



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.

DEC 11 2015

\_\_\_\_\_  
Date Issued

A handwritten signature in black ink, appearing to be "Peter Kickham".

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Peter Kickham  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 8242 Oak Street, Vancouver, British Columbia, which is more particularly known and described as:

Lot A of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685  
PID: 014-436-078, and

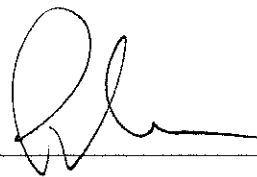
Lot 13, Except the East 10 feet and the West 7 feet now Highways, of Lot 15 Block B District Lots 319, 323, and 324 Plan 1685  
PID: 014-435-942

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

Latitude: 49° 12' 39.5"  
Longitude: 123° 7' 47.0"

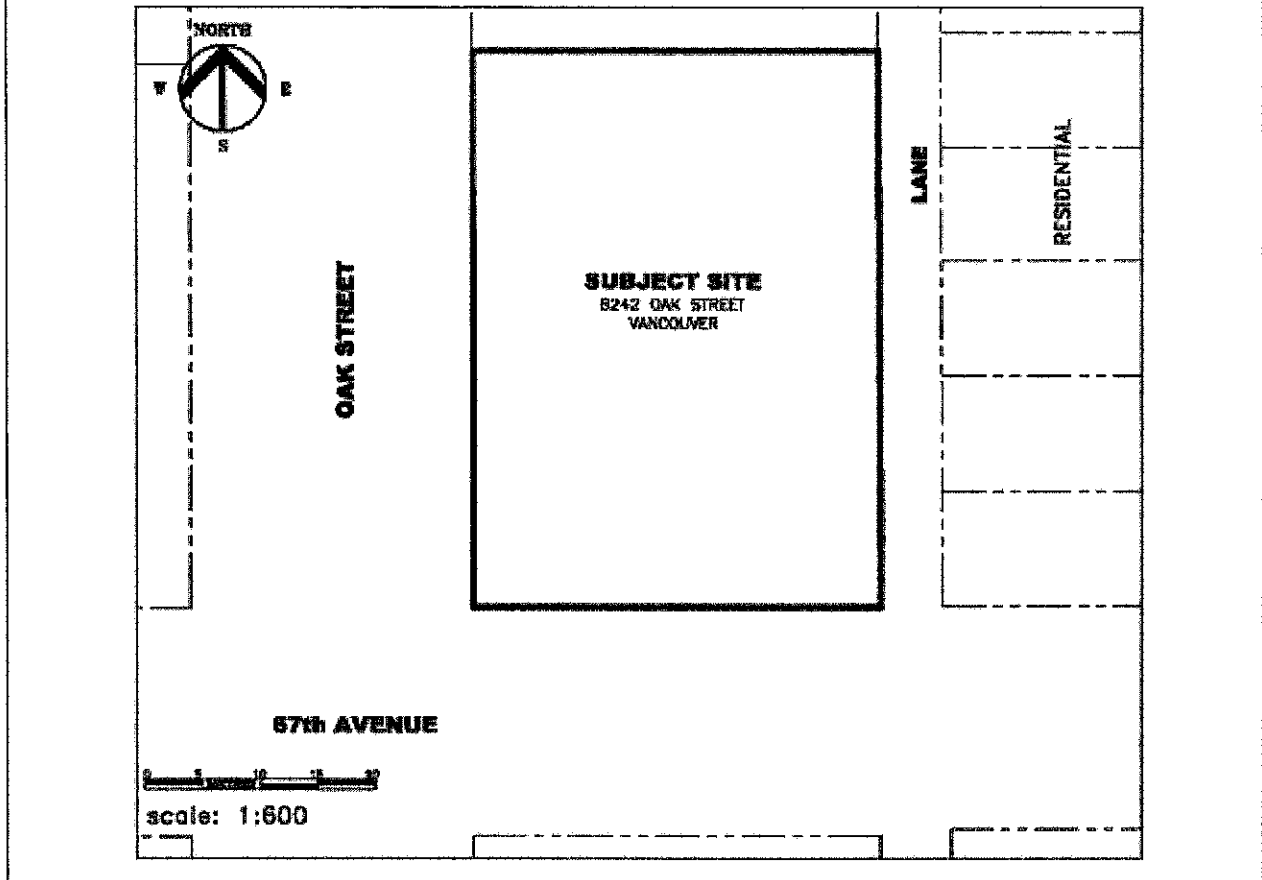
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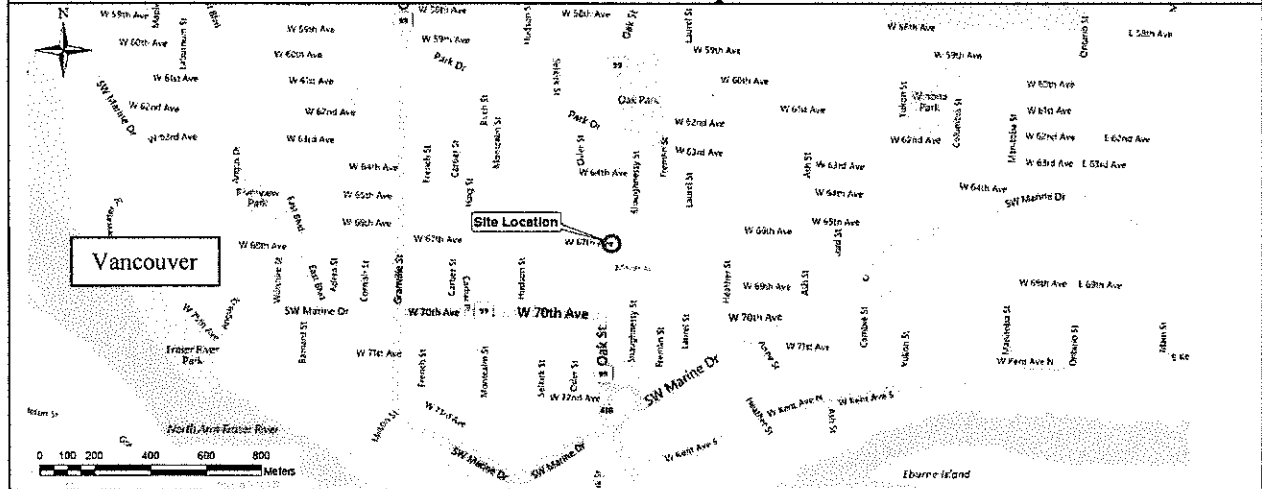


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### Site Plan



### Location Map



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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 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 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) Future buildings on the subject site will be of slab-on-grade construction with a maximum slab depth of 0.3m below ground surface (bgs); and
- (b) Unless approved by the Director, the structures and locations of buildings on surrounding lands must remain consistent with the current range of building structures and locations, as has been assumed in the vapour assessment.

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 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

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

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, and xylene;
- LEPHs, HEPHs, and VPHs; and
- Zinc.

#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes;
- Benzo[a]pyrene; and
- Nonaqueous Phase Liquids.

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Site Identification Number 7080  
Version 8.0 R



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For Director, *Environmental Management Act*

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**Schedule D**

**Documents**

*Summary of Site Conditions (Site ID: 7080), SNC-Lavalin Inc., July 6, 2015;*

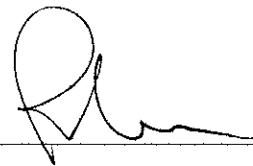
*Detailed Site Investigation, Former Gas Bar and Service Garage, 8242 Oak Street, Vancouver, BC, SNC-Lavalin Inc., June 17, 2015; and*

*Site Investigation and Remediation, Esso Service Station, 8242 Oak Street, Vancouver, BC V6P 4A7 (Location No. R02463), Morrow Environmental Consultants Inc., May 7, 2008.*

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