



Victoria File: 26250-20/15324
Site ID: 15324

December 22, 2020

Caleb McPherson
172965 Canada Limited
c/o Imperial Oil Limited
505 Quarry Park Blvd S.E.
Calgary, AB, T2C 5N1
caleb.a.mcpherson1@exxonmobil.com

Dear Mr. McPherson:

Re: Certificate of Compliance – 978 W. 23rd 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 Regulation and 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P. Geo.
Senior Contaminated Sites Officer
Enclosure

cc:

Alexi Tsaparas and Loveena S. Tsaparas, 978 W. 23rd Avenue, Vancouver, BC, V5Z 2B3;
atsaparas@shaw.ca

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Michael Rankin, CSAP, AECOM Canada Ltd., 4th Floor, 3292 Production Way, Burnaby, BC, V5A 4R4; Michael.rankin@aecom.com

Anna Popova, CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5;
apopova@csapsociety.bc.ca

Nicole Montgomery, City of Vancouver, 4th Floor, 5047 W. Broadway, Vancouver, BC, V5Z 0B4; nicole.montgomery@vancouver.ca

TD Investment Lending Services. P.O. Box 161 Toronto, ON, M5K 1H6,
tdindlon@td.com

Site Information Advisor, ENV, Victoria 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.

December 22, 2020
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 978 W 23rd Avenue, Vancouver, British Columbia the metes and bounds cover the portion of the site which is impacted due to contaminant migration from the Source Site which is more particularly known and described as:

Portion of West ½ of Lot 4 Block 636 District Lot 472 Plan 2215
PID: Portion of 013-953-699

Commencing at an Iron Post set at the southeast corner of Lot 1 block 636 district lot 472 Plan VAP2215 PID 013-953-699.

Thence in a north-easterly direction at a bearing of 65°00'35'' in a straight line 6.81 metres to the southwest corner of the west 1/2 of lot 4 block 636 district lot 472 plan VAP2215 being the point of beginning,

Thence following the south property line of the said lot in an easterly direction at a bearing of 91°34'41'' in a straight line 8.20 metres to a point,

Thence in a northerly direction at a bearing of 1°34'41'' in a straight line 3.95 metres to Monitoring Well 13-06,

Thence in a north-westerly direction at a bearing of 349°34'40'' in a straight line 12.35 metres to Monitoring Well 13-03,

Thence in a north-westerly direction at a bearing of 324°32'19'' in a straight line 9.36 metres to a point on west property line of the said lot,

Thence in a southerly direction along the west property line at a bearing of 181°33'40'' in a straight line 23.50 metres to the point of beginning containing 137 square metres more or less.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Binnie Land Surveying Ltd., B.C. Land Surveyor on October 29 2020.

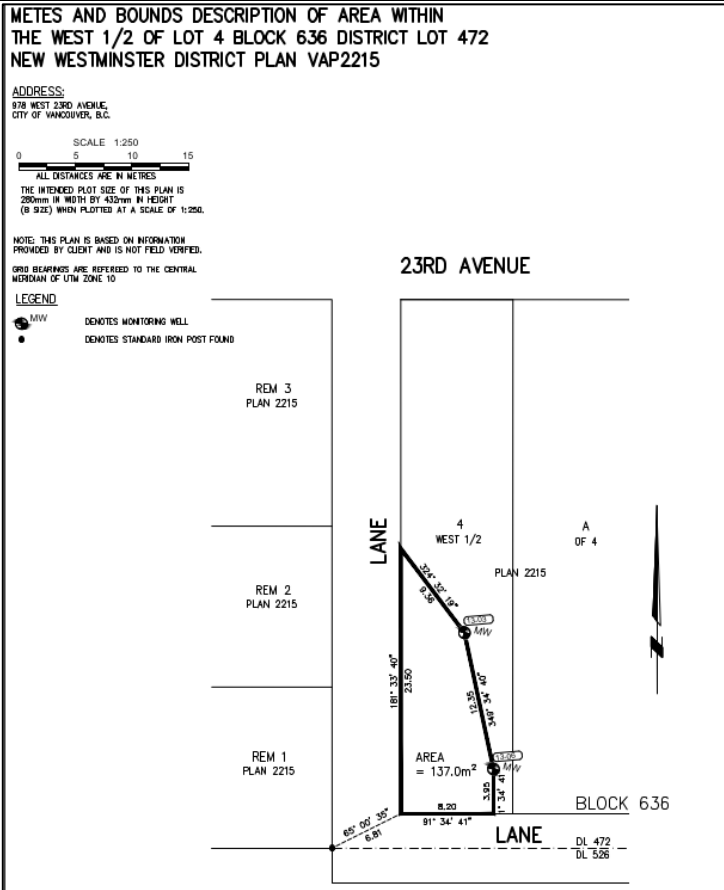
The approximate centre of the 978 W 23rd Avenue site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 1.91"
Longitude: 123° 7' 36.31"

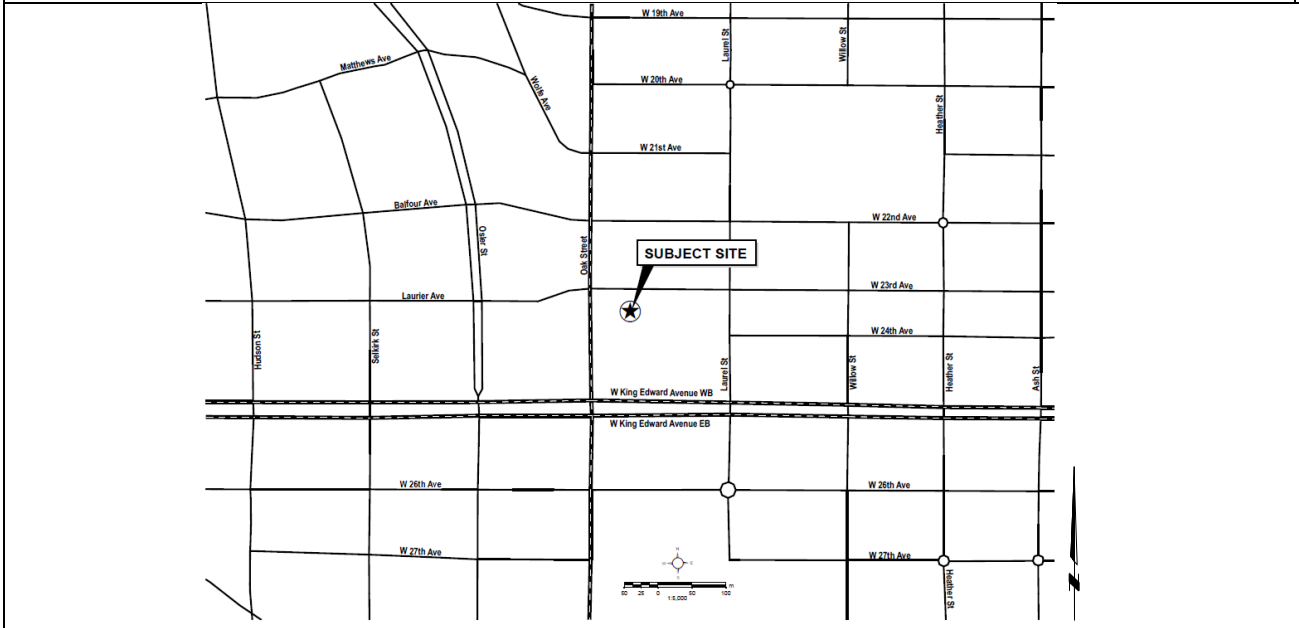
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Site Plan, Vancouver, BC

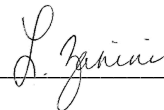


Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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 consists of a single family residence with a basement and will remain as such.

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

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 water for drinking water use:

To meet risk-based remediation standards:

Substance	CAS Number
benzene	71-43-2
cyclohexene	110-83-8
EPH _{w10-19}	N/A
ethylbenzene	100-41-4
1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6
naphthalene	91-20-3
toluene	108-88-3
1,3,5-trimethylbenzene	99-35-4
VHw ₆₋₁₀	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition Site ID: 15324, AECOM Canada Ltd. October 30, 2020;

Risk Assessment Report - Off-Site Management Area – 978 W 23rd Avenue, Vancouver, British Columbia. AECOM Canada Ltd. October 27, 2020;

2020 Detailed Site Investigation Report - Off-Site Management Area - 978 West 23rd Avenue, Vancouver, British Columbia. AECOM Canada Ltd. October 27, 2020;

Stage 1 Preliminary Site Investigation. 3950 Oak St., Vancouver, British Columbia, AECOM Canada Ltd. October 27, 2020;

AG11 - Regarding Legal Instrument for 978 W 23rd Avenue, Vancouver, BC for contamination associated with the Imperial Oil's 3950/3984 Oak Street, Vancouver property. AECOM Canada Ltd. September 11, 2020.

Approval request where the entire extent of contamination has not been delineated and/or remediated, 978 West 23rd Avenue, Vancouver, BC. Ministry of Environment and Climate Change Strategy. July 9, 2020.

2019/2020 Groundwater and Sampling Results – 978 West 23rd Avenue, Vancouver, BC. 3950 Oak St., Vancouver, British Columbia, AECOM Canada Ltd. June 16, 2020;

2018 Hydrogeological Conceptual Model, AECOM Canada Ltd. May 23, 2019;

2017/2018 Groundwater and Soil Vapour Monitoring and Sampling Results – 978 West 23rd Avenue, Vancouver, BC, AECOM Canada Ltd. March 22, 2019;

2016 Groundwater Investigation Results – 978 West 23rd Avenue, Vancouver, BC, AECOM Canada Ltd. December 20, 2016;

2015 Investigation, Monitoring and Sampling Results, Former Imperial Service Station – 3950/3984 Oak Street, Vancouver, BC (23rd & Oak), SNC-Lavalin. December 21, 2015;


2014 Investigation, Monitoring and Sampling Results, Former Imperial Service Station – 3950/3984 Oak Street, Vancouver, BC (23rd & Oak), SNC-Lavalin. February 3, 2015;

Stage 1 Preliminary Site Investigation Former Imperial Service Station – 3950/3984 Oak Street, Vancouver, BC, SNC-Lavalin. January 29, 2015;

2013 Investigation, Monitoring and Sampling Results, Former Imperial Service Station – 3950/3984 Oak Street, Vancouver, BC (23rd & Oak), SNC-Lavalin. May 6, 2014;

Air Sampling Results – 978 West 23rd Avenue, Vancouver, BC, SNC-Lavalin. November 26, 2013.

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