



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.

July 24, 2018
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 949 West 41st Avenue, Vancouver, British Columbia which is more particularly known and described as:

Block 866, except part in Reference Plan 15238, Plan 7764, District Lot 526, New Westminster;
PID: 010-328-637

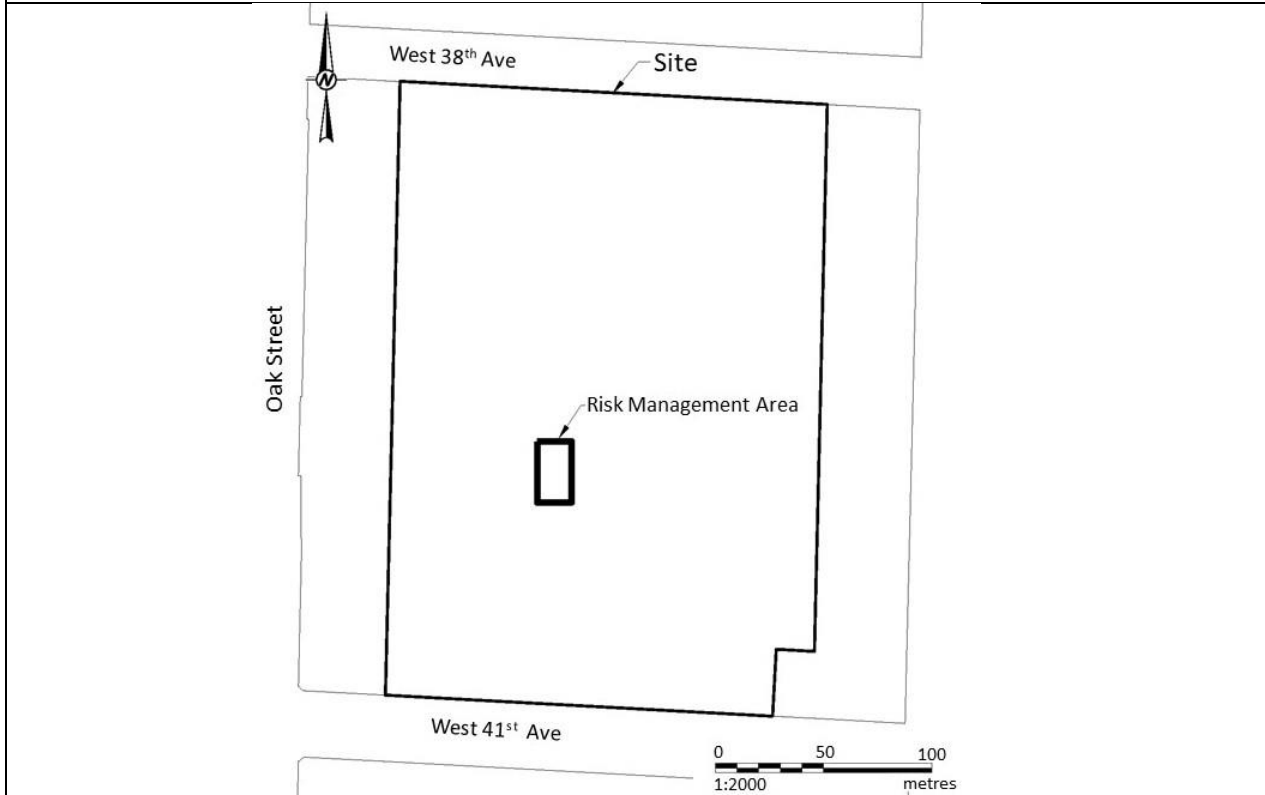
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 6.95"
Longitude: 123° 7' 35.55"

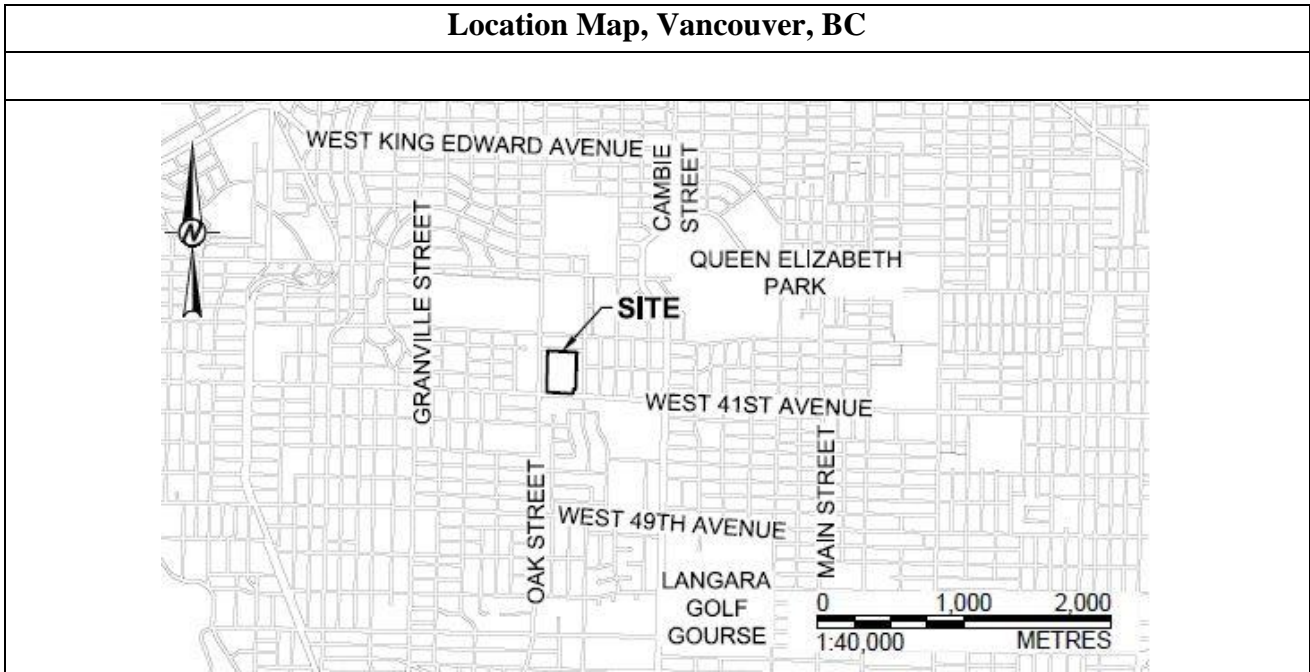
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Site Plan, Vancouver, BC



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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:


- (a) Future high density residential buildings will be slab-at-grade, or
- (b) Future high density residential buildings will be constructed with one level of underground parkade.

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 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 the site will not be used as a source of drinking water.
 - (b) The maintenance of a minimum of 1 m of uncontaminated material or a cap/cover over the risk management area, as shown in the Site Plan and described by the following metes and bounds.

COMMENCING AT THE SOUTHWESTERLY CORNER OF PLAN VAP7764,
DISTRICT LOT 526, NEW WESTMINSTER, BLOCK 866, EXCEPT PART IN
REFERENCE PLAN 15238, THENCE NORTH 38.2° EAST, A DISTANCE OF
113.180 METRES TO THE POINT OF COMMENCEMENT;
THENCE NORTH, A DISTANCE OF 28.073 METRES

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THENCE EAST, A DISTANCE OF 15.906 METRES
THENCE SOUTH, A DISTANCE OF 28.073 METRES
THENCE WEST, A DISTANCE OF 15.906 METRES TO THE POINT OF
COMMENCEMENT

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. The Director must be notified promptly by the person 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 excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for high density residential land soil use:

To meet numerical remediation standards:

ethylbenzene
HEPHs
naphthalene
xylenes

To meet risk-based remediation standards:

chloride ion
LEPHs
sodium ion
VPHs

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

benz(a)anthracene
benzo(a)pyrene
benzo(b+j)fluoranthenes
chloride ion
dibenz(a,h)anthracene
EPHw10-19
sodium ion

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Schedule D

Documents

Summary of Site Condition. Golder Associates Ltd. April 4, 2018.

Human Health and Ecological Risk Assessment, Oakridge Transit Centre, 949 West 41 Avenue, Vancouver, BC. Golder Associates Ltd. February 20, 2018.

Stage 1 Preliminary Site Investigation and Detailed Site Investigation – Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC. Golder Associates Ltd. January 25, 2018.

Confirmation of Remediation – Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC, Golder Associates Ltd. January 24, 2018.

Release Request – Demolition Permit Application 949 West 41st Avenue, Vancouver, BC, Golder Associates Ltd. April 25, 2017.

Post-Remediation Drilling Investigation, Former Diesel Fuel Island, Oakridge Transit Station, 949 West 41st Avenue, Vancouver. EBA Engineering Consultants Ltd. July, 2010.

Confirmation of Diesel Fuel Island Remediation, Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC. EBA Engineering Consultants Ltd. May, 2010.

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 949 West 41st Avenue, Vancouver. EBA Engineering Consultants Ltd. March, 2007.

Stage 1 Preliminary Site Investigation, 949 West 41st Avenue, Vancouver, BC. EBA Engineering Consultants Ltd. June, 2005.

February 2005 Groundwater Monitoring in the Vicinity of the Fuel Island, Oakridge Transit Centre, Vancouver, BC. EBA Engineering Consultants Ltd. March 31, 2005.

Installation of Additional Monitoring Well and Monitoring Program, Oakridge Transit Centre, Vancouver, BC. EBA Engineering Consultants Ltd. April 30, 2002.

Assessment of Hydrocarbon Plume Migration, Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC. EBA Engineering Consultants Ltd. April, 2001.

Phase II Due Diligence Site Assessments & Underground Storage Tank Removal. EBA Engineering Consultants Ltd. April, 1998.

Characterization of Soil to be Excavated, New Hydraulic Hoist Pits, BC Transit – Oakridge Transit Centre, Vancouver, BC. EBA Engineering Consultants Ltd. May 7, 1996.

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