



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.

February 20, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance contains part of a legal parcel located at 5495 Regent Street, Burnaby, British Columbia more particularly known and described as:

Portion of Lot 1, District Lot 74, Group 1, New Westminster District, Plan 77777
PID: 011-085-711

Part A Metes and Bounds Description

COMMENCING from the north-west corner of Lot 1, District Lot 74, Group 1, New Westminster District, Plan 77777, PID 011-085-711 (the POINT OF BEGINNING);
THENCE along the bearing N 76 degrees 40' 38" E a distance of 90.908 metres;
THENCE along the bearing S 00 degrees 05' 56" E a distance of 35.924 metres;
THENCE along the bearing S 89 degrees 54' 04" W a distance of 6.100 metres;
THENCE along the bearing N 00 degrees 05' 56" E a distance of 11.172 metres;
THENCE along the bearing S 75 degrees 19' 56" W a distance of 85.143 metres;
THENCE along the bearing N 00 degrees 06' 40" E a distance of 25.353 metres to the POINT OF BEGINNING, containing an approximate area of 2217.283 m².

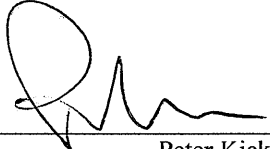
Part B Metes and Bounds Description

COMMENCING from the south-west corner of Lot 1, District Lot 74, Group 1, New Westminster District, Plan 77777, PID 011-085-711;
THENCE along the bearing N 00 degrees 06' 40" W a distance of 3.500 metres (the POINT OF BEGINNING);
THENCE along the bearing N 89 degrees 46' 58" E a distance of 157.456 metres;
THENCE along the bearing N 53 degrees 30' 36" E a distance of 6.658 metres;
THENCE along the bearing N 08 degrees 58' 40" W a distance of 36.298 metres;
THENCE along the bearing S 89 degrees 46' 58" W a distance of 74.743 metres;
THENCE along the bearing N 00 degrees 05' 56" E a distance of 97.332 metres;
THENCE along the bearing S 75 degrees 19' 56" W a distance of 85.143 metres;
THENCE along the bearing S 00 degrees 06' 40" E a distance of 115.196 metres to the POINT OF BEGINNING, containing an approximate area of 13477.417 m².
The site contains part of a legal parcel depicted in engineering drawings prepared by Hemmera on November 4, 2017.

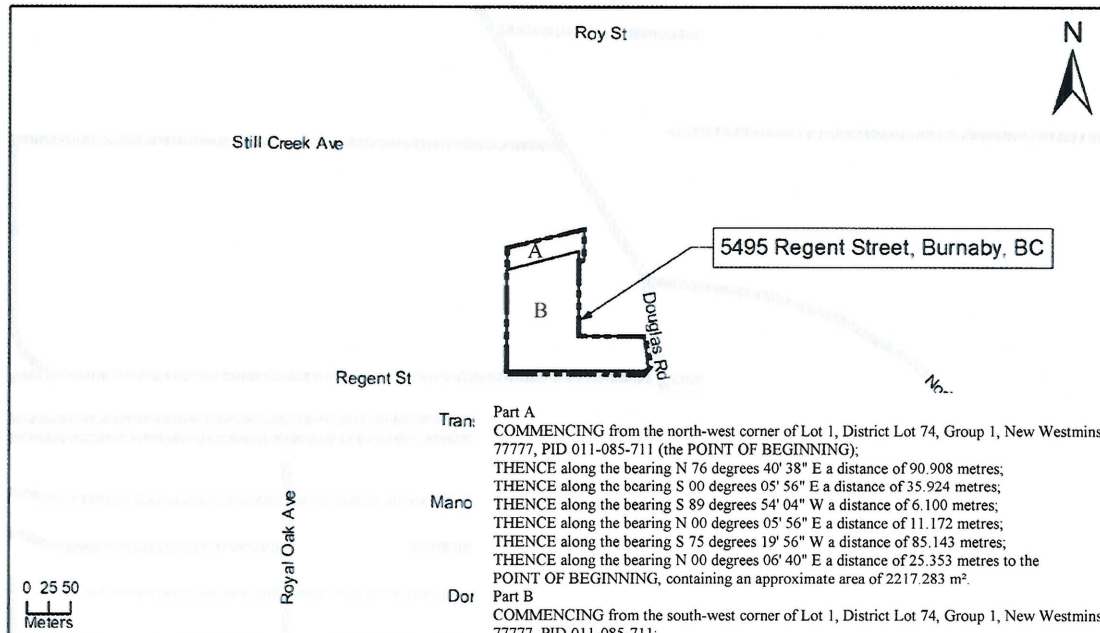
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 31.03"
Longitude: 122° 59' 3.92"

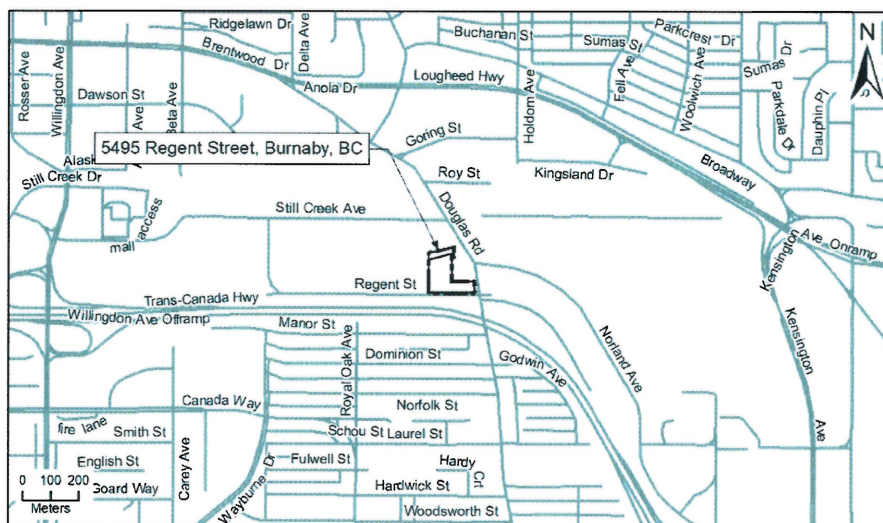
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Site Plan



Location Map, Burnaby, BC



February 20, 2018

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

Site Identification Number 20135

Version 8.0 R

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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 standard 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) A slab-on-grade building constructed at the site grade as of February 20, 2017.

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 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) 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.

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Schedule C

Substances and Uses

Part A of the site

Substances remediated in soil for urban park land soil use:

To meet risk-based remediation standards:

- HEPHs.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- LEPHw;
- Acenaphthene, and naphthalene.

Part B of the site

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Chloride, and sodium.

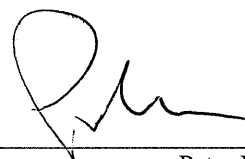
Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Naphthalene.

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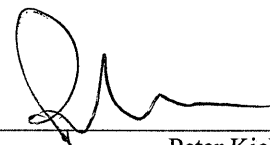
Schedule D

Documents

- *Summary of Site Condition*, prepared by Hemmera, dated October 2017;
- *Detailed Human Health and Ecological Risk Assessment 5495 Regent Street, Burnaby, BC V5C 6P5*, prepared by Hemmera, dated October 2017;
- *Stage 1 & 2 Preliminary Site Investigation and Detailed Site Investigation, 5495 Regent Street, Burnaby, BC*, prepared by Hemmera, dated October 2017;
- *Supplemental Subsurface Investigation at 5495 Regent Street, Burnaby, BC*, prepared by XCG Consultants Ltd., dated July 2015;
- *Results Summary for Assessments to date at 5495 Regent Street, Burnaby, BC*, prepared by Sage Environmental Consulting Ltd., dated December 2014;
- *Detailed Assessment 5495 Regent Street, Burnaby, BC*, prepared by Sage Environmental Consulting Ltd., dated November 2014;
- *Supplemental Phase II Environment Site Assessment 5495 Regent Street, Burnaby, BC*, prepared by Sage Environmental Consulting Ltd., dated August 2014;
- *Phase I Environmental Site Assessment 5495 – 5499 Regent Street, Burnaby, BC*, prepared by Hemmera, dated August 2008; and
- *Decommissioning of Underground Storage Tanks: Loomis Courier Services – 5495 Regent Street, BC*, prepared by Hemmera, dated July 1997.

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