



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.

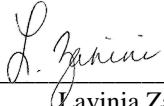
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

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.

September 19, 2019
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at section of 41st Ave. E, Knight Street, and Laneway northeast of intersection of 41st Ave. and Knight St., Vancouver, British Columbia, which is more particularly known and described as:

Beginning at the North East corner of Lot "A" (Explanatory Plan 4541) Except: Firstly; Part in Explanatory

Plan 5976, Secondly; Part in Plan LMP31828, Block 1, District Lot 710, Group 1, New Westminster District,

Plan 1787 in Vancouver, British Columbia;

Thence along the East property line of Lot "A" (Plan 31828), in a Southerly direction at a bearing of 181 degrees 19 minutes 15 seconds and 29.53 meters more or less to the point of commencement:

Commencing in an Easterly direction at a bearing of 91 degrees 02 minutes 35 seconds and 6.68 meters more or less;

Thence in a Southerly direction at a bearing of 180 degrees 00 minutes 00 seconds and 1.13 meters more or less, to a point with Northing of 5455584.30 meters and Easting of 494659.46 meters;

Thence in a South Westerly direction at a bearing of 243 degrees 15 minutes 25 seconds and 7.48 meters more or less, to a point with Northing of 5455580.93 meters and Easting of 494652.78 meters;

Thence in a South Westerly direction at a bearing of 240 degrees 44 minutes 48 seconds and 19.55 meters more or less, to a point with Northing of 5455571.38 meters and Easting of 494635.72 meters;

Thence in a North Westerly direction at a bearing of 291 degrees 33 minutes 55 seconds and 17.62 meters more or less, to a point with Northing of 5455577.86 meters and Easting of 494619.33 meters;

Thence in a North Westerly direction at a bearing of 291 degrees 33 minutes 55 seconds and 5.00 meters more or less, to a point with Northing of 5455579.69 meters and Easting of 494614.68 meters;

Thence in a North Westerly direction at a bearing of 330 degrees 56 minutes 56 seconds and 17.21 meters more or less, to a point with Northing of 5455594.74 meters and Easting of 494606.33 meters;

Thence in a Northerly direction at a bearing of 01 degrees 27 minutes 38 seconds and 5.00 meters more or less, to a point with Northing of 5455599.74 meters and Easting of 494606.46 meters;

Thence in a Northerly direction at a bearing of 01 degrees 27 minutes 38 seconds and 5.10 meters more or less, to a point with Northing of 5455604.84 meters and Easting of 494606.59 meters;

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Thence in a Northerly direction at a bearing of 00 degrees 50 minutes 06 seconds and 5.28 meters more or less, to a point with Northing of 5455610.12 meters and Easting of 494606.66 meters;

Thence in a Northerly direction at a bearing of 00 degrees 50 minutes 06 seconds and 8.82 meters more or less, to a point with Northing of 5455618.94 meters and Easting of 494606.79 meters;

Thence in an Easterly direction at a bearing of 90 degrees 15 minutes 57 seconds and 18.34 meters more or less, to a point with Northing of 5455618.86 meters and Easting of 494625.13 meters;

Thence in an Easterly direction at a bearing of 90 degrees 15 minutes 57 seconds and 9.91 meters more or less, to a point with Northing of 5455618.81 meters and Easting of 494635.05 meters;

Thence in an Easterly direction at a bearing of 90 degrees 05 minutes 02 seconds and 7.93 meters more or less, to a point with Northing of 5455618.66 meters and Easting of 494642.98 meters;

Thence in a South Easterly direction at a bearing of 155 degrees 52 minutes 55 seconds and 3.76 meters more or less, to a point intersection the North Property Line of Rem. A, Block 1, District Lot 710, Group 1, New Westminster District, Plan 1787;

Thence in a Westerly direction at a bearing of 271 degrees 02 minutes 03 seconds and 33.05 meters more or less, to the North West corner of Rem. A, Block 1, District Lot 710, Group 1, New Westminster District, Plan 1787;

Thence in a Southerly direction at a bearing of 181 degrees 19 minutes 15 seconds and 26.52 meters more or less,

Thence in a South Easterly direction at a bearing of 136 degrees 08 minutes 40 seconds and 4.23 meters more or less,

Thence in an Easterly direction at a bearing of 91 degrees 02 minutes 35 seconds and 42.16 meters more or less, to the point of commencement, and including an area of **657.2 square** metres more or less

The site contains part of a legal parcel depicted in an engineering drawing prepared by Binnie Land Surveying Ltd. on October 19, 2017

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

Latitude: 49° 13' 58.10"

Longitude: 123° 4' 36.08"

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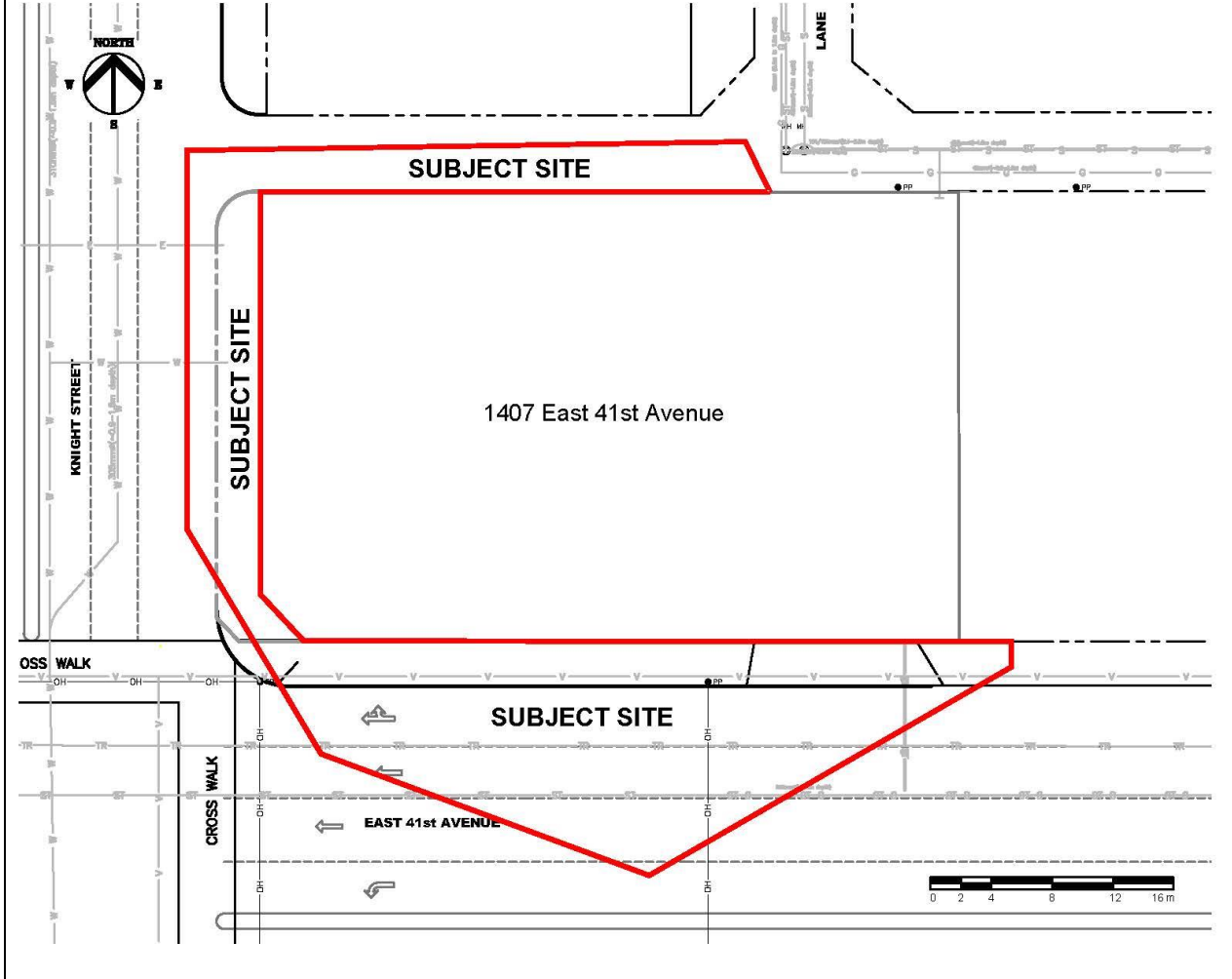
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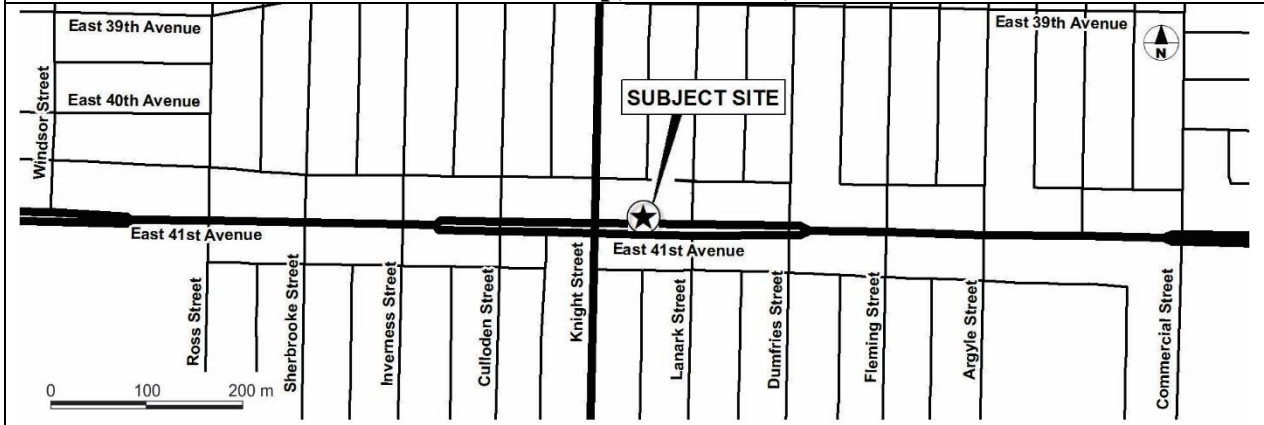
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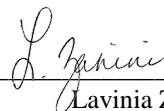
Site Plan, Vancouver, BC



Location Map, Vancouver, 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 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) The site is a roadway and will remain a road.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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 person<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) Groundwater must not be used as a drinking water source.
3. If requested by the Director, the responsible person<s> must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene, Ethylbenzene, Toluene, Xylene
- VPHs

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- VPHv

To meet risk-based remediation standards:

- 1,2-trimethylbenzene, benzene, VPHv

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

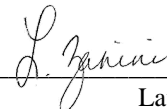
- benzene, ethylbenzene
- benz[a]pyrene

To meet risk-based remediation standards:

- methyl tertiary butyl ether (MTBE)
- chloride, sodium

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Schedule D

Documents

AECOM Canada Ltd., 2018. *Summary of Site Condition*, Site ID: 19868, July 31, 2018.

AECOM Canada Ltd., 2018. *ADDENDUM 2017 Stage I Preliminary Site Investigation and Stage 2 PSI, Confirmation of Remediation and Detailed Site Investigation*, 1407 E. 41st Avenue, Vancouver, BC, JF.00200, Former Service Station, July 31, 2018.

AECOM Canada Ltd., 2018. *ADDEDNUM FINAL Human Health and Ecological Risk Assessment Report*, 1407 E. 41st Avenue, Vancouver, BC, JF.00200, Former Service Station, July 31, 2018.

AECOM Canada Ltd., 2017. *FINAL Human Health and Ecological Risk Assessment Report*, 1407 E. 41st Avenue, Vancouver, BC, JF.00200, Former Service Station, October 26, 2017.

AECOM Canada Ltd., *Stage 2, Confirmation of Remediation and Detailed Site Investigation*, 1407 E. 41st Avenue, Vancouver, British Columbia, JF.00200, Former Service Station, October 26, 2017.

AECOM Canada Ltd., *Stage I Preliminary Site Investigation*, 1407 E. 41st Avenue, Vancouver, British Columbia, JF.00200, Former Service Station, October 26, 2017.

AECOM Canada Ltd., *Protocol 20 Detailed Ecological Risk Assessment Checklist*, 1407 E. 41st Avenue, Vancouver, British Columbia, October 23, 2017.

BC MOE, *Protocol 6 Approval Application for Relief from Delineation*, 1407 East 41st Avenue, Vancouver, British Columbia, PID: 014-296-748, October 23, 2017.

AECOM Canada Ltd., *Regarding Legal Instrument for 1407 E 41st Avenue, Vancouver, BC for contamination which has migrated to the 1445 E 41st Avenue property east of the Imperial Oil Lands*, August 10, 2017

AECOM Canada Ltd., *Regarding Legal Instrument for 1407 E 41st Avenue, Vancouver, BC for contamination which has migrated to the City of Vancouver property north, west and south of the Imperial Oil Lands*, August 10, 2017

AECOM Canada Ltd., *In-Situ Redox Condition Assessment*, 1407 E. 41st Avenue, Vancouver, British Columbia, JF.00200, Former Service Station, May 3, 2017.

SNC-Lavalin Inc. 2013. *2013 Supplemental Delineation Investigation Results*, Former Imperial Service Station, 1407 East 41st Avenue, Vancouver, BC (41st & Knight), June 7, 2013.

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SNC-Lavalin Inc. 2012. *Results of Hydrogeological Evaluation for Off-site Groundwater Delineation – Former Esso Service Station Located at 1407 E. 41st Avenue, Vancouver, BC* (300745 / JF.00200). Dec 6, 2012.

SNC-Lavalin/Morrow Environmental. 2008. *Detailed Site Investigation*, 1407 East 41st Avenue, Vancouver, BC, Location No. 990285/R02474, Nov 21, 2008.

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