



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.

\_\_\_\_\_  
Date Issued May 10, 2016

\_\_\_\_\_  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 1990 Como Lake Avenue, Coquitlam, British Columbia which is more particularly known and described as:

Lot 177 Except: Part Dedicated Road on Reference Plan 70094, District Lot 363, Group 1, New Westminster District Plan 31047  
PID: 002-099-012

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

Latitude:      49° 15' 47.1"  
Longitude:    122° 50' 14.3"

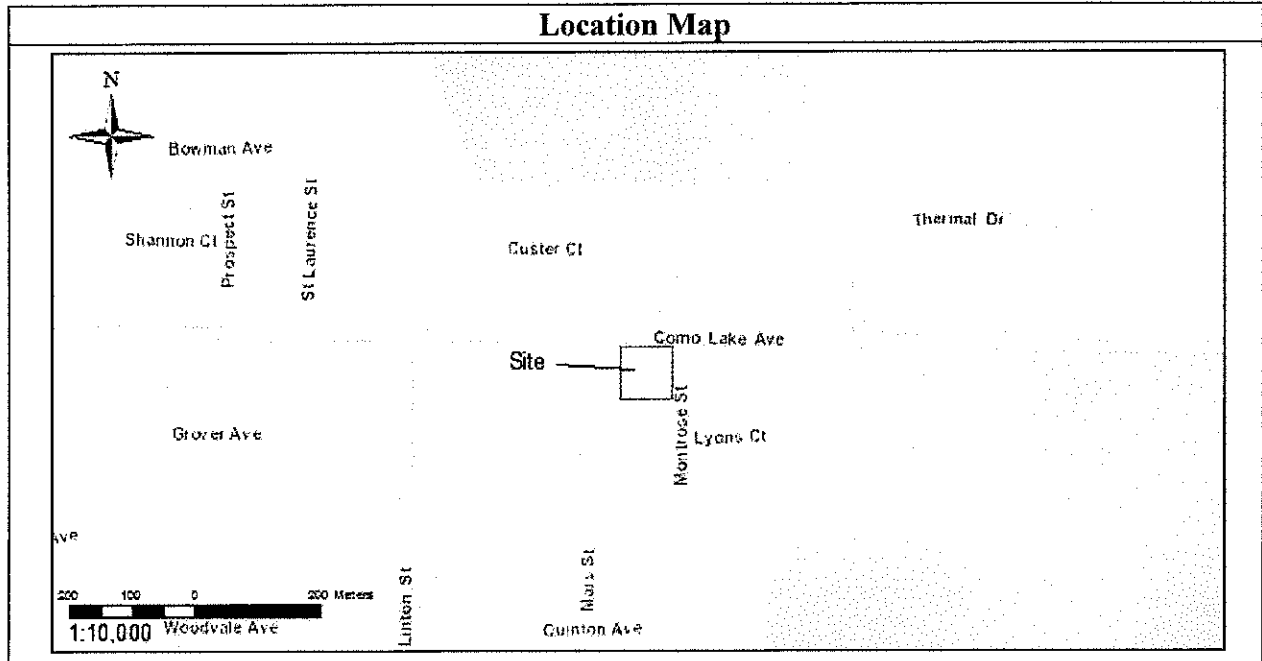
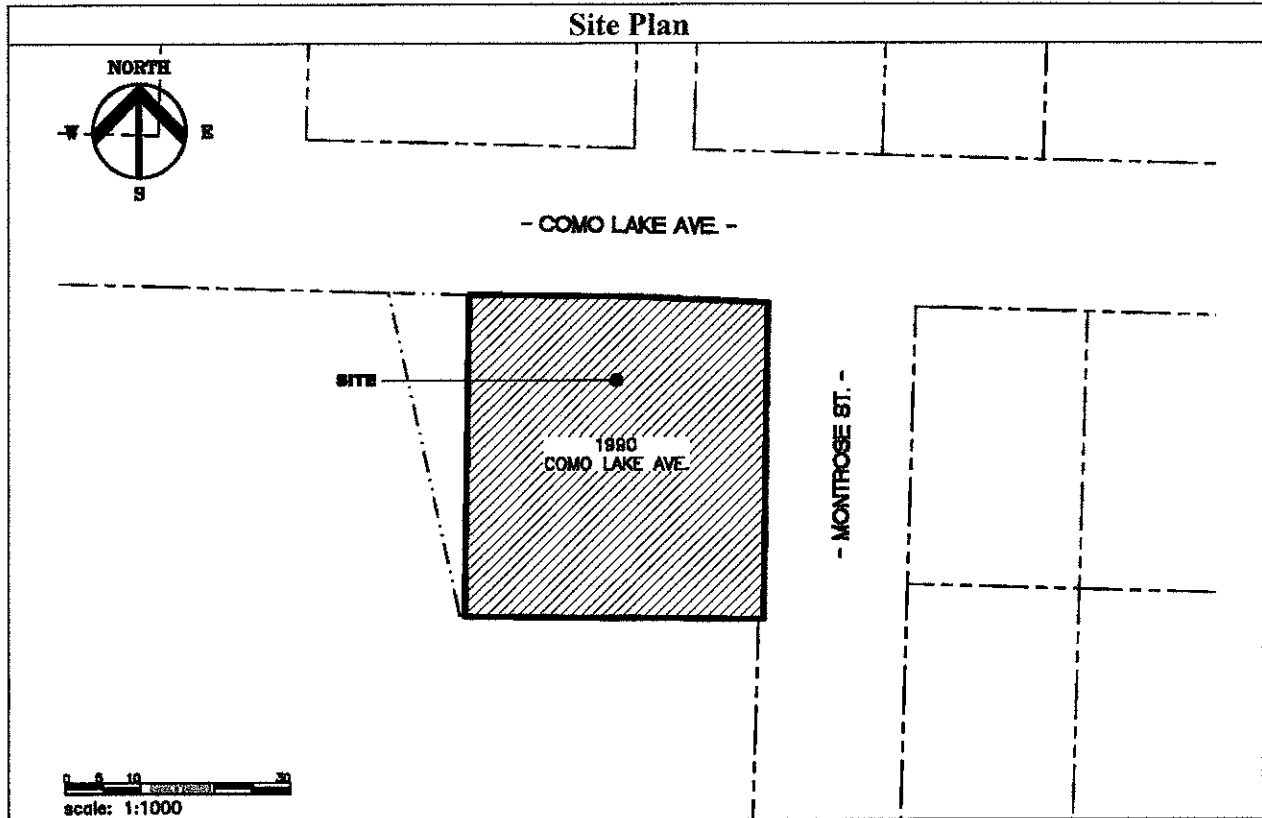
Date Issued

May 10, 2016


For Director, *Environmental Management Act*

Lavinia Zanini

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 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 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 risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

- (a) Future buildings at the Site will be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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.

Date Issued

May 14, 2014

For Director, *Environmental Management Act*

Lavinia Zanini, P. Geo.

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, and toluene; and
- LEPHs.

##### To meet risk-based remediation standards:

- Xylene; and
- VPHs.

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

- Toluene;
- EPH<sub>W10-19</sub>, VHW<sub>6-10</sub>; and
- Pyrene.

##### To meet risk-based remediation standards:

- VPH<sub>w</sub> and LEPH<sub>w</sub>; and
- Naphthalene.

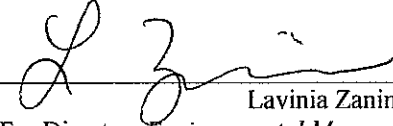
#### *Substances remediated in indoor air for commercial land vapour use:*

##### To meet numerical remediation standards:

- Benzene, n-hexane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPH<sub>v</sub>, and xylenes.

Date Issued

May 10, 2016

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition (for Site)*, prepared by SNC-Lavalin Inc., Environment & Water, dated February 19, 2016;

*Summary of Communication in Regards to the CofC Application for the Former Leased Shell Site at 1990 Como Lake Avenue and Adjacent City of Coquitlam Management Area (City MA) associated with the Former Leased Shell Site at 1990 Como Lake Avenue, Coquitlam, BC (Site), Location Code: C05619 (MoE Site No. 87)*, prepared by SNC-Lavalin Inc., Environment and Water, dated February 16, 2016;

*Human Health and Ecological Risk Assessment, Former Shell Service Station, 1990 Como Lake Avenue, Coquitlam, BC, Location Code: C05619*, prepared by SNC-Lavalin Inc., Environment & Water, dated January 8, 2016;

*Preliminary Site Investigation, Detailed Site Investigation, Decommissioning and Remediation, Former Shell Service Station, 1990 Como Lake Road, Coquitlam, BC and Adjacent Management Area, Location Code: C05619*, prepared by SNC-Lavalin Inc., Environment & Water, dated January 7, 2016;

*Como Lake Avenue & Montrose Street, Coquitlam, BC, Excavation and Treatment of Contaminated Soil*, prepared by Morrow Environmental, dated July 27, 1992; and

*LUST Program Soil Assessment*, prepared by Morrow Environmental, dated May 17, 1989.

May 10, 2016  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*