



Ministry of
Environment

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.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

DEC 22 2015

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance consists of two portions of land (a north parcel and a south parcel) adjacent to 5955 Kingsway, Burnaby, and is more particularly known and described as:

North Parcel:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

A portion of Road, being Imperial Street in Burnaby, adjacent to the northerly boundary of Lot 36, District Lot 97, Group 1, New Westminster District Plan 25527.

COMMENCING at a point situated 21.332 metres east along the northerly boundary and from the most westerly point of Lot 36, District Lot 97, Group 1, New Westminster District Plan 25527.

THENCE 359°56'30", 3.777 metres;

THENCE 90°15'56", 6.036 metres;

THENCE 86°18'12", 0.945 metres;

THENCE 88°58'34", 8.012 metres;

THENCE 85°24'07", 1.204 metres;

THENCE 359°56'30", 2.864 metres;

THENCE 89°56'30", 16.653 metres;

THENCE 179°56'30", 6.897 metres, more or less, to a point on the northerly boundary of Lot 36 and the southerly boundary of Imperial Street;

THENCE 269°56'30", 32.842 metres, more or less, along the northerly boundary of Lot 36 and the southerly boundary of Imperial Street, to the point of commencement and containing by admeasurement 176.9 square meters, more or less.

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South Parcel:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

A portion of Road, being Kingsway in Burnaby, adjacent to the south westerly boundary of Lot 36, District Lot 97, Group 1, New Westminster District Plan 25527.

COMMENCING at a point situated 26.895 metres southeast (116°02'00") along the south westerly boundary of Lot 36 and north easterly boundary of Kingsway from the most westerly point of Lot 36, District Lot 97, Group 1, New Westminster District Plan 25527.

THENCE 206°02'00", 3.593 metres;

THENCE 134°20'26", 12.235 metres;

THENCE 116°26'50", 21.877 metres;

THENCE 26°02'00", 7.594 metres, more or less, to a point on the south westerly boundary of Lot 36 and the north easterly boundary of Kingsway.

THENCE 296°02'00", 33.491 metres, more or less, along the south westerly boundary of Lot 36 and the north easterly boundary of Kingsway, to the point of commencement and containing by admeasurement 228.4 square meters, more or less.

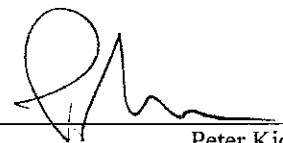
The site contains parts of legal parcels depicted on engineering drawing with file number 5365-SG prepared by Cameron Land Surveying Ltd, B.C. Land Surveyor dated October 24, 2014.

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

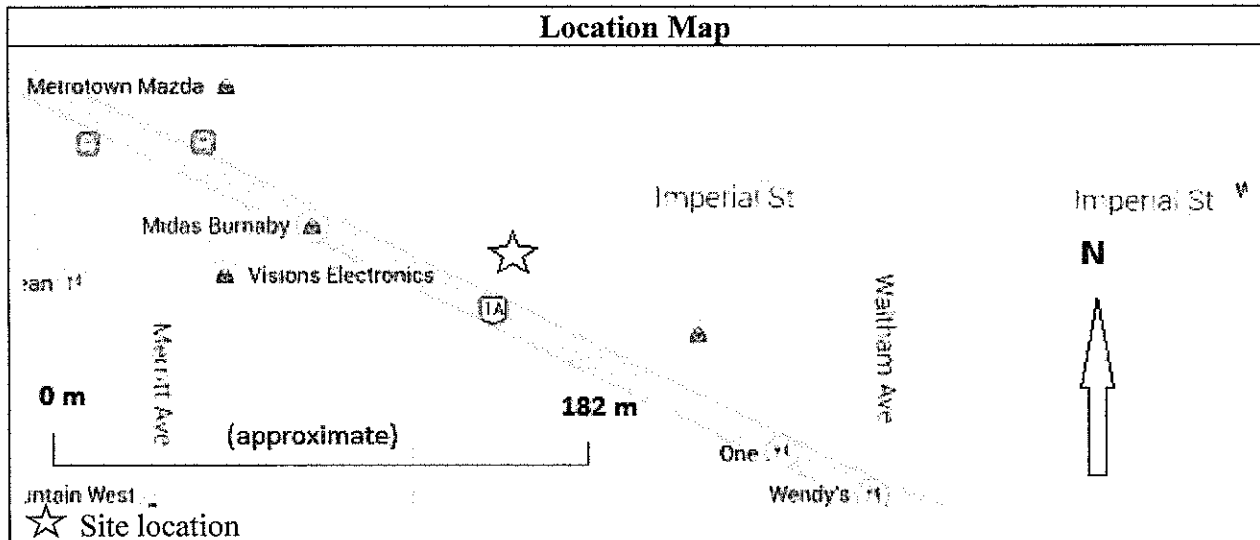
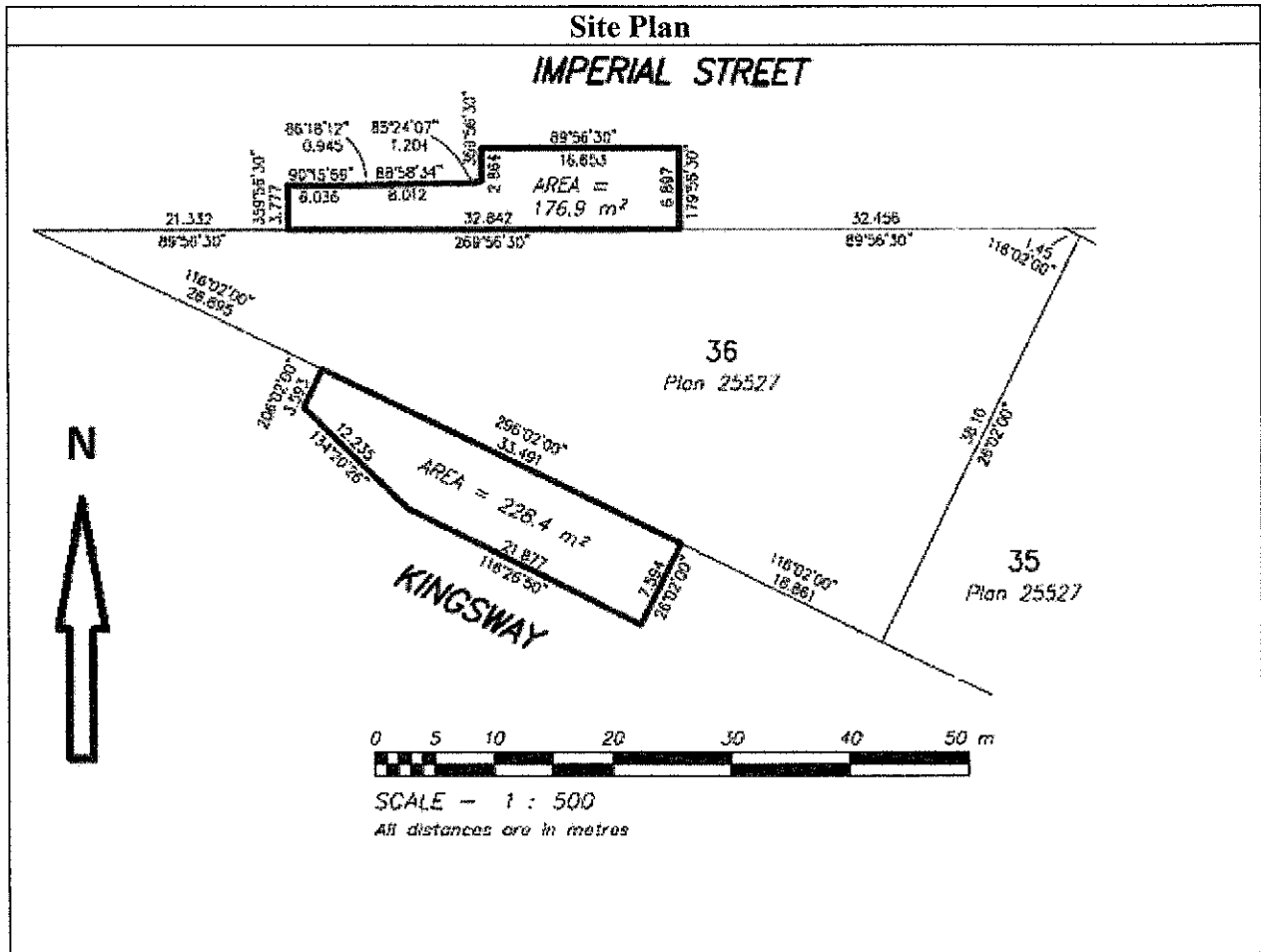
Latitude: 49° 13' 18.3"
Longitude: 122° 58' 42.6 "

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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 structure and depths of buildings and construction trenches existing or expected at or adjacent to the site. These assumptions include the following:

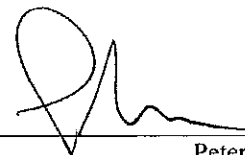
- (a) *Future buildings must not have a foundation deeper than 2.9 m below grade;*
- (b) *Future construction trenches intended for human entry will not be excavated deeper than 3.6 m below grade, without an appropriate worker health and safety plan to address soil vapours containing petroleum hydrocarbon constituents.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings and trenches at or adjacent to the site and the range of structures, locations and depths of buildings and trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or 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 site is to remain as roadways (i.e. buildings with foundations below 2.9 metres below ground surface must not be constructed);
 - (b) there are to be no drinking water wells installed at the site;
 - (c) in the event that a trench or excavation is conducted (and intended for human entry) deeper than 3.6 metres below ground surface at the site, an appropriate worker health and safety plan must be implemented to address potential exposure to petroleum hydrocarbons in soil vapours.

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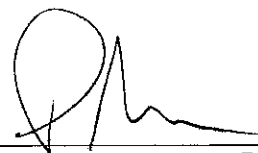
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3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement 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 persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person(s) responsible for the site if performance verification actions indicate that any institutional or 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 or engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion(s);
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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Schedule C
Substances and Uses

Substances remediated in soil for Industrial Land soil use:

To meet risk-based remediation standards:

- Benzene

Substances remediated in water for Drinking Water use:

To meet numerical remediation standards:

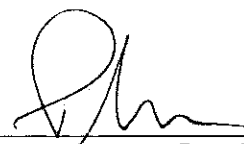
- Benzene, xylenes

To meet risk-based remediation standards:

- Ethylbenzene
- Benzo(a)pyrene

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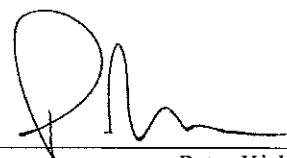
Schedule D

Documents

1. *Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 5955 Kingsway, Burnaby, British Columbia*, prepared by Parsons (June 15, 2015).
2. *Detailed Risk Assessment, 5955 Kingsway, British Columbia*, prepared by Parsons (June 15, 2015).
3. *Summary of Site Condition*, prepared by Parsons (June 15, 2015).
4. *Performance Verification Plan, City Management Area, Site Registry ID 16206, Adjacent to 5955 Kingsway, Burnaby, British Columbia*, prepared by Parsons (June 15, 2015)

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