



**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.

April 3, 2019  
Date Issued

Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 6551 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

LOT A (BF285836) SECTION 8 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 31877

PID: 017-863-686

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

Latitude:	49°	9'	59.7"
Longitude:	123°	8'	18.2"

### Building Exclusion Zone

The area located within 30 metres radial distance of UTM coordinates:

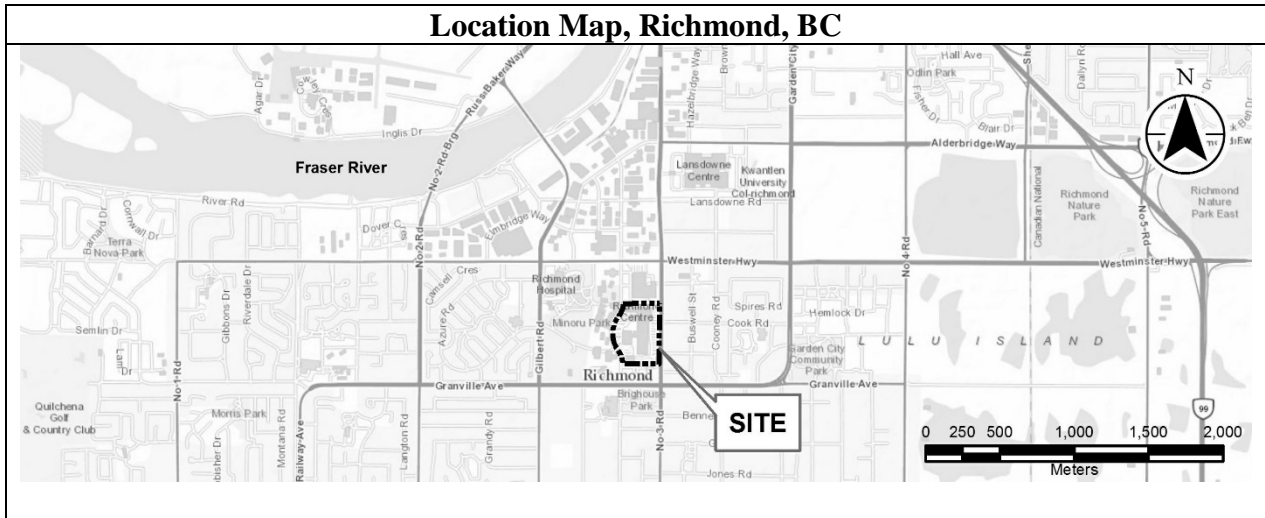
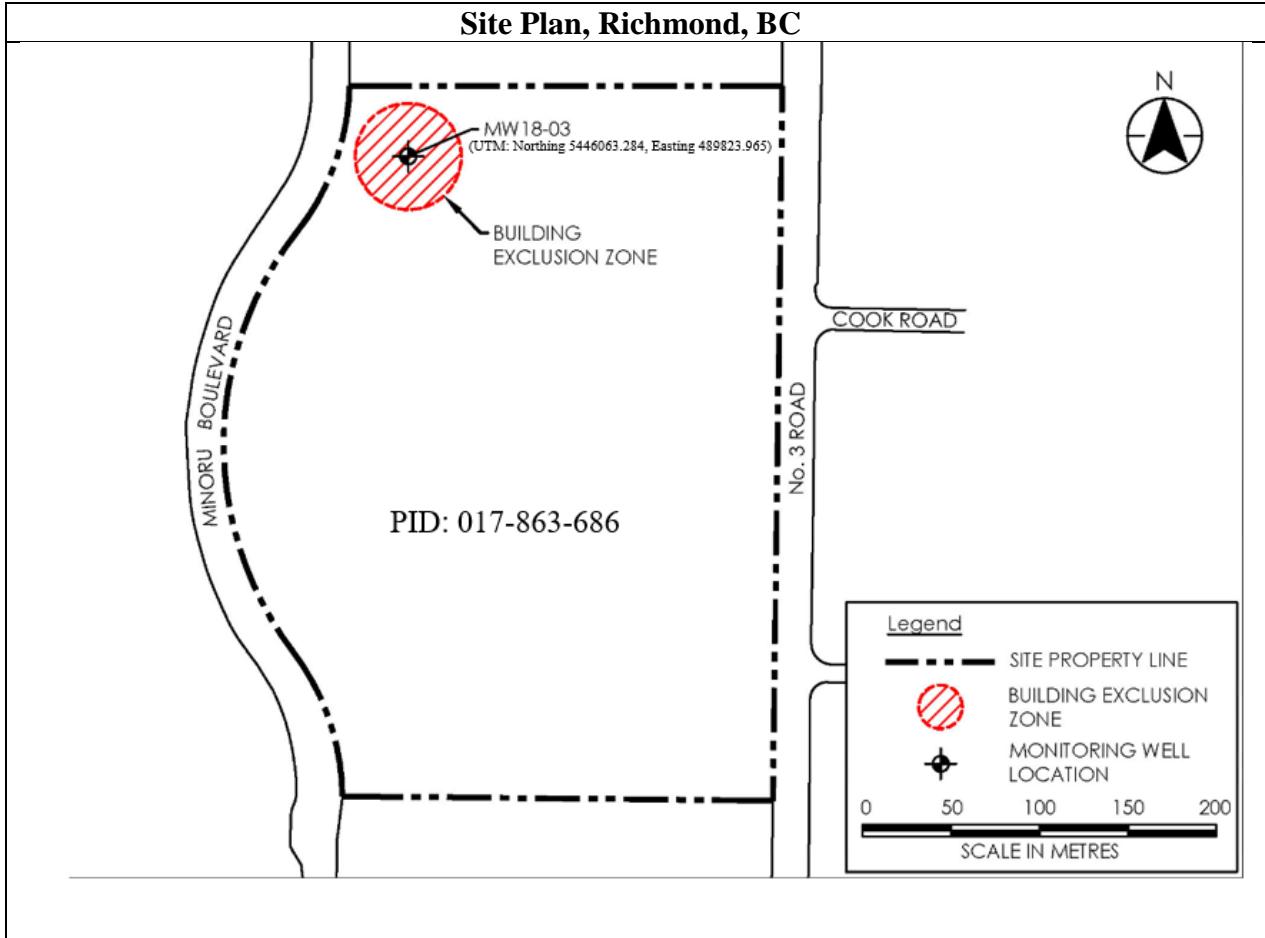
Northing	5446063.284
Easting	489823.965

April 3, 2019  
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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.

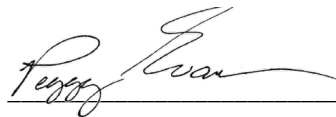
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and parkades existing or expected at the site. These assumptions include the following:

- (a) No buildings will be constructed in the Building Exclusion Zone as described and shown on the Site Plan in Schedule A.

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.

April 3, 2009

Date Issued



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For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**

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

To meet numerical remediation standards:

Arsenic 7440-38-2

April 3, 2009

Date Issued



Peggy Evans

For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Conditions.* Stantec Consulting Ltd., December 18, 2018.

*Stage 1 Preliminary Site Investigation.* Stantec Consulting Ltd., December 14, 2018.

*Stage 2 PSI/DSI, and Confirmation of Remediation,* Stantec Consulting Ltd., December 14, 2018.

*Notification of Independent Remediation.* Stantec Consulting Ltd., August 31, 2018.

*Phase II Environmental Site Assessment — Richmond Centre, 6551 No. 3 Road, Richmond, BC.* Stantec Consulting Ltd., July 14, 2017.

*Groundwater Monitoring and Sampling Program Richmond Centre – 6551 No. 3 Road, Richmond, British Columbia.* Pinchin West Limited, August 16, 2016.

*Phase I Environmental Site Assessment – 6551 No. 3 Road and 6060 Minoru Boulevard, Richmond BC.* Pinchin West Limited, March 21, 2016.

*Stage 2 Preliminary Site Investigation, Southwest Portion of Richmond Centre Sears Redevelopment, Renovation & Expansion.* Levelton Consultants Ltd., June 29, 2015.

*Letter Report – Soil Sampling Richmond Centre – 6551 No. 3 Road, Richmond BC.* PHH ARC Environmental, April 5, 2012.

*Phase II Environmental Site Assessment – 6551 No. 3 Road, 6060 Minoru Blvd., Richmond, BC.* Pinchin Environmental Ltd., July 7, 2011.

*Groundwater Sampling – 6551 No. 3 Road, Richmond BC.* PHH ARC Environmental, June 10, 2011.

*Phase I Environmental Site Assessment – 6551 No. 3 Road, 6060 Minoru Blvd., Richmond, BC.* Pinchin Environmental Ltd., May 31, 2011.

*Stage 1 & 2 PSI Report – 6060 Minoru Blvd, Richmond, BC.* PHH Environmental Ltd., March 3, 2003.

*Soils Investigation and Underground Storage Tank Removal – 6551 No. 3 Road, Richmond, BC.* PHH Environmental Ltd., October 22, 2002.

*Memo – Underground Storage Tank Removal from Richmond Centre, C.D. Sonter Management Inc.,* November 10, 1999.

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