



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 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.

August 3, 2016
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 1090 Lougheed Highway, Coquitlam, British Columbia which is more particularly known and described as:

Lot 1, District Lot 48, Group 1, New Westminster District Plan 70846, Except: Firstly: Part subdivided by Plan LMP 2253 Secondly: Part Subdivided by Plan LMP39681 Thirdly: Plan EPP4852

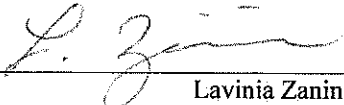
PID: 003-930-963

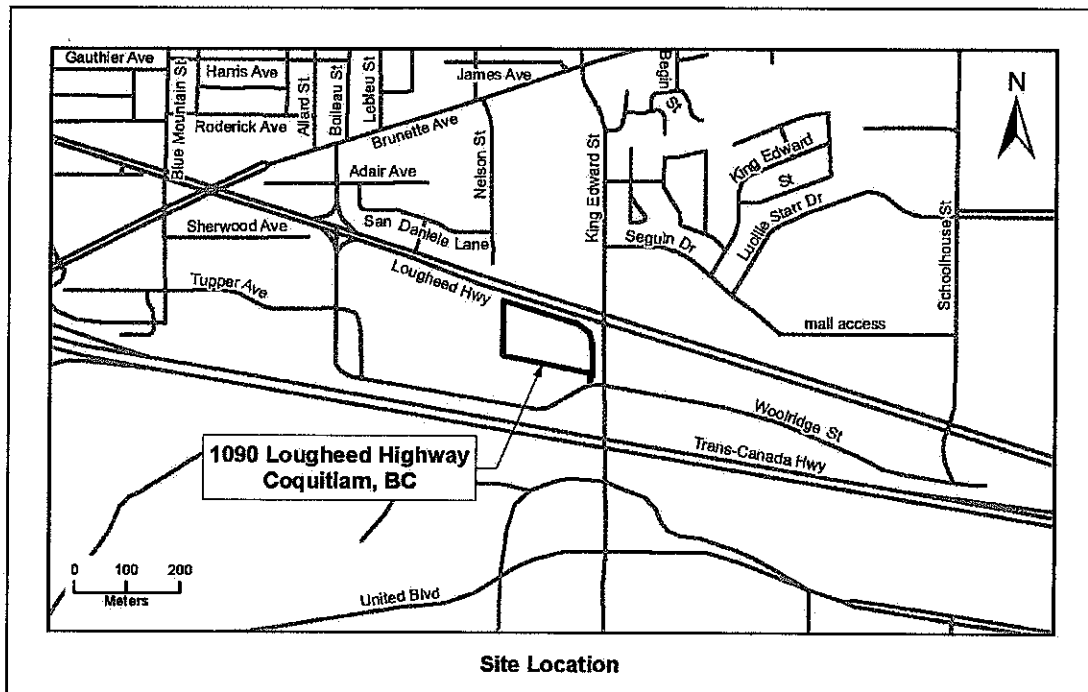
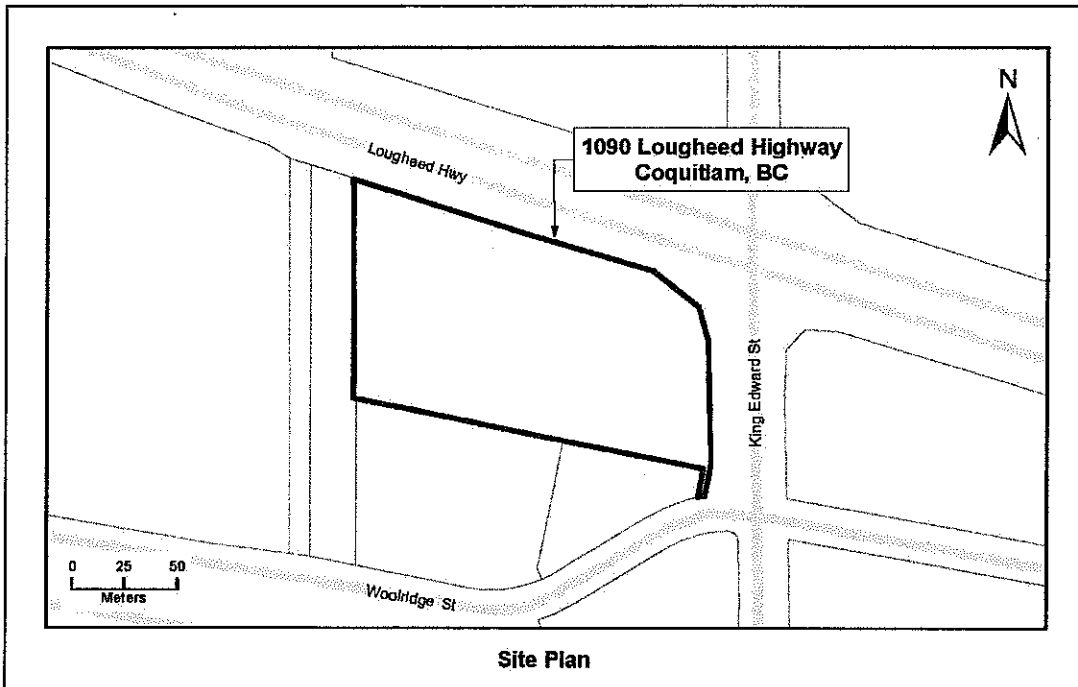
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 2.3"
Longitude: 122° 51' 46.6"

August 3, 2016

Date Issued


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



August 3, 2016

Date Issued

L. Zanini
 Lavinia Zanini, P. Geo.
 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 persons 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 is 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 included the following:

- (a) Slab-on-grade construction.

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 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. Site groundwater must not be used as potable water.
 - b. Subsurface soil contamination must remain at depths greater than 1 m below ground surface and not be redistributed as surface soil.
 - c. Future deep rooting vegetation must not be planted within the following metres and bounds described area (see Figure 1 attached):

Commencing at the south west corner of the Property Boundary at N: 509881.019 metres, E: 5453458.946 metres, being the Point of Commencement;

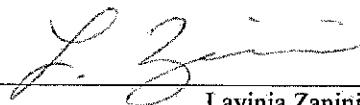
Thence at a bearing of 90 degrees 54 minutes 16.801 seconds a distance of 52.898 metres to a point, being the Start of No Deep Rooting Vegetation Area;

Thence at a bearing of 11 degrees 52 minutes 30.203 seconds a distance of 31.697 metres;

Thence at a bearing of 71 degrees 41 minutes 1.392 seconds a distance of 22.139 metres;

August 3, 2016

Date Issued


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

Thence at a bearing of 127 degrees 55 minutes 25.074 seconds a distance of 59.902 metres;

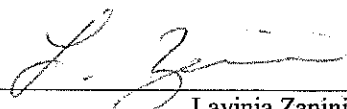
Thence at a bearing of 199 degrees 13 minutes 50.832 seconds a distance of 19.803 metres;

Thence at a bearing of 284 degrees 24 minutes 27.980 seconds a distance of 70.486 metres to the Start of No Deep Rooting Vegetation Area.

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.
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 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. 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 plan described in clause 4 above; and
 - (d) Supporting documentation.

August 3, 2016

Date Issued


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

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numeric remediation standards:

- VPHs, LEPHs and HEPHs; and
- Benzene, ethylbenzene, toluene, trichloroethylene and xylene.

To meet risk-based remediation standards:

- Naphthalene.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Methyl tertiary butyl ether (MTBE);
- Benzene and ethylbenzene; and
- Benzo[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Benzo[a]pyrene, naphthalene, phenanthrene and pyrene.

August 3, 2016

Date Issued


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

Schedule D

Documents

Summary of Site Condition, 1090 Lougheed Highway, Coquitlam, BC, prepared by Hemmera, dated July 2016;

Addendum to Stage 2 PSI and DSI, 1090 Lougheed Highway, Coquitlam, BC, prepared by Hemmera, dated July 6, 2016;

Addendum to Detailed Human Health and Ecological Risk Assessment, 1090 Lougheed Highway, Coquitlam, BC, prepared by Hemmera, dated June 30, 2016;

Performance Verification Plan, 1090 Lougheed Highway, Coquitlam, BC, prepared by Hemmera, dated June 30, 2016;

Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 1090 Lougheed Highway, Coquitlam, BC, prepared by Hemmera, dated April 2016;

Detailed Human Health & Ecological Risk Assessment, 1090 Lougheed Highway, Coquitlam, BC, prepared by Hemmera, dated April 2016;

Protocol 6 Preapproval Application for Relief from Vertical Delineation – Not Feasible or Safe, 1090 Lougheed Highway, Coquitlam, BC, prepared by BC Ministry of Environment, dated February 22, 2016;

Stage 1 Preliminary Site Investigation, 1090 Lougheed Highway, Coquitlam, BC prepared by Hemmera, dated October 2015:

- *This report includes the following additional historical reports:*
 - *Stage 2 Preliminary Site Investigation, 1090 Lougheed Highway, Coquitlam, BC*, prepared by Levelton Consultants Ltd., dated February 15, 2010;
 - *Groundwater Sampling and Analysis, 1090 Lougheed Highway, Coquitlam, BC*, prepared by Levelton Consultants Ltd., dated March 15, 2010;
 - *Geotechnical Investigation Report – Proposed Commercial/Retail Development, 1090 Lougheed Highway, Coquitlam, BC*, prepared by GeoPacific Consultants Ltd., dated October 27, 2010;
 - *Remedial Excavation Assessment, 1090 Lougheed Highway, Coquitlam, BC*, prepared by Levelton Consultants Ltd., dated May 10, 2011; and
 - *Post-Remediation Groundwater Investigation, 1090 Lougheed Highway, Coquitlam, BC*, prepared by Levelton Consultants Ltd., dated November 29, 2011.

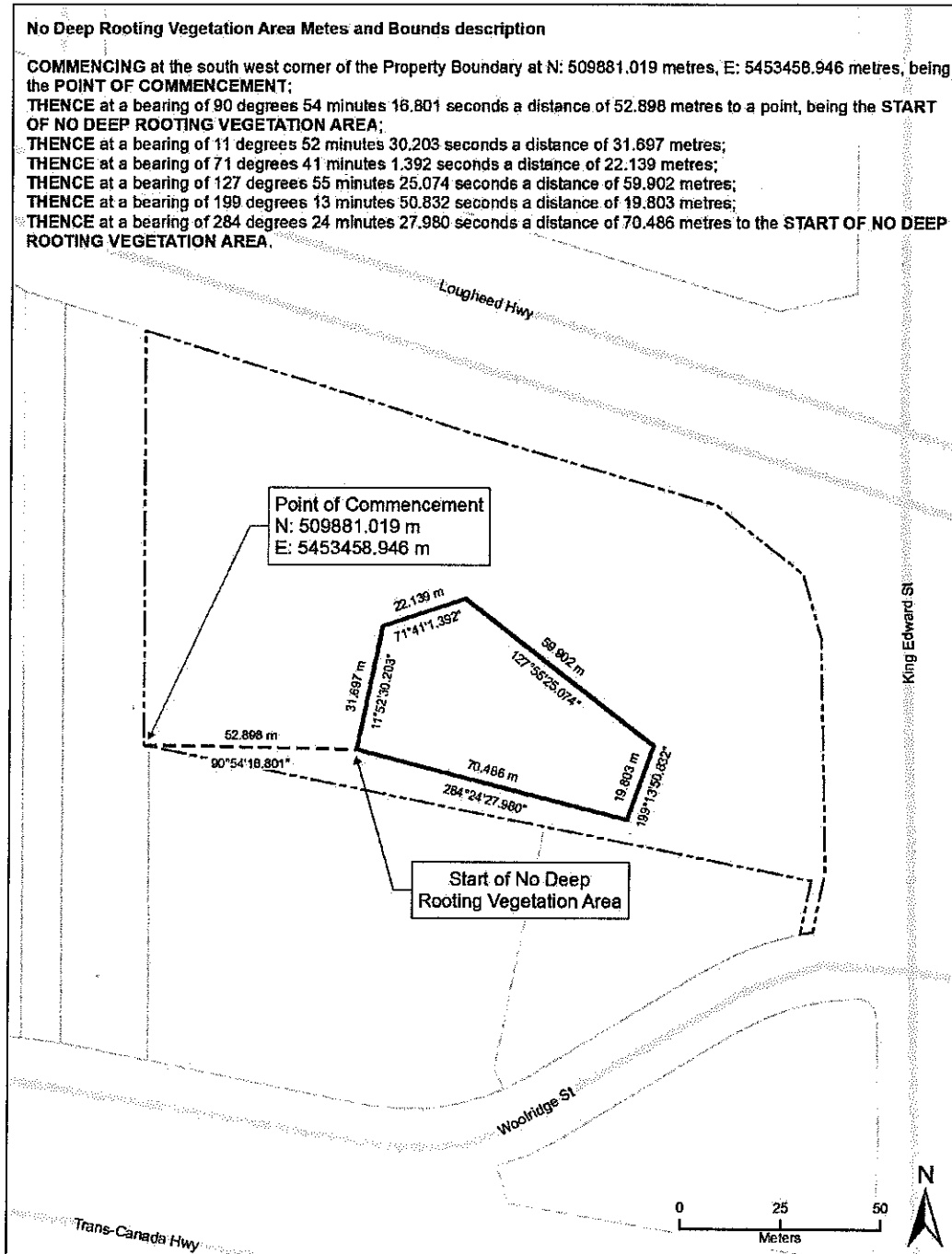
August 3, 2016

Date Issued


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

Figures

Figure 1 - Metes and Bounds Area for Schedule B Risk Control #2b.



August 3, 2016

Date Issued


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