



Ministry of
Environment

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.

October 7, 2014

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2008 Rosser Avenue and 4485 Skyline Drive in Burnaby, BC, Burnaby which is more particularly known and described as:

Lot A and Lot B, Block 6, District Lot 119, Group 1, NWM District Plan BCP51027, Burnaby, BC.

PID: 028-885-473 and 028-885-481

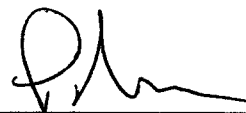
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 57.1"

Longitude: 123° 0' 16.4"

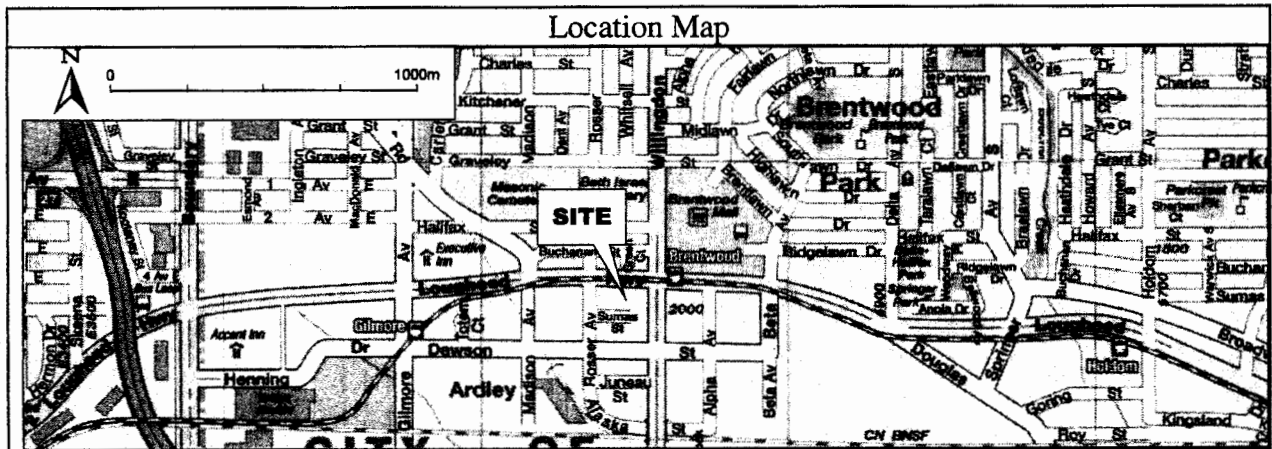
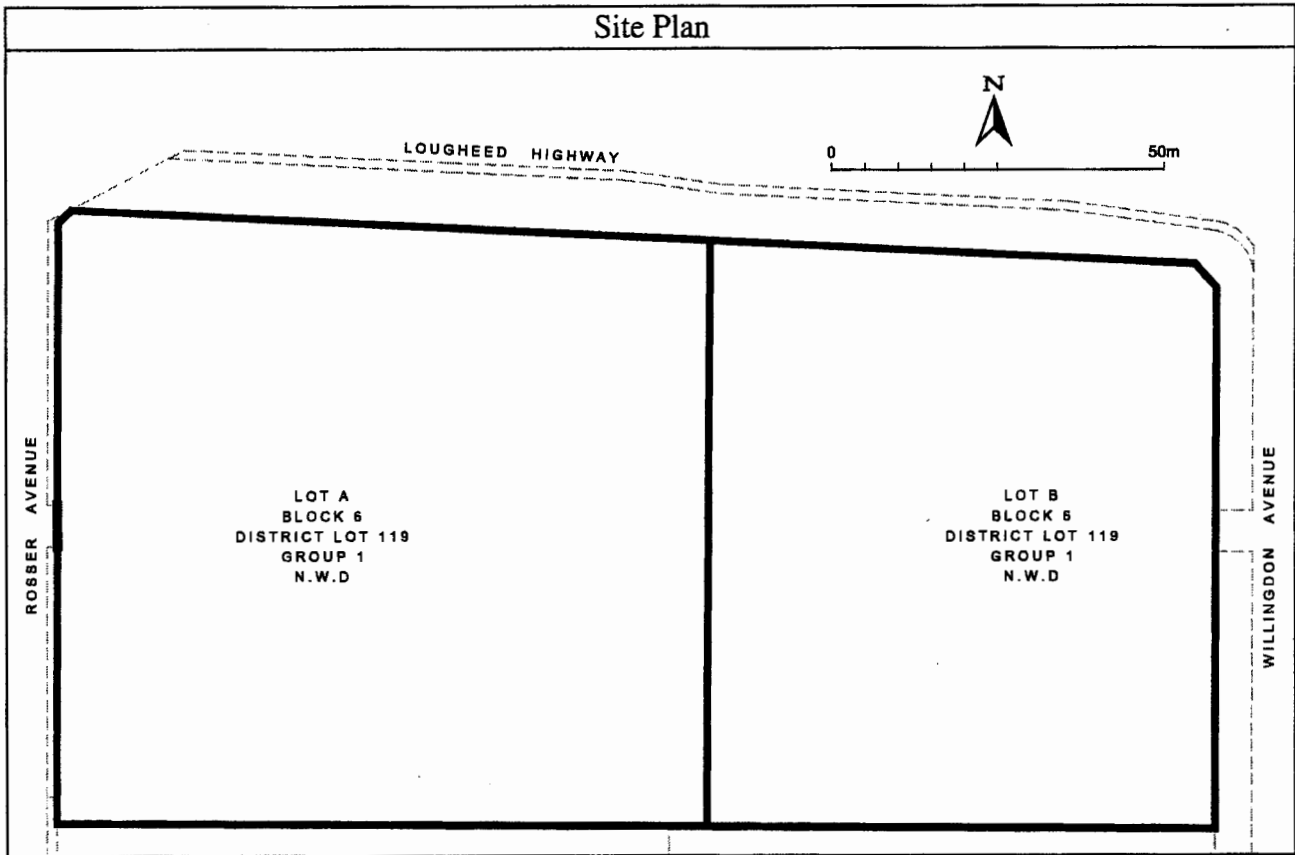
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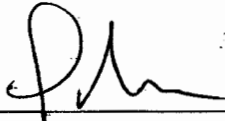


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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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.

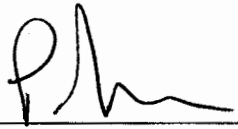
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards offsite and risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths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

- a) Attenuation factors are not applicable on the site except for the on-grade portion of Parking Level 2, where sub-slab attenuation factors were applied;

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to the site, and the range of structures, locations and depths assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

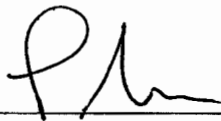
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - Continued operation of a soil vapour management system below the underground parking structure.
3. If requested by the Director, the responsible persons must provide a signed 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Performance Verification Plan listed in Schedule D.
7. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion(s);
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
8. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director *every 5 years or as otherwise approved by the Director* within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
9. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial soil use:

To meet numerical remediation standards:

- Cadmium, zinc
- HEPHs, LEPHs, VPHs
- Benzene, ethylbenzene, toluene, xylene
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, pyrene; benzo[a]pyrene

Substances remediated in vapour for residential vapour use:

To meet risk-based remediation standards:

- acetone, benzene, chloroform, 1,2-dichloroethane, naphthalene, tetrachloroethene, trichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, xylenes

Substances remediated in water for aquatic life fresh water use:

To meet numerical remediation standards:

- LEPHw, VHw, VPHw
- ethylbenzene
- Naphthalene

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Lead
- Methyl tertiary butyl ether (MTBE), VHw
- ethylbenzene, toluene, xylenes (total)

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Schedule D

Documents

- *Performance Verification Plan, 2008 Rosser Avenue and 4485 Skyline Drive, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Sep 2014;
- *Summary of Site Condition*, prepared by Duncan Macdonald, P.Eng., Pottinger Gaherty Environmental Consultants Ltd., dated 18 Jul 2014;
- *Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation on Remediation, 2008 Rosser Avenue and 4485 Skyline Drive, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Jul 2014;
- *Stage 1 Preliminary Site Investigation, 2008 Rosser Avenue and 4485 Skyline Drive, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 May 2014;
- *Report of Findings Preliminary Site Investigation Stage 1 and 2, Detailed Site Investigation, Site Remediation, and Risk Assessment, 4515 Lougheed Highway Burnaby, BC*, prepared by Keystone Environmental Ltd., dated 01 Jan 2014;
- *Site Profile Submission - Demolition Permit and Zoning and Subdivision Applications*, prepared by BC Ministry of the Environment, dated 01 Oct 2008;
- *Phase 2 Environmental Soil and Groundwater Investigation*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Jun 2005;
- *4444 and 4420 Lougheed Highway, 4439, 4441 and 4461 Sumas Street, 2075 and 2131 Willingdon Avenue, and 2060 Rosser Avenue, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd, dated 28 Jun 2004;
- *Phase 1 Environmental Site Assessment 4444 and 4420 Lougheed Highway, 4439, 4441 and 4461 Sumas Street, 2075 and 2131 Willingdon Avenue and 2060 Rosser Avenue, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 May 2004;
- *Certificate of Compliance, 4490 Lougheed Highway, Burnaby, BC*, prepared by British Columbia Ministry of Environment, Lands and Parks., dated 15 Jul 1998;
- *Fax Transmittal, Anomaly of test result on fill material, 4490 Lougheed Hwy, BBY (BC ELP File #26250-20/3726).*, prepared by Morrow Environmental Consultants Inc., dated 19 Jun 1998;

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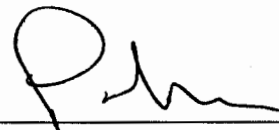
Peter Kickham

For Director, *Environmental Management Act*

- *Additional Sampling Results, Former Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC.*, prepared by Morrow Environmental Consultants Inc., dated 04 May 1998;
- *Certificate of Compliance – Addendum to May 23, 1997 Technical Review, 4490 Lougheed Highway, Burnaby, BC*, prepared by British Columbia Ministry of Environment, Lands and Parks., dated 30 Mar 1998;
- *Application for Contaminated Sites Services – Certificate of Compliance, 4490 Lougheed Highway, Burnaby, BC*, prepared by British Columbia Ministry of Environment, Lands and Parks., dated 19 Mar 1998;
- *Notice Access to Information Act. 4490 Lougheed Highway, Burnaby, BC*, prepared by Esso Imperial Oil, dated 17 Feb 1998;
- *Former Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC, (Location No. 990307).*, prepared by Morrow Environmental Consultants Inc, dated 02 Feb 1998;
- *Supplementary Remediation Excavation, Former Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC, (Location No. 990307)*, prepared by Morrow Environmental Consultants Inc., dated 29 Dec 1997;
- *Supplementary Investigation, Former Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC*, prepared by Morrow Environmental Consultants Inc., dated 18 Jul 1997;
- *Letter Report In-ground Hoist Removal, Morrey Nissan, 4444 Lougheed Highway, Burnaby, BC*, prepared by Western Oil Services, dated 10 Jun 1997;
- *Soil and Groundwater Investigation, Milestone’s Restaurant, 4420 Lougheed Highway, Burnaby, BC*, prepared by Agra Earth & Environmental Limited, dated 28 May 1997;
- *Certificate of Compliance Technical Review: May 23, 1997. 4490 Lougheed Highway, Burnaby, BC.*, prepared by British Columbia Ministry of Environment, Land and Parks, dated 23 May 1997;
- *Geophysical Investigation for Underground Storage Tanks, 4420 Lougheed Highway, Burnaby, British Columbia.*, prepared by Agra Earth & Environmental Limited, dated 15 Apr 1997;
- *Phase 1 Environmental Site Investigation, 4420 and 4444 Lougheed Highway, 2075 Willingdon Avenue, 4461 Sumas Street, and 2060 Rosser Avenue, Burnaby, British Columbia.*, prepared by Agra Earth & Environmental Limited., dated 13 Mar 1997;
- *Objectives, Interpretation, Evaluation and Conclusion for MECI Reports dated 1995 08 14 “Site Assessment Results” and 1997 01 21 “Remediation Excavation”, Former*

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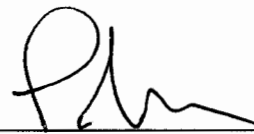
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Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC, Location 990307, prepared by Morrow Environmental Consultants Inc., dated 01 Feb 1997;

- *Remediation Excavation, Former Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC (Location No. 990307, prepared by Morrow Environmental Consultants Inc., dated 01 Jan 1997;*
- *Short Form Report Site Assessment Results, Brentwood Esso, 4490 Lougheed Highway, Burnaby, BC, prepared by Morrow Environmental Consultants Inc., dated 01 Aug 1995;*
and
- *Letter of Comfort, 2060 Rosser Avenue, Burnaby, BC, prepared by BC Ministry of the Environment., dated 01 Dec 1991.*

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