



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.

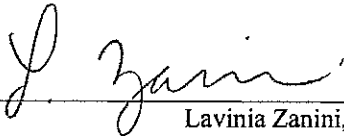
A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

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.

March 24, 2017

Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located immediately north and east of 7855 Kingsway, Burnaby, British Columbia, which is more particularly known and described as:

Management Area, City of Burnaby Lands adjacent to 7855 Kingsway, Burnaby, British Columbia, described by the following metes and bounds:

Commencing at the most northerly point of Parcel A, District Lot 29, Group 1, New Westminster Land District, Reference Plan 68703, at a bearing of 230 degrees 42 minutes 50 seconds a distance of 27.4m.

Thence at a bearing of 321 degrees 52 minutes 38 seconds a distance of 1.2m.

Thence at a bearing of 23 degrees 10 minutes 18 seconds a distance of 11.3m.

Thence at a bearing of 42 degrees 18 minutes 6 seconds a distance of 9.5m.

Thence at a bearing of 89 degrees 47 minutes 56 seconds a distance of 23.3m.

Thence at a bearing of 136 degrees 26 minutes 36 seconds a distance of 33.0m.

Thence at a bearing of 173 degrees 24 minutes 47 seconds a distance of 24.3m.

Thence at a bearing of 316 degrees 19 minutes 27 seconds a distance of 16.3m.

Thence at a bearing of 50 degrees 36 minutes 29 seconds a distance of 5.3m.

Thence at a bearing of 316 degrees 14 minutes 37 seconds a distance of 44.0m, to the point of commencement, and comprising an area of 619m².

The site contains a portion of untitled land depicted in an engineering drawing 130511-602 prepared by SNC-Lavalin Inc. on September 27, 2016

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

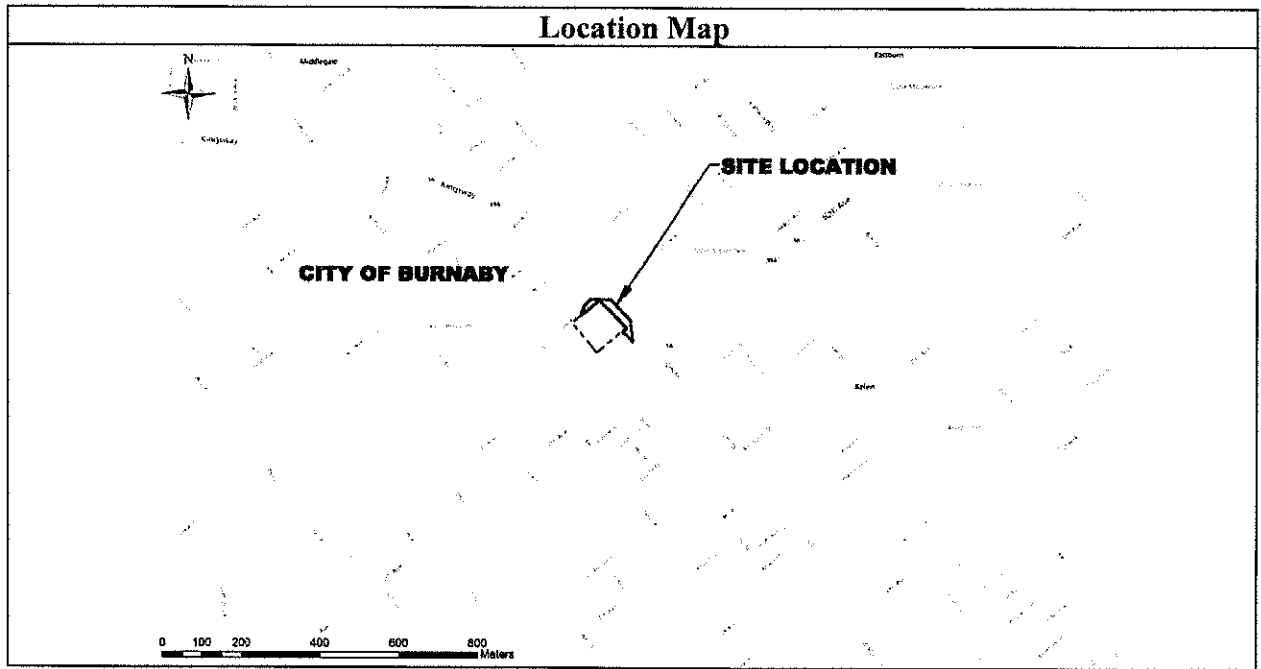
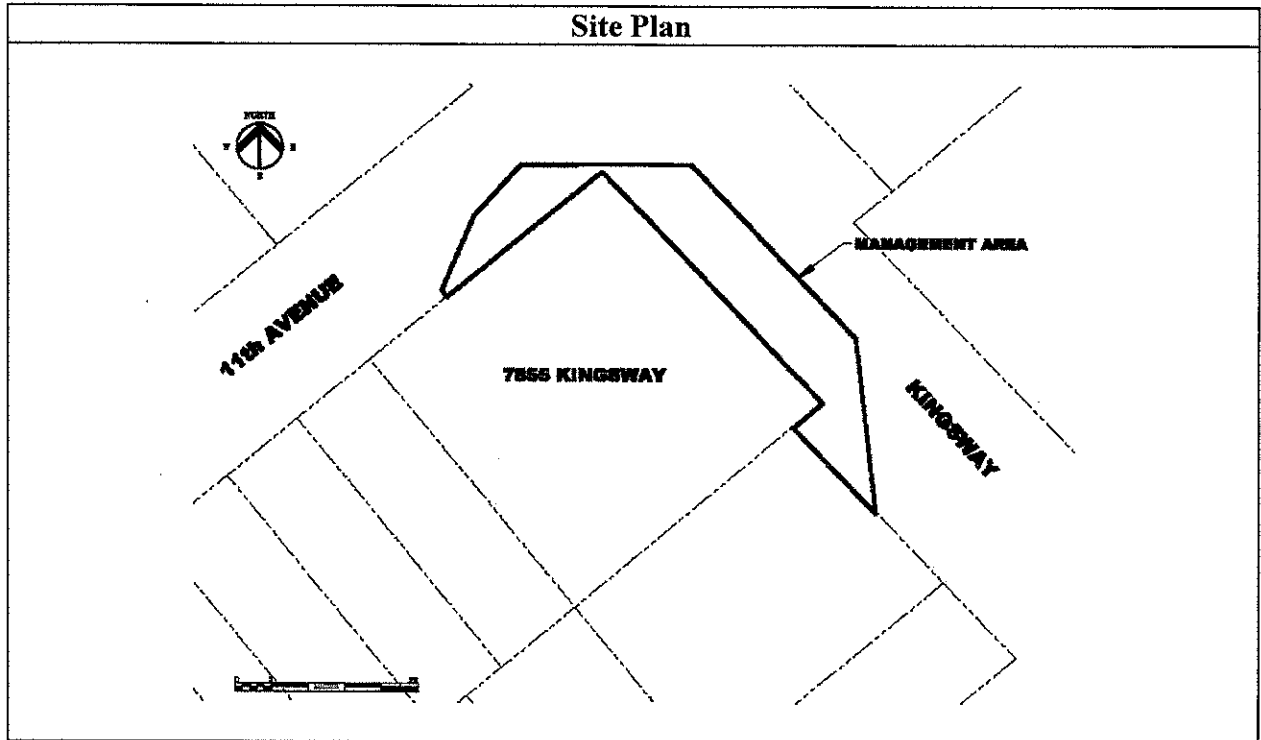
Latitude: 49° 12' 50.0"

Longitude: 122° 56' 19.0"

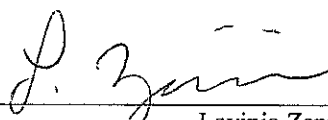
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible 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.

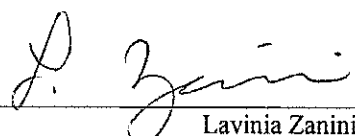
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet the Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- (a) No buildings will be constructed at the site.

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 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) Groundwater from the site must not be used drinking water purposes.
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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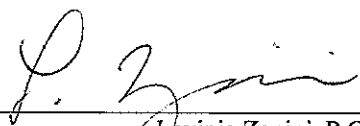

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6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information 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 excursion;
 - (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.

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Schedule C

Substances and Uses

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

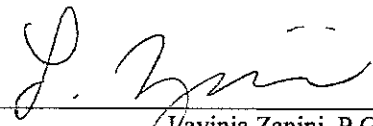
- VHW₆₋₁₀.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes.

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Schedule D

Documents

Summary of Site Condition, SNC-Lavalin Inc, dated January 12, 2017;

Response to Stage 1 Performance Assessment Comments to the Human Health and Ecological Risk Assessment 7855 Kingsway, Burnaby, BC and Associated Management Areas, SNC-Lavalin Inc., dated January 12, 2017;

Response to Stage 1 Performance Assessment Comments to the Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Post-Excavation Investigation 7855 Kingsway, Burnaby, BC and Associated Management Areas, SNC-Lavalin Inc., dated January 12, 2017;

Summary of Communication in Regards to the Certificate of Compliance Applications for a Portion of 7877 Kingsway, Burnaby, BC and a Portion of City of Burnaby Lands Adjacent to 7855 Kingsway, Burnaby, BC (SITE ID: 6552), SNC-Lavalin Inc., dated October 3, 2016;

Performance Verification Plan, Management Area 'B' on City of Burnaby Lands Adjacent 7855 Kingsway, Burnaby, BC, SITE ID: 6552, SNC-Lavalin Inc., dated September 30, 2016;

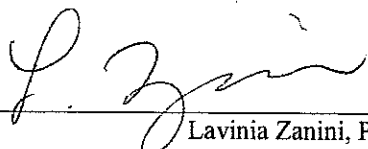
Human Health and Ecological Risk Assessment, 7855 Kingsway, Burnaby, BC and Associated Management Areas, SNC-Lavalin Inc, dated September 29, 2016;

Stage 1 Preliminary Site Investigation Addendum, Detailed Site Investigation, Remedial Excavation and Post-Excavation Investigation Report, 7855 Kingsway, Burnaby, BC, SNC-Lavalin Inc, dated September 28, 2016; and

Stage 1 & 2 Preliminary Site Investigation, Former Petro-Canada Service Station, 7855 Kingsway, Burnaby, BC, SNC-Lavalin Inc, dated April 27, 2001.

March 24, 2017

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For Director, *Environmental Management Act*