



VIA EMAIL

Victoria File: 26250-20/27719
Site ID: 27719

December 20, 2023

Mr. Oris Dalla Zanna
Dalla Zanna Properties Inc.
1 – 8555 Greenall Avenue
Burnaby, BC V5J 3M8
oris@femoconstruction.com

Dear Mr. Dalla Zanna:

Re: Certificate of Compliance – 8818 Greenall Avenue, 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 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 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 site@gov.bc.ca.

Yours truly,



Ingrid Sorensen, M.A.Sc., R.P.Bio
Senior Risk Assessment Officer

Enclosure

cc: Darseen Pooni, City of Burnaby
Darseen.Pooni@burnaby.ca

Saxon Kiang, Director, Corporate Banking HSBC Bank of Canada
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Anna Popova, CSAP Society
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Client Information Officer, ENV, Victoria
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Michael McLeay, Approved Professional, Keystone Environmental Ltd.
mmcleay@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 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.

December 20, 2023
Date Issued


I. Sorensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8818 Greenall Avenue, Burnaby, British Columbia which is more particularly known and described as:

Parcel "A" District Lot 161 Group 1 New Westminster District Reference Plan 70820

PID: 002-930-927

Civic Address: 8818 Greenall Avenue

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

Latitude: 49° 12' 14.00"

Longitude: 123° 1' 01.00"

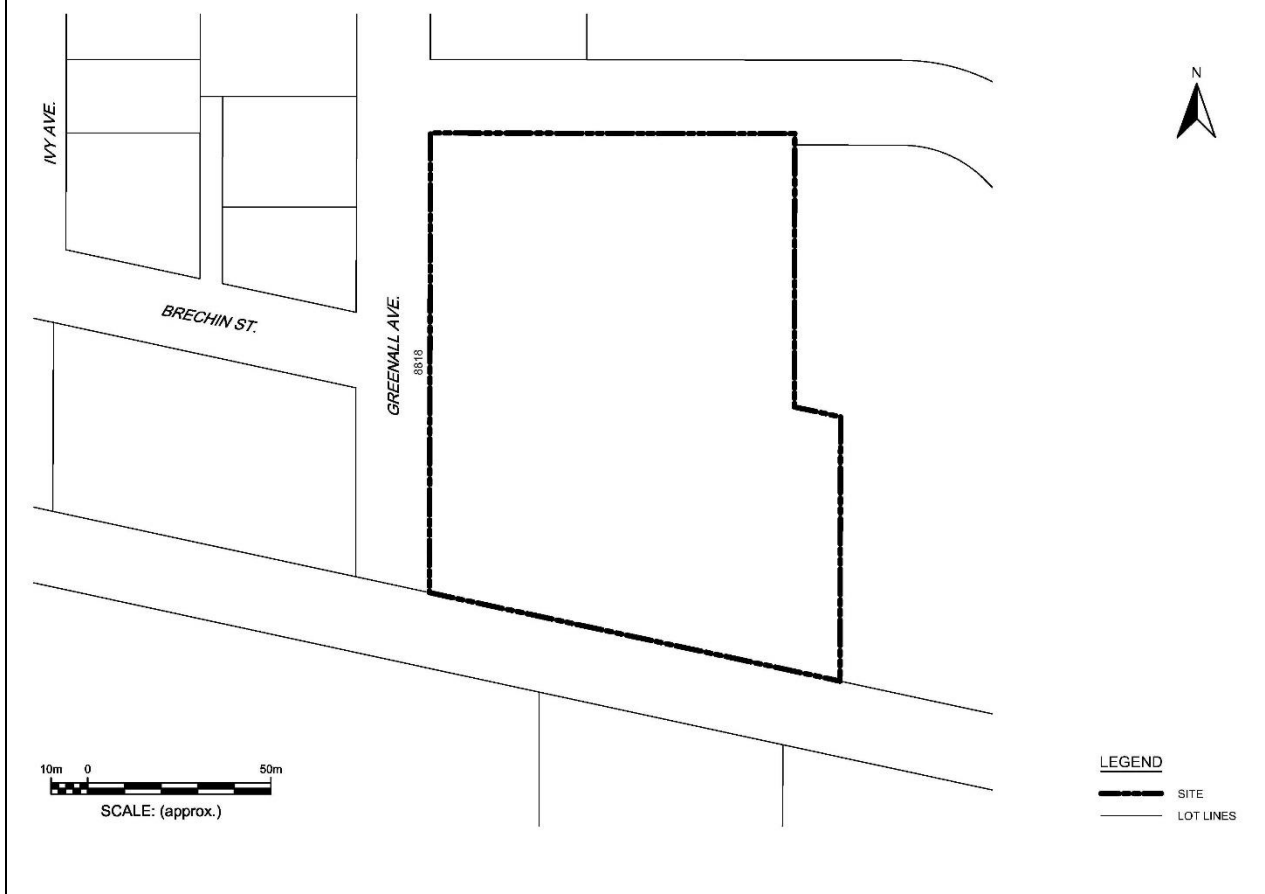
December 20, 2023

Date Issued

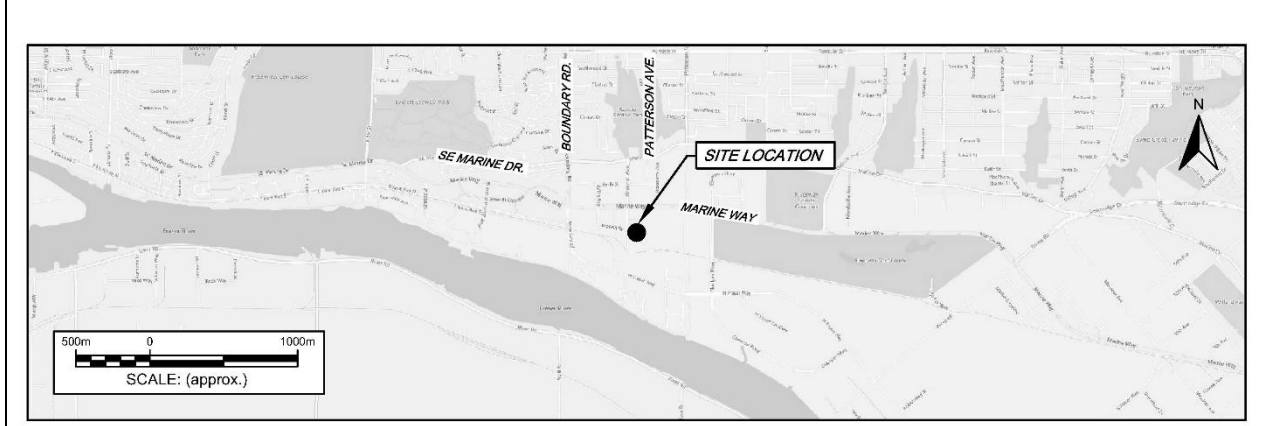


I. Sorensen
For Director, *Environmental Management Act*

Site Plan



Location Map



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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 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 on site will be slab on grade.

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 an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

benzene	71-43-2
LEPHs	N/A
VPHs	N/A
xylene	1330-20-7

To meet risk-based remediation standards:

pentachlorophenol [PCP]	87-86-5
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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

hydroquinone	123-31-9
tetrachloroethane, 1,1,2,2-	79-34-5
trimethylbenzene, 1,3,5-	108-67-8

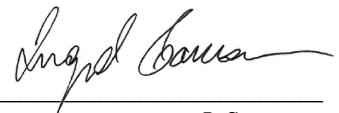
Substances evaluated in water for drinking water use:

To meet local background concentrations:

arsenic	7440-38-2
lithium	7439-93-2

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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

LEPHw	N/A
pentachlorophenol [PCP]	87-86-5

To meet risk-based remediation standards:

zinc	7440-66-6
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Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

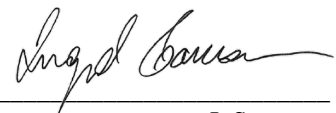
LEPHw	N/A
pentachlorophenol [PCP]	87-86-5

To meet risk-based remediation standards:

zinc	7440-66-6
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Schedule D

Documents

Summary of Site Condition, 8818 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd. October 2023;

Report of Findings – Human Health and Ecological Risk Assessment, 8818 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd., October 2023;

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 8818 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd., October 2023;

Phase II Environmental Site Assessment – 8818 and 8823 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd., May 2019; and

Phase I Environmental Site Assessment (ESA) and Groundwater Sampling Program – 8818 and 8823 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd., June 2016.

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