



VIA EMAIL

Victoria File: 26250-50/27720
Site ID: 27720

February 15, 2024

Mr. Oris Dalla Zanna
Dalla Zanna Properties Inc. Inc. No. BC0764356
1 – 8555 Greenall Avenue
Burnaby, BC, V5J 3M8
oris@femoconstruction.com

Dear Mr. Dalla Zanna:

Re: Certificate of Compliance – 8823 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

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 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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Client Information Officer, ENV, Victoria
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
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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.

February 15, 2024
Date Issued

I. Sorensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8823 Greenall Avenue, Burnaby, British Columbia, which is more particularly known and described as:

Lot "B" District Lot 161 Group 1 New Westminster District Plan 11469
PID: 002-803-003

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

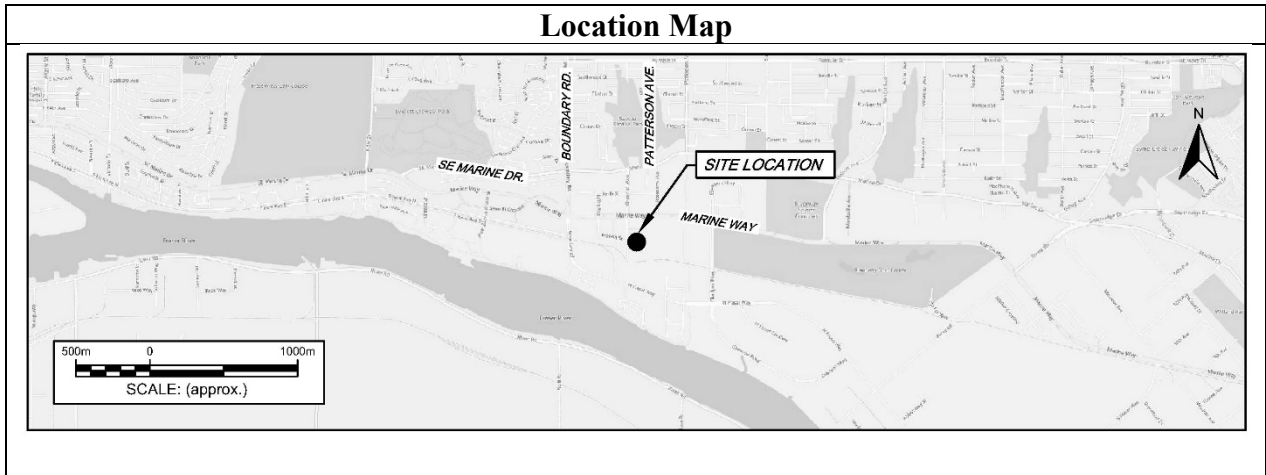
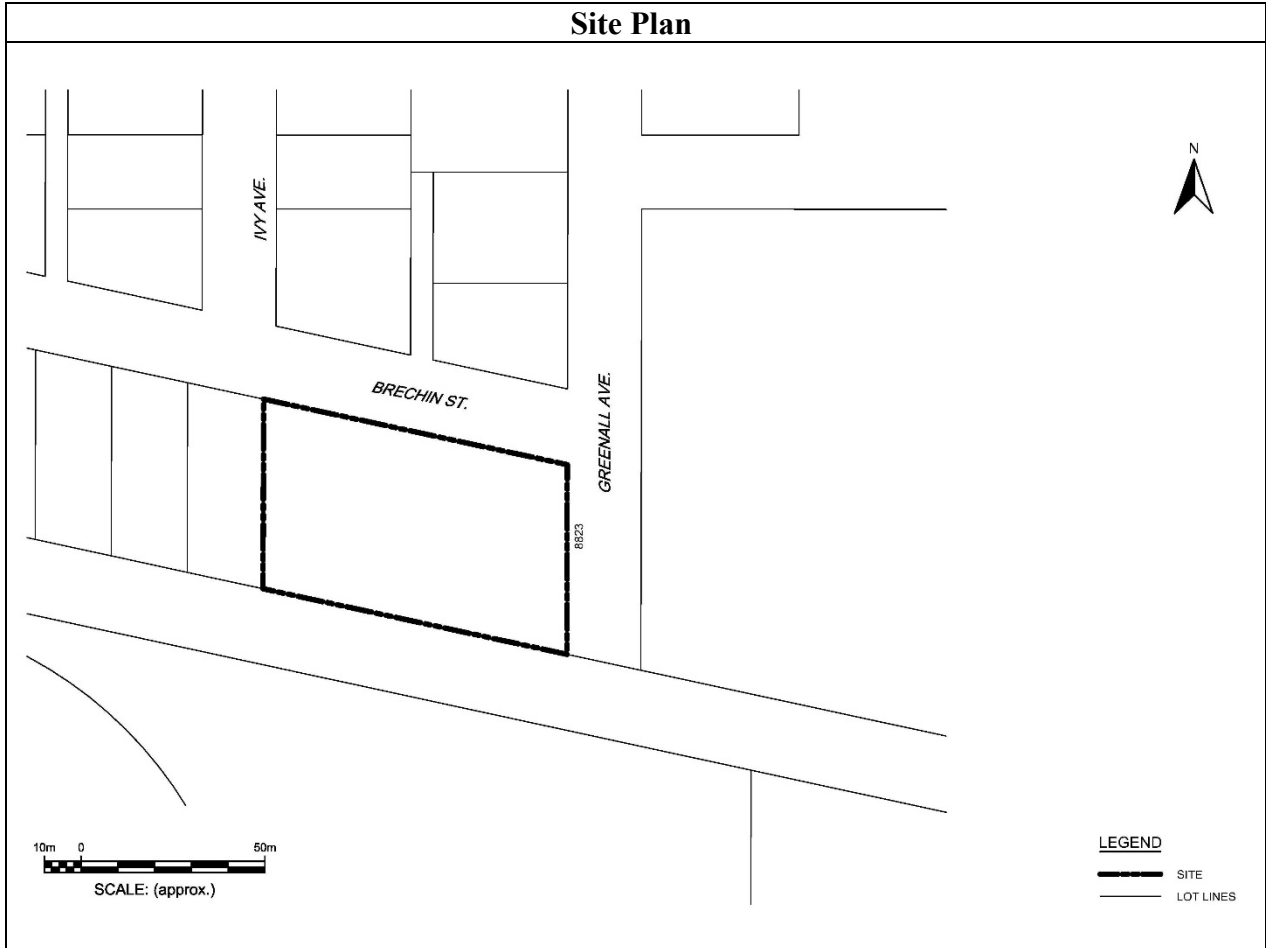
Latitude: 49° 12' 13.00"
Longitude: 123° 1' 06.00"

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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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *Groundwater at the Site must not be used as a source of drinking water*
 - (b) *Buildings at the site will be slab-on-grade and used for commercial or industrial purpose*
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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

LEPHs	N/A
toluene	108-88-3
VPHs	N/A

To meet risk-based remediation standards:

benzene	71-43-2
xylenes	1330-20-7

Substances evaluated in water for drinking water use:

To meet local background concentrations:

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
benzene	71-43-2
benzo(a)pyrene	50-32-8
boron	7440-42-8
methylnaphthalene, 1-	90-12-0
xylenes, total	1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

arsenic	7440-38-2
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boron	7440-42-8
LEPHw	N/A
naphthalene	91-20-3
pyrene	129-00-0
toluene	108-88-3
xylenes, total	1330-20-7

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

arsenic	7440-38-2
boron	7440-42-8
LEPHw	N/A
naphthalene	91-20-3
pyrene	129-00-0
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 8823 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd. December 2023;

Report of Findings – Human Health and Ecological Risk Assessment, 8823 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd., December 2023;

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 8823 Greenall Avenue, Burnaby, BC, Keystone Environmental Ltd., December 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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