



**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.

June 18, 2019  
Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at the east portion of civic address 1579 Kingsway Avenue, Port Coquitlam, British Columbia which is more particularly known and described as:

East portion of Lot A, District Lot 288 and 382, Group 1 and of Section 7, Block 6 North, Range 1 East, New Westminster District, Plan EPP74940, PID: 030-571-791, which may be more particularly described as follows:

Commencing from the southeast corner of Lot A (the point of beginning), thence westerly along the bearing  $302^{\circ}45'55''$  a distance of 66.536 metres;

Thence northerly along the bearing  $32^{\circ}46'50''$  a distance of 263.051 metres;

Thence easterly along the bearing  $122^{\circ}43'54''$  a distance of 66.557 metres;

Thence southerly along the bearing  $212^{\circ}47'05''$  a distance of 263.090 metres to the point of beginning.

This site contains parts of a legal parcel depicted in an engineering drawing prepared by Hemmera Envirochem Inc. dated January 16, 2019.

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

Latitude:  $49^{\circ} 15' 7.16''$

Longitude:  $122^{\circ} 45' 22.70''$

June 18, 2019

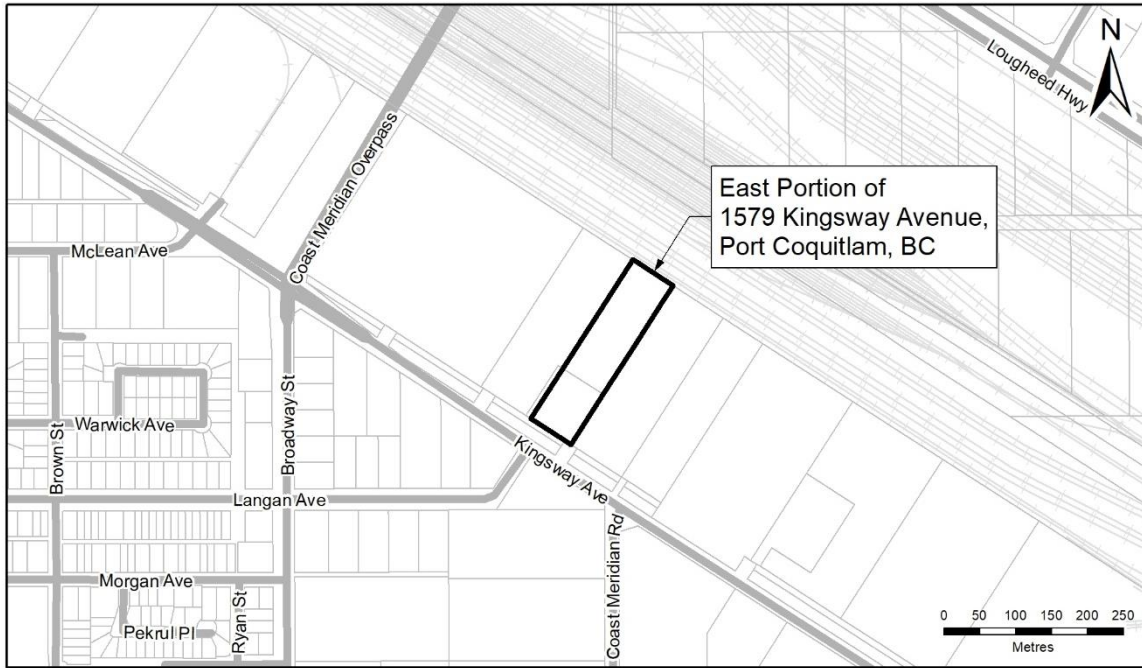
Date Issued



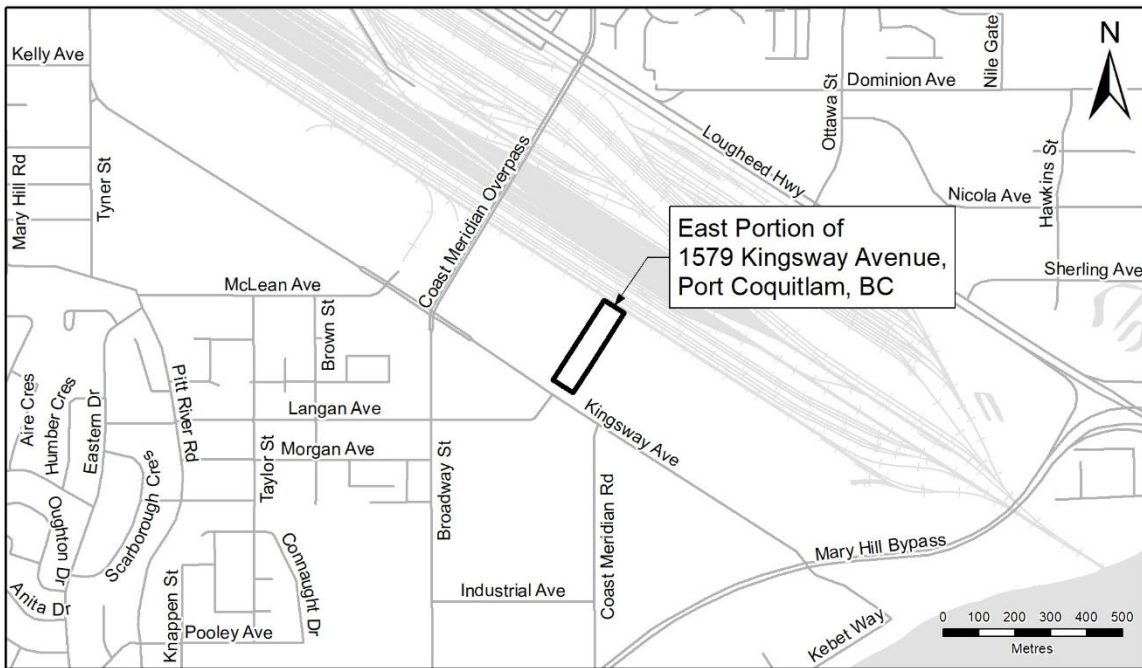
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### Site Plan



### Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land or vapour use 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 use 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 expected at and adjacent to the site. These assumptions include the following:

- (a) *“Future buildings at the site will consist of slab-on-grade construction.”*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 should not be used for domestic purposes (i.e. drinking water) to limit the potential of future drinking water exposures to contaminants in groundwater.”*

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numeric-based remediation standards:

- chromium (CAS # 7440-47-3);
- and nickel (CAS # 7440-02-0).

#### *Substances remediated in water for drinking water use:*

##### To meet risk-based remediation standards:

- benzo(a)pyrene (CAS # 50-32-8);
- methylnaphthalene, 1- (CAS # 90-12-0);
- naphthalene (CAS # 91-20-3);
- and quinoline (CAS # 91-22-5).

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Hemmera Envirochem Inc., dated May 2019;
- *Detailed Human Health and Ecological Risk Assessment, 1579 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated April 2019;
- *Detailed Site Investigation for AEC3, 1579 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated April 2019;
- *Stage 1 Preliminary Site Investigation Update, 1579 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated April 2019;
- *AG11 Detailed Correspondence Record (with Vansea holdings Ltd.)*, prepared by Hemmera Envirochem Inc., dated April 2019;
- *Protocol 6 Approval Request, Entire extent of contamination has not been delineated and/or remediated, 1579 Kingsway Avenue, Port Coquitlam, BC (the "Site") - Western Portion*, dated March 14, 2019;
- *Confirmation of Remediation, 1579 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated December 2018;
- *Detailed Site Investigation, 1545 & 1575 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated November 2017;
- *Stage 2 Preliminary Site Investigation, 1545 and 1575 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated June 2017;
- *Stage 1 Preliminary Site Investigation Update, 1545 & 1575 Kingsway Avenue, Port Coquitlam, BC*, prepared by Hemmera Envirochem Inc., dated October 2016; and,
- *Stage 1 Preliminary Site Investigation, 1545 and 1575 Kingsway Avenue, Port Coquitlam, BC*, prepared by Next Environmental Inc., dated February 2005.

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