



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 20, 2019

Date Issued

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1029 Austin Avenue, Coquitlam, British Columbia which is more particularly known and described as:

Parcel A (Being a consolidation of Lot A and B, see CA7150695) District Lot 356 Group 1
New Westminster District Plan 22252

PID: 030-616-077

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

Latitude: 49° 14' 57.00"
Longitude: 122° 51' 54.60"

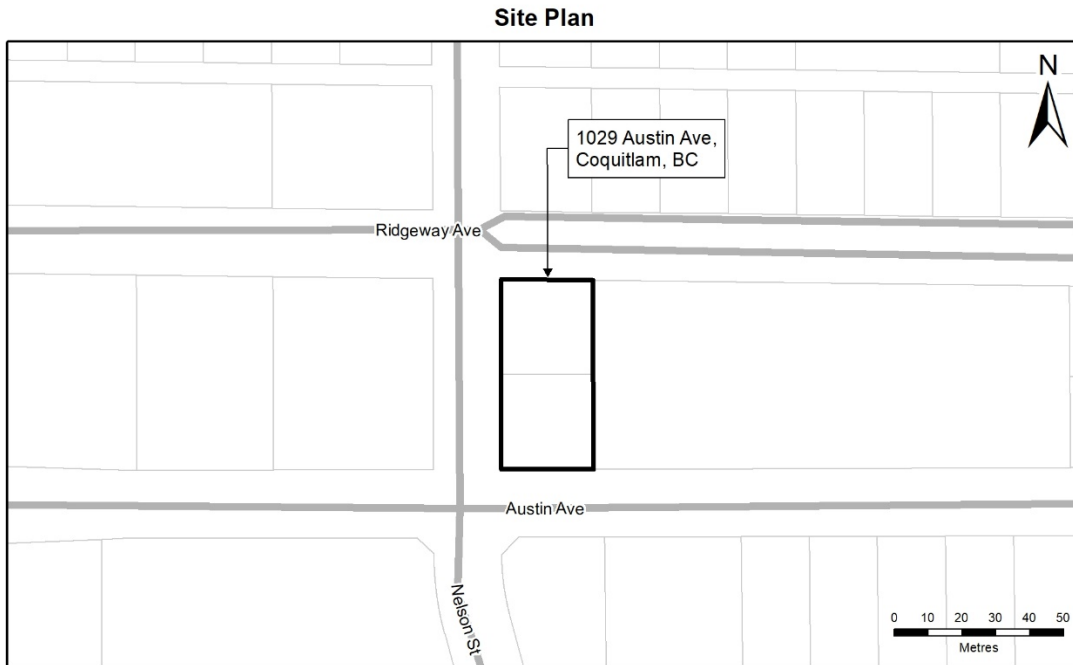
June 20, 2019

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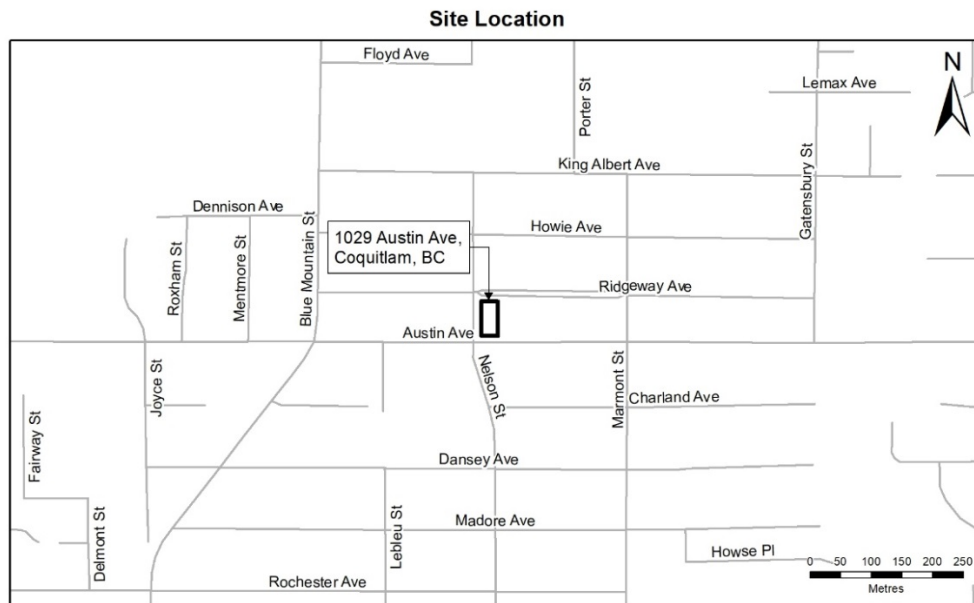


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Site Plan



Location Map



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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 persons 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 expected at the site. These assumptions include the following:

(a) Future building construction below grade will consist of a parkade use.

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 persons 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 numerical remediation standards:

- Arsenic (CAS #7440-38-2)
- Benzene (CAS #71-43-2)
- Ethylbenzene (CAS #100-41-4)
- HEPHs
- Lead (CAS #7439-92-1)
- LEPHs
- Naphthalene (CAS #91-20-3)
- Toluene (CAS #108-88-3)
- VPHs
- Xylenes (CAS #1330-20-7)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene (CAS #71-43-2)
- Benzo(a)anthracene (CAS #56-55-3)
- Benzo(a)pyrene (CAS #50-32-8)
- Dibenz(a,h)anthracene (CAS #53-70-3)
- EPHw10-19
- Ethylbenzene (CAS #100-41-4)
- Quinoline (CAS #91-22-5)
- Tetrachloroethylene (CAS #127-18-4)
- Toluene (CAS #108-88-3)
- VHw6-10
- Xylenes (CAS #1330-20-7)

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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Benzene (CAS #71-43-2)
- Benzo(a)pyrene (CAS #50-32-8)
- EPHw10-19
- LEPHw
- Naphthalene (CAS #91-20-3)
- Pyrene (CAS #129-00-0)
- Toluene (CAS #108-88-3)
- Xylenes (CAS #1330-20-7)
- VPHw
- VHw6-10

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Schedule D

Documents

- *Summary of Site Condition Site ID 6293*. Prepared by Hemmera Envirochem Inc., dated May 2019;
- *Stage 1 Preliminary Site Investigation and Detailed Site Investigation Update – 1029 Austin Ave, Coquitlam, BC*. Prepared by Hemmera Envirochem Inc., dated May 15, 2019;
- *Pre-purchase Phase II Environmental Site Assessment, 1029 Austin Avenue, Coquitlam, BC*. Prepared by Stantec Consulting Ltd., dated June 2014;
- *Summary of Site Condition Site ID 6293*. Prepared by Hemmera Envirochem Inc., dated April 24, 2013;
- *Addendum Report, Chevron Former VCN1786, MOE Site ID 6293, 1029 Austin Avenue, Coquitlam, BC*. Prepared by Hemmera Envirochem Inc., dated April 2013;
- *Letter: Site 6293 – 1029 Austin Avenue, Coquitlam, BC – Preapproval*. Prepared by British Columbia Ministry of Environment, dated October 17, 2012;
- *Memorandum: Review options for Contaminated Sites Services Applications received prior to February 1, 2011 – Site ID 6293*. Prepared by Hemmera Envirochem Inc., dated September 18, 2012;
- *Letter: Former Chevron Site – 1029 Austin Avenue, Coquitlam, BC*. Prepared by Heather Bradfield, City Solicitor City of Coquitlam, dated August 28, 2012;
- *Email: RE_Review Options for Site ID 6293*, detailing correspondence between Chevron Canada Inc., the BC Ministry of Environment and Hemmera Envirochem Inc., dated June 2011 to November 2012;
- *Letter: Review options for Contaminates Sites Services Applications received prior to February 1, 2011*. Prepared by British Columbia Ministry of Environment, dated May 13, 2011;
- *Screening Level Risk Assessment, Chevron Former SS#1786, 1029 Austin Avenue, Coquitlam, BC*. Prepared by Hemmera Envirochem Inc., dated January 2011;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 1029 Austin Avenue (Former SS#1786), Coquitlam, BC*. Prepared by Hemmera Envirochem Inc., dated January 2011;
- *Field Work Summary, Project 448-021.01 Austin & Nelson, Coquitlam*. Prepared by Hemmera Envirochem Inc., dated April 23, 2002;
- *Letter: Waste Discharge Permit No. SC-100340-FSA: End of October Reporting Period*. Prepared by Soilcon Laboratories Ltd., dated November 14, 2001;
- *Progress Report 2001-1, SS# 1786 Former Coquitlam Chevron 1029 Austin Avenue, Coquitlam, BC*. Prepared by Soilcon Laboratories Ltd., dated June 13, 2001;

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- *Letter: Re: Groundwater Treatment, Former Chevron Service Station #1786, Coquitlam, BC.* Prepared by Soilcon Laboratories Ltd., dated November 17, 2000;
- *Waste Discharge Permit No. SC-100340-FSA (and associated correspondence).* Prepared by Christina Jacob, Greater Vancouver Sewerage and Drainage District, dated April/May 2000;
- *Progress Report: Former Chevron SS#1786, Coquitlam, BC.* Prepared by Soilcon Laboratories Ltd., dated April 4, 2000;
- *Progress Report: Former Chevron SS#1786, Coquitlam, BC.* Prepared by Soilcon Laboratories Ltd., dated January 12, 2000;
- *Progress Report: Former Chevron SS#1786, Coquitlam, BC.* Prepared by Soilcon Laboratories Ltd., dated November 18, 1999;
- *Progress Report: Former Chevron SS#1786, Coquitlam, BC.* Prepared by Soilcon Laboratories Ltd., dated October 4, 1999;
- *Decommissioning Program: Former Chevron Service Station, 1029 Austin Road, Coquitlam, British Columbia, SS # 1786.* Prepared by Soilcon Laboratories Ltd., dated July 1999;
- *Environmental Investigation for Site Re-development: Chevron Service Station, 1029 Austin Road, Coquitlam, British Columbia, SS # 1786.* Prepared by Soilcon Laboratories Ltd., dated October 1996; and
- *Letter Report – Re: Austin and Nelson Chevron Service, 1029 Austin Avenue, Coquitlam, British Columbia, Location No. SS 1786.* Prepared by O’Connor Associates Environmental Inc., dated January 1993.

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