



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.

June 16/14
Date Issued

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5558 Short Street, 7011 and 7029 MacPherson Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot 31, District Lot 98, Group 1, New Westminster District Plan 1384 (7011 Macpherson Avenue)
PID: 003-006-344

Lot 32, District Lot 98, Group 1, New Westminster District Plan 1384 (7029 Macpherson Avenue)
PID: 003-065-651

Lot 33, District Lot 98, Group 1, New Westminster District Plan 1384 (7029 Macpherson Avenue)
PID: 003-065-669,

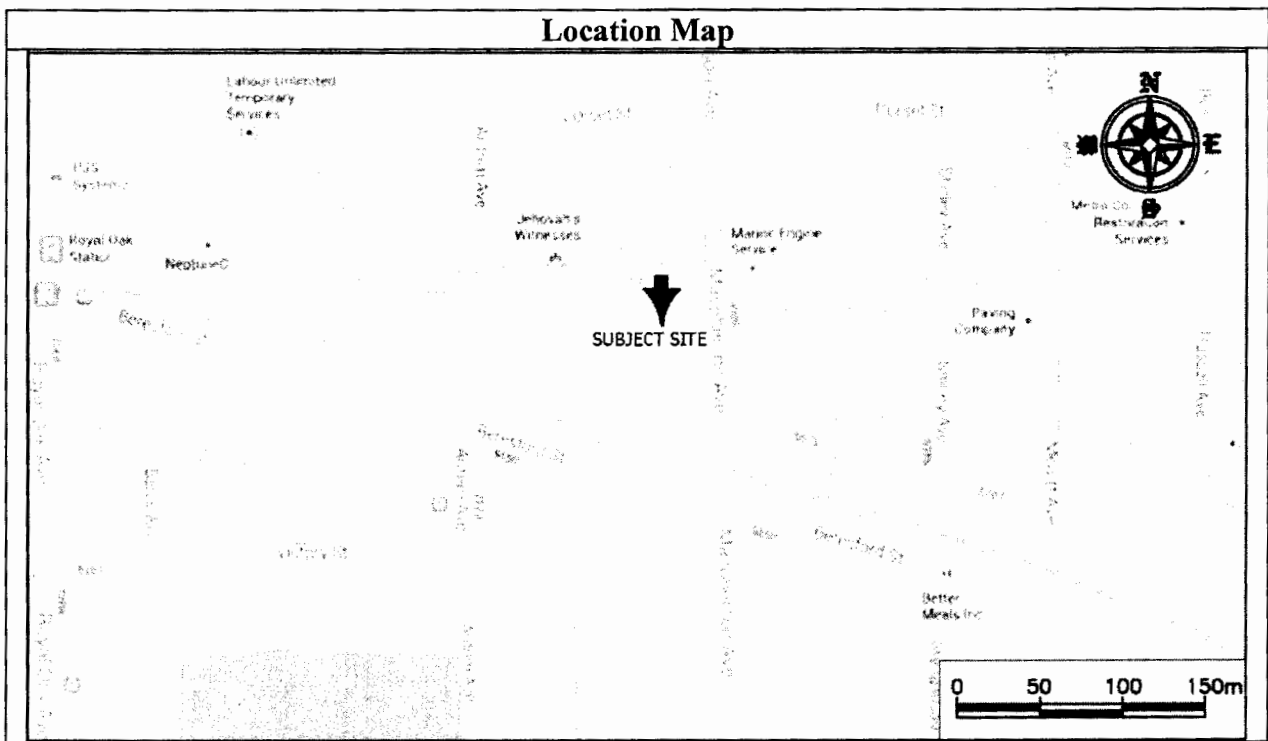
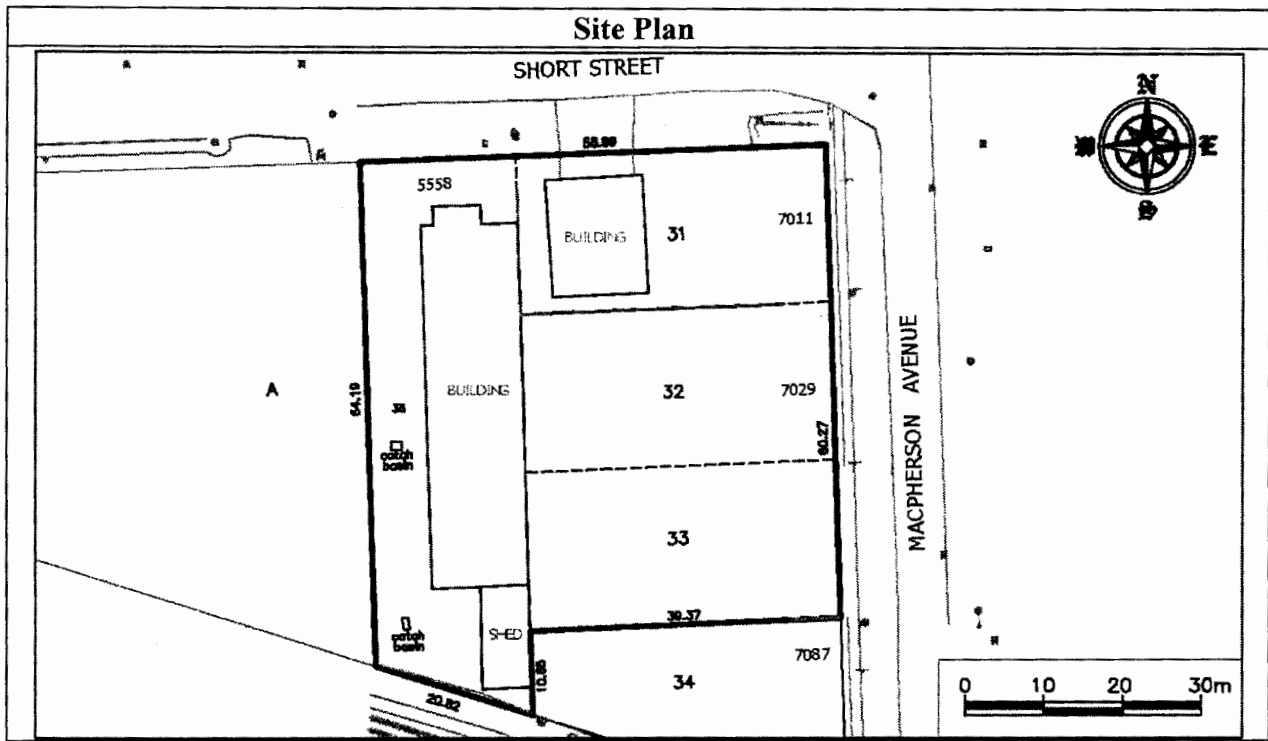
Lot 35, District Lot 98, Group 1, New Westminster District Plan 1384 (5558 Short Street)
PID: 002-574-209

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

Latitude: 49° 13' 10.64"
Longitude: 122° 59' 00.52"

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Schedule B

Requirements and Conditions

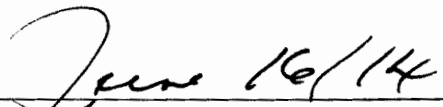
1. Any changes in land or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet the 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 and trenches expected at the site. These assumptions include the following:

- (a) Residential townhouses with underground parkade covering the entire site will be constructed. The parkade slab at 7029 MacPherson Avenue will extend to a depth of 3.76 m below existing 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.

2. The groundwater gradient must be maintained in the southerly direction from 7029 MacPherson Avenue before, during and after development to prevent any migration of residual contaminants from 7087 MacPherson Avenue via groundwater. This condition also applies if a risk-based standards Certificate of Compliance is issued for 7087 MacPherson Avenue. If this condition is not met, the Certificate of Compliance will be invalid and the Director must be notified in a written submission by the responsible person.


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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Arsenic, cobalt, molybdenum and tin.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzo[a]pyrene.

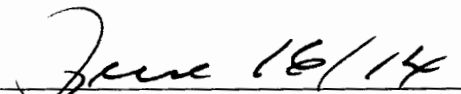
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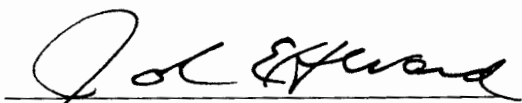
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Schedule D

Documents

- *Summary of Site Condition – 5558 Short Street, 7011 and 7029 MacPherson Avenue, Burnaby, BC*, Prepared by Levelton Consultants Ltd., 15 May 2014;
- *Stage 1 Preliminary Site Investigation – 7011, 7029 MacPherson Avenue and 5558 Short Street, Burnaby, BC*, Prepared by Arvind Chowdhari, EIT and Jay Rao, P.Eng. of Levelton Consultants Ltd., 15 May 2014; and
- *Extended Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation – 5558 Short Street, 7011 and 7029 MacPherson Avenue, Burnaby, BC*, Prepared by Arvind Chowdhari, EIT and Jay Rao, P.Eng. of Levelton Consultants Ltd., 15 May 2014.


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