



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.

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.

May 9, 2019
Date Issued


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

Schedule A


The site covered by this Certificate of Compliance is located at 7235 18th Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot A District Lot 95 Group 1 New Westminster District Plan 81340
PID: 013-838-652

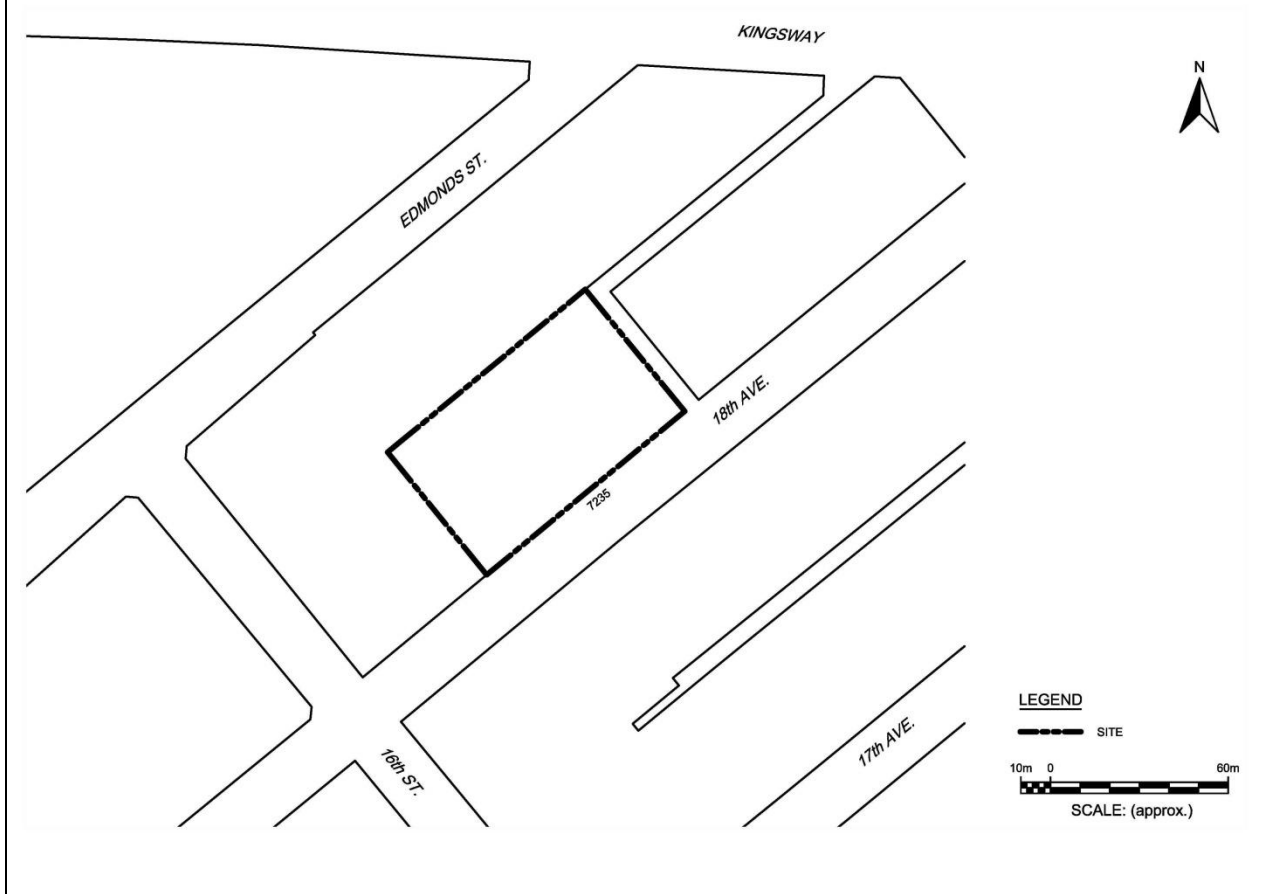
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	13'	1.54"
Longitude:	122°	57'	6.39"

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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 use 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) The site will remain as a multi-family residential building with underground parking; and
- (b) If redevelopment is proposed, the redevelopment will consist of residential use, commercial use or mixed use building(s) with up to five levels of underground parking and the parkades will be built to the equivalent or better: 2012 or later BC Building codes;

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed building(s) 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 drinking 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

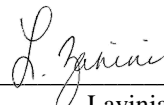
Substances and Uses

Substances remediated in water for drinking water use:

To meet risk based standards:

dichloroethylene, 1,2-cis-	156-59-2
tetrachloroethylene	127-18-4
trichloroethylene	79-01-06
vinyl chloride	75-01-04

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Schedule D

Documents

Summary of Site Condition, 7235 18th Avenue, Burnaby, BC, Keystone Environmental Ltd., March 2019;

Administrative Guidance 11: Communication Record between 7235 18th Avenue Owner or their environmental consultant and Keystone Environmental Ltd., March 2019;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 7388 Kingsway, Burnaby, BC, Keystone Environmental Ltd., March 2019;

Report of Findings – Human Health and Ecological Risk Assessment, 7388 Kingsway, Burnaby, BC, Keystone Environmental Ltd., March 2019;

Findings – Contamination Migration from offsite (7342 Kingsway) to 7260 Edmonds Street, Burnaby, BC, PGL Environmental Consultants, November 2017;

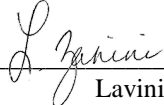
Request for Storm Water Discharge – 7388 Kingsway (formerly 7350 Edmonds Street and 7338 Kingsway), Burnaby, BC, Keystone Environmental Ltd., August 2017;

Report of Findings – Phase 2 Environmental Site Investigation, 7375 Kingsway, Burnaby, BC, PGL Environmental Consultants, December 2015;

Geotechnical Investigation Report: Proposed Mixed Use Development – 7350 Edmonds Street and 7338 Kingsway (Value Village Site), Burnaby, BC, GeoPacific Consultants Ltd., April 2015;
and

Investigation documents including borehole logs, figures, slug test data, laboratory certificates and a memo regarding pump and treat work at 7350 Edmonds Street and 7338 Kingsway, Burnaby, BC, TRI Environmental Consulting Inc., January to October 2013.

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