



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.

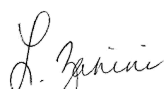
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 19, 2019
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 1407 East 41 Avenue, Vancouver, British Columbia which is more particularly known and described as:

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

PID: 014-296-748

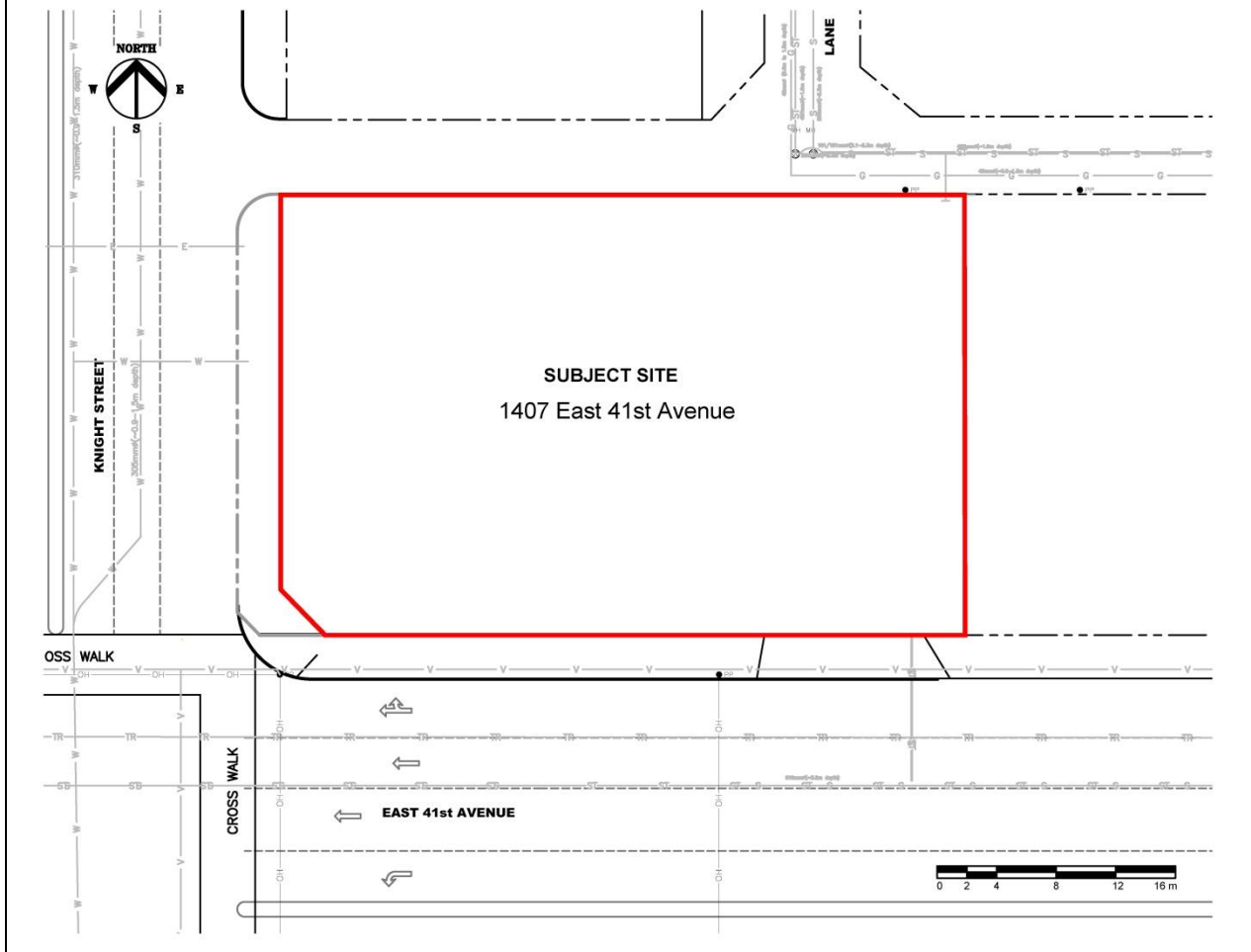
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 58.71"
Longitude: 123° 04' 35.51"

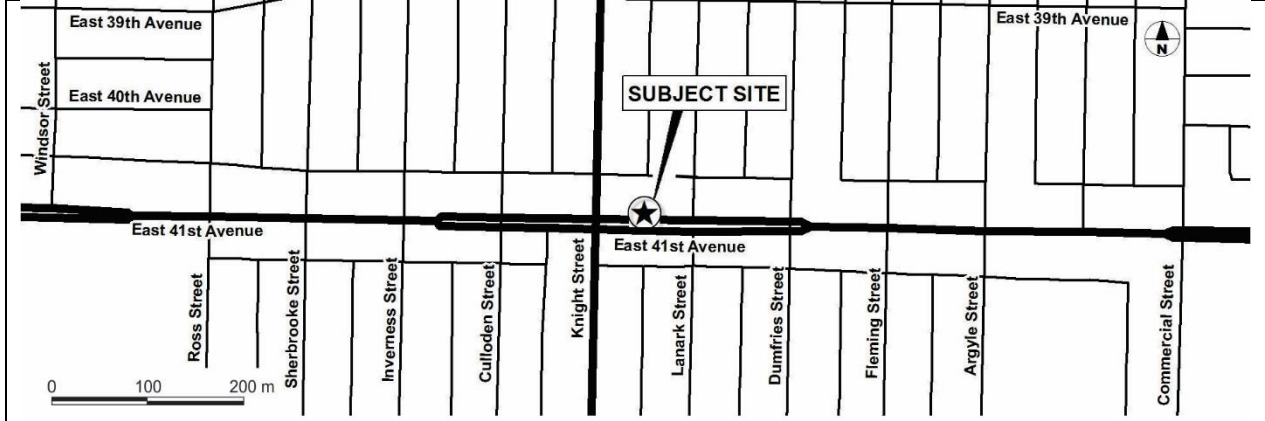
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Site Plan, Vancouver, BC



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.

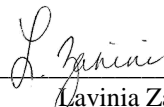
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The site is a vacant commercial lot. Future buildings will be slab on grade or a high density building with an underground parkade.
- (b) Adjacent buildings are slab on grade.

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 from the site 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 numerical remediation standards:

- Ethylbenzene, xylene
- VPHs, LEPHs
- Chromium, Zinc

To meet risk-based remediation standards:

- Benzene, Toluene
- benz[a]anthracene, benzo[b]fluoranthene, benzo[a]pyrene, naphthalene, phenanthrene, pyrene

Substances remediated in vapour for commercial vapour use:

To meet numerical remediation standards:

- benzene
- VPHv

To meet risk-based remediation standards:

- 1,2-dichloroethane, 1,2-dichloropropane
- benzene, VPHv, 1,2,4-trimethylbenzene
- naphthalene
- TCE (trichloroethylene)

Substances remediated in water for drinking water use:


To meet numerical remediation standards:

- VHw₆₋₁₀
- benzene, ethylbenzene, toluene, xylenes (total)
- benz[a]pyrene
- chloride, sodium

To meet risk-based remediation standards:

- arsenic, magnesium
- methyl tertiary butyl ether (MTBE)

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Schedule D

Documents

AECOM Canada Ltd., 2018. *Summary of Site Condition*, Site ID: 7082, July 31, 2018.

AECOM Canada Ltd., 2018. *2017 Stage I Preliminary Site Investigation and Stage 2 PSI, Confirmation of Remediation and Detailed Site Investigation Addendum*, July 31, 2018.

AECOM Canada Ltd., 2018. *FINAL Human Health and Ecological Risk Assessment Report Addendum, 1407 E. 41st Avenue, Vancouver, BC*, July 31, 2018.

AECOM Canada Ltd., 2017. *FINAL Human Health and Ecological Risk Assessment Report*, 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

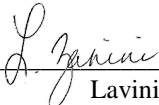
AECOM Canada Ltd., *Regarding Legal Instrument for 1407 E 41st Avenue, Vancouver, BC for contamination which has migrated to the City of Vancouver property north, west and south of the Imperial Oil Lands*, August 10, 2017

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.

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.

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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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