



**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.

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.

March 27, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is 5756 Alma Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 4 of Lots 36 and 39 Block 4 District Lot 320 Plan 6132

PID: 010-965-726

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

Latitude:     49°  14'    3.1"  
Longitude:   123° 11'   11.1"

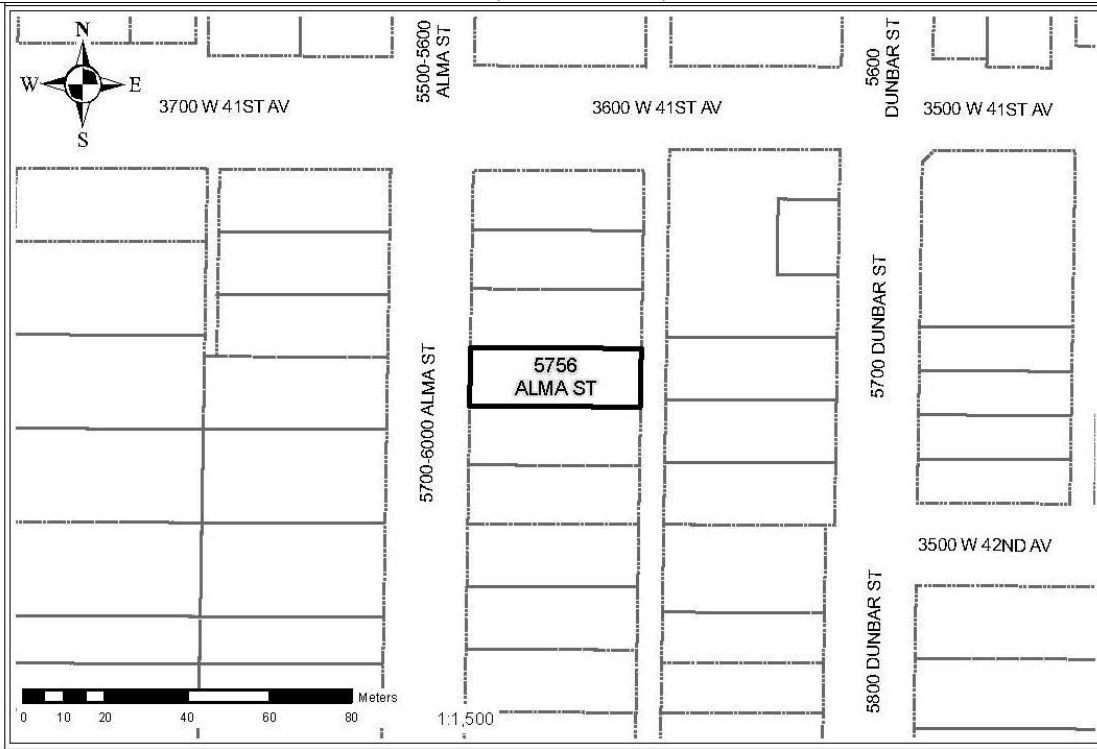
March 27, 2019  
Date Issued

---

  
Liliana Jerade  
For Director, *Environmental Management Act*

---


### Site Plan, Vancouver, BC



### Location Map, Vancouver, BC



March 27, 2019  
Date Issued

  
Liliana Jerade  
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) The current building will remain in place; or,
- b) Future buildings will not be in contact with groundwater.

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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 must not be used as a drinking water source at the site.
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.

March 27, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

- Benzene (71-43-2)

#### *Substances remediated in water for drinking water use:*

##### To meet risk-based remediation standards:

- Benzene (71-43-2)
- Ethylbenzene (100-41-4)
- Toluene (108-88-3)
- Xylenes (total)(1330-20-7)

March 27, 2019

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition for 5756 Alma Street Management Area*, prepared by SNC-Lavalin Inc., Environment & Water., dated January 2019;

*Summary of Communication in Regards to the CofC Applications associated with the Shell Site at 3596 W 41<sup>st</sup> Avenue, Vancouver, BC (Shell Site), Location Code: C01205 (MoE Site No. 1215)*, prepared by SNC-Lavalin Inc., Environment & Water, dated January 24, 2019;

*Human Health and Ecological Risk Assessment, For Management Areas Associated with Operations at a Shell Site, 3596 West 41<sup>st</sup> Avenue, Shell Site, Vancouver, Location Code: C01205*, prepared by SNC-Lavalin Inc., Environment & Water, dated December 7, 2018;

*Preliminary Site Investigation, Detailed Site Investigation, Remedial Activities, Management Area Adjacent the Shell Site at 3596 West 41<sup>st</sup> Avenue, Vancouver, Location Code: C01205* prepared by SNC-Lavalin Inc., Environment & Water, dated December 3, 2018;

*Preapproval request where Certificates of Compliance are sought for 13 affected parcels but not for the associated source parcel contamination or for 4 other sites where contamination is not yet delineated – Site 1216, Off-Site Areas Adjacent to Shell service station at 3596 West 41<sup>st</sup> Ave, Vancouver BC*, by the MoE, dated October 29, 2015; and

*Protocol 6 Preapproval Application for Management Areas adjacent to 3596 West 41<sup>st</sup> Avenue, Vancouver, BC - (LC: C01205)*, prepared by SNC-Lavalin Inc., Environment & Water, dated June 25, 2015.

March 27, 2019  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act