



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.

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.

DEC 11 2015

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

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

Management Area, Municipal Lands adjacent to 8242 Oak Street (Site ID 7080), Vancouver, British Columbia ("MA"), described by the following metes and bounds:

Commencing from a point from the Southwest corner of Lot 13, New Westminster District Plan 1685 at a bearing of 91 degrees 27 minutes 24 seconds a distance of 35.6 m;
Thence, at a bearing of 170 degrees 53 minutes a distance of 5.4 m;
Thence, at a bearing of 221 degrees 10 minutes 7 seconds a distance of 11.6 m;
Thence, at a bearing of 181 degrees 28 minutes 34 seconds a distance of 6.0 m;
Thence, at a bearing of 271 degrees 30 minutes 27 seconds a distance of 10.9 m.
Thence, at a bearing of 296 degrees 35 minutes 51 seconds a distance of 14.0 m;
Thence, at a bearing of 328 degrees 22 minutes 52 seconds a distance of 6.0 m;
Thence, at a bearing of 350 degrees 34 minutes 33 seconds a distance of 3.5 m;
Thence, at a bearing of 339 degrees 23 minutes 36 seconds a distance of 4.6 m;
Thence, at a bearing of 271 degrees 28 minutes 34 seconds a distance of 1.2m;
Thence, at a bearing of 1 degrees 28 minutes a distance of 2.6 m;
Thence, at a bearing of 91 degrees 27 minutes 24 seconds a distance of 1.4m;
Thence, at a bearing of 179 degrees 45 minutes 15 seconds a distance of 1.4m to the point of commencement, and comprising an area of 554 m².

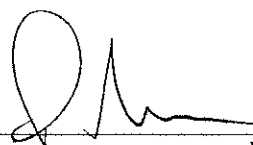
The site contains part of a legal parcel depicted in engineering drawing 131010-309 prepared by the Environment & Water business unit of SNC-Lavalin Inc. (SNC-Lavalin) on June 17, 2015.

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

Latitude: 49° 12' 38.5"
Longitude: 123° 7' 47.0"

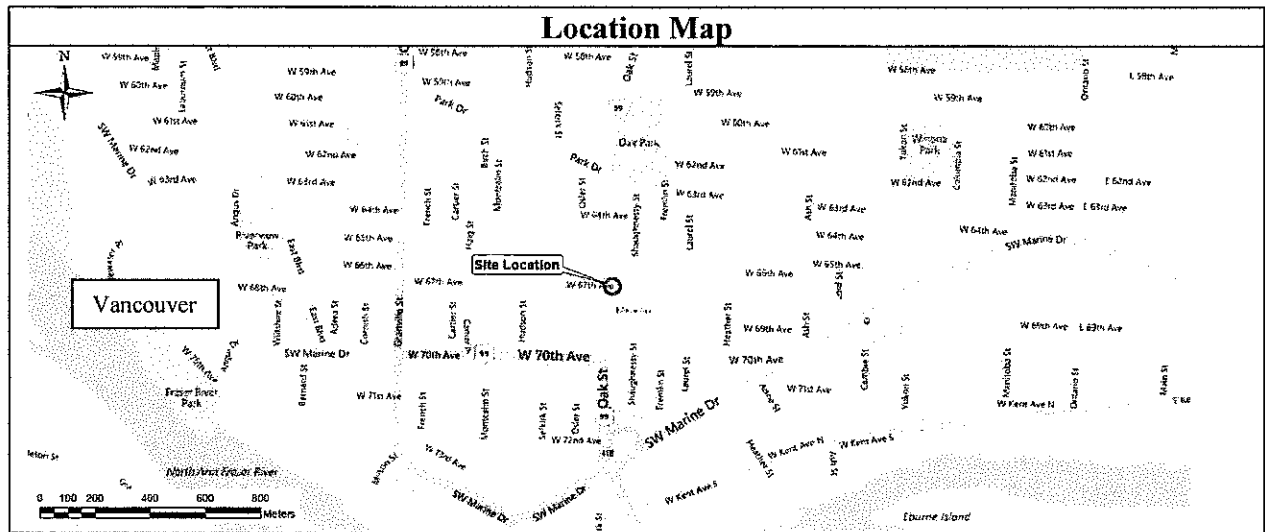
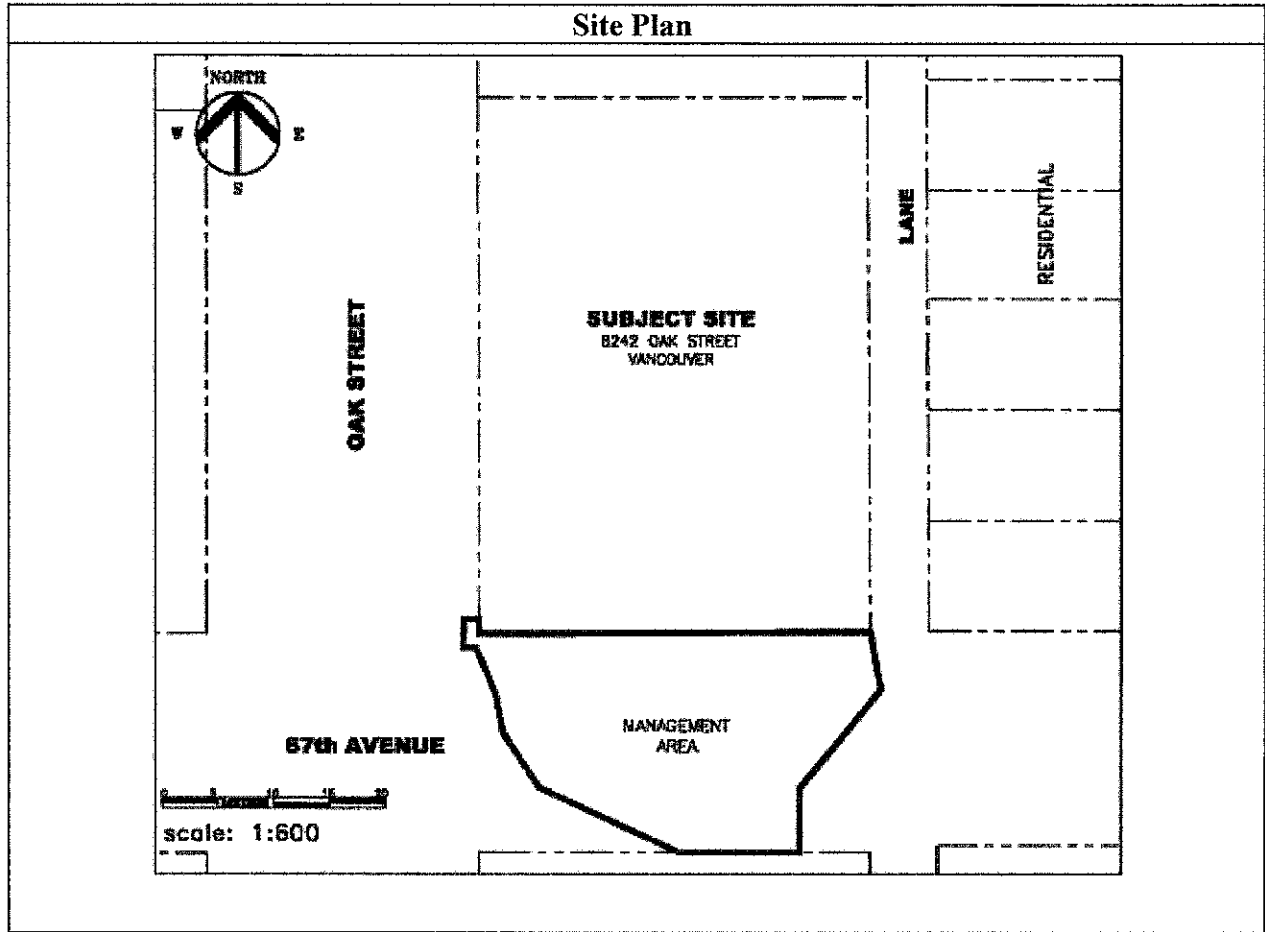
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Schedule B

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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) No buildings will be constructed at the MA.
- (b) A worker health and safety plan with provisions to prevent inhalation exposures must be developed and implemented in the event that trenches (i.e., excavations that are deeper than 1.5 m bgs, deeper than they are wide and intended for human entry) are advanced at the MA.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations and depths of buildings or trenches 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater at the MA must not be used for drinking water.
 - (b) A worker health and safety plan must be developed and implemented in the event that:
 - a. Trenches (i.e., excavations that are deeper than 1.5 m bgs, deeper than they are wide and intended for human entry) are advanced, with the plan including provisions to prevent inhalation exposures; or,
 - b. Subsurface work is conducted at depths greater than 2.4 m bgs and LNAPL is encountered, with the plan including provisions to prevent dermal exposures.

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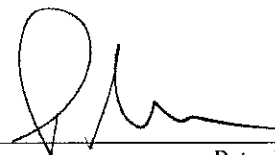
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3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person(s) or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

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

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzo[a]pyrene; and
- Sodium.

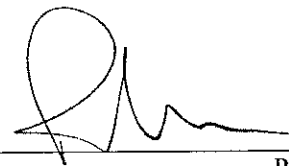
To meet risk-based remediation standards:

- Benzene, and ethylbenzene; and
- Nonaqueous Phase Liquids.

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Site Identification Number 16427
Version 8.0 R



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Schedule D

Documents

2015-7-, SNC-Lavalin Inc., July 6, 2015; SNC-Lavalin Inc., July 6, 2015;

Performance Verification Plan for Certificate of Compliance for Municipal Lands adjacent 8242 Oak Street, Vancouver, BC, SNC-Lavalin Inc., July 6, 2015;

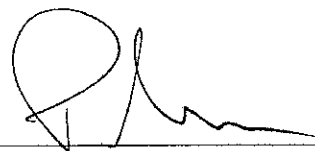
Human Health and Ecological Risk Assessment, Municipal Lands adjacent 8242 Oak Street, Vancouver, BC, SNC-Lavalin Inc., July 6, 2015;

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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