



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.

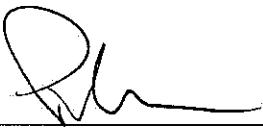
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

Some of 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.

November 6, 2017  
Date Issued



Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at a portion of 2555 Gilmore Avenue, Burnaby, British Columbia which is more particularly known and described as:

Portion of Parcel `A` (Reference Plan 2900) Lot 3 Except: Parcel `One` (Reference Plan 38667) Block `H` District Lot 118 Group 1 New Westminster District Plan 3067, described by the following metes and bounds:

Commencing at the South Westerly corner of Lease Plan 81599, 90°51'50", said corner lying a distance of 2.362 metres, more or less, from the South Westerly corner of Parcel `A` (Reference Plan 2900) Lot 3 Except: Parcel `One` (Reference Plan 38667) Block `H` District Lot 118 Group 1 New Westminster District Plan 3067.

Thence 0°08'30" and following in the Westerly boundary of Lease Plan 81599, for a distance of 11.750 metres.

Thence 270°08'30" for a distance of 2.362 metres, more or less, to a point of intersection with the Westerly boundary of said Parcel `A`.

Thence 0°08'30" and following in the said Westerly boundary for a distance of 52.293 metres, more or less, to a point of intersection with the Southerly boundary of Plan 7846.

Thence 88°21'00" and following in the said Southerly boundary of Plan 7846 for a distance of 28.500 metres.

Thence 114°50'42" for a distance of 9.500 metres.

Thence 167°26'15" for a distance of 10.500 metres.

Thence 180°08'41" for a distance of 8.000 metres.

Thence 158°54'50" for a distance of 17.500 metres.

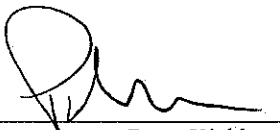
Thence 244°41'01" for a distance of 6.500 metres.

Thence 222°42'08" for a distance of 7.500 metres, more or less, to a point of intersection with the Easterly boundary of said Lease Plan 81599.

Thence 180°08'30" and following in the said Easterly boundary for a distance of 18.500 metres, more or less, to a point of intersection with the southerly boundary of said Parcel A`.

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Thence 270°51'50" and following in the said Southerly boundary of Parcel 'A' for a distance of 32.461 metres, more or less, to the point of commencement.

Said part containing 2454.6 square metres, more or less.

PID: Portion of 005-959-624

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Butler Sundvick, B.C. Land Surveyors on November 10, 2016.

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

Latitude: 49° 15' 40.5"  
Longitude: 123° 00' 55.1"

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## Site Plan, Burnaby, BC

**LEGAL DESCRIPTION**

ALL THAT PART of land situated in Burnaby, B.C. as shown within a heavy outline on a Sketch Plan prepared by Butler Sundrick, Drawing 4097-1 M&B dated November 10th, 2016 said Part more particularly described as follows:

Commencing at the South Westerly corner of Lease Plan B1599, 90°51'50", said corner lying a distance of 2.362 metres, more or less, from the South Westerly corner of Parcel 'A' (Reference Plan 2500) Lot 3 Except: Parcel 'One' (Reference Plan 38867) Block 'H' District Lot 118 Group 1 New Westminster District Plan 3067.

Thence 0°08'30" and following in the Westerly boundary of Lease Plan B1599, for a distance of 11.750 metres.

Thence 270°08'30" for a distance of 2.362 metres, more or less, to a point of intersection with the Westerly boundary of said Parcel 'A'.

Thence 0°08'30" and following in the said Westerly boundary for a distance of 52.293 metres, more or less, to a point of intersection with the Southerly boundary of Plan 7846.

Thence 98°21'00" and following in the said Southerly boundary of Plan 7846 for a distance of 28.500 metres.

Thence 114°50'42" for a distance of 9.500 metres.

Thence 167°26'15" for a distance of 10.500 metres.

Thence 180°08'41" for a distance of 8.000 metres.

Thence 150°54'50" for a distance of 17.500 metres.




Thence 244°41'01" for a distance of 8.500 metres.

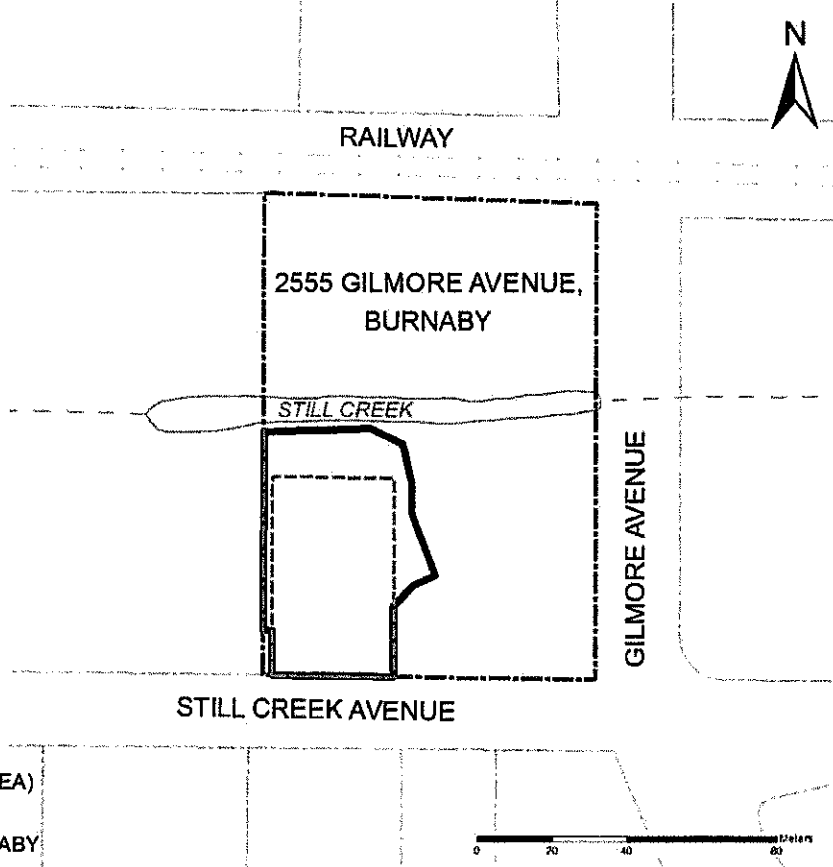
Thence 222°42'08" for a distance of 7.500 metres, more or less, to a point of intersection with the Easterly boundary of said Lease Plan B1599.

Thence 180°08'30" and following in the said Easterly boundary for a distance of 10.500 metres, more or less, to a point of intersection with the southerly boundary of said Parcel 'A'.

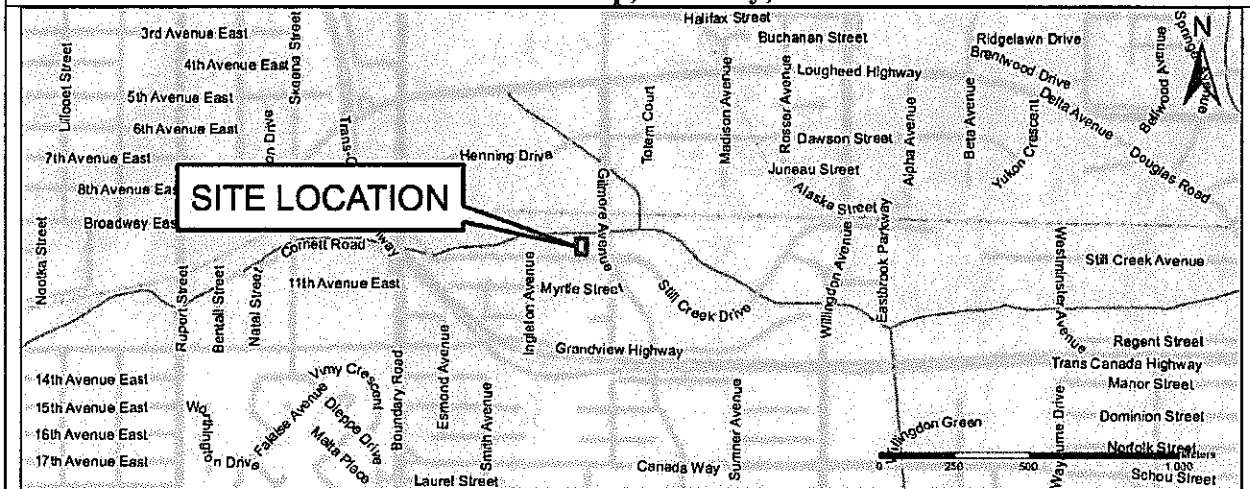
Thence 270°51'50" and following in the said Southerly boundary of Parcel 'A' for a distance of 32.461 metres, more or less, to the point of commencement.

Said part containing 2454.6 square metres, more or less.

-  **SITE (METES AND BOUNDS AREA)**
-  **LEASE AREA**
-  **2555 GILMORE AVENUE, BURNABY**

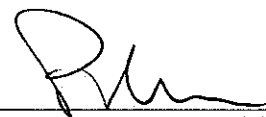


## Location Map, Burnaby, BC



November 6, 2017

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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 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) Any buildings to be constructed must be slab-on-grade construction at the site grade as of November 6, 2017.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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(s) 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 as a drinking water source.
3. If requested by the Director, the responsible person(s) 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(s) 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 commercial land soil use:***

##### To meet numerical remediation standards:

- Ethylbenzene, toluene;
- HEPHs; and
- Naphthalene.

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

- Benzene, xylene; and
- VPHs, LEPHs.

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

##### To meet numerical remediation standards:

- VPHv.

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

##### To meet numerical remediation standards:

- Zinc;
- Benzene, ethylbenzene, xylenes (total);
- EPHW<sub>10-19</sub>; and
- Benzo[a]pyrene.

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

- Arsenic, barium, chloride, magnesium and sodium.

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

##### To meet numerical remediation standards:

- VPH<sub>w</sub>, LEPH<sub>w</sub>, EPHW<sub>10-19</sub>; and
- Acridine, phenanthrene, pyrene.

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

- Cadmium, cobalt; and
- Naphthalene.

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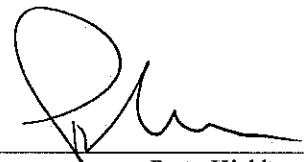
## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., June 2017.
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2555 Gilmore Avenue, Burnaby, BC, MOE Identification No: 419*, Anthony Collett, Ilya Biniowsky, Eva Gerencher, SLR Consulting (Canada) Ltd., June 2017.
- *Human Health and Ecological Risk Assessment, 2555 Gilmore Avenue, Burnaby, BC, MOE Identification No: 419*, Michelle Anderson and Cindy Ott, SLR Consulting (Canada) Ltd., June 2017.
- *Performance Verification Plan, Residual Contamination at 2555 Gilmore Avenue, Burnaby, BC, MOE Identification No: 419, Michelle Anderson*, SLR Consulting (Canada) Ltd., June 2017.
- *Protocol 6 Pre-Approval for Relief from Lateral and Vertical Delineation – Not Feasible or Safe to Remediate, Lease Area at 2555 Gilmore Avenue, Burnaby, British Columbia*. BC Ministry of Environment, Land Remediation Section, December 2016.

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