



Victoria File: 26250-20/17931
Site ID: 17931

January 20, 2021

Nadine Blash
Imperial Oil Limited
505 Quarry Park Blvd S.E.
Calgary, AB, T2C 5N1

Dear Ms. Nadine Blash:

**Re: Certificate of Compliance – Portion of 166 East 49th Avenue, Vancouver,
British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 236-468-2258 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Vincent Hanemayer, P.Eng.
Sr. Contaminated Sites Officer

Enclosure

cc: John DeCesare, Ph.D., P.Chem (AB), Eng.L. (BC), Approved Professional, SNC-Lavalin Inc., John.DeCesare@snclavalin.com

Tara Siemens Kennedy, M.E.T, P.Chem., Approved Professional, SNC-Lavalin,
Tara.Kennedy@snclavalin.com

Tim Orr, Orr Development Corporation, 310 – 1847 West Broadway, Vancouver, BC
V6J 1Y6, tim@orrdevelopment.com

Patrick Johnstone, P.Geo., City of Vancouver, 320 – 507 West Broadway, Vancouver, BC,
V5Z 0B4, Patrick.Johnstone@vancouver.ca

Kevin Chan, Bank of Montreal, 6th Floor, 595 Burrard Street, Vancouver, BC, V7X 1L5,
kevin.chan@bmo.com

CSAP Society, apopova@csapsociety.bc.ca

Site Information Advisor, Ministry of Environment and Climate Change Strategy,
Advisor.SiteInformation@gov.bc.ca



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.

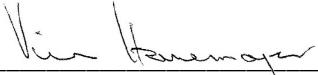
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2021-01-20
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on a portion of 166 East 49th Avenue, Vancouver, British Columbia, which is more particularly known and described as:

Management Area 2, portion of:

Lot 27 Block 2 Plan VAP2102 District LOT 651 NWD Lot 28, BLOCK 2, Plan VAP2102, District Lot 651, New Westminster Land District.

The Management Area 2 is described by the metes and bounds as follows:

Commencing at Northeast corner of *Lot 27 Block 2 Plan VAP2102 District LOT 651 NWD Lot 28, BLOCK 2, Plan VAP2102, District Lot 651, New Westminster Land District*. Thence, at a bearing of 181 degrees 31 minutes 13 seconds a distance of 21.3 m. Thence, at a bearing of 302 degrees 35 minutes 45 seconds a distance of 8.2 m. Thence, at a bearing of 316 degrees 46 minutes 28 seconds a distance of 9.9 m. Thence, at a bearing of 11 degrees 33 minutes 34 seconds a distance of 8.0 m. Thence, at a bearing of 1 degrees 46 minutes 28 seconds a distance of 2.2 m. Thence, at a bearing of 91 degrees 46 minutes 28 seconds a distance of 12.5 m to the point of commencement, and comprising an area of 221.3 m².

The site contains part of a legal parcel depicted in engineering drawing 130993-202 prepared by SNC-Lavalin Inc. on June 6, 2019.

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

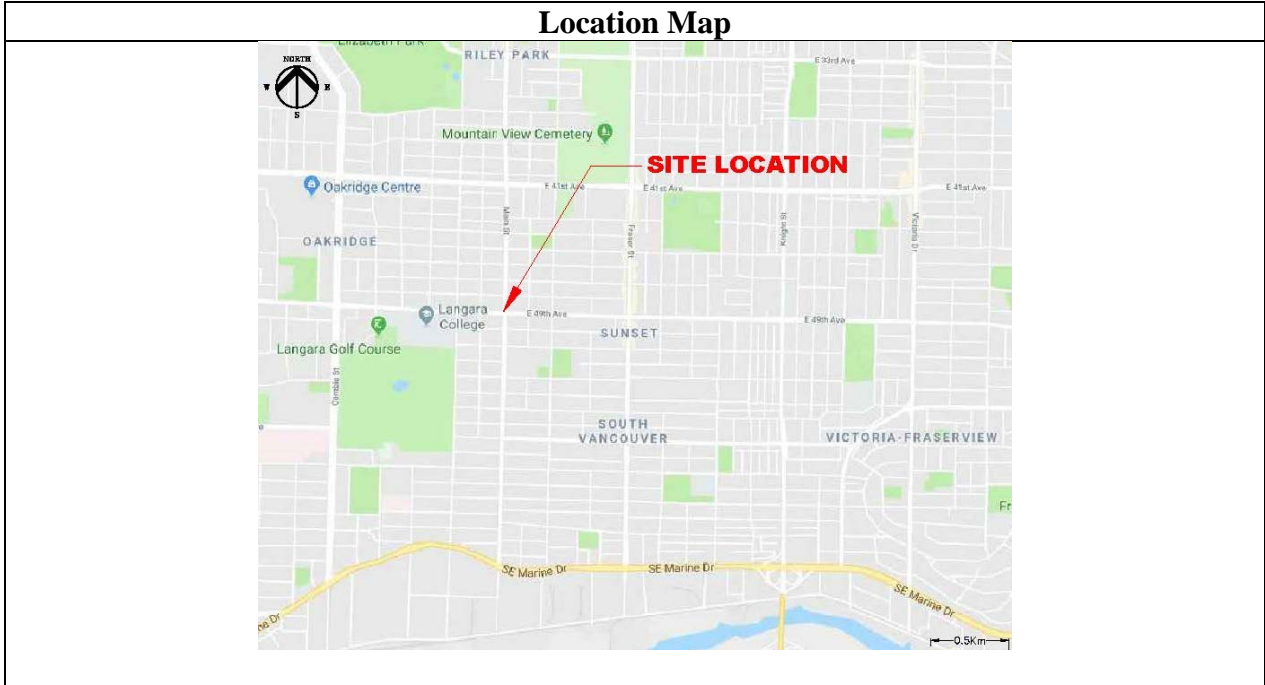
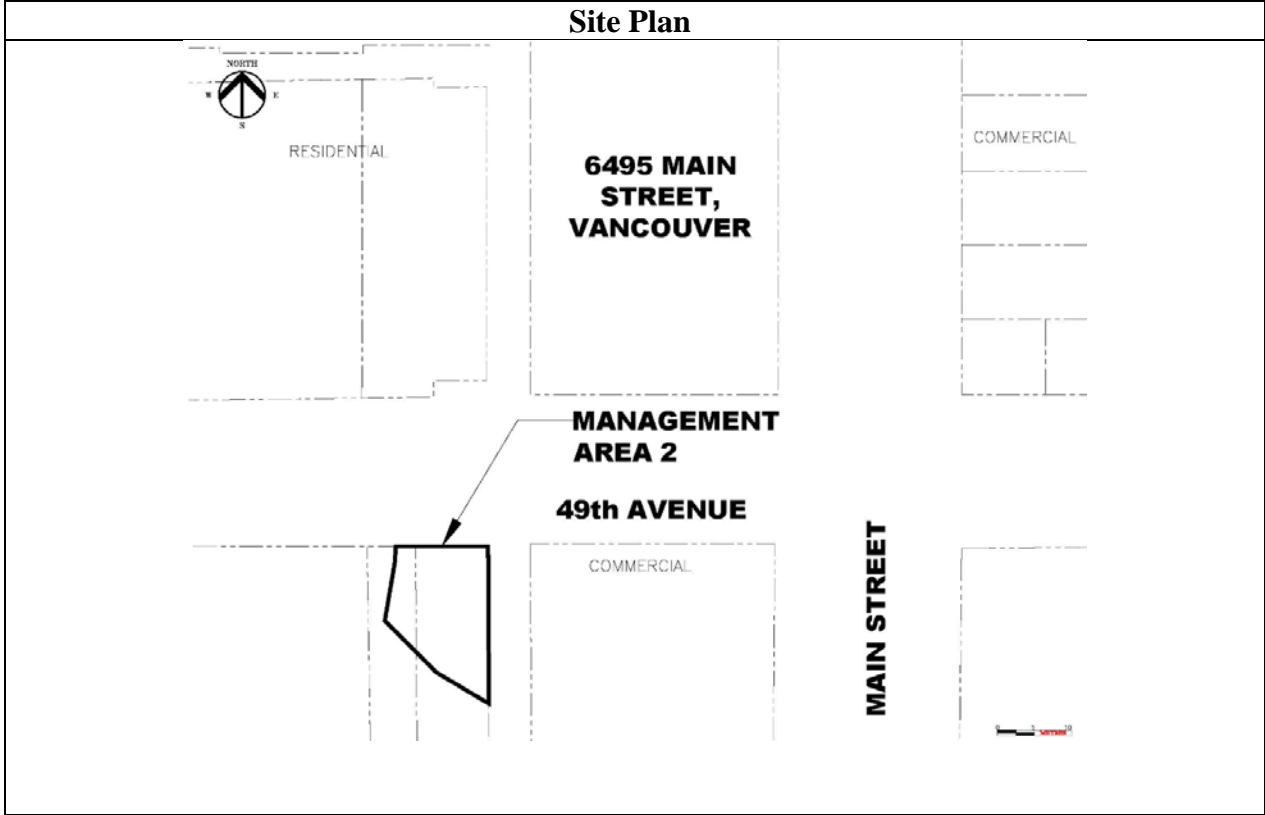
Latitude: 49° 13' 31.80"
Longitude: 123° 6' 8.8"

2021-01-20

Date Issued



Signing Authority
For Director, *Environmental Management Act*



2021-01-20
Date Issued

Vin Hoeniger

Signing Authority
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 the 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 and trenches existing or expected at the site. These assumptions include the following:

- (a) Future buildings at the site will be slab-on-grade or have an 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 must not be used as a source of drinking water.
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.

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Schedule C
Substances and Uses

Substances remediated in soil for commercial soil use:

To meet risk-based remediation standards:

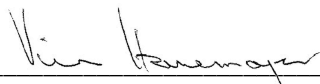
- Benzene (71-43-2)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene (71-43-2)

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Schedule D

Documents

Summary of Site Condition (Site ID 17931), SNC-Lavalin, dated September 16, 2020;

Summary of Communications in Regards to the Certificate of Compliance Applications for a Portion of 166 East 49th Avenue, Vancouver, BC and a Portion of City of Vancouver Lands Adjacent to 6495 Main Street, Vancouver, BC, SNC-Lavalin, dated October 15, 2019;

Human Health and Ecological Risk Assessment, 6495 Main Street and Associated Management Areas, Vancouver, BC, SNC-Lavalin, dated August 30, 2019;

Detailed Site Investigation and Remedial Excavation Report, 6495 Main Street, Vancouver, BC, SNC-Lavalin, dated August 29, 2019;

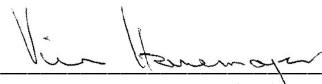
Stage 1 Preliminary Site Investigation, Former Imperial Service Station, 6495 Main Street, Vancouver, BC, SNC-Lavalin, dated May 1, 2017

Addendum Report, Numerical Standards Performance Assessment Response, 6495 Main Street, Vancouver, BC, SNC-Lavalin, dated September 10, 2020;

Additional Information Addendum, Human Health and Ecological Risk Assessment Report, 6495 Main Street, Vancouver, BC, SNC-Lavalin, dated September 14, 2020

2021-01-20

Date Issued



Signing Authority

For Director, *Environmental Management Act*