



**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.

July 8, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 4567 Lougheed Highway, Burnaby, British Columbia which is more particularly known and described as:

Lot 1, District Lots 123 and 124 Group 1, New Westminster District Plan EPP 31990 Except Plans EPP40171 and EPP59173, PID 029-182-549;

Lot 2, District Lot 124, Group 1, New Westminster District Plan EPP40171, Except Air Space Plan EPP55464, PID 029-356-148;

Lot 3, District Lot 124, Group 1, New Westminster District Plan EPP59173, PID 030-081-289;

Portion of Lot 1, District Lots 123 and 124, Group 1, New Westminster District Plan EPP40171, Except Air Space Parcels 1 and 2 Air Space Plan EPP55463, PID 029-356-130, which is described as follows:

Commencing at the most Northerly corner of said Lot 1 District Lots 123 and 124, Group 1 New Westminster District Plan EPP40171,

Thence  $90^{\circ}11'24''$  and following in the northerly boundary of said Lot 1 for a distance of 18.132 metres, more or less,

Thence  $180^{\circ}11'24''$  and following in the said northerly boundary of Lot 1 for a distance of 14.702 metres, more or less,

Thence  $90^{\circ}11'24''$  and following in the said northerly boundary of Lot 1 for a distance of 75.070 metres, more or less,

Thence Easterly and following in the north easterly boundary of Lot 1 being an arc of a 172.757 metre radius curve having a radial bearing of  $65^{\circ}28'31''$  to the centre of said curve and a radial bearing of  $215^{\circ}07'59''$  to the end of said curve an arc distance of 91.487 metres more or less,

Thence  $218^{\circ}35'11''$  and following in the easterly boundary of said Lot 1 for a distance of 12.427 metres, more or less,

Thence  $226^{\circ}28'52''$  and following in the said easterly boundary of Lot 1 for a distance of 31.673 metres, more or less,

Thence  $232^{\circ}41'30''$  and following in the said easterly boundary of Lot 1 for a distance of 19.578 metres, more or less,

Thence  $248^{\circ}32'06''$  and following in the said easterly boundary of Lot 1 for a distance of 26.617 metres, more or less,

Thence  $203^{\circ}48'35''$  and following in the said easterly boundary of Lot 1 for a distance of 11.388 metres, more or less,

Thence  $180^{\circ}11'24''$  and following in the said easterly boundary of Lot 1 for a distance of 24.377 metres, more or less,

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Thence 272°03'30" and following in the southerly boundary of said Lot 1 for a distance of 35.390 metres, more or less,  
Thence 0°12'18" for a distance of 10.342 metres, more or less,  
Thence 45°17'18" for a distance of 55.665 metres, more or less,  
Thence 315°17'18" for a distance of 35.098 metres, more or less,  
Thence 225°17'18" for a distance of 42.068 metres, more or less,  
Thence 270°19'18" for a distance of 25.226 metres, more or less,  
Thence 0°11'24" and following in the westerly boundary of said Part Lot 1 for a distance of 126.249 metres, more or less, to the Point of Commencement.

The site contains part of a legal parcel depicted in Drawing 4381-L01 in Appendix D of the Stage 1 Preliminary Site Investigation report dated June 7, 2019, prepared by Thurber Engineering Ltd.

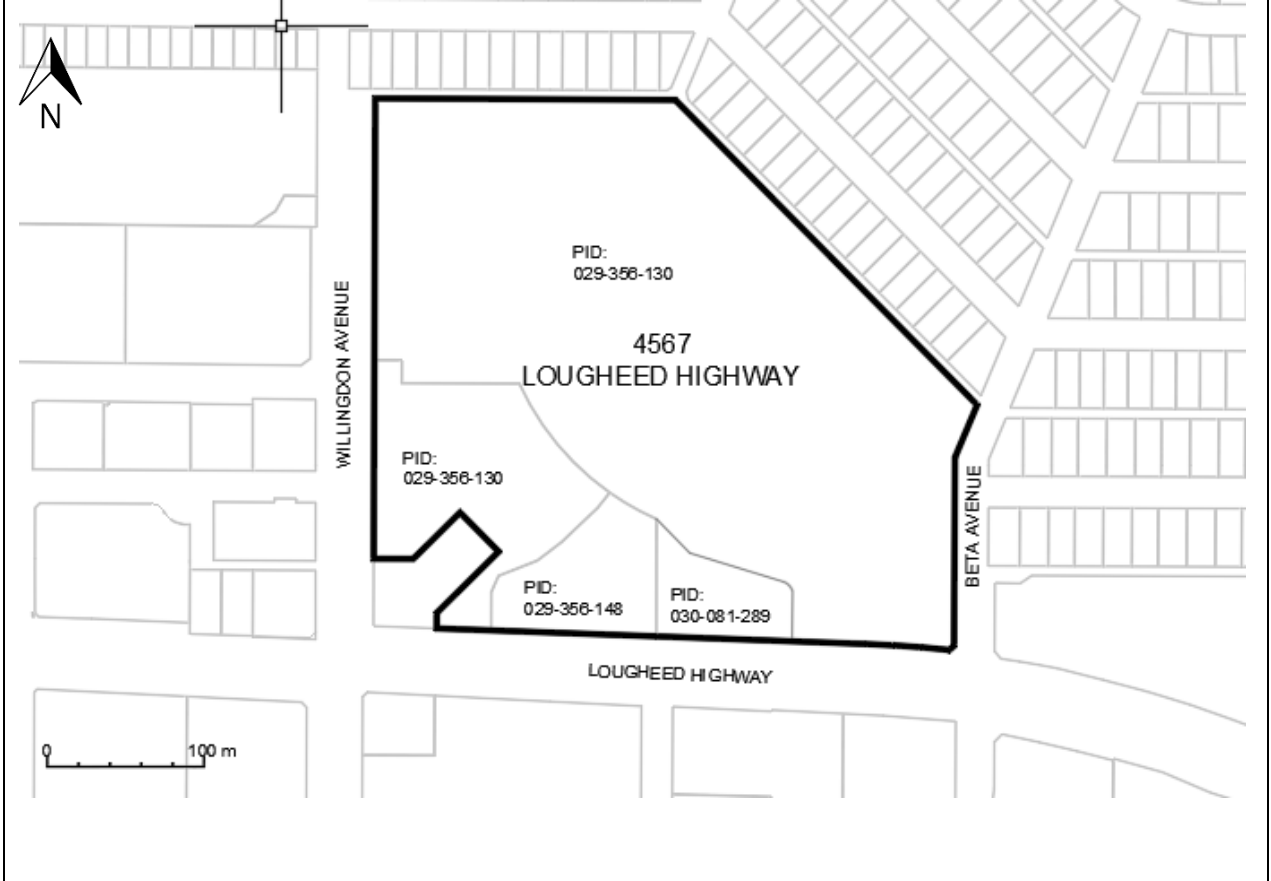
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 4.96"  
Longitude: 123° 00' 1.38"

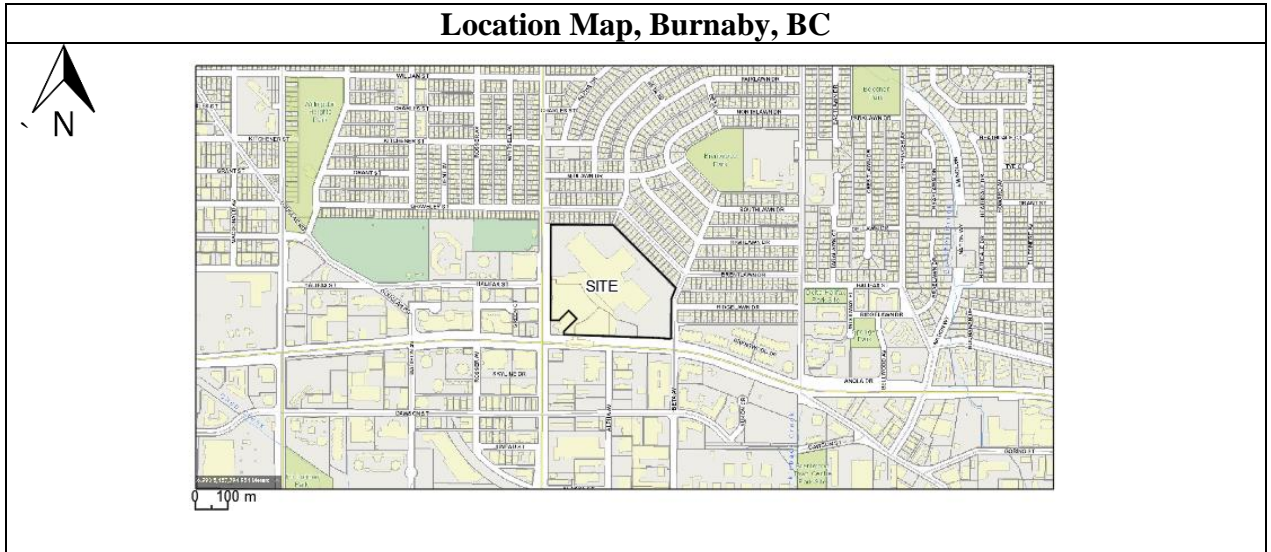
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### Site Plan, Burnaby, BC



### Location Map, Burnaby, BC



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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) *For current use, the current building structure, configuration and depth will be maintained.*
- (b) *For future use, the foundation for future buildings will be constructed to the 2012 BC Building Code or current Building Code at the time of construction.*

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

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

To meet numerical remediation standards:

LEPH <sub>s</sub>	NA
VPH <sub>s</sub>	NA
Tetrachloroethylene	127-18-4
Trichloroethylene	79-01-6

#### *Substances remediated in vapour for commercial land vapour use:*

To meet numerical remediation standards:

Tetrachloroethylene	127-18-4
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#### *Substances remediated in water for drinking water use:*

To meet numerical remediation standards:

Vinyl chloride	75-01-4
Dichloroethylene, 1,2-cis-	156-59-2

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Thurber Engineering Ltd., dated June 7, 2019.
- *Stage 1 Preliminary Site Investigation, Brentwood Town Centre, 4567 Lougheed Highway, Burnaby, British Columbia*, prepared by Thurber Engineering Ltd., dated June 7, 2019.
- *Detailed Site Investigation and Confirmation of Remediation, Brentwood Town Centre, 4567 Lougheed Highway, Burnaby, British Columbia*, prepared by Thurber Engineering Ltd., dated June 7, 2019.
- *Impacts from Dry Cleaner at Brentwood Mall, 4567 Lougheed Highway, Burnaby, British Columbia*, prepared by Stantec, dated December 16, 2009.
- *Environmental Stage 2 Preliminary Site Investigation, 4567 Lougheed Highway, Burnaby, British Columbia*, prepared by PHH ARC Environmental Ltd., December 8, 2009.
- *Phase II Environmental Site Assessment, Brentwood Mall, 4567 Lougheed Highway, Burnaby, British Columbia*, prepared by Stantec, dated November 13, 2009.
- *Phase I Environmental Site Assessment, Brentwood Town Centre, 4567 Lougheed Highway, Burnaby, British Columbia*, prepared by Stantec, dated March 5, 2009.

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