



**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.

2018-08-20

---

Date Issued

---

Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2150 West Broadway, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Block 344, District Lot 526, Plan 16954,  
PID: 007-332-611

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

|            |      |     |       |
|------------|------|-----|-------|
| Latitude:  | 49°  | 15' | 49.2" |
| Longitude: | 123° | 09' | 14.8" |

2018-08-20

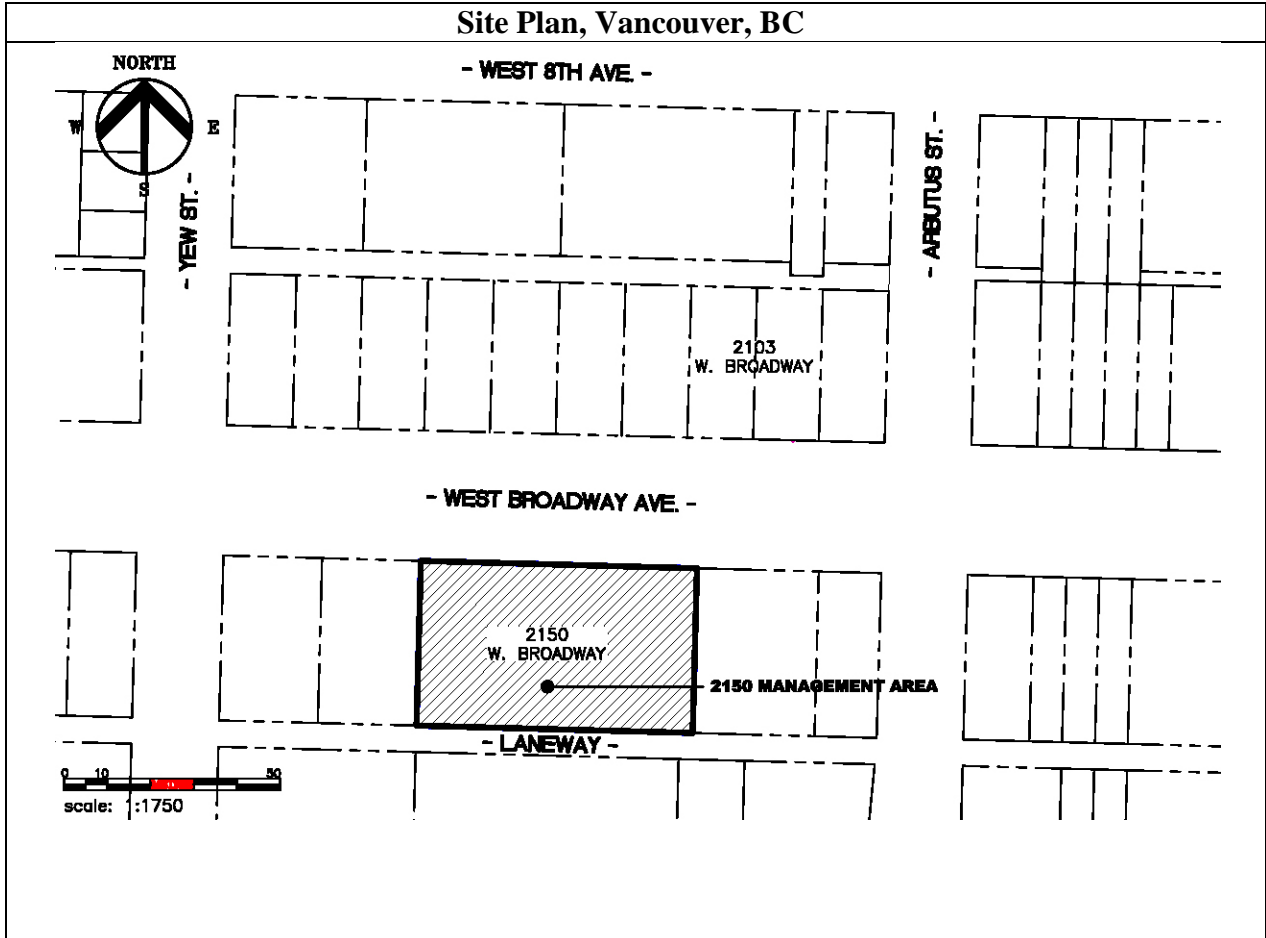
---

Date Issued




---

Alan W. McCammon  
For Director, *Environmental Management Act*



2018-08-20  
 Date Issued

  
 Alan W. McCammon  
 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 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 expected at the site. These assumptions include the following:

- (a) That the current building will remain; and,
- (b) That any future building can be built to any depth.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches 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.

2018-08-20

---

Date Issued



---

Alan W. McCammon  
For Director, *Environmental Management Act*

**Schedule C**  
**Substances and Uses**

*Substances remediated in water for no water use:*

To meet numerical remediation standards:

- $VHw_{6-10}(NA)$

2018-08-20

---

Date Issued



---

Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition (for 2150 MA)*, prepared by SNC-Lavalin Inc, dated April 2018.

*Summary of Communication in Regards to the CofC Application for the Off-Site Management Area (2150 West Broadway) associated with the Shell Service Station at 2103 West Broadway, Vancouver, BC (LC: C01303)* prepared by SNC-Lavalin Inc, dated April 17, 2018.

*Stage 1 PSI Update and Site Update, Shell Service Station, 2103 West Broadway, Vancouver, BC (Location Code: C01303)*, prepared by SNC-Lavalin Inc., dated March 22, 2018.

*Stage 2 Preliminary Site Investigation 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.

*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.

2018-08-20

Date Issued



Alan W. McCammon  
For Director, *Environmental Management Act*

*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.*

*Inspection of Soils During Service Station Redevelopment, 2103 West Broadway Avenue, Location Code: C01303, prepared by Morrow Recovery Systems Inc., dated November 28, 1995.*

*Shell Canada Products Limited, Site Status Report, 2103 West Broadway, Vancouver, BC, prepared by Morrow Recovery Systems Inc., dated August 2, 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.*

2018-08-20

---

Date Issued



---

Alan W. McCammon  
For Director, *Environmental Management Act*