



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 for “Area A” and ‘Area B’, respectively.

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.

Mar 17, 2016  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 7039 MacPherson Avenue (formerly 7087 Macpherson Avenue) (Area A) and a small portion of a BC Hydro Right of way (Area B), Burnaby, British Columbia, which is more particularly known and described as:

### AREA A (Site 10875)

Portion of Lot 1 District Lot 98 Group 1 New Westminster District Plan EPP49931

All that portion of land situated in the City of Burnaby in the Province of British Columbia abutted and bounded as follows and identified as 'Area A' in the Site Plan:

Commencing at the south easterly corner of Lot 34 District Lot 98 Group 1 New Westminster District Plan 1384 Parcel Identifier 002-571-846 northerly at an astronomic azimuth of 358° 11' 40" for a distance of 24.84 metres to the north-easterly corner of Lot 34;  
Thence westerly at an astronomic azimuth of 267° 49' 10" for a distance of 39.33 metres to the north-westerly corner of Lot 34;  
Thence southerly at an astronomic azimuth of 178° 12' 10" for a distance of 10.85 metres to the south-westerly corner of Lot 34;  
Thence south-easterly at an azimuth of 107° 26' 48" for a distance of 41.66 metres back to the point of commencement having an area of 701.8 (seven hundred and one point eight) square metres more or less.

The site contains part of a legal parcel as depicted in Plan EPP49931 prepared by Muliawan Koesoma, Metro Vancouver Land Surveyors on March 11, 2015.

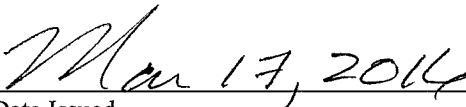
PID: portion of 029-548-772

AND

### AREA B (Site 17401)

All that portion of land situated in the City of Burnaby in the Province of British Columbia abutted and bounded as follows:

Commencing at a point north-westerly along the south boundary from the south easterly corner of Lot 1 of District Lot 98 Group 1 New Westminster District Plan EPP49931 Parcel Identifier 029-548-772 at a grid bearing of 287° 21' 02" for a distance of 5.27 metres of said Lot;  
Thence westerly along the south boundary of said lot at a grid bearing of 287° 21' 02" for a distance of 3.28 metres;

  
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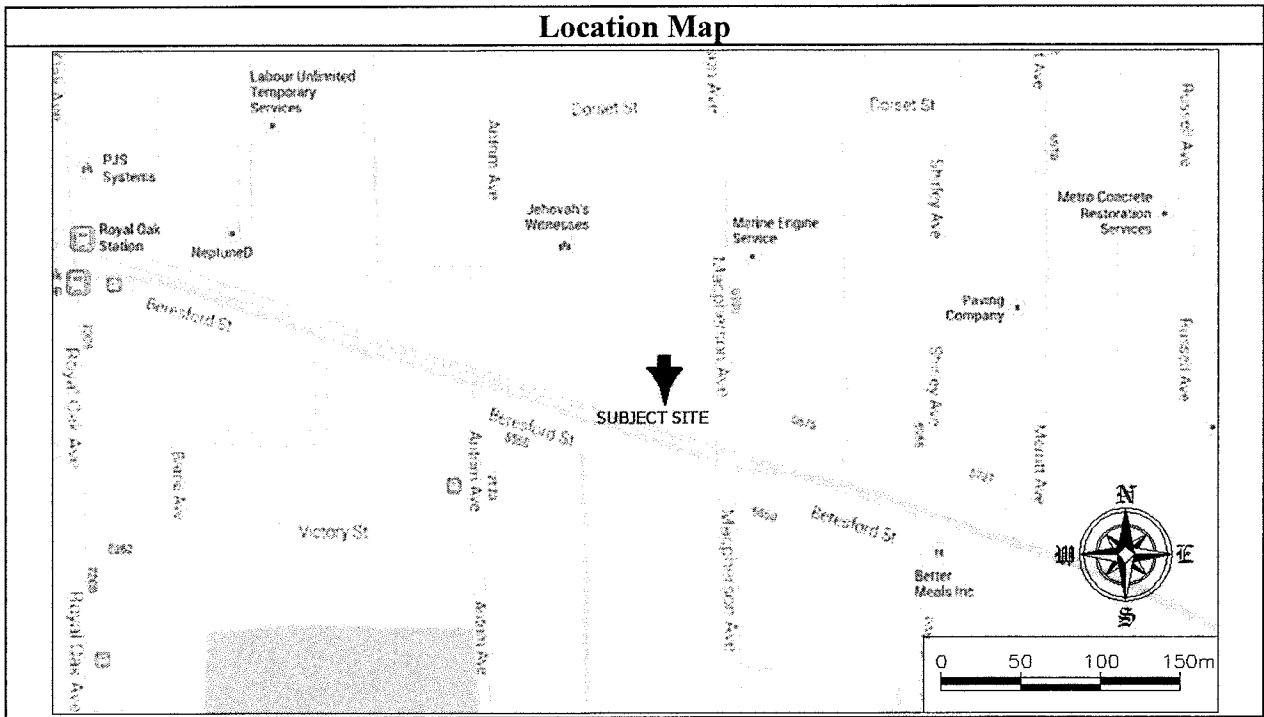
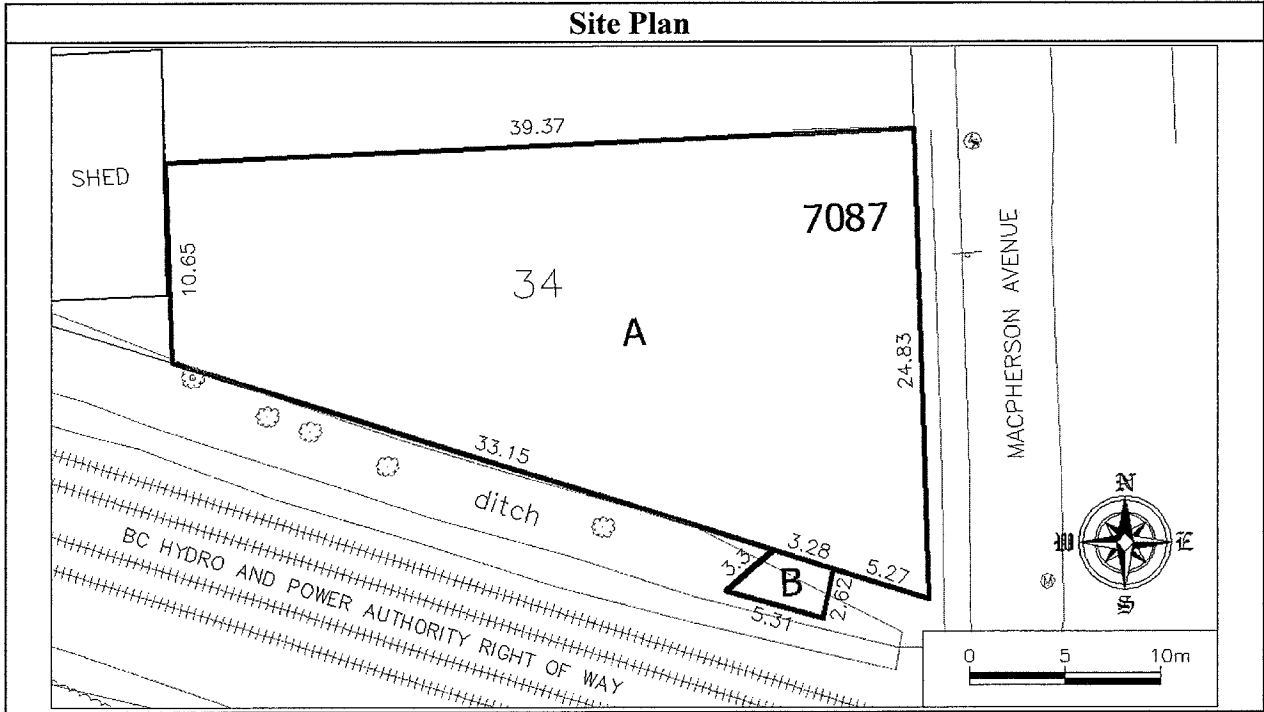
Thence south-westerly at a grid bearing of 228° 56' 07" for a distance of 3.30 metres;  
Thence south-easterly at a grid bearing of 105° 12' 35" for a distance of 5.31 metres;  
Thence north-easterly at a grid bearing of 11° 29' 27" for a distance of 2.62 metres back to the  
point of commencement having an area of 12 (twelve) square metres more or less.

The approximate centre of the Area A and Area B using the NAD (North American Datum) 1983  
convention is:

Latitude: 49° 13' 9.35"  
Longitude: 122° 59' 0.09"

Mar 17, 2014  
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*Mar 17, 2016*

Date Issued

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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 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Any building erected on the Site as shown on Figure 13 of the report titled 'Confirmation of Remediation and Post-Remediation Environmental Investigations' must not have a basement (future underground parking) more than 3.0 meters below grade.

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 person 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

#### Area A: 7039 Macpherson Avenue

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

To meet numerical remediation standards:

- Copper, lead, tin and zinc;
- LEPHs, HEPHs and VPHs;
- Benzo(a)anthracene, naphthalene and phenanthrene; and
- Ethylbenzene and xylene.

#### Area B: BC Hydro Right of Way

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

To meet risk-based standards

- LEPHs.

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Laura H. Koch, M.Sc., P.Ag., CSAP, Levelton Consultants Ltd., dated March 17, 2016;

*Confirmation of Remediation and Post – Remediation Environmental Investigations, Southeast Portion of 7039 (Formerly Known as 7087) MacPherson Avenue, Burnaby, British Columbia*, Arvind Chowdhari, P.Eng. and Jay Rao, M.A.Sc., P.Eng., Levelton Consultants Ltd., dated January 18, 2016;

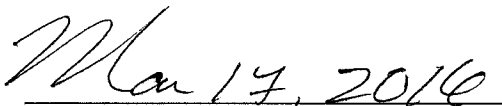
*Remediation Plan*, prepared by Arvind Chowdhari, P.Eng. and Jay Rao, M.A.Sc., P.Eng., Levelton Consultants Ltd., dated January 18, 2016;

*Approval in Principle*, prepared by BC Ministry of Environment, dated February 24, 2015;

*Protocol 6 Preapproval Application for a Property Located at 7087 Macpherson Avenue, Burnaby, BC*, prepared by BC Ministry of Environment, dated December 19, 2014;

*Extended Stage 2 Preliminary Site Investigation, Detailed Site Investigation*, prepared by Arvind Chowdhari, P.Eng. and Jay Rao, M.A.Sc., P.Eng., Levelton Consultants Ltd., dated November 28, 2014; and

*Stage 1 Preliminary Site Investigation*, prepared by Arvind Chowdhari, P.Eng. and Jay Rao, M.A.Sc., P.Eng., Levelton Consultants Ltd., dated November 28, 2014.

  
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