



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.

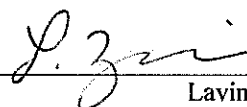
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

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 26, 2017  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is a management area associated with 2103 West Broadway, located on portions of Arbutus Street, West Broadway and a laneway in Vancouver, British Columbia which is more particularly known and described as:

### Backyards Management Area (MA)

Commencing at the northwest corner of Lot 10, Except the South 10 Feet Now Lane, Block 324, District Lot 526, Plan 590.

Thence, at a bearing of 1 degree 31 minutes 47 seconds a distance of 6.10 m.

Thence, at a bearing of 91 degrees 31 minutes 47 seconds a distance of 38.10 m.

Thence, at a bearing of 181 degree 31 minutes 47 seconds a distance of 3.05 m.

Thence, at a bearing of 91 degrees 31 minutes 47 seconds a distance of 7.62 m.

Thence, at a bearing of 181 degrees 31 minutes 55 seconds a distance of 3.05 m.

Thence, at a bearing of 271 degrees 31 minutes 47 seconds a distance of 45.72 m to the point of commencement, and comprising an area of 255.47 m<sup>2</sup>.

### Roadway Management Area (MA)

Commencing at the southeast corner of Lot 10, Except the South 10 Feet Now Lane, Block 324, District Lot 526, Plan 590.

Thence, at a bearing of 1 degree 31 minutes 55 seconds a distance of 35.05 m.

Thence, at a bearing of 271 degrees 31 minutes 55 seconds a distance of 15.24 m.

Thence, at a bearing of 1 degree 31 minutes 55 seconds a distance of 6.10 m.

Thence, at a bearing of 91 degrees 31 minutes 47 seconds a distance of 25.94 m.

Thence, at a bearing of 181 degrees 32 minutes 19 seconds a distance of 71.31 m.

Thence, at a bearing of 271 degrees 32 minutes 29 seconds a distance of 102.66 m.

Thence, at a bearing of 1 degree 32 minutes 24 seconds a distance of 6.84 m.

Thence, at a bearing of 54 degrees 37 minutes 33 seconds a distance of 38.79 m.

Thence, at a bearing of 91 degrees 31 minutes 20 seconds a distance of 60.96 m to the point of commencement, and comprising an area of 3,266.66 m<sup>2</sup>.

The Management Area contains part of a legal parcel depicted in an engineering drawing 130307-825 prepared by SNC-Lavalin Inc. on February 10, 2017.

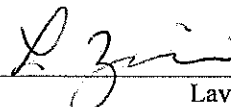
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 49.8"

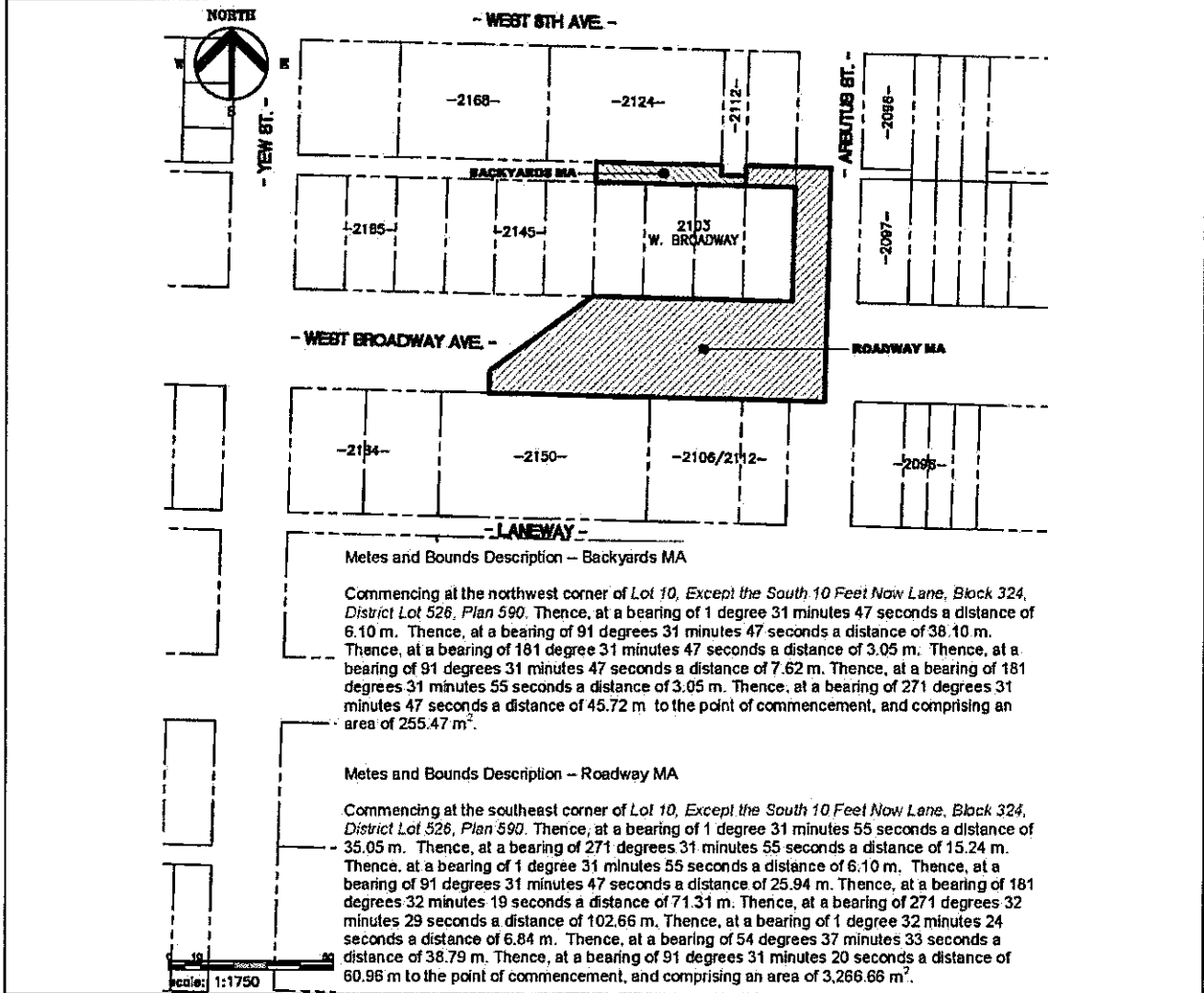
Longitude: 123° 09' 12.8"

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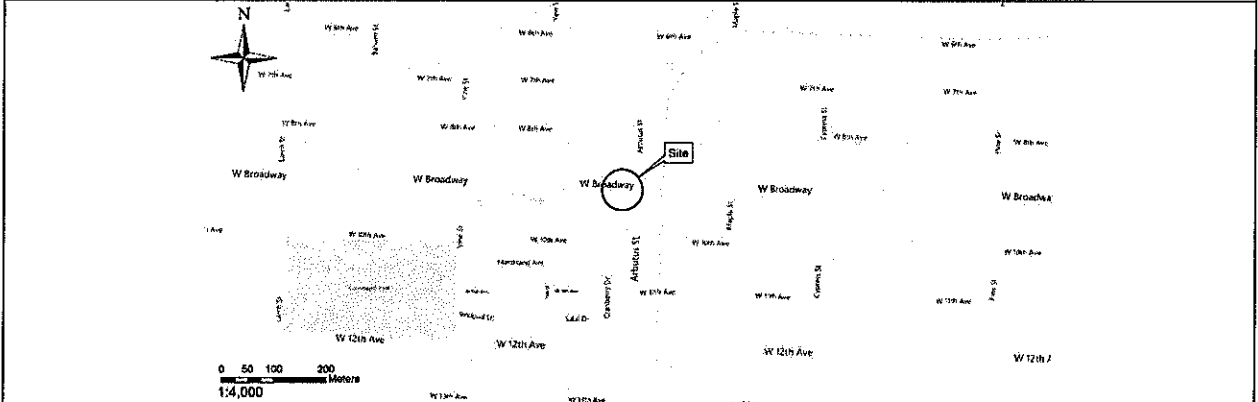
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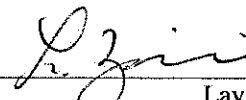
## Site Plan, Vancouver, BC



## 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 risk numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

#### Part Roadway MA

- (a) Land use at the MA will remain industrial with no buildings present (e.g., roadway).

#### Part Backyards MA

- (b) Land use at the MA will remain consistent with current use (i.e. residential backyard), or as a laneway, with no buildings present.

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 or trenches 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 principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Groundwater from surface to 7 m depth bgs at the Backyards MA and Roadway MA must not be used as a source of drinking water.
3. If requested by the Director, the responsible person 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 or their agent. The records must be available for inspection by the Director.

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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 plans described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

#### Part Backyards MA

*Substances remediated in soil for residential land soil use:*

To meet risk-based remediation standards:

- VPHs.

#### Part Roadway MA

*Substances remediated in soil for industrial land soil use:*

To meet risk-based remediation standards:

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

#### Part Backyards MA

*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Benzene, ethylbenzene; and
- Methyl tertiary butyl ether (MTBE).

#### Part Roadway Management Area

*Substances remediated in water for drinking water use:*

To meet numerical remediation standards:

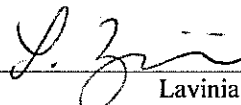
- VHW<sub>6-10</sub>.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes (total); and
- Methyl tertiary butyl ether (MTBE).

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## Schedule D

### Documents

*Summary of Site Condition (for City MA)*, prepared by SNC-Lavalin Inc., dated July 2017.

*Performance Verification Plan, Management Area (City MA) Associated with a Shell Service Station at 2103 West Broadway, Vancouver, BC, Location Code: C01303*, prepared by SNC-Lavalin Inc., dated July 21, 2017.

*Human Health and Ecological Risk Assessment, Management Area (City MA) Associated with a Shell Service Station at 2103 West Broadway, Vancouver, BC, Location Code: C01303*, prepared by SNC-Lavalin Inc., dated July 21, 2017.

*Summary of Communication in Regards to the CofC Application for Off-Site Management Area (City Management Area) associated with the Shell Service Station at 2103 Broadway, Vancouver, British Columbia, Location Code: C01303*, prepared by SNC-Lavalin Inc., dated July 14, 2017.

*Stage 2 Preliminary Site Investigations and Detailed Site Investigation, Management Area Associated with Shell Service Station at 2103 West Broadway and 2106 West 8<sup>th</sup> Avenue, Vancouver, BC (Location Code: C01303) and Associated Management Area*, prepared by SNC-Lavalin Inc., dated July 11, 2017.

*Email entitled "2017 03-08 Site 2739 Preapproval letter.pdf"*, prepared by BC Ministry of Environment, dated June 19, 2017.

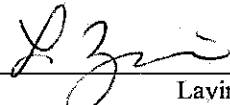
*Stage 1 Preliminary Site Investigation, Shell Service Station, 2103 West Broadway, Vancouver, BC (Location Code: C01303)*, prepared by SNC-Lavalin Inc., dated June 6, 2017.

*Protocol 6 Approval Application for City MA and 2150 MA Located Adjacent to 2103 West Broadway, Vancouver, BC*, prepared by BC Ministry of Environment, dated March 8, 2017.

*Protocol 6 Preapproval Application for Planned Management Area CofC Applications Adjacent to 2103 West Broadway, Vancouver, BC (LC: C01303) (MoE Site ID: 2739)*, prepared by SNC-Lavalin, dated February 1, 2017.

*Determination of Applicability of Drinking Water Standards, 2103 West Broadway Avenue and 2106 West 8<sup>th</sup> Avenue, Vancouver, B.C. (the Site)*, prepared by BC Ministry of Environment, dated April 15, 2014.

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*Request for Water Use Determination, Shell Service Station, 2103 West Broadway and 2106 West 8<sup>th</sup> Avenue, Vancouver, BC MoE Site ID 2739, prepared by SNC-Lavalin Inc., dated June 7, 2013.*

*City of Vancouver Sanitary Sewer Upgrade Excavation, Shell Service Station, 2103 West Broadway, Vancouver, BC, Location Code: C01303, prepared by Morrow Recovery Systems Inc., dated May 1, 1996.*

*Shell Canada Products Limited, Assessment of Off-Site Contamination, 2103 West Broadway, Vancouver, BC, prepared by Morrow Recovery Systems Inc., dated November 29, 1995.*

*Shell Service Station – Location Code C01303, 2103 W. Broadway and Arbutus, Vancouver, BC, Drilling Inspection of UST Basin, prepared by Morrow Recovery Systems Inc., dated September 8, 1993.*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 7, prepared by Morrow Recovery Systems Inc., dated December 27, 1989.*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 6, prepared by Morrow Recovery Systems Inc., dated November 17, 1988*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 5, prepared by Morrow Recovery Systems Inc., dated June 15, 1988.*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 4, prepared by Morrow Recovery Systems Inc., dated March 10, 1988.*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 3, prepared by Morrow Recovery Systems Inc., dated January 20, 1988.*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 2, prepared by Morrow Recovery Systems Inc., dated December 11, 1987.*

*Subsurface Contamination Assessment Program, 2103 West Broadway, Vancouver, Progress Report No. 1, prepared by Morrow Recovery Systems Inc., dated October 10, 1987.*

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