



**VIA EMAIL**

Regional File: 26250-20/0328  
Victoria File: 26250-20/1125  
Site ID: 1125

November 9, 2021

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](mailto:caleb.a.mcpherson1@exxonmobil.com)

Dear Mr. McPherson:

**Re: Certificate of Compliance – 3950 and 3984 Oak Street, 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 Soil Relocation Agreement set out in Part 8 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 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc:

Kelly Carswell, City of Vancouver, Real Estate Services, 320-507 West Broadway, 320-507 West Broadway, Vancouver, BC, V5Z 0B4; [kelly.carswell@vancouver.ca](mailto:kelly.carswell@vancouver.ca)

Tara Hamer-Hayley, The Board of School Trustees of School District No. 39, 1580 West Broadway, Vancouver, BC, V6J 5K8; [thayley@vsb.bc.ca](mailto:thayley@vsb.bc.ca)

CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5;  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Bonnie Marks, P.Eng., PMP, CSAP, AECOM Canada Ltd., 4th Floor, 3292 Production Way, Burnaby, BC, V5A 4R4; [Bonnie.Marks@aecom.com](mailto:Bonnie.Marks@aecom.com)

Michael Rankin, CSAP, AECOM Canada Ltd., 4th Floor, 3292 Production Way, Burnaby, BC, V5A 4R4; [Michael.rankin@aecom.com](mailto:Michael.rankin@aecom.com)

Site Information Advisor, ENV, Victoria [advisor.siteinformation@gov.bc.ca](mailto: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.

November 9, 2021  
Date Issued

  
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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3984/3950 Oak Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Except Part in Explanatory Plan 20273, Block 636, District Lot 472, Plan 2215  
PID: 013-953-621  
3984 Oak Street, Vancouver;

Lot 2 Except Part in Explanatory Plan 20273, Block 636, District Lot 472, Plan 2215  
PID: 013-953-630  
3950 Oak Street, Vancouver; and

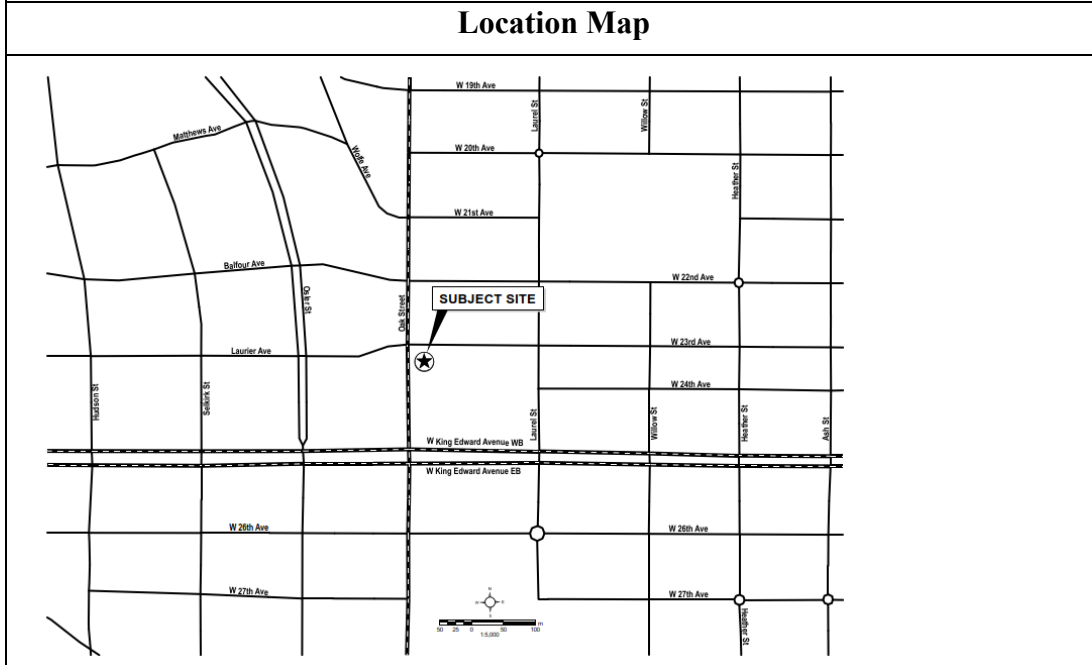
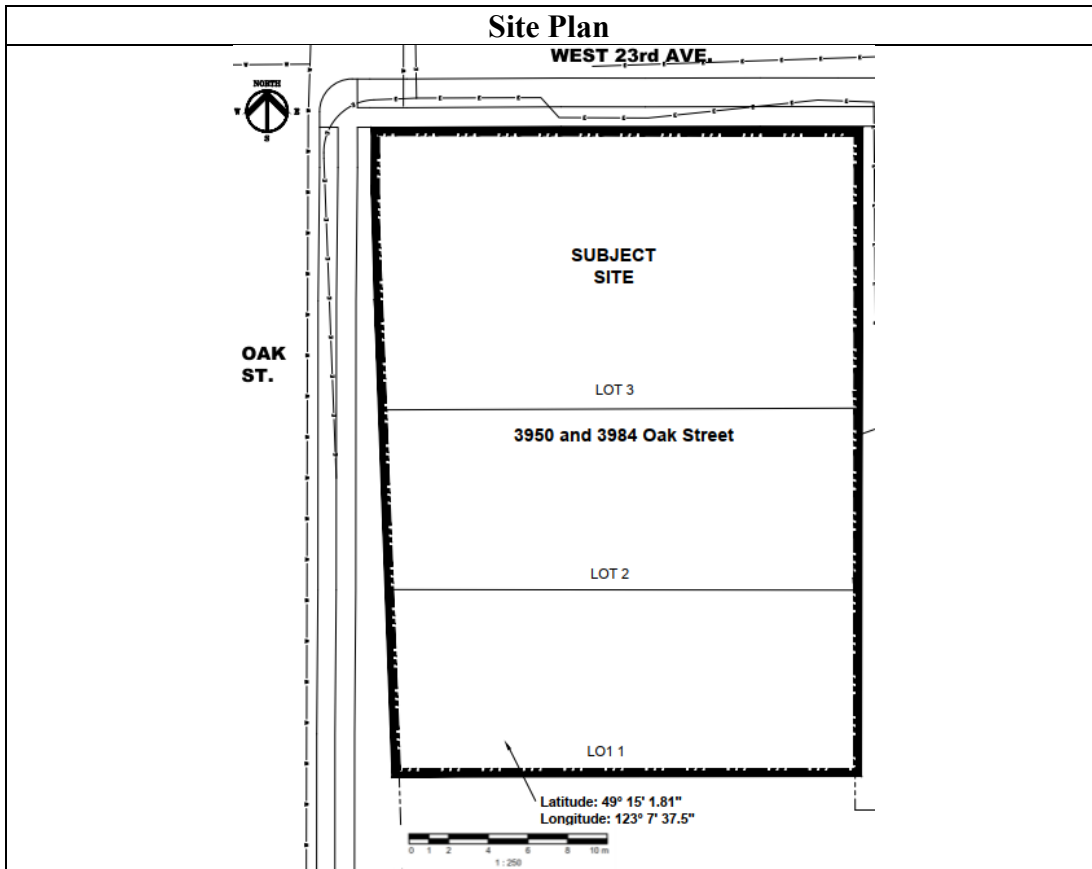
Lot 3 Except Part in Explanatory Plan 20273, Block 636, District Lot 472, Plan 2215  
PID: 013-953-648  
3950 Oak Street, Vancouver.

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

Latitude: 49° 15' 1.81"  
Longitude: 123° 7' 37.5"

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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 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) Future buildings erected on the Site must be built with a foundation with no groundwater in contact with the slab or with a parkade built to any depth.*

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) Site groundwater must not be used for drinking water purposes.*

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 land soil use:*

To meet risk-based remediation standards:

Substance	CAS Number
benzene	71-43-2
ethylbenzene	100-41-4
LEPHs	NA
naphthalene	91-20-3
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

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

To meet numerical remediation standards:

Substance	CAS Number
EPH <sub>w10-19</sub>	N/A
VH <sub>w6-10</sub>	N/A

To meet risk-based remediation standards:

Substance	CAS Number
benzene	71-43-2
dichloroethane, 1,2-	107-06-2
ethylbenzene	100-41-4
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
toluene	108-88-3
xylenes, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition Site ID: 1125*, AECOM Canada Ltd., October 15, 2021;

*Risk Assessment Addendum 3950 & 3984 Oak St., Vancouver, British Columbia* AECOM Canada Ltd. October 15, 2021;

*Risk Assessment Report – 3950 & 3984 Oak St, Vancouver, British Columbia.* AECOM Canada Ltd. April 21, 2021;

*2021 Detailed Site Investigation and Confirmation of Remediation Report – 3950 & 3984 Oak St., Vancouver, British Columbia.* AECOM Canada Ltd. April 21, 2021;

*Stage 1 Letter Update, 3950 & 3984 Oak St Vancouver, British Columbia.* AECOM Canada Ltd. April 21, 2021

*AG11 Communication from Vancouver School Board*, Vancouver School Board, February 21, 2021

*AG11 Communicaiton from City of Vancouver*, City of Vancouver, February 11, 2021

*AG11 - Regarding Legal Instrument for City of Vancouver, BC for contamination associated with the Imperial Oil's 3950/3984 Oak Street, Vancouver property.* AECOM Canada Ltd, December 23, 2020;

*AG11 - Regarding Legal Instrument for 4070 Oak St, BC for contamination associated with the Imperial Oil's 3950/3984 Oak Street, Vancouver property.* AECOM Canada Ltd , December 23, 2020;

*Certificate of Compliance - 978 W 23rd Avenue, Vancouver, BC*, BC ENV, December 22, 2020

*Request for Preapproval under Protocol 6 Not to Delineate or Remediate – 3950 & 3984 Oak St., Vancouver, BC Site ID 1125.* BC ENV, October 30, 2020;

*Plume Stability Memo, 3950 Oak St., Vancouver, BC*, AECOM Canada, Ltd., October 27, 2020

*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 23<sup>rd</sup> Avenue, 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 ENV July 9, 2020.

*2018 Hydrogeological Conceptual Mode, 3950 Oak St., Vancouver, BC.* AECOM Canada Ltd., May 23, 2019;

*2015 Investigation, Monitoring and Sampling Results*, SNC Lavalin, December 21, 2015;

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*2014 Investigation, Monitoring and Sampling Results Former Imperial Service Station – 3950/3984 Oak Street, Vancouver, BC, SNC Lavalin, February 3, 2015;*

*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 Oak Street, Vancouver, BC (23<sup>rd</sup> & Oak), SNC Lavalin, December 18, 2014;*

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

*2012 On-Site Drilling Investigation Results Report Former Imperial Service Station 3950 Oak Street, Vancouver, BC (23<sup>rd</sup> & Oak), SNC Lavalin, December 18, 2012;*

*2012 to 2015 SNC Monitoring Reports, SNC Lavalin, October 23, 2012, March 1, 2013, April 1, 2013, April 29, 2013, May 22, 2013, November 14, 2013, November 20, 2013, November 21, 2013, April 7, 2014, April 7, 2014, September 12, 2014, September 29, 2014, November 26, 2014, January 23, 2015, January 24, 2015, February 17, 2015, February 25, 2015, March 11, 2015, May 11, 2015, May 12, 2015, May 19, 2015, May 29, 2015, August 4, 2015, August 10, 2015, August 11, 2015, August 16, 2015, August 16, 2015, September 4, 2015, November 23, 2015;*

*2011 Site Monitoring Report, O’Connor Associates, December 5, 2011;*

*2011 Site Monitoring Report, O’Connor Associates, March 15, 2011;*

*2010 Subsurface Investigation, O’Connor Associates, October 21, 2010;*

*2009 Site Monitoring Report, O’Connor Associates, September 16, 2009;*

*2002 Site Monitoring Report, O’Connor Associates, November 21, 2002;*

*Phase I Environmental Site Assessment, O’Connor Associates, November 6, 1998;*

*June and July 1998 O’Connor Environmental Investigation Report, O’Connor Associates, September 9, 1998;*

*1998 O’Connor Site Monitoring Report, O’Connor Associates, August 10, 1998;*

*1997/1998 O’Connor Environmental Investigation Report, O’Connor Associates, February 23, 1998;*

*1997 Tank Removal/Test Pit Investigation Report, O’Connor Associates, April 4, 1997;*

*1997 Soil Classification Memo, O’Connor Associates, January 30, 1997;*

*1996 Tank Removal/Test Pit Investigation Report, O’Connor Associates, November 12, 1996;*

*1993 Supplementary Off-Site Subsurface Investigation Report – 3950 Oak St., O’Connor, Associates, July 28, 1993;*

*1992 Supplementary On-Site Subsurface Investigation – 3950 Oak St, O’Connor Associates, June 19, 1992;*



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*1992 Site Monitoring Report – 3950 Oak St, O’Connor Associates, March 16, 1992;*  
*1991 Subsurface Investigation Report – 3950 Oak St, O’Connor Associates, April 15, 1991;*  
*April 1991 UST Removal and Observation Report, O’Connor Associates, June 6, 1991;*  
*1991 Vapour Extraction Unit Installation Memo, O’Connor Associates, January 22, 1991;*  
*1990 Initial Subsurface Investigation Report, O’Connor Associates, November 28, 1990.*

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