



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.

June 16, 2017  
Date Issued

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

## Schedule A

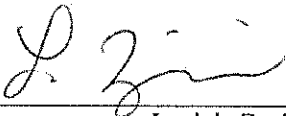
The site covered by this Certificate of Compliance is located at 2170 Kelly Avenue, Port Coquitlam, British Columbia which is more particularly known and described as:

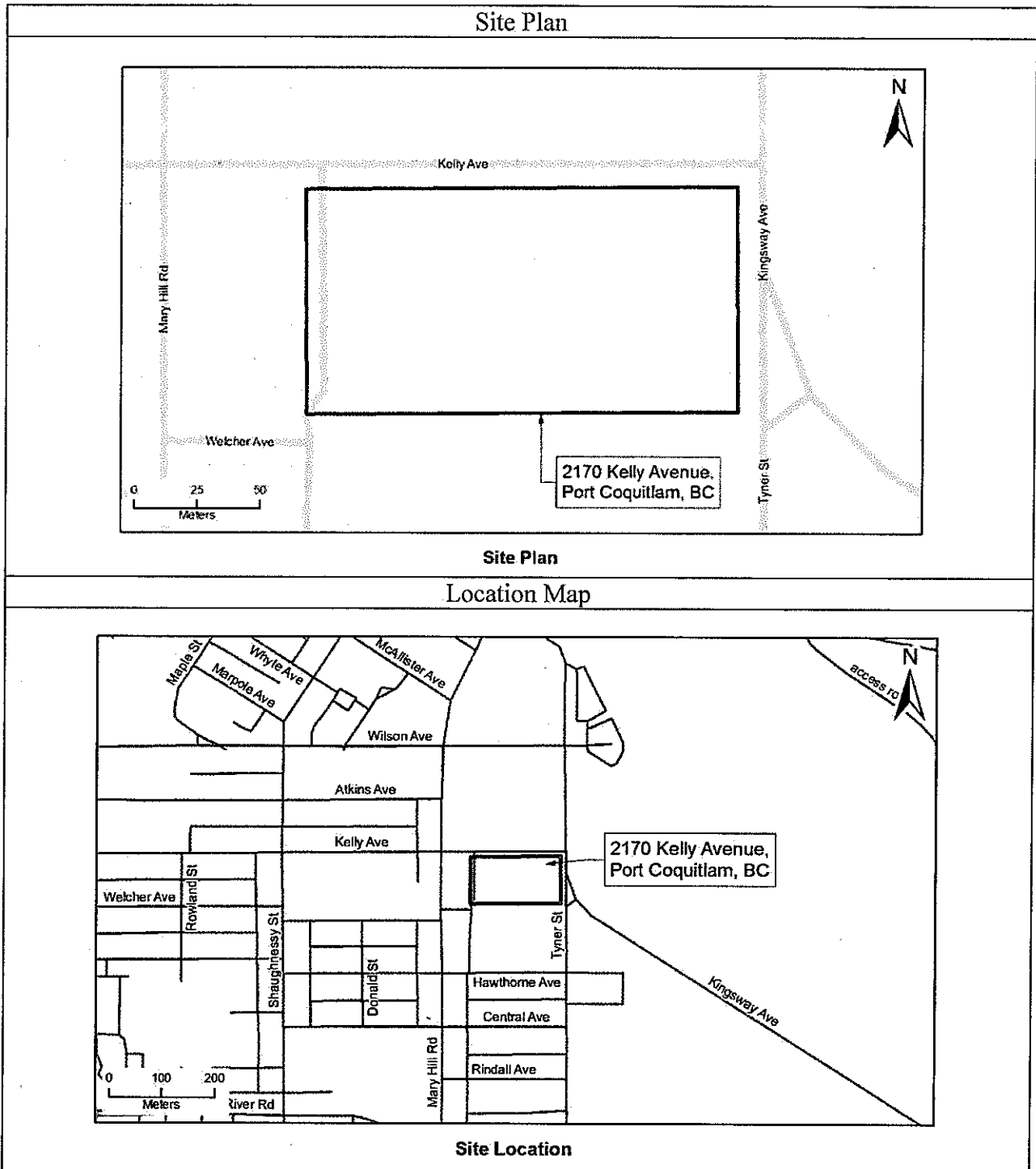
Lot 105, District Lot 289, Group 1, New Westminster District Plan 37752  
PID: 008-501-921

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

Latitude: 49° 15' 30.87"  
Longitude: 122° 46' 35.88"

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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 a Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

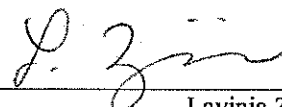
- (a) Future buildings on the site will be residential buildings with slab-on-grade construction or partially buried parkade with residential above; and,
- (b) Groundwater must not be in contact with the foundation floor slab of future buildings.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to the site and the range of structures, locations and depths of buildings 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
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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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- Chloride ion (Cl<sup>-</sup>), copper, lead and sodium ion (Na<sup>+</sup>);
- VPHs, LEPHs, and HEPHs;
- Trichloroethylene (TCE);
- Benzene, ethylbenzene, toluene and xylene; and,
- Benz[a]anthracene, benzo[a]pyrene, and benzo[b]fluoranthene.

#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

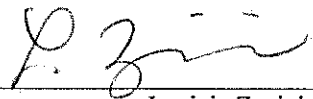
- Antimony; and,
- Benzene, ethylbenzene, toluene, and xylenes (total).

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

- Chloride and sodium.

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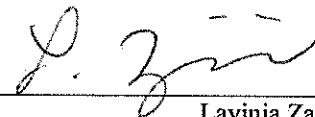
## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Hemmera Envirochem Inc., dated Apr 2017;
- *Detailed Human Health and Ecological Risk Assessment, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated Apr 2017;
- *Performance Verification Plan, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated Apr 2017;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, Former Maintenance Yard, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated Apr 2017;
- *2006 Supplemental Site Investigation, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by AMEC Earth & Environmental, dated 04 Jan 2007;
- *Supplemental Site Investigation & Remediation Confirmation Report, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by AMEC Earth & Environmental, dated 21 Aug 2005;
- *Remediation Confirmation Report, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by AMEC Earth & Environmental, dated 01 Dec 2003;
- *Detailed Site Investigation (addendum), Former City Works Yard, Port Coquitlam, British Columbia (SITE #5129)*, prepared by AGRA Earth & Environmental, dated 08 Feb 1999;
- *Detailed Site Investigation – Old City Works Yard – 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by AGRA Earth & Environmental, dated 04 May 1998; and
- *Environmental/Geotechnical Site Investigation, 2170 Kelly Avenue, Port Coquitlam, BC*, prepared by Thurber Environmental Consultants Ltd., dated 19 Dec 1992.

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