



Victoria File: 26250-20/8966, 16713
Site ID: 8966, 16713

January 15, 2024

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

Dear Dalla Zanna:

Re: Certificate of Compliance – 3183/3149 Norland Avenue, Burnaby, 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.

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,



Colleen Delaney, P. Ag.
Senior Professional Reliance Officer

Enclosure

cc: Ingolf Lambrecht, P.Geo., CSAP, PGL Environmental Consultants
402 – 645 Fort Street, Victoria, BC V8W 1G2
ilambrecht@pggroup.com

CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5
apopova@csapsociety.bc.ca

Saleh Haidar, City of Burnaby, Environmental Services
Saleh.Haidar@burnaby.com

Andrew Wilson, Roynat Inc.
650 West Georgia Street, Vancouver, BC V6B4N8
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Client Information Officer, ENV, Victoria
csp_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.

January 15, 2024

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3149 and 3183 Norland Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot 15 Except: Part on Bylaw Plan 52300; Block "A" District Lot 75 Group 1 New Westminster District Plan 4147

PID: 002-865-467 3149 Norland Avenue, Burnaby, BC

Lot 16 Except: Part Shown Outlined Red on By-Law Plan 52300; Block "A" District Lot 75 Group 1 New Westminster District Plan 4147

PID: 000-740-438 3183 Norland Avenue, BC

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

Latitude: 49° 15' 19.00"

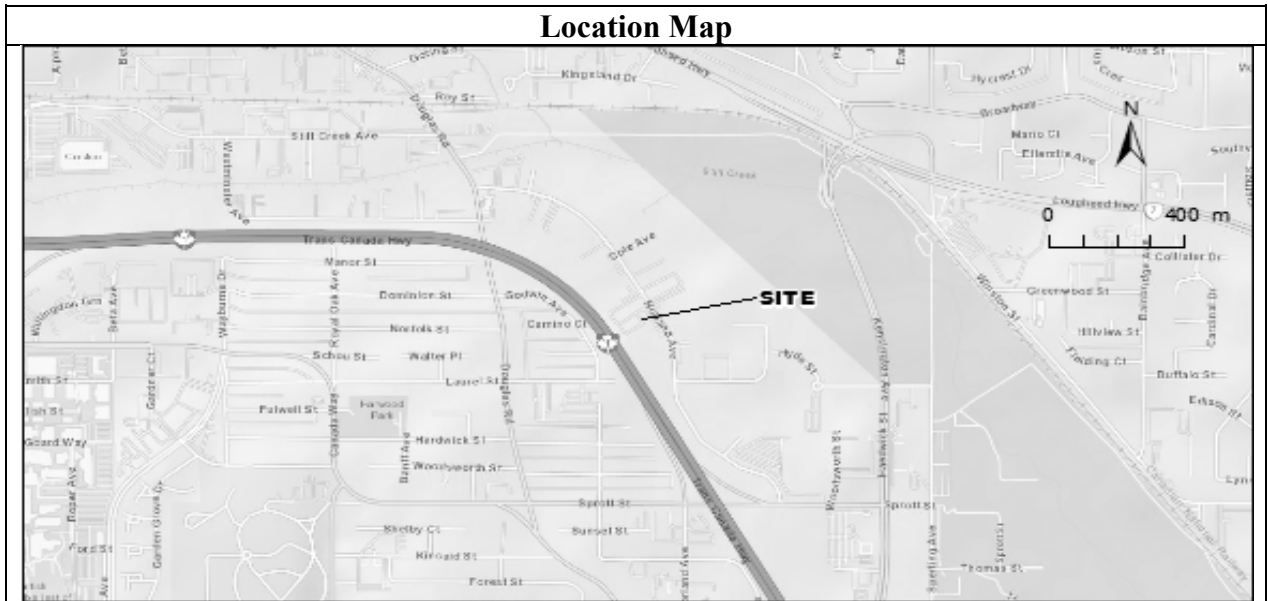
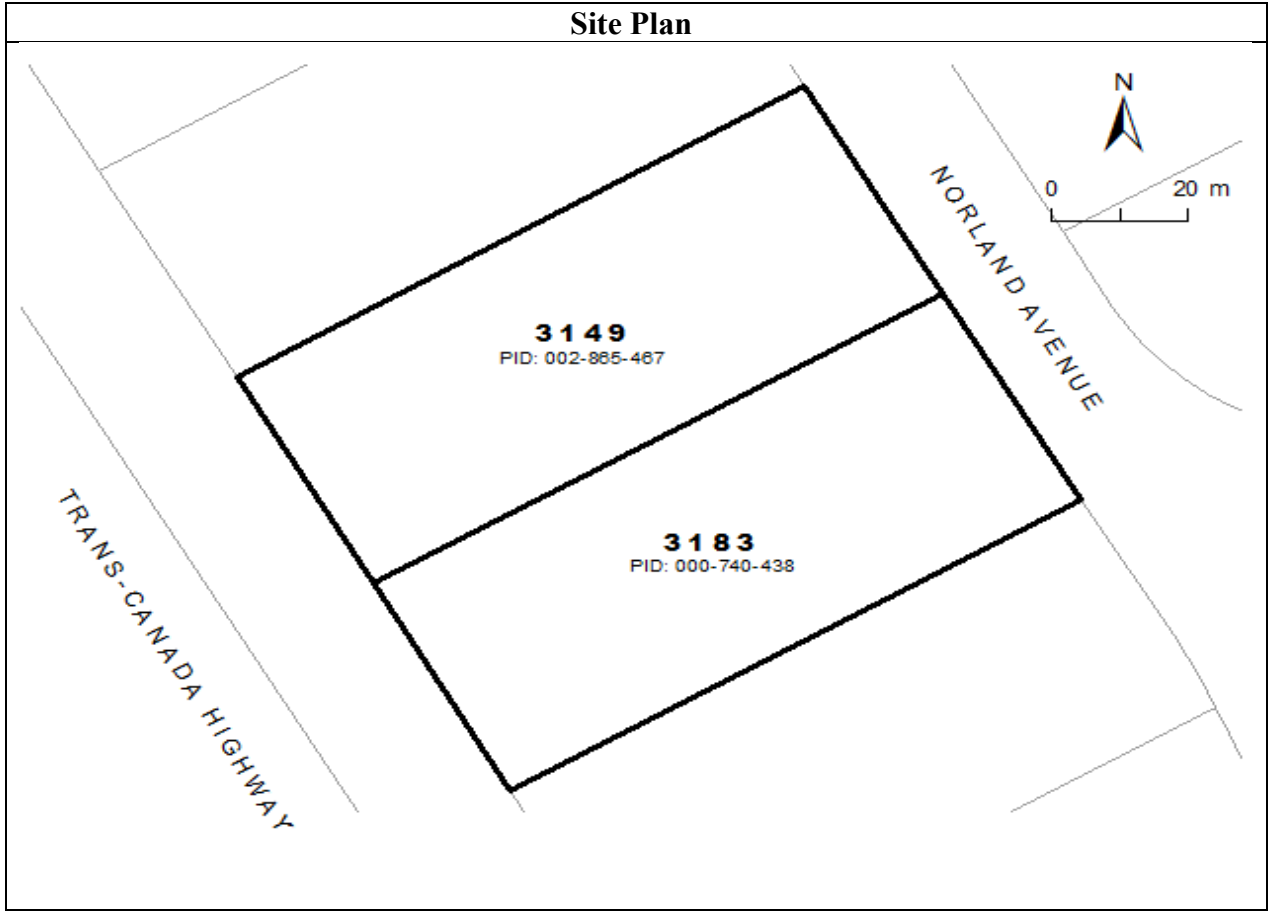
Longitude: 122° 58' 35.50"

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Signing Authority
For Director, *Environmental Management Act*



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Date Issued

C. Delaney

Signing Authority
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 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 buildings on the site must be constructed with a concrete slab floor located at or above the site grade that existed in February 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

(a) "An impervious cap or 1m of clean soil is required at all times in areas where soil contamination remains."

The risk management area currently covered by an impervious surface is shown on the attached figure and is described as follows:

Commencing at a point (P.o.C.) South 80°45'31" West 22.56 m from southeast corner of parcel identified by PID: 002-865-467 whose coordinates are 501745.79 E / 5455862.42 N;
Thence South 60°00'42" West, 16.91m to P1;
Thence North 31°29'24" West, 12.96m to P2;
Thence North 6°52'12" West, 9.68m to P3;
Thence North 53°28'53" East, 9.43m to P4;
Thence South 42°19'50" East, 7.91m to P5;

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Thence North 52°35'40" East, 13.62m to P6
Thence South 40°59'44" East, 8.20m to P7;
Thence South 53°56'09" West, 13.17m to P8; and
Thence South 33°04'44" East, 7.53m to P.o.C.

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. 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.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- benzene (71-43-2)
- VPHs

To meet risk-based remediation standards:

- toluene (108-88-3)
- cadmium (7440-43-9)
- HEPHs
- LEPHs

Substances evaluated in soil for industrial land soil use:

To meet local background concentration:

- selenium (7782-49-2)

Substances remediated in vapour for industrial land vapour use:

To meet numerical remediation standards:

- benzene (71-43-2)
- 1,3-butadiene (106-99-0)
- VPHv

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- benzene (71-43-2)
- ethylbenzene (100-41-4)
- LEPHw
- naphthalene (91-20-3)
- phenanthrene (85-01-8)

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- toluene (108-88-3)
- xylenes, total (1330-20-7)

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Schedule D

Documents

Summary of Site Condition, PGL Environmental Inc., dated February 1, 2023

Stage 1 Preliminary Site Investigation, 3149 and 3183 Norland Avenue, Burnaby, BC, PGL Environmental Inc., dated January 2023

Supplemental Detailed Site Investigation and Confirmation of Remediation, 3149 and 3183 Norland Avenue, Burnaby, PGL Environmental Inc., dated January 2023

Screening Level Risk Assessment, 3149 and 3185 Norland Avenue, Burnaby, BC, PGL Environmental Inc., dated January 2023

Performance Verification Plan, 3149 and 3185 Norland Avenue, Burnaby, BC, PGL Environmental, January 2023

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 3149 and 3183 Norland Avenue, Burnaby, PGL Environmental Inc., dated January 2022

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