



VIA EMAIL: adrien.herberts@mosaichomes.com

Victoria File: 26250-20/5361
Site ID: 5361

March 1, 2024

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

Dear Mr. Herberts:

Re: Certificate of Compliance - 3055 and 3075 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 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: Angela Crampton, City of Port Moody
acrampton@portmoody.ca

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Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy
esp_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.

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Sydney Love
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3055 and 3075 Murray Street, Port Moody, British Columbia, which is more particularly known and described as:

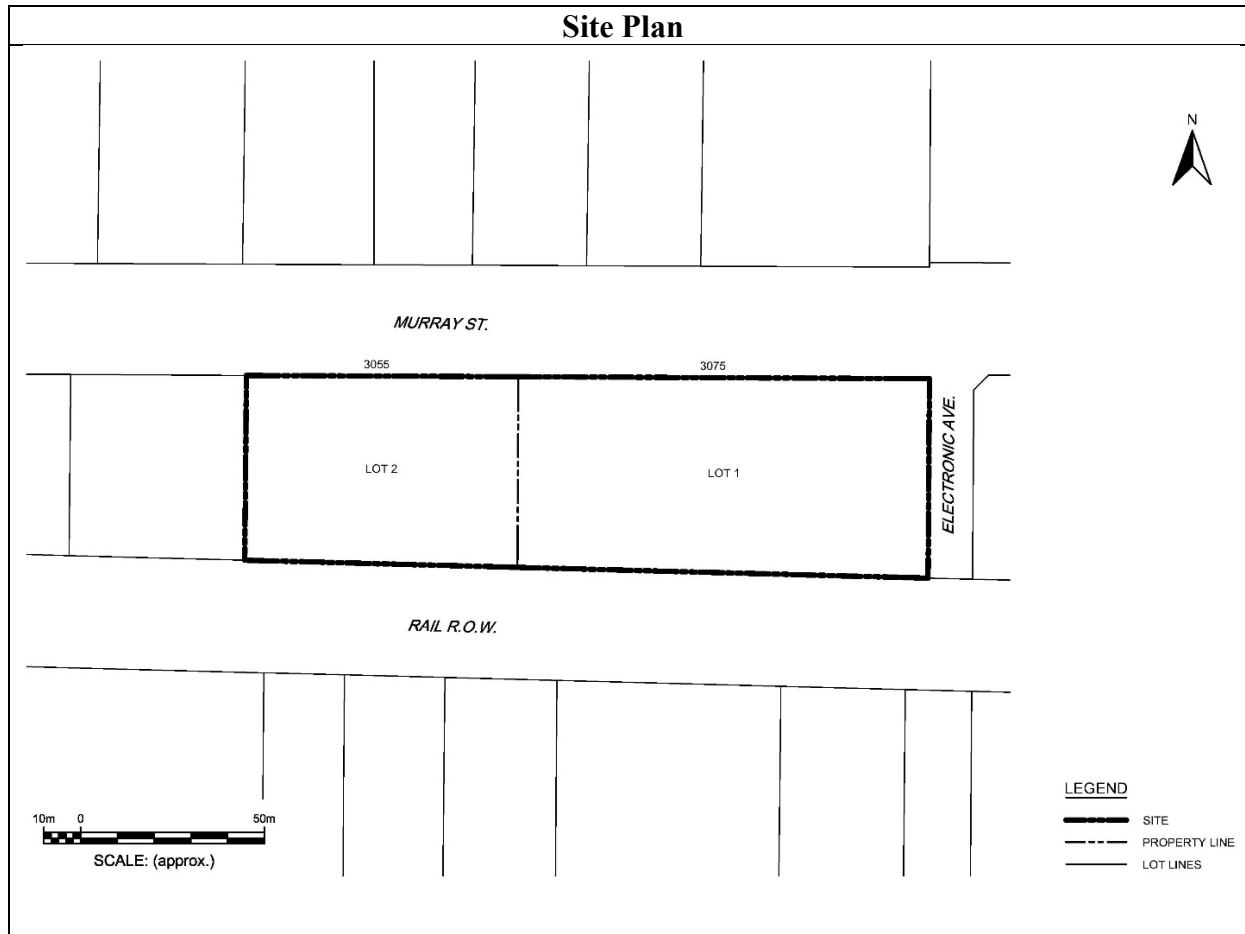
3055 Murray Street, Port Moody, BC: Lot 2 District Lot 190 Group 1 New Westminster District Plan EPP116634, PID 031-873-677

3075 Murray Street, Port Moody, BC: Lot 1 District Lot 190 Group 1 New Westminster District Plan EPP116634, PID 031-873-669

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

Latitude: 49° 16' 43.1"

Longitude: 122° 50' 33.4"



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Location Map



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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 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) Any building(s) erected can be constructed as slab-on-grade (with grade defined as 7.29 m above sea level or higher) or with one level of underground parkade.

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
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.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

To meet regional background concentrations:

lead	(7439-9-1)
selenium	(7782-49-2)

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	(7440-38-2)
benzene	(71-43-2)
ethylbenzene	(100-41-4)
HEPHs	(NA)
LEPHs	(NA)
vanadium	(7440-62-2)
VPHs	(NA)
xylenes	(1330-20-7)
zinc	(7440-66-6)

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

benzene	(71-43-2)
dichloropropane, 1,2-	(78-87-5)
n-hexane	(110-54-3)
trichloroethylene	(79-01-6)
trimethylbenzene, 1,2,4-	(95-63-6)
trimethylbenzene, 1,3,5-	(108-67-8)
vinyl chloride	(75-01-4)
VPH _v	(NA)
xylenes	(1330-20-7)

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Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

benzene	(71-43-2)
dichloropropane, 1,2-	(78-87-5)
n-hexane	(110-54-3)
trimethylbenzene, 1,2,4-	(95-63-6)
trimethylbenzene, 1,3,5-	(108-67-8)
vinyl chloride	(75-01-4)
VPHv	(NA)

Substances evaluated in water for drinking water use:

To meet regional background concentrations:

arsenic	(7440-38-2)
cobalt	(7440-48-4)
lithium	(7439-93-2)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

antimony	(7440-36-0)
benzene	(71-43-2)
dichloroethylene, 1,2-cis-	(156-59-2)
trichloroethylene	(79-01-6)
vinyl chloride	(75-01-4)

Substances remediated in water for aquatic life freshwater water use:

To meet risk-based remediation standards:

acridine	(260-94-6)
LEPHw	(NA)
toluene	(108-88-3)

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Substances remediated in water for aquatic life marine water use:

To meet risk-based remediation standards:

acridine	(260-94-6)
LEPHw	(NA)
zinc	(7440-66-6)

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Schedule D

Documents

Summary of Site Condition, 3055 and 3075 Murray Street, Port Moody, BC. Keystone Environmental Ltd. October 30, 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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