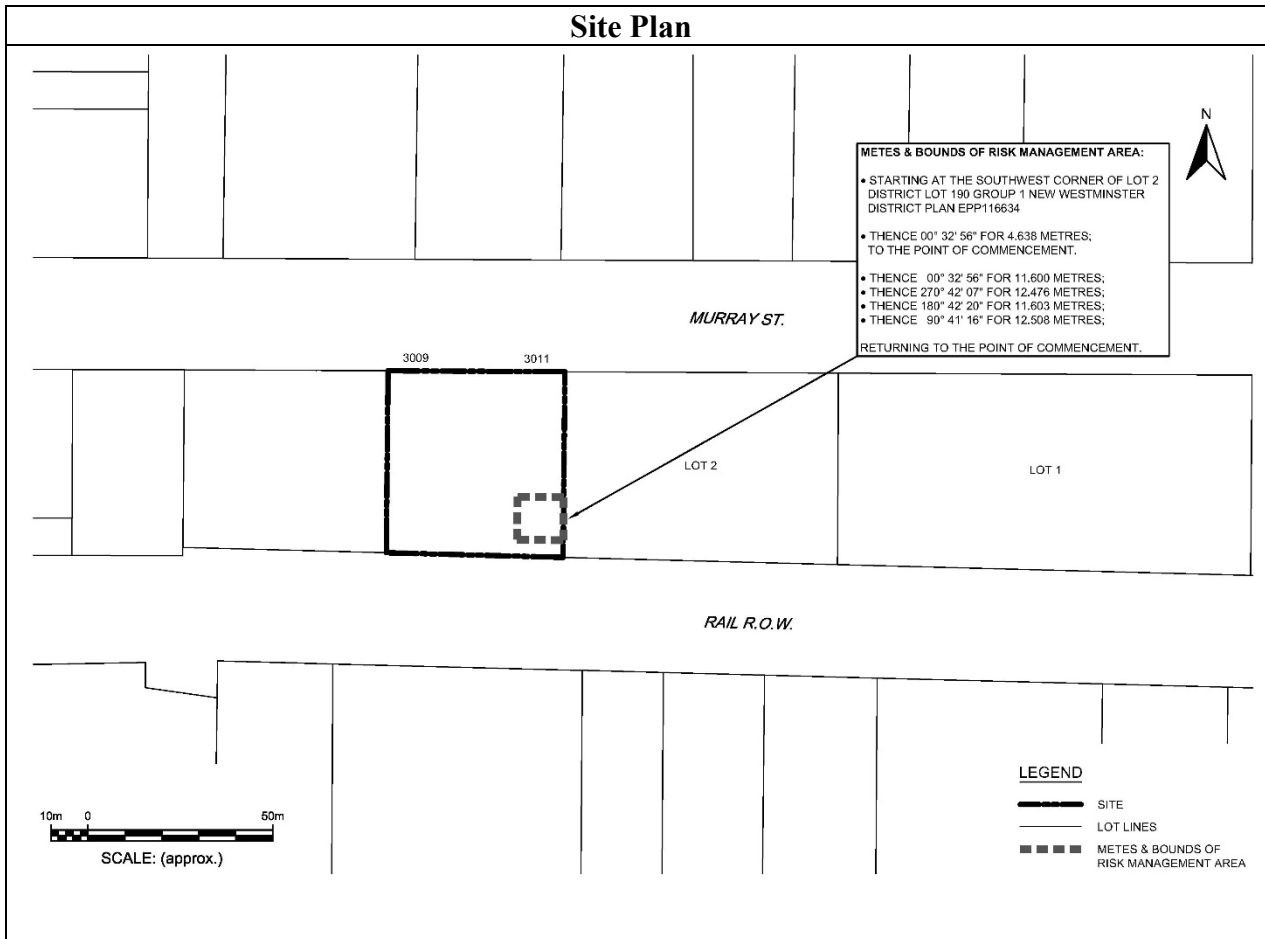
Sydney Love
For Director, *Environmental Management Act*

Starting at the southwest corner of Lot 2 District Lot 190 Group 1 New Westminster District Plan EPP116634:

- Thence 00° 32' 56" for 4.638 metres;
to the point of commencement.
- Thence 00° 32' 56" for 11.600 metres;
- Thence 270° 42' 07" for 12.476 metres;
- Thence 180° 42' 20" for 11.603 metres;
- Thence 90° 41' 16" for 12.508 metres;
returning to the point of commencement.

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For Director, *Environmental Management Act*



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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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 and risk-based 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) Existing Site-Buildings can remain on Site.
- (b) Future Site Buildings will include a parkade at the lowest level, or
- (c) Future slab on grade buildings will not be constructed over the Risk Management Area defined by metes and bounds in Schedule A.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *Site groundwater must not be used for drinking water purposes.*
 - (b) *The foundation slab of the eastern building on the site (3011 Murray Street) must remain in place and intact, unless the building is demolished.*
 - (c) *Future buildings must not be constructed over the soil vapour contamination in the Risk Management Area, defined by metes and bounds in Schedule A, unless future buildings include a parkade at the lowest level that occupies the entire future building footprint and the parkade ventilation system functions as designed.*

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For Director, *Environmental Management Act*

3. If requested by the Director, the responsible persons 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. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any 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:
 - (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.
7. 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 institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

trichloroethylene (79-01-6)

Substances remediated in vapour for parkade vapour use:

To meet risk-based remediation standards:

trichloroethylene (79-01-6)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

trichloroethylene (79-01-6)

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 3009-3011, Port Moody, BC. Keystone Environmental Ltd. October 30, 2023.

Record of Communications with the owners of Strata Plan NWS1353 – Contamination Originating at 3015 Murray Street, Port Moody, BC and Migrating to 3009 and 3011 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 25, 2023.

Performance Verification Plan for Certificate of Compliance, 3009-3011 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 18 2023.

Report of Findings – Human Health and Ecological Risk Assessment, 3055 and 3075 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 18, 2023.

Report of Findings – Detailed Site Investigation and Confirmation of Remediation Addendum, 3055 and 3075 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 18, 2023.

Report of Findings – Stage 1 and 2 Preliminary Site Investigations, Detailed Site Investigation and Confirmation of Remediation, 3055 and 3075 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 18, 2023.

Release Request – Scenario 5, Development Permit Application, Rezoning and Subdivision, 3015, 3033, and 3093 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 10, 2017.

Report of Findings – Detailed Site Investigation, 3015, 3033, 3093 Murray Street, Port Moody, BC. Keystone Environmental Ltd. July 21, 2017.

Report of Findings – Supplemental Site Investigation, 3015, 3033, and 3093 Murray Street, Port Moody, BC. Keystone Environmental Ltd. June 17, 2016.

Report of Findings – Phase I and II Environmental Site Assessment, 3015, 3033, and 3093 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 20, 2015.

Phase I Environmental Site Assessment (Phase I ESA) of 3015, 3033, & 3093 Murray Street, Port Moody, BC. Wotherspoon Environmental Inc. June 16, 2005.

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