



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.

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.

October 7, 2014

Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The lands covered by this Certificate of Compliance are located adjacent to and west of 2008 Rosser Avenue in Burnaby, BC, Burnaby which is more particularly known and described as:

All that portion of Rosser Avenue situated in the City of Burnaby having more particularly described as follows:

Commencing at a point at the South West corner of Lot A, Block 6, District Lot 119, Group 1, New Westminster District, Plan BCP51027.

Thence 270 degrees 20 minutes 50 seconds distant 2.06 metres.

Thence 318 degrees 18 minutes 47 seconds distant 5.72 metres.

Thence 359 degrees 7 minutes 12 seconds distant 6.71 metres.

Thence 90 degrees 13 minutes 49 seconds distant 6.02 metres to a point on the western boundary of said Lot A.

Thence 180 degrees 13 minutes 49 seconds distant 10.97 metres along the western boundary of said Lot A to the point of commencement.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Colin Cowx, Bennet Land Surveying Ltd. on February 18, 2014.

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

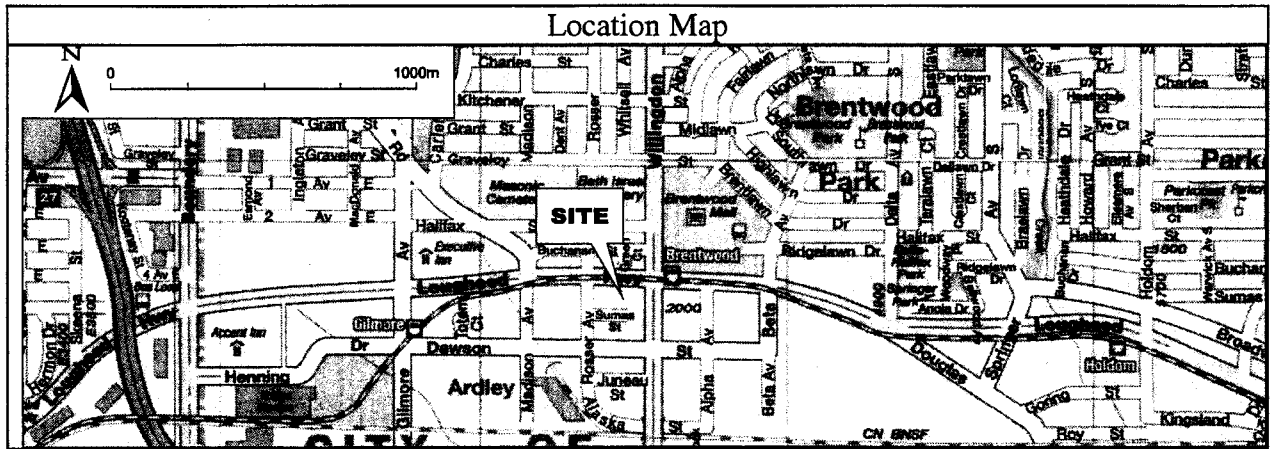
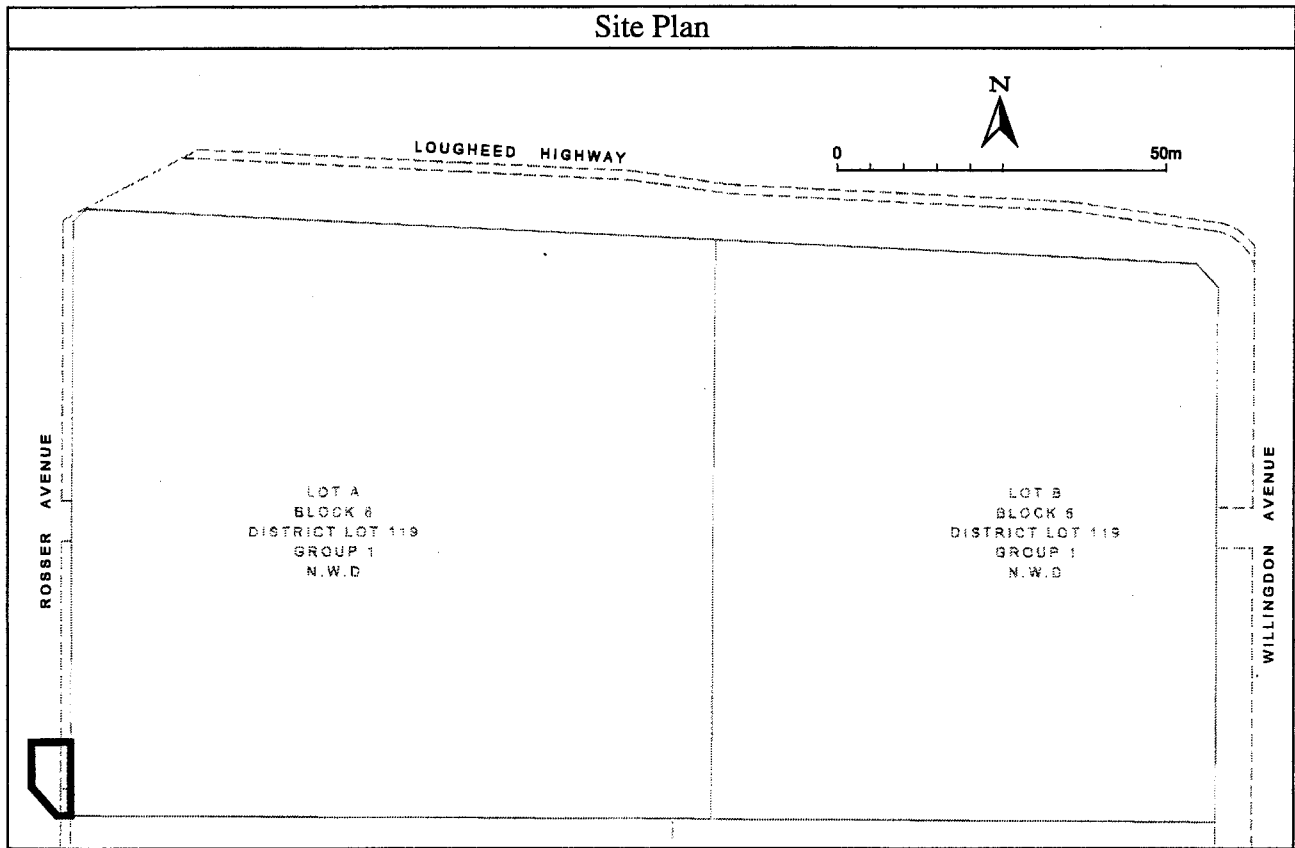
Latitude: 49° 15' 55.89"  
Longitude: 123° 0' 21.32"

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## Schedule B

### Requirements and Conditions

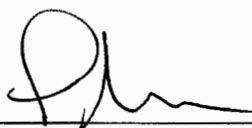
1. Any changes in land, and vapour uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use to which this condition applies is described in Schedule C and in the site 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) Outdoor exposure for a roadway onsite (commercial);
- b) Risk management measures to prevent vapour intrusion are in place for adjacent off-site buildings.

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 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

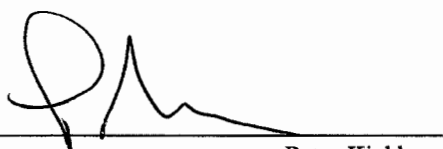
### Substances and Uses

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

To meet numerical remediation standards:

- VPHs; and
- Ethylbenzene and xylene.

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## Schedule D

### Documents

- *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;
- *Additional Sampling Results, Former Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC.*, prepared by Morrow Environmental Consultants Inc., dated 04 May 1998;

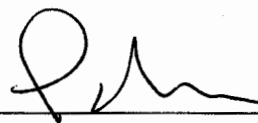
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- *Certificate of Compliance – Addendum to May 23, 1997 Technical Review, 4490 Lougheed Highway, Burnaby, BC*, prepared by British Columbia Ministry of Environment, Lands and Parks., dated 30 Mar 1998;
- *Application for Contaminated Sites Services – 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 Brentwood Esso Service Station, 4490 Lougheed Highway, Burnaby, BC, Location 990307*, prepared by Morrow Environmental Consultants Inc., dated 01 Feb 1997;

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- *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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