



VIA EMAIL adrian@burnabyblacktop.ca

Victoria File: 26250-20/29275
Site ID: 29275

January 20, 2025

Adrian Alblas
Blackgold Land Holdings Ltd., Inc. No. BC1467386
7th Floor – 1175 Douglas Street
Victoria, BC V8W 2E1

Re: Certificate of Compliance - 5981-6011 Trapp Avenue, Burnaby, BC

Dear Adrian:

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:

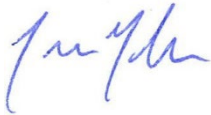
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the director to make orders or impose requirements as the director may deem necessary in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

Yours truly,



Jasen Nelson, MSc, RPBio, EP
Senior Risk Assessment Officer

Enclosure

cc: Reeva Punia, City of Burnaby reeva.punia@burnaby.ca
John Nan, Business Development Bank of Canada John.NAN@bdc.ca
Michael Muttersbach, CSAP, NEXT Environmental Inc.
mmuttersbach@nextenvironmental.com
Scott Steer, CSAP, Active Earth Engineering Ltd. scott.steer@activeearth.ca
Client Information Officer, ENV, Victoria csp_cio@victoria1.gov.bc.ca
CSAP Society submissions@csapsociety.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-fresh
Sediment	N/A
Vapour	CU

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.

January 20, 2025
Date Issued


Jasen Nelson
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5981-6011 Trapp Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot 14, Block 9, District Lot 173, Group 1, New Westminster District, Plan 1034
PID: 011-935-588
6011 Trapp Avenue, Burnaby, BC

Lot 15, Block 9, District Lot 173, Group 1, New Westminster District, Plan 1034
PID: 002-549-531
5981 Trapp Avenue, Burnaby, BC

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

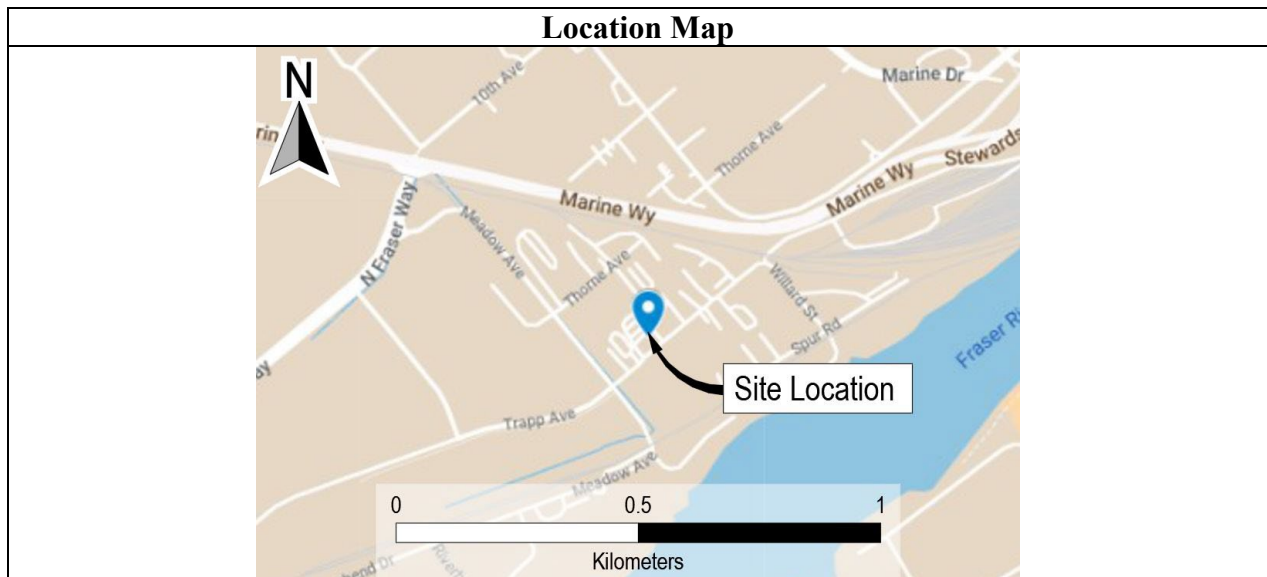
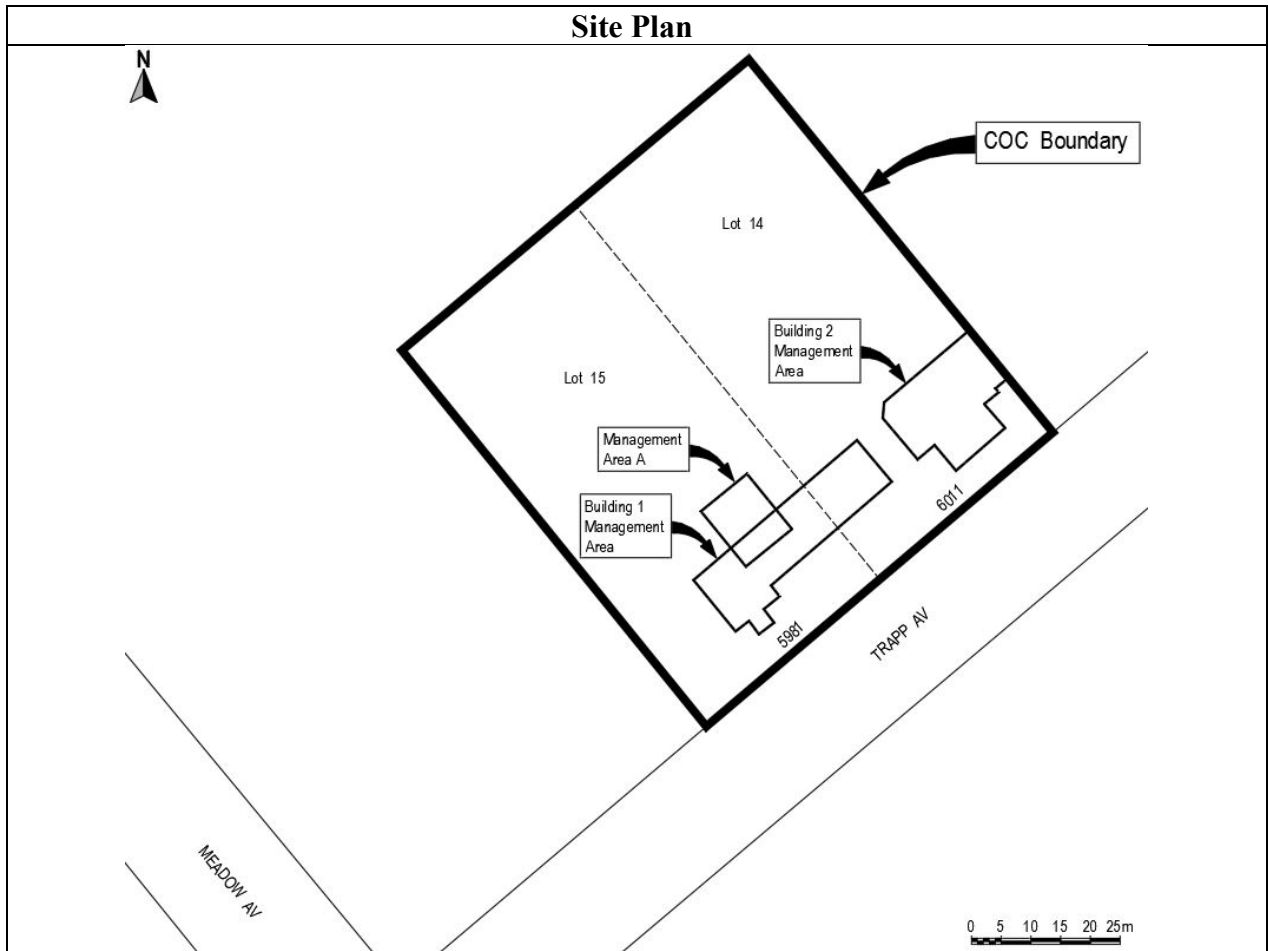
Latitude: 49° 11' 37.13"
Longitude: 122° 57' 44.27"

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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) *The current slab-on-grade buildings may remain on the Site.*
- (b) *Subsurface vapour is not under pressure.*

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) *Future enclosed buildings, if any, must be limited to the footprint of the current buildings, described as Management Areas Building 1 and Building 2, shown on the attached metes and bounds.*
 - (b) *Pavement, buildings, or other permanent hard ground surface covering must be maintained within Management Area A, shown in the attached metes and bounds.*
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 excursion;
 - (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.
6. 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.
7. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person<s> or their agent. The records must be available for inspection by the director.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

benzene	71-43-2
copper	7440-50-8
lead	7439-92-1
toluene	108-88-3
trichlorethylene	79-01-6
zinc	7440-66-6

Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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Substances evaluated in water for freshwater aquatic life water use:

To meet local background concentrations:

iron	7439-89-6
manganese	7439-96-5

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Schedule D

Documents

Summary of Site Condition, 5981-6011 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., October 7, 2024.

Performance Verification Plan, 5981-6011 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., October 7, 2024.

Detailed Risk Assessment, 5981-6011 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., October 7, 2024.

Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 5891-6011 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., October 4, 2024.

Stage 1 Preliminary Site Investigation, 5891 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., July 9, 2024.

Phase II Environmental Site Assessment, 5891 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., December 8, 2023.

Phase I Environmental Site Assessment, 5891 Trapp Avenue, Burnaby, BC, NEXT Environmental Inc., November 14, 2023.

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