



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.

January 9, 2018
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 1845, 1855, and 1925 Kingsway Avenue, Port Coquitlam, British Columbia, which is more particularly known and described as:

Lot 13 District Lots 382, 463 and 480 Group 1 New Westminster District Plan 10150
PID: 009-237-836

Lot 14 District Lots 382, 463 and 480 Group 1 New Westminster District Plan 10150
PID: 009-237-925

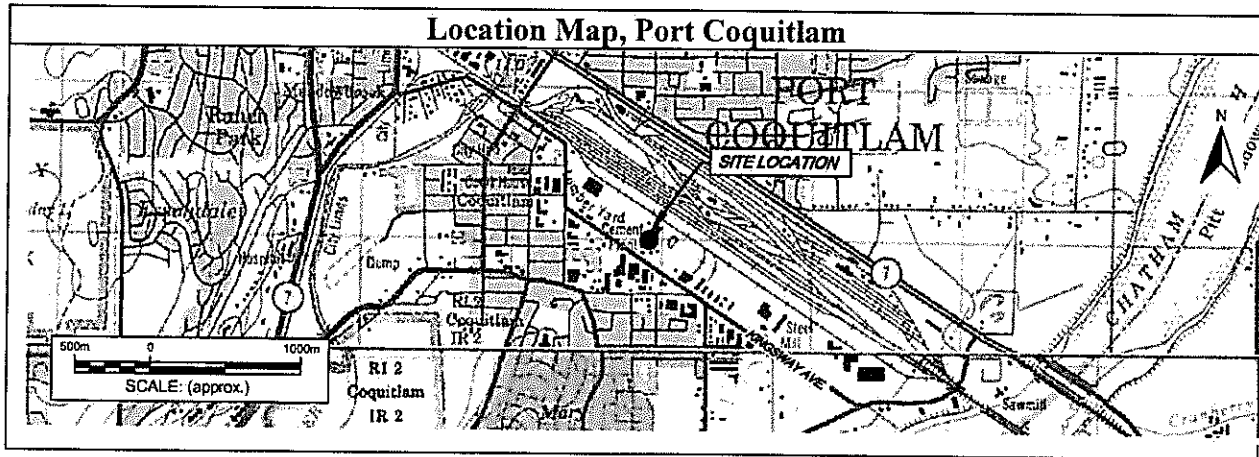
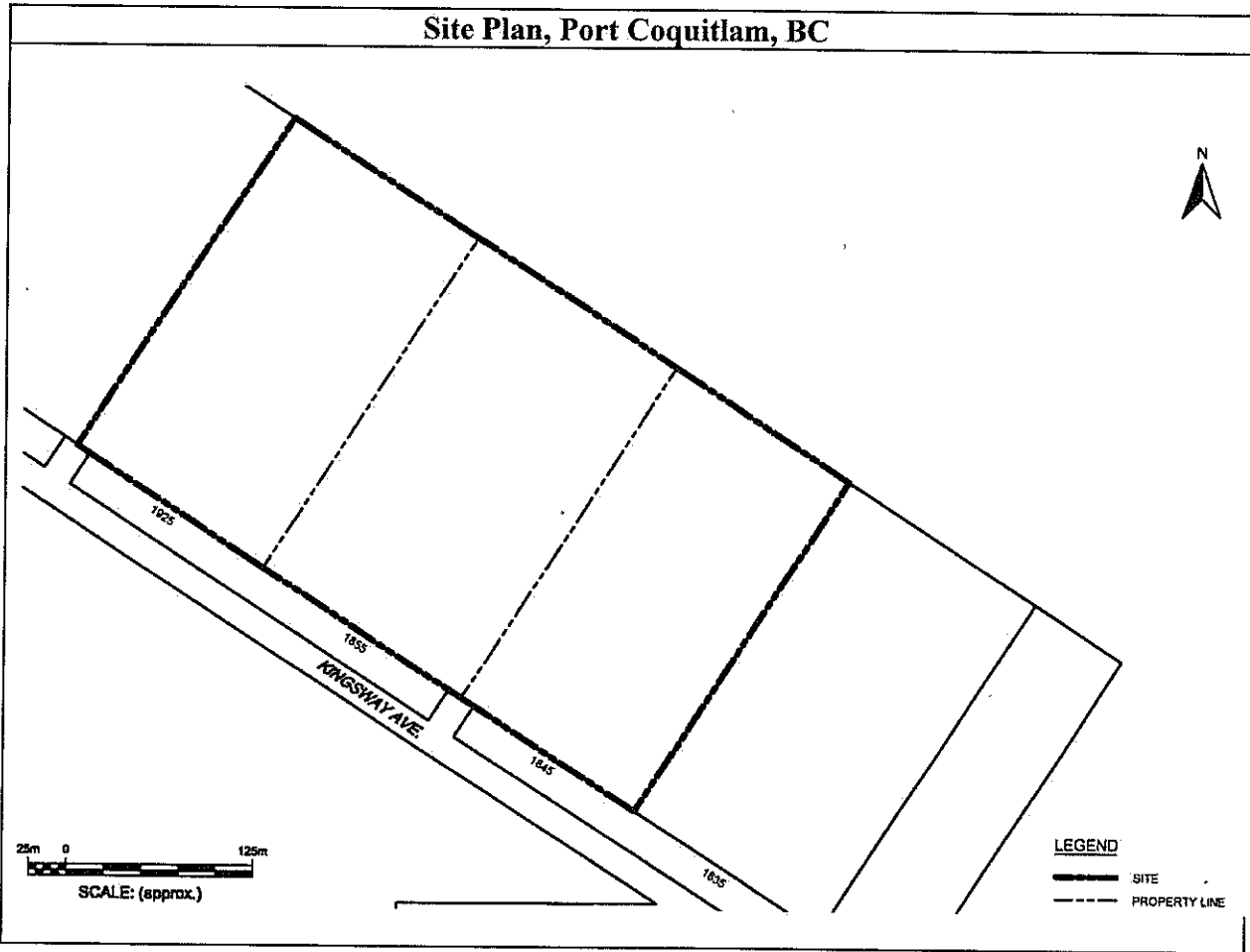
Lot 15 District Lots 382 and 463 Group 1 New Westminster District Plan 10150
PID: 009-258-264

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

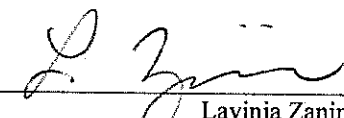
Latitude: 49° 15' 23.5"
Longitude: 122° 46' 2.0"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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 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 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 include the following:

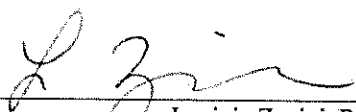
- (a) Site buildings must be of slab on grade construction at the current grade.

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 buildings 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.

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 a source of drinking water.
 - (b) Contaminated soils must remain at depths greater than 1.0 metres below the surface grade unless covered by a permanent barrier (i.e., pavement, buildings).
 - (c) Deep rooting vegetation (i.e., that which roots deeper than 1.0 m) must not be planted, unless contained by mechanisms preventing roots from contacting contaminated soil and/or groundwater, such as planter boxes or by a geotextile fabric suitable to restrict root penetration.
 - (d) The hydraulic barrier wall located at 1745 Kingsway Avenue must continue to function as designed.
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.

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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.
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. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director within 90 days of the completion of site redevelopment or as otherwise approved by the Director.
8. 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 soil for industrial land soil use:

To meet risk-based remediation standards:

- Arsenic, barium, chromium, copper, manganese, molybdenum, nickel, selenium, and zinc;
- VPHs, and LEPHs;
- 2-4-Dimethylphenol; and
- Benzene, toluene, ethylbenzene, and xylene.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, iron, lead, manganese, molybdenum, selenium, and sodium;
- EPH_{w10-19};
- Ethylbenzene; and
- Benzo[a]pyrene;

Substances remediated in water for freshwater aquatic life use:

To meet risk-based remediation standards:

- Arsenic, cadmium, chromium, cobalt, copper, lead, molybdenum, nickel, and selenium;;
- LEPH_w, VPH_w, and EPH_{w10-19}
- Benzo[a]pyrene, naphthalene, and pyrene; and
- 2-6 Dimethylphenol, and nonchlorinated phenols (total).

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Schedule D

Documents

Summary of Site Condition 1845, 1855, and 1925 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., dated September 11, 2017;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, and Detailed Site Investigation, 1845, 1855 and 1925 Kingsway Avenue, Port Coquitlam, BC., Keystone Environmental Ltd., dated September 2017;

Report of Findings – Human Health and Ecological Risk Assessment, 1845, 1855, and 1925 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., dated September 2017;

Performance Verification Plan for Certificate of Compliance, 1845, 1855, and 1925 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., dated September 2017;

Administrative Guidance 11 Communication Record – 1745 Kingsway Avenue, Port Coquitlam, BC, Keystone Environmental Ltd., dated September 2017;

Landfill Monitoring Report for 2015-2016 – 1845, 1855, and 1925 Kingsway, Port Coquitlam, BC, Keystone Environmental Ltd., dated March 2016;

2014-2015 Ground and Surface Water Monitoring Report – ESCO Foundry Landfill, AECOM Canada Ltd., dated March 2015;

2013-2014 Ground and Surface Water Monitoring Report – ESCO Foundry Landfill, AECOM Canada Ltd., dated March 2014;

2011-2012 Ground and Surface Water Monitoring Report – ESCO Foundry Landfill, AECOM Canada Ltd., dated March 2012;

2010-2011 Ground and Surface Water Monitoring Report – ESCO Foundry Landfill, AECOM Canada Ltd., dated March 2011;

2009-2010 Ground and Surface Water Monitoring Report – ESCO Foundry Landfill, AECOM Canada Ltd., dated March 2010;

As-Built Report for Hydraulic Barrier System – 1745 & 1711 Kingsway Avenue, Port Coquitlam, Robertson GeoConsultants Inc., October 2009.

2008-2009 Ground and Surface Water Monitoring Report – ESCO Foundry Landfill, AECOM Canada Ltd., dated March 2009;

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DRAFT 2007-2008 *Ground and Surface Water Monitoring Report – ESCO Foundry Landfill*, Gartner Lee Limited, dated March 2008;

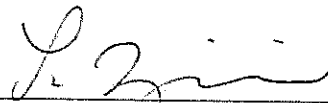
2006–2007 *Ground and Surface Water Monitoring Report – ESCO Foundry Landfill*, Gartner Lee Limited, dated March 2007; and

Final Phase I Environmental Site Assessment, ESCO Corporation, 1855 Kingsway Avenue, Port Coquitlam, BC, ERM Canada Corp., dated October 2006.

Landfill Permit #12554, Ministry of Environment, dated October 2004.

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