



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 and Hazardous Waste Regulation standards.

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.

AUG 24 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4450 Still Creek Drive, Burnaby, British Columbia which is more particularly known and described as:

Lot 3, District Lots 70 and 119, group 1, New Westminster District Plan BCP25458
PID: 026-817-063

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

Latitude: 49° 15' 40.60"
Longitude: 123° 00' 16.00"

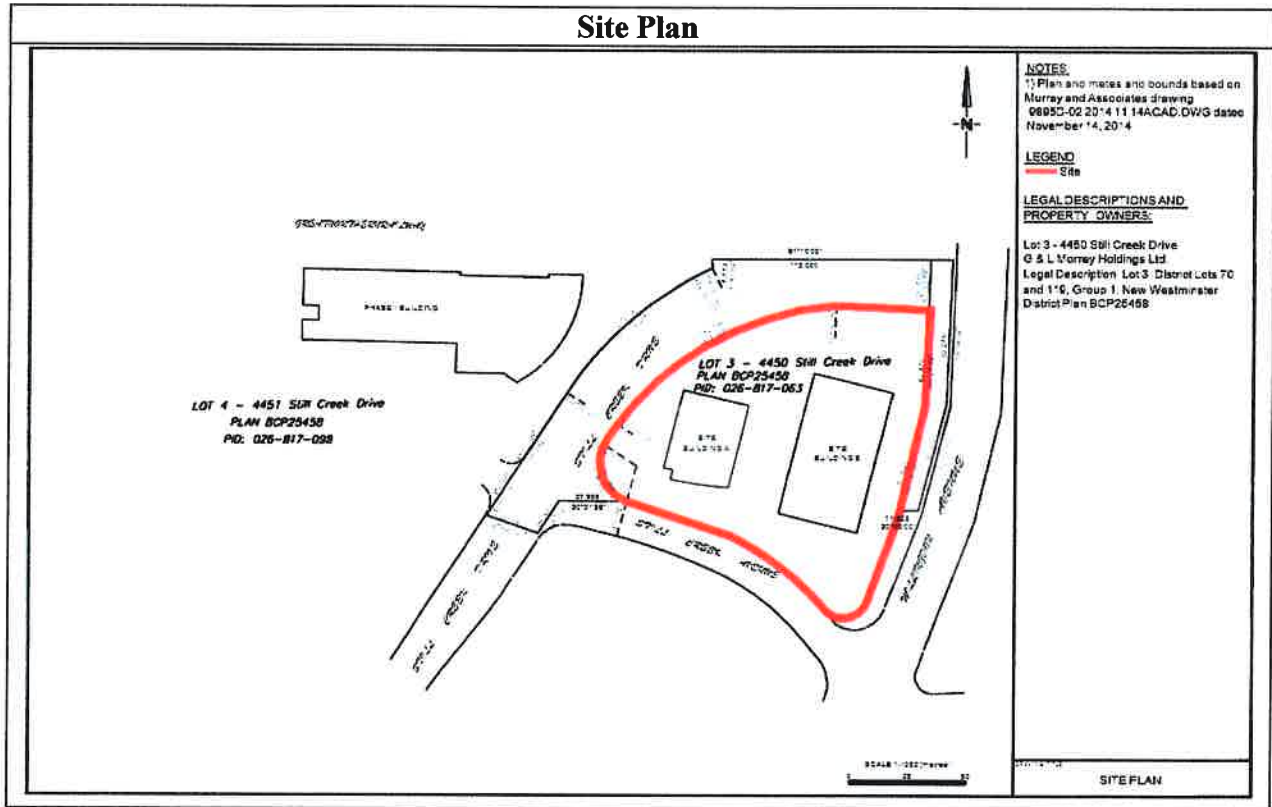
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Site Plan



Location Map



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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 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 Commercial Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the buildings existing or expected at the site. These assumptions include the following:


- (a) Slab-on-grade building construction;
- (b) No trench work (i.e., work in excavations that are deeper than they are wide, deeper than 1.5m bgs and intended for human entry) will be conducted at depths greater than 2 m bgs. In the event that trenches are advanced to depths > 1.5 m bgs and intended for human entry, a worker health and safety plan with provisions to prevent inhalation exposures must be developed.

Any inconsistencies that arise between the proposed or constructed buildings at the site and 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) The barrier formed by asphalt, concrete, buildings, one metre of soil and liner systems must be maintained at the property;
 - (b) Deep rooting vegetation should be prevented from growing at the Site;
 - (c) An environmental professional should be consulted when excavations are conducted at the Site to ensure that any contaminated soils are handled in a manner consistent with the Contaminated Sites Regulation; and
 - (d) If the excavation is intended for human entry, a worker health and safety plan with provisions to limit exposure to contaminated soil must be developed.
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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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<s> or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any 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:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director every two years or as otherwise approved by the Director within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
8. 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 institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Antimony, arsenic, cadmium, copper, lead, nickel, tin and zinc;
- LEPHs and HEPHs; and
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[a]pyrene, indeno[1,2,3-cd]pyrene and phenanthrene.

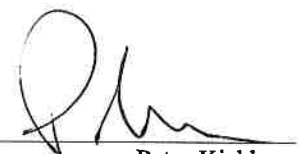
Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Copper, sulphide (as H₂S) and zinc.

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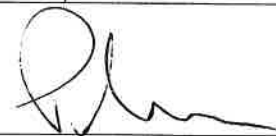
Schedule D

Documents

#	Document Title	Author / Company	Document Date
1	<i>Preliminary and Detailed Site Investigation – Lots 3 and 4, 4450 and 4451 Still Creek Drive, Burnaby, BC</i>	Core6 Environmental Ltd	June 2015
2	<i>Human Health and Ecological Risk Assessment – Lots 3 and 4, 4450 and 4451 Still Creek Drive, Burnaby, BC</i>	Core6 Environmental Ltd	June 2015
3	<i>Summary of Site Condition for 4450 and 4451 Still Creek Drive, Burnaby, BC</i>	Core6 Environmental Ltd	June 2015
4	<i>Performance Verification Plan for Certificate of Compliance for Lots 3 and 4, 4450 and 4451 Still Creek Drive, Burnaby, BC</i>	Core6 Environmental Ltd	June 2015
5	<i>Protocol 6 Preapproval Application for a Land Located at 4450 and 4451 Still Creek Drive, Burnaby BC</i>	Ministry of Environment – Land Remediation Section	March 2015
6	<i>Soil Vapour Investigation – 4451 Still Creek Drive, Burnaby, BC</i>	Pottinger Gaherty Environmental Consultants (PGL)	April 2014
7	<i>Soil Classification and Disposal at 4451 Still Creek Drive, Burnaby, BC</i>	Pottinger Gaherty Environmental Consultants (PGL)	April 2014
8	<i>Proposed Burnaby Auto Mall, 4451 Still Creek Drive, Burnaby, BC, Geotechnical Report for Phase 1 Development</i>	Thurber Engineering Ltd. (Thurber)	November 2013
9	<i>Implementation of Remediation Plan, 2500 Block Willingdon Avenue, Burnaby, BC, MOE Sites #1436 and #314</i>	Pottinger Gaherty Environmental Consultants (PGL)	April 2008
10	<i>PGL, 2008, Supplemental Site Investigation and Human Health and Ecological Risk Assessment, 2500 Block Willingdon Avenue, Burnaby, BC, MOE Site #1436</i>	Pottinger Gaherty Environmental Consultants (PGL)	April 2008

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11	<i>Preliminary Site Investigation – Madison Avenue and Still Creek Avenue Rights-of-Way, Burnaby, BC</i>	Pottinger Gaherty Environmental Consultants (PGL)	August 2004
12	<i>Updated and Supplemental Detailed Site Investigation – Remedial Plan and Request for Approval in Principle – Still Creek Drive and Willingdon Avenue, Burnaby, BC</i>	Pottinger Gaherty Environmental Consultants (PGL)	November 2000
13	<i>Updated and Supplemental Detailed Site Investigation – Still Creek Drive and Willingdon Avenue, Burnaby, BC</i>	Pottinger Gaherty Environmental Consultants (PGL)	January 2000

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