



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.

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.

December 6, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 6000 McKay Avenue/4630 Kingsway, Burnaby, British Columbia, which is more particularly known and described as:

Lot 4 District Lot 153 Group 1 New Westminster District Plan BCP51090
PID: 028-888-057

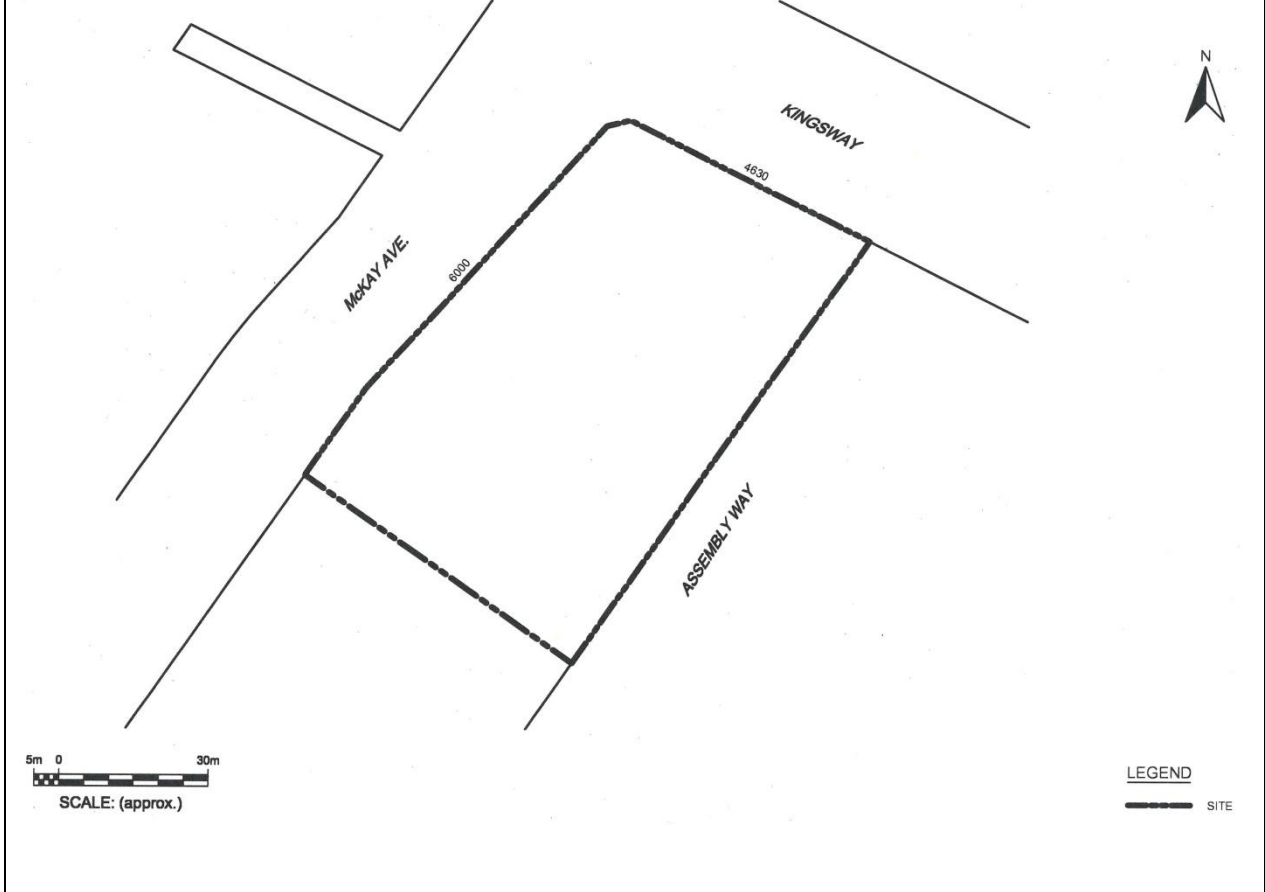
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 43.40"
Longitude: 123° 00' 10.30"

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Site Plan, Burnaby, BC



Location Map, Burnaby, BC



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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 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) The top of the building foundation slab will be at or above 18.3 m below grade
- (b) Groundwater will not be in contact with the building foundation slab.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene and toluene; and
- 1,3-Butadiene.

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Schedule D

Documents

Summary of Site Condition, 6000 McKay Avenue/4630 Kingsway, Burnaby, BC, Keystone Environmental Ltd., October 2017;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2 and Detailed Site Investigation, 6000 McKay Avenue/4630 Kingsway, Burnaby, BC, Keystone Environmental Ltd., October 2017;

Report of Findings – Human Health and Ecological Risk Assessment, 6000 McKay Avenue, Burnaby, BC, Keystone Environmental Ltd., October 2017;

Analytical figure and laboratory analytical report associated with the Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 4650 Kingsway, Burnaby, BC, Keystone Environmental Ltd., December 2013;

Report of Findings, Preliminary Site Investigation – Stage 1: Station Square Shopping Centre, 4600 Block Kingsway, Burnaby, BC, Keystone Environmental Ltd., April 2004;

Letter Report Update of Preliminary Site Investigation – Stage 1 & 2: Station Square Shopping Centre, Burnaby, BC, Keystone Environmental Ltd., April 2001; and

Report of Findings, Preliminary Site Investigation – Stage 1 & 2: Station Square Shopping Centre, Burnaby, BC, Keystone Environmental Ltd., June 1998.

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