



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.

June 15, 2017
Date Issued


Lavinia Zanini, P.Geo.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7201 – 11th Avenue, Burnaby, British Columbia, which is more particularly known and described as:

ALL THOSE PARTS of land situated in the City of Burnaby, B.C. as shown within the heavy outline on a Sketch Plan prepared by Butler Sundvick, Drawing No. 4272-MB1 dated October 28th, 2016, said Parts more particularly described as follows:

Road "A" – Commercial Land Use

Commencing at a point on the Northwesterly Boundary of Lot A District Lot 53 Group 1 New Westminster District Plan EPP53090 a distance of 299.160 metres Northeast of the

Northwesterly corner of said Lot A,

Thence 140°29'26" for a distance of 165.947 metres,

Thence following in the arc of a 104.780 metre radius curve having a radial bearing of 133°51'22" to the centre of said curve and a radial bearing of 289°43'12" to the end of said curve an arc distance of 44.139 metres,

Thence following in the arc of a 63.938 metre radius curve having a radial bearing of 289°43'12" to the centre of said curve and a radial bearing of 140°29'26" to the end of said curve an arc distance of 34.338 metres,

Thence 230°29'26" for a distance of 244.731 metres, more or less, to a point of intersection with the Southwesterly Boundary of said Lot A,

Thence 140°22'21" for a distance of 18.900 metres following in said Southwesterly Boundary of Lot A,

Thence 50°29'26" for a distance of 51.324 metres,

Thence 140°29'26" for a distance of 2.900 metres,

Thence 50°29'26" for a distance of 193.369 metres,

Thence following in the arc of a 85.738 metre radius curve having a radial bearing of 320°29'26" to the centre of said curve and a radial bearing of 109°43'12" to the end of said curve an arc distance of 46.045 metres,

Thence following in the arc of a 82.980 metre radius curve having a radial bearing of 109°43'12" to the centre of said curve and a radial bearing of 328°52'17" to the end of said curve an arc distance of 56.702 metres,

Thence 320°29'26" for a distance of 187.934 metres, more or less, to a point of intersection with said Northwesterly Boundary of Lot A,

Thence 230°29'06" for a distance of 24.200 metres, more or less, following in said Northwesterly Boundary of Lot A to the Point of Commencement, said Road "A" within the heavy outline containing 11,430 square metres, more or less.

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Road "B" – Commercial Land Use

Commencing at a point on the Southeasterly Boundary of said Lot A District Lot 53 Group 1 New Westminster District Plan EPP53090 a distance of 160.759 metres Northeast of the most Southerly corner of said Lot A,

Thence $320^{\circ}29'26''$ for a distance of 38.725 metres,

Thence following in the arc of a 71.264 metre radius curve having a radial bearing of $50^{\circ}29'26''$ to the centre of said curve and a radial bearing of $241^{\circ}24'46''$ to the end of said curve an arc distance of 13.585 metres,

Thence following in the arc of a 120.100 metre radius curve having a radial bearing of $324^{\circ}47'30''$ to the centre of said curve and a radial bearing of $145^{\circ}56'27''$ to the end of said curve an arc distance of 2.409 metres,

Thence following in the arc of a 73.660 metre radius curve having a radial bearing of $61^{\circ}12'56''$ to the centre of said curve and a radial bearing of $320^{\circ}29'26''$ to the end of said curve an arc distance of 101.917 metres,

Thence $50^{\circ}29'26''$ for a distance of 183.449 metres,

Thence following in the arc of a 84.900 metre radius curve having a radial bearing of $232^{\circ}49'21''$ to the centre of said curve and a radial bearing of $50^{\circ}47'50''$ to the end of said curve an arc distance of 3.001 metres,

Thence $50^{\circ}29'26''$ for a distance of 100.485 metres, more or less, to a point of intersection with the Northeasterly Boundary of Lot A,

Thence $138^{\circ}48'50''$ for a distance of 24.811 metres following in said Northeasterly Boundary of Lot A,

Thence $230^{\circ}29'26''$ for a distance of 284.733 metres,

Thence following in the arc of a 51.860 metre radius curve having a radial bearing of $140^{\circ}29'26''$ to the centre of said curve and a radial bearing of $230^{\circ}29'26''$ to the end of said curve an arc distance of 81.461 metres,

Thence $140^{\circ}29'26''$ for a distance of 38.723 metres, more or less, to a point of intersection with said Southeasterly Boundary of Lot A,

Thence $230^{\circ}29'12''$ for a distance of 19.400 metres, more or less, following in said Southeasterly Boundary of Lot A to the Point of Commencement, said Road "B" within the heavy outline containing 9,369 square metres, more or less.

Park (Area 5) – Urban Park Land Use

Commencing at a point $346^{\circ}35'19''$ and a distance of 172.911 metres from the said most Southerly corner of Lot A District Lot 53 Group 1 New Westminster District Plan EPP53090,

Thence $320^{\circ}29'26''$ for a distance of 19.797 metres,

Thence $50^{\circ}29'26''$ for a distance of 168.261 metres,

Thence following in the arc of a 85.738 metre radius curve having a radial bearing of $320^{\circ}29'26''$ to the centre of said curve and a radial bearing of $109^{\circ}43'12''$ to the end of said curve an arc distance of 46.045 metres,

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Thence following in the arc of a 82.980 metre radius curve having a radial bearing of 109°43'12" to the centre of said curve and a radial bearing of 328°52'17" to the end of said curve an arc distance of 56.702 metres,

Thence 320°29'26" for a distance of 1.940 metres,

Thence following in the arc of a 84.900 metre radius curve having a radial bearing of 148°40'50" to the centre of said curve and a radial bearing of 52°49'21" to the end of said curve an arc distance of 124.680 metres,

Thence 230°29'26" for a distance of 183.449 metres,

Thence following in the arc of a 73.660 metre radius curve having a radial bearing of 140°29'26" to the centre of said curve and a radial bearing of 255°44'28" to the end of said curve an arc distance of 83.243 metres,

Thence following in the arc of a 102.000 metre radius curve having a radial bearing of 323°40'10" to the centre of said curve and a radial bearing of 146°18'57" to the end of said curve an arc distance of 4.711 metres,

Thence 320°34'30" for a distance of 84.629 metres,

Thence 230°34'30" for a distance of 84.764 metres, more or less to the Point of Commencement, said Park within the heavy outline containing 20,270 square metres, more or less.

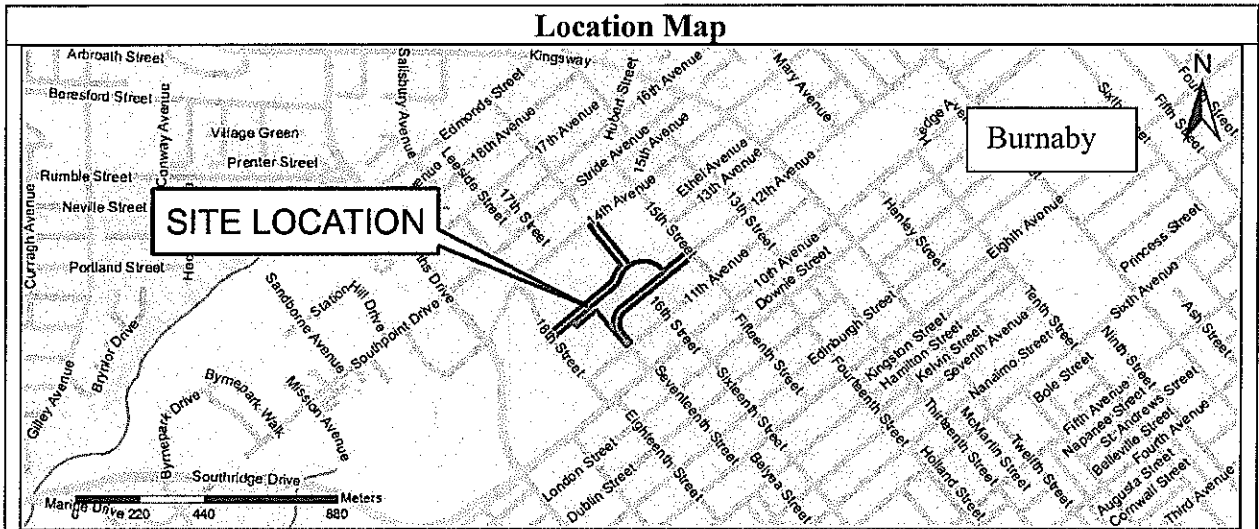
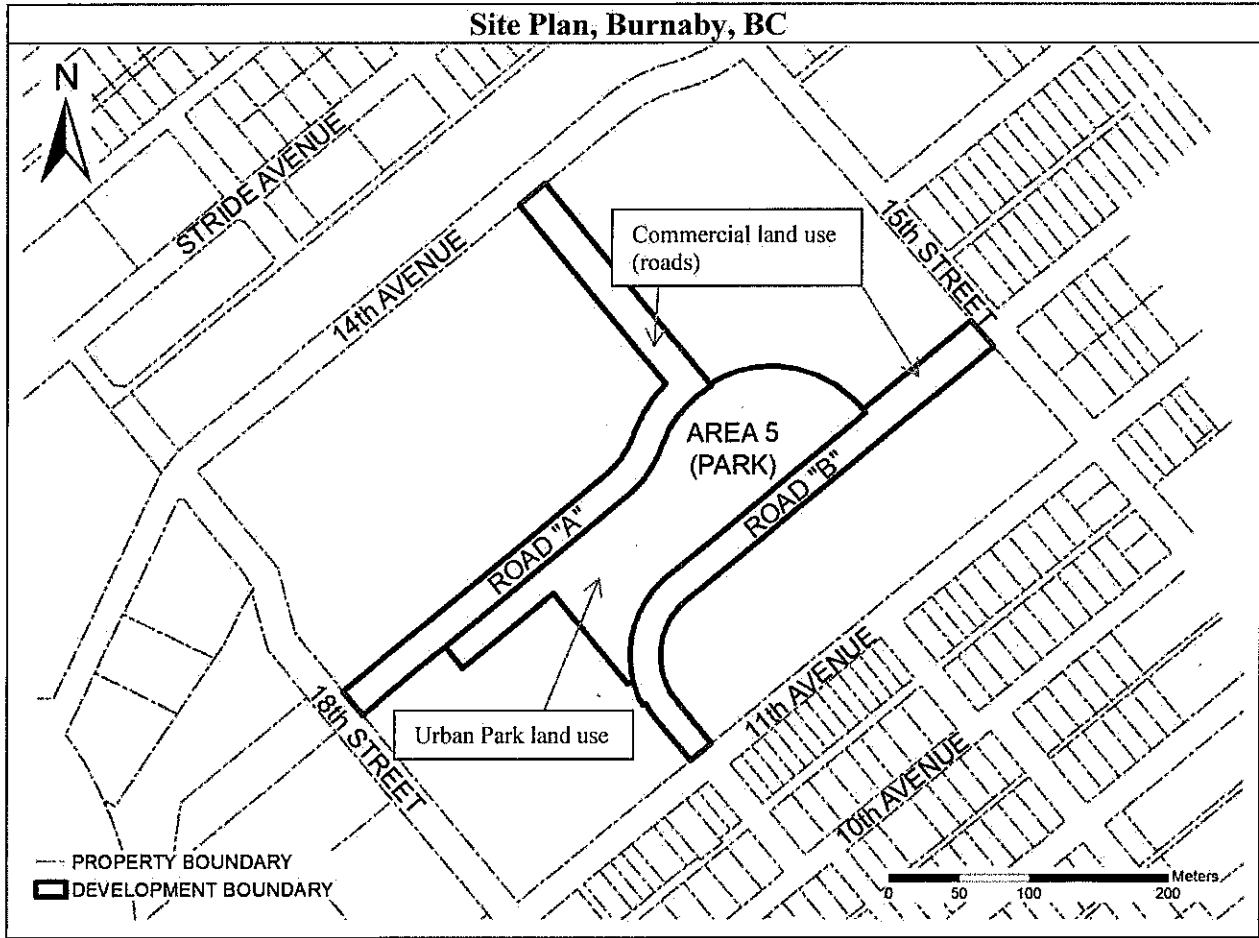
PID: Part of 029-640-199

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

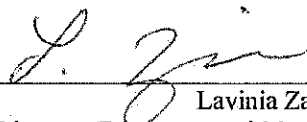
Latitude: 49° 12' 39.50"
Longitude: 122° 56' 50.86"

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Schedule B

Requirements and Conditions

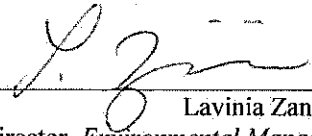
1. Any changes in land, or vapour uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site 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 expected at the site. These assumptions include the following:

- (a) any buildings located at the site will be slab-on-grade construction;
- (b) groundwater will not come in contact with building foundations.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings 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

Road "A":

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Benzene; and
- VPHv.

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., February 2017;
- *Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation*, SLR Consulting (Canada) Ltd., February 2017;
- *Remedial Action Plan, Southgate Village Homes - Former Safeway Distribution Centre, 7105 & 7205 – 11th Avenue and 7650 & 7702 – 18th Street, Burnaby, BC*, SLR Consulting (Canada) Ltd., June 2014;
- *Detailed Site Investigation, Southgate Village Homes - Former Safeway Distribution Centre, 7105 & 7205 – 11th Avenue and 7650 & 7702 – 18th Street, Burnaby, BC*, SLR Consulting (Canada) Ltd., March 2014;
- *Environmental Investigation of Safeway Distribution Centre, 7105 and 7205 - 11th Avenue and 7605 and 7702 - 18th Street, Burnaby, BC*, SLR Consulting (Canada) Ltd., November 2011;
- *Phase II Environmental Site Assessment. 7105 and 7205 – 11th Avenue and 7605 and 7702 – 18th Street, Burnaby, BC*, Stantec, May 2011;
- *Phase I Environmental Site Assessment Report. 7185 & 7205 – 11th Avenue and 7650 & 7702 – 18th Street, Burnaby, BC*, Jacques Whitford Limited, February 2006;
- *Underground Storage Tank Removal, Summit Logistics Inc., 7185 – 11th Avenue, Burnaby, BC*, BOVAR-CONCORD Environmental, October 1997;
- *Underground Storage Tank Removal. Facility #8452, 7650 – 18th Street, Burnaby, BC*, BOVAR-CONCORD Environmental, August 1997;
- *Phase I Environmental Assessment. Burnaby Distribution Centre, Burnaby Jam and Jelly Plant #8530, Burnaby Ice Cream Plant #8456, Burnaby Milk Plant #8452, Burnaby, BC*, BOVAR-CONCORD Environmental, February 1996;
- *Environmental Risk Evaluation. Macdonalds Consolidated Burnaby Distribution Centre. 7185 – 11th Avenue, Burnaby, BC*, BOVAR-CONCORD Environmental, January 1996;
- *Phase II Environmental Assessment Preliminary Subsurface Investigation, Macdonalds Consolidated Trucking, Facility #6101, Burnaby, BC*, BOVAR-CONCORD Environmental, May 1995;
- *Phase II Environmental Assessment Preliminary Subsurface Investigation. Lucerne Foods, Milk Plant Facility #8452, Burnaby, BC*, BOVAR-CONCORD Environmental, May 1995.

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