



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.

February 20, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*


Schedule A

The site covered by this Certificate of Compliance is located on a portion of the City of Vancouver lands beneath West 41st Avenue, West 42nd Avenue, Cambie Street and the laneway to the east of 498 West 41st Avenue and 5700 to 5790 Cambie Street. The City of Vancouver lands are located to the south and west of 495 West 41st Avenue, Vancouver, British Columbia and is more particularly known as the Management Area on the City of Vancouver Property, and described as:

All those lands lying within the limits of West 41st Avenue, West 42nd Avenue, Cambie Street and the laneway to the east of Cambie Street as described as follows:

Commencing at the southeast corner of Lot 4, Block 857, District Lot 526, Plan 7737;
Thence westerly along the southerly boundary of said Lot 4 on a bearing of 273° 28' 36" more or less a distance of 36.6 m more or less to the southeast corner of said Lot 4;
Thence northerly along the westerly boundaries of Lots 4 to 1 inclusive, Block 857, District Lot 526, Plan 7737 on a bearing of 1° 35' 31" more or less a distance of 86.7 m more or less the northwest corner of the said Lot 1;
Thence easterly on the northerly boundary of said Lot 1 on a bearing of 93° 28' 36" more or less a distance of 36.6 m more or less to the northeast corner of said Lot 1;
Thence southerly along the easterly boundaries of Lots 1 to 4 inclusive, Block 857, District Lot 526, Plan 7737 on a bearing of 181° 35' 31" more or less a distance of 86.7 m more or less to the southeast corner of Lot 4, Block 857, District Lot 526, Plan 7737;
Thence northerly on a bearing of 11° 14' 52" more or less a distance of 25.6 m more or less to a borehole named BH26;
Thence northerly on a bearing of 2° 38' 25" more or less a distance of 54.4 m more or less to a borehole named BH17;
Thence northerly on a bearing of 359° 46' 47" more or less a distance of 25.5 m more or less to a borehole named BH19;
Thence northerly on a bearing of 343° 36' 59" more or less a distance of 12.6 m more or less to the southeasterly corner of Lot 4, District Lot 526, Group 1, New Westminster District, Plan VAP7240;
Thence westerly along the southerly boundary of said Lot 4 on a bearing of 273° 28' 36" more or less a distance of 37.2 m more or less to the southwesterly corner of said Lot 4;
Thence northerly along the westerly boundaries of Lot 3 and 4, District Lot 526, Group 1, New Westminster District, Plan VAP7240 on a bearing of 1° 35' 31" more or less a distance of 39.6 m more or less to the northwest corner of said Lot 3;
Thence northwesterly on a bearing of 284° 03' 10" more or less a distance of 2.9 m more or less to a borehole named BH18;
Thence westerly on a bearing of 270° 27' 10" more or less a distance of 7.5 m more or less to a borehole named BH06-13;

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Thence southerly on a bearing of $208^{\circ} 48' 16''$ more or less a distance of 11.0 m more or less to a borehole named BH06-19;
Thence southerly on a bearing of $182^{\circ} 47' 10''$ more or less a distance of 10.0 m more or less to a borehole named BH06-18;
Thence southerly on a bearing of $182^{\circ} 17' 48''$ more or less a distance of 12.0 m more or less to a borehole named BH06-16;
Thence southerly on a bearing of $198^{\circ} 37' 39''$ more or less a distance of 64.0 m more or less to a borehole named BH15;
Thence southerly on a bearing of $181^{\circ} 39' 49''$ more or less a distance of 52.0 m more or less to a borehole named BH16;
Thence southeasterly on a bearing of $126^{\circ} 44' 59''$ more or less a distance of 37.0 m more or less to a borehole named BH11;
Thence easterly on a bearing of $83^{\circ} 16' 46''$ more or less a distance of 6.5 m more or less to a borehole named BH24;
Thence easterly on a bearing of $92^{\circ} 01' 54''$ more or less a distance of 28.2 m more or less to a borehole named BH25;
Thence northeasterly on a bearing of $43^{\circ} 03' 00''$ more or less a distance of 8.9 m more or less to the point of commencement.

The site contains part of a legal parcel depicted on an engineering drawing prepared by Underhill and Underhill Professional Land Surveyors on October 28, 2015.

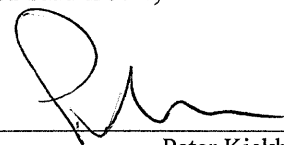
The area presented on Figure 1 is described as:

All those lands lying within the limits of West 41st Avenue as described as follows:

Commencing at the southeast corner of Lot 4, District Lot 526, Group 1, New Westminster District, Plan VAP7240;
Thence easterly along the southerly boundary of Lot 4 on an azimuth of $93^{\circ} 28' 36''$ more or less a distance of 26.266 m more or less to a point on the south boundary;
Thence, southerly on an azimuth of $181^{\circ} 19' 46''$ more or less a distance of 12.060 m more or less to monitoring well VMW2;
Thence southerly on an azimuth of $207^{\circ} 08' 28''$ more or less a distance of 8.122 m more or less to a borehole BH9;
Thence westerly on an azimuth of $274^{\circ} 34' 49''$ more or less a distance of 9.091 m more or less to a borehole BH5;
Thence continuing westward on the same azimuth of $274^{\circ} 34' 49''$ more or less a distance of 20.261 m more or less to a point being the intersection of the aforesaid line and a line promulgated along the edge of curb on Cambie Street;
Thence northerly on an azimuth of $2^{\circ} 04' 56''$ more or less a distance of 18.931 m along a line promulgated and along the edge of curb on Cambie street to a point being its intersection with the line created by the westerly promulgation of the southern boundary of said Lot 4;

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Thence easterly on an azimuth of $93^{\circ} 28' 36''$ more or less a distance of 6.349 m more or less to the point of commencement.

Hereafter this area will be referred to as the portion of the City of Vancouver Property defined by the area presented on Figure 1.

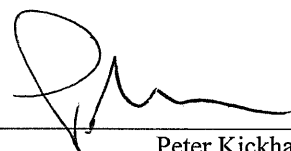
The site contains part of a legal parcel depicted on an engineering drawing prepared by Underhill and Underhill Professional Land Surveyors on March 15, 2017.

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

Latitude: $49^{\circ} 14' 00.76''$
Longitude: $123^{\circ} 06' 56.36''$

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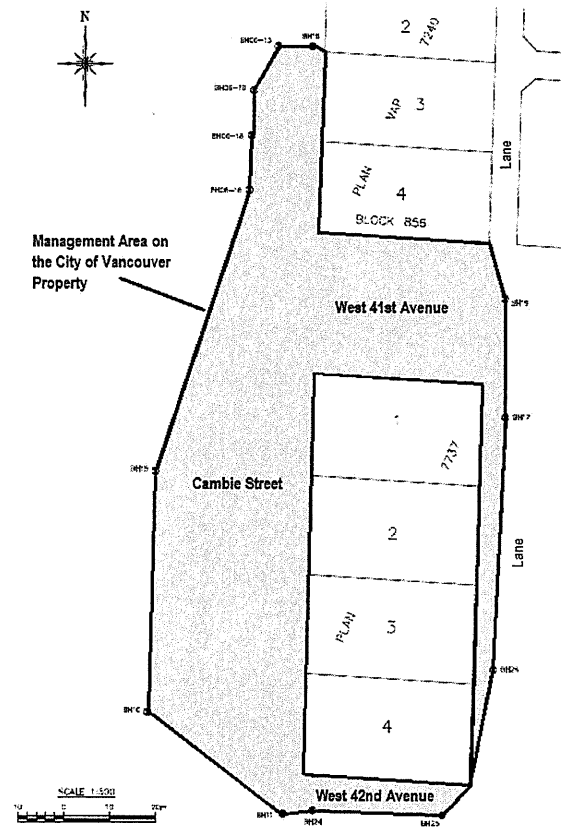
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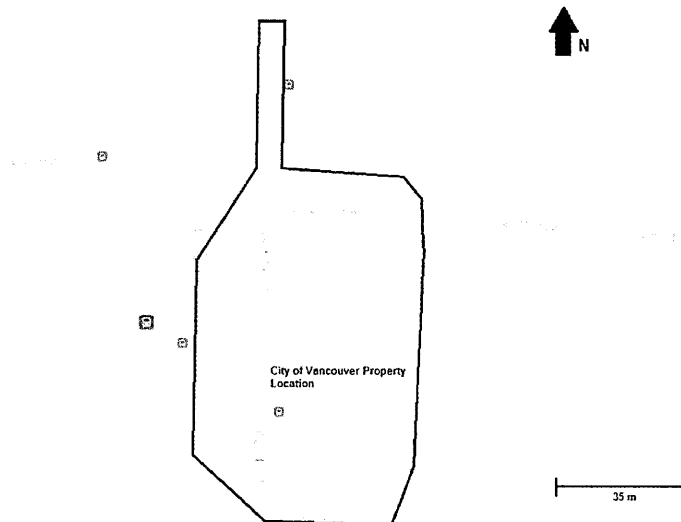
Peter Kickham

For Director, *Environmental Management Act*

Site Plan (Vancouver, British Columbia)



Location Map (Vancouver, British Columbia)



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For Director, *Environmental Management Act*

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 Contaminated Sites Regulation numerical and risk-based 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:

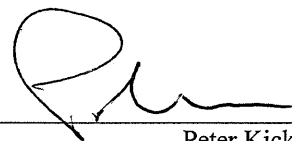
- (a) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the land located within the Management Area on the City of Vancouver Property will continue to be used as a sidewalk, roadway or as the Canada Line.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the Management Area on the City of Vancouver Property 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Drinking water wells must not be installed within the Management Area on the City of Vancouver Property.
 - (b) Plants with roots expected to extend below 2.2 metres below ground surface (mbgs) shall not be planted within the area of west 41st Avenue presented on Figure 1.
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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- VPHs and LEPHs, and
- Ethylbenzene, toluene and xylene.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- VHW₆₋₁₀ and EPHW₁₀₋₁₉, and
- Benzene, ethylbenzene, toluene and xylenes (total).

Area Presented on Figure 1

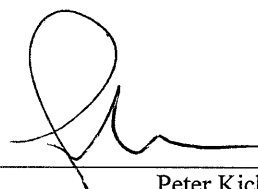
Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

- VPH_v.

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Schedule D

Documents

Summary of Site Condition City of Vancouver Property Lands Located to the South and West of 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (September 22, 2017);

Record of Communication with City of Vancouver related to the former Imperial property located at 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (September 22, 2017);

Supplemental Preliminary Site Investigation/Detailed Site Investigation, 498 West 41st Avenue, 5700 to 5790 Cambie Street and Portions of the Adjacent Laneway to the East, and Portions of West 41st Avenue, West 42nd Avenue and Cambie Street to the south of 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 28, 2017);

Risk Assessment, 498 West 41st Avenue, 5700 to 5790 Cambie Street and Portions of the Adjacent Laneway to the East, and Portions of West 41st Avenue, West 42nd Avenue and Cambie Street to the south of 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 28, 2017);

Confirmation of Remediation Report Site: 495 West 41st Avenue, Vancouver, British Columbia by NEXT Environmental Inc. (October 22, 2016);

Detailed Site Investigation Report – Addendum #1 Site: 495 West 41st Avenue, Vancouver, British Columbia by NEXT Environmental Inc. (August 22, 2016);

Detailed Site Investigation Report Site: 495 West 41st Avenue, Vancouver, British Columbia by NEXT Environmental Inc. (June 21, 2016);

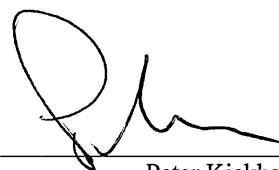
Protocol 6 Preapproval Application for Properties Affected by 495 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (November 3, 2015);

Stage 1 and Stage 2 Preliminary Site Investigation and Detailed Site Investigation by SLR Consulting (Canada) Ltd. (May 29, 2008); and

41st & Cambie Esso/7-Eleven by Parsons Inc. (July 21, 1993).

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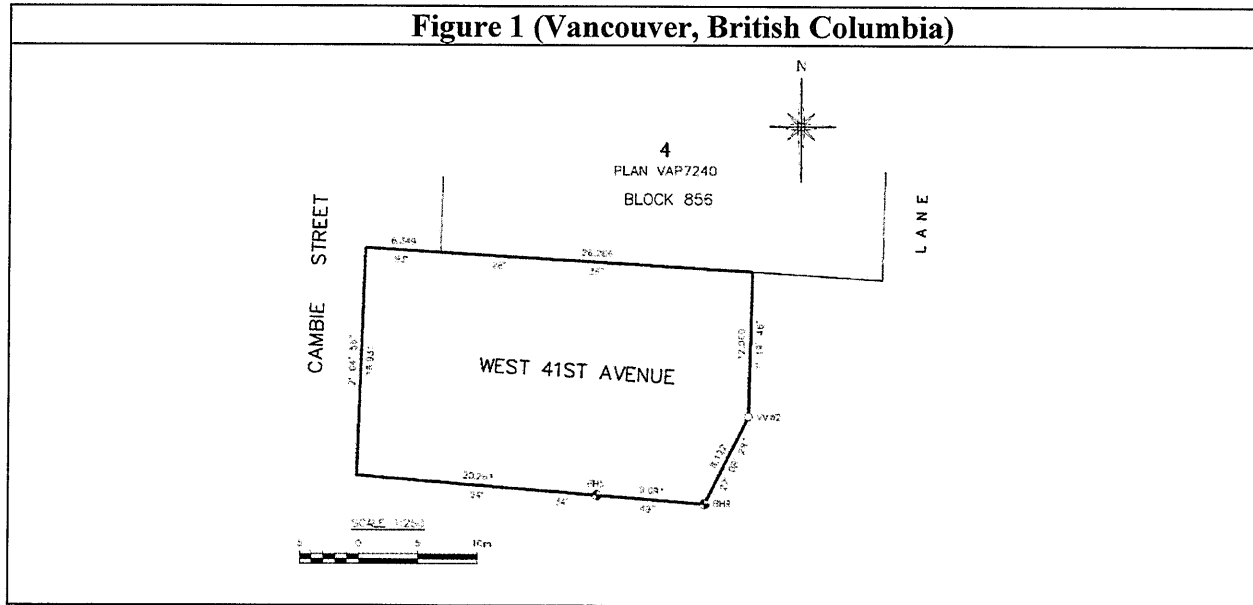
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Figure 1 (Vancouver, British Columbia)



The area presented on Figure 1 is described as:

All those lands lying within the limits of West 41st Avenue as described as follows:

Commencing at the southeast corner of Lot 4, District Lot 526, Group 1, New Westminster District, Plan VAP7240;
 Thence easterly along the southerly boundary of Lot 4 on an azimuth of $93^{\circ} 28' 36''$ more or less a distance of 26.266 m more or less to a point on the south boundary;
 Thence, southerly on an azimuth of $181^{\circ} 19' 46''$ more or less a distance of 12.060 m more or less to monitoring well VMW2;
 Thence southerly on an azimuth of $207^{\circ} 08' 28''$ more or less a distance of 8.122 m more or less to a borehole BH9;
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 Thence continuing westward on the same azimuth of $274^{\circ} 34' 49''$ more or less a distance of 20.261 m more or less to a point being the intersection of the aforesaid line and a line promulgated along the edge of curb on Cambie Street;
 Thence northerly on an azimuth of $2^{\circ} 04' 56''$ more or less a distance of 18.931 m along a line promulgated and along the edge of curb on Cambie street to a point being its intersection with the line created by the westerly promulgation of the southern boundary of said Lot 4;
 Thence easterly on an azimuth of $93^{\circ} 28' 36''$ more or less a distance of 6.349 m more or less to the point of commencement.

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