



VIA EMAIL

Victoria File: 26250-20/9539
Site ID: 9539

January 9, 2024

Todd Yuen
Beedie (72nd Street) Holdings Ltd.
800-885 West Georgia Street
Vancouver, BC V6C 3H1
todd.yuen@beedie.ca

Dear Mr. Yuen:

Re: Certificate of Compliance - 7233 Progress Way, Delta, British Columbia

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.

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,

A handwritten signature in blue ink that reads "C. Delaney". The signature is written in a cursive style.

Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: Mike Brotherson, City of Delta, Manager of Climate Action and Environment
mbrotherston@delta.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Brenda Hatch, British Columbia Hydro and Power Authority
brenda.hatch@bchydro.com

Anthony Maitland, Royal Bank
anthony.maitland@rbc.com



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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Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7233 Progress Way, Delta, British Columbia which is more particularly known and described as:

Lot 189 District Lots 128 and 129 Group 2 New Westminster District Plan 65743
PID: 003-665-534

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

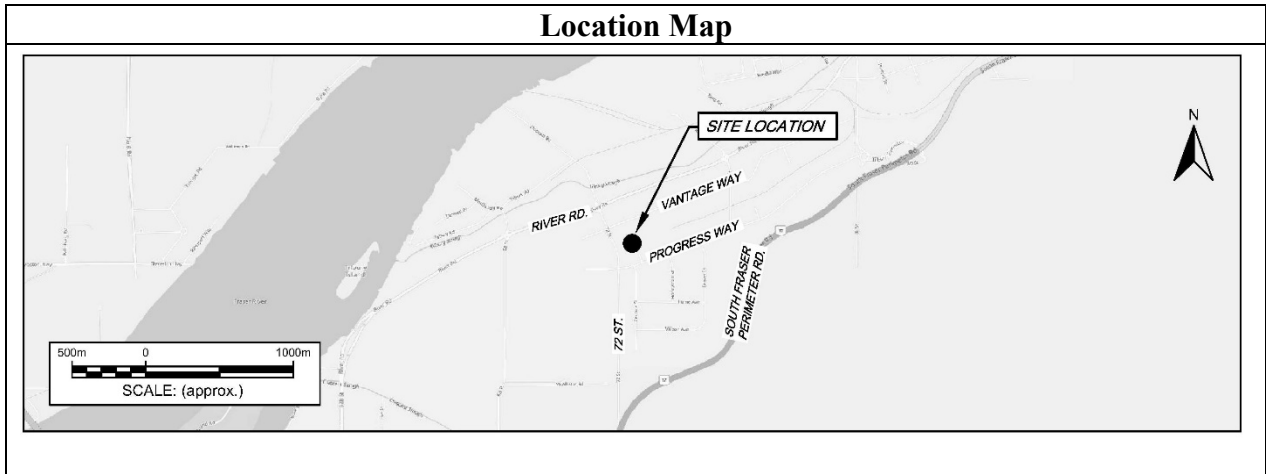
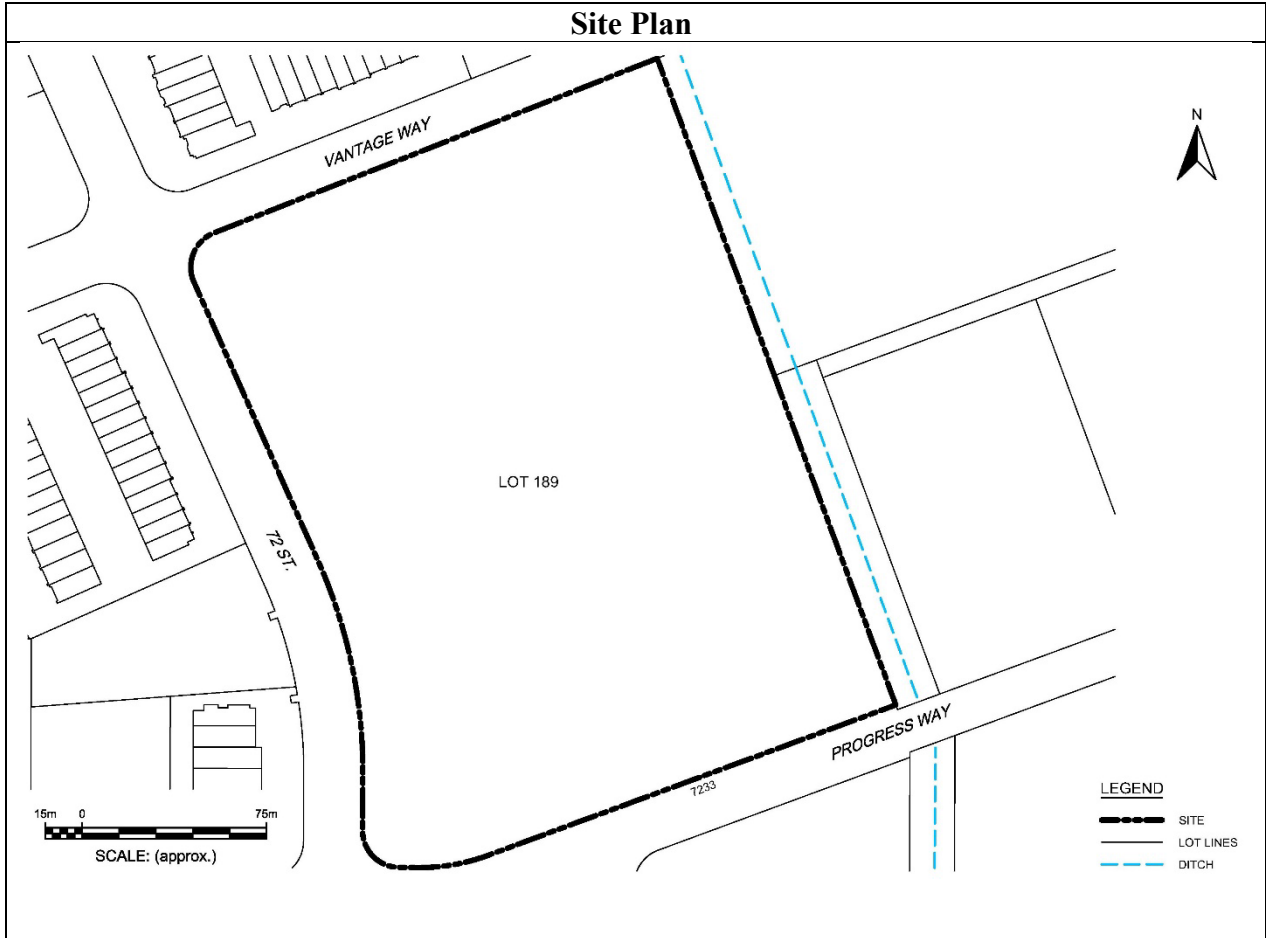
Latitude: 49° 08' 6.20"
Longitude: 123° 1' 21.20"

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CDelaney

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

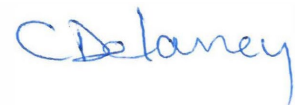
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- a) Any future buildings on the site must be constructed with a concrete floor slab located at or above the site grade that existed on November 7, 2023.

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 water for freshwater aquatic life water use:

To meet numerical remediation standards:

chlorine	7782-55-5
sulfide	7783-06-4

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

chloride ion	16887-00-6
fluoride	16984-44-8

Substances evaluated in water for drinking water use:

To meet local background concentrations:

arsenic	7440-38-2
cobalt	7440-48-4
iron	7439-89-6
sodium	17341-25-2

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Schedule D

Documents

Summary of Site Condition, 7233 Progress Way, Delta, BC, Keystone Environmental Ltd., November 6, 2023;

Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 7233 Progress Way, Delta, BC, Keystone Environmental Ltd., October 31, 2023;

Addendum Chloride Analytical Results Report 7233 Progress Way, Delta, BC, Keystone Environmental Ltd., June 5, 2023;

Summary of Site Condition, 7233 Progress Way, Delta, BC, Keystone Environmental Ltd., February 21, 2023;

Report of Findings – Human Health and Ecological Risk Assessment 7233 Progress Way, Delta, BC, Keystone Environmental Ltd., February 16, 2023;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation, and Remediation Plan, 7233 Progress Way, Delta, BC, Keystone Environmental Ltd., February 16, 2023;

Stage 1 Preliminary Site Investigation (PSI) Canadian Autoparts Toyota Inc. 7233 Progress Way, Delta, B.C, Wood, March 2021;

October 2019 Groundwater Monitoring and Sampling Results, 7233 Progress Way, Delta, B.C., Wood Environmental & Infrastructure Solutions. December 2019;

May 2018 Groundwater Monitoring and Sampling Results, 7233 Progress Way, Delta, B.C. , Wood Environmental & Infrastructure Solutions. August 2018;

October 2017 Groundwater Monitoring and Sampling Results, 7233 Progress Way, Delta, B.C. , Wood Environmental & Infrastructure Solutions. May 2018;

December 2016 Groundwater Monitoring and Sampling Results, 7233 Progress Way, Delta, B.C. Amec Foster Wheeler (AFW) May 2017;

Report Findings Hydrogeologic Investigation 7233 Progress Way, Delta, B.C., Amec Foster Wheeler (AFW) December 2016;

Report Findings Groundwater Sampling Program 7233 Progress Way, Delta, B.C., AMEC Environment and Infrastructure (AMEC) September 2014;

Canadian Autoparts Toyota Inc. 7233 Progress Way, Delta, B.C Stage 1 Preliminary Site Investigation, Stantec Consulting Ltd. October 2005; and

Preliminary Site Investigation, Existing Plant Site, 7233 Progress Way, Delta, B.C., Phoenix Environmental Services Ltd. September 2003.

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