



VIA EMAIL

Victoria File: 26250-20/17156
Site ID: 17156

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

Dear Mr. McPherson:

Re: Certificate of Compliance – 3950/3984 Oak Street, City of 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.

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

CSAP Society, 613-744 West Hastings Street, Vancouver, BC V6C 1A5;
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

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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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance consists of three off-site management areas located in the roadways adjacent to a former service station at 3950 Oak Street, near the intersection of Oak Street and West 23rd Ave, Vancouver, British Columbia.

The site is as depicted in a legal sketch plan prepared by Binnie Land Surveying Ltd., B.C. Land Surveyor on January 22, 2021 and April 23, 2021 with metes and bounds descriptions as follows:

Area 1

Commencing at a Geodetic Control Monument DTS-52 at the northeast corner of West 23rd Avenue and Oak Street,

Thence in an easterly direction at a bearing of $87^{\circ}39'28''$ in a straight line 2.59 metres to the southwest corner of lot 36 block 616 district lot 472 plan 1497 being the point of beginning,

Thence following the south property line of the said lot in an easterly direction at a bearing of $91^{\circ}36'07''$ in a straight line 38.84 metres to a point along the south property line of lot 33 block 616 district lot 472 plan 1497,

Thence in a south-easterly direction at a bearing of $171^{\circ}00'33''$ passing through Monitoring Well 15-13 in a straight line 20.44 metres to the northwest corner of the west 1/2 of lot 4 block 636 district lot 472 plan VAP 2215,

Thence in a westerly direction at a bearing of $271^{\circ}36'30''$ in a straight line 6.09 metres to the northeast corner of lot 3, except part in explanatory plan 20273 block 636 district lot 472 plan 2215,

Thence following the north property line of the said lot in a westerly direction at a bearing of $271^{\circ}36'30''$ in a straight line 36.52 metres to the northwest corner of said lot,

Thence in a northerly direction at a bearing of $1^{\circ}38'49''$ in a straight line 20.09 metres to the point of beginning containing 818.4 square metres more or less.

Area 2

Commencing at the Iron Post set on the southeast corner of lot 1, except part in explanatory plan 20273 block 636 district lot 472 Plan VAP2215 being the point of beginning,

Thence following the east property line of the said lot in a northerly direction at a bearing of $1^{\circ}33'40''$ in a straight line 26.41 metres to a point

Thence in an easterly direction at a bearing of $91^{\circ}33'40''$ in a straight line 4.98 metres to Borehole 25

Thence in a south-easterly direction at a bearing of $164^{\circ}32'21''$ in a straight line 3.82 metres to a point along the west property line of the west 1/2 of lot 4 block 636 district lot 472 plan VAP 2215,

Thence following the west property line of the said lot in a southerly direction at a bearing of $181^{\circ}33'40''$ in a straight line 19.71 metres to the southwest corner of the said lot,



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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 3.19 metres to a point,
Thence in a south-westerly direction at a bearing of 189°43'39'' in a straight line 2.35 metres to a point,
Thence in a south-westerly direction at a bearing of 210°10'17'' in a straight line 2.19 metres to a point,
Thence in a south-westerly direction at a bearing of 218°26'18'' in a straight line 2.31 metres to a point along the boundary of lot A block 656 district lot 526 group 1 New Westminster district plan LMP23022,
Thence following the north property line the said lot in a westerly direction at a bearing of 271°34'40'' in a straight line 6.52 metres to the Lead Plug set on the corner of the said lot,
Thence following the east property line of the said lot in a northerly direction at a bearing of 1°33'40'' in a straight line 3.05 metres to the point of beginning containing 191 square metres more or less.

Area 4

Commencing at the Iron Post set on the southwest corner of lot 1, except part in explanatory plan 20273 block 636 district lot 472 Plan VAP2215,
Thence following the west property line of the said lot in a northerly direction at a bearing of 359°26'05'' in a straight line 1.47 metres to a point along the boundary of said lot being the point of beginning,
Thence in a north-westerly direction at a bearing of 311°02'31'' in a straight line 4.32 metres to a point,
Thence in a north-westerly direction at a bearing of 338°41'54'' in a straight line 2.98 metres to a point,
Thence in a northerly direction at a bearing of 358°30'05'' in a straight line 3.23 metres to a point,
Thence in a north-easterly direction at a bearing of 43°50'49'' in a straight line 3.20 metres to a point,
Thence in an easterly direction at a bearing of 82°47'23'' in a straight line 2.11 metres to a point along the boundary of said lot,
Thence following the west property line of the said lot in a southerly direction at a bearing of 179°26'05'' in a straight line 11.41 metres to the point of beginning containing 37.1 square metres more or less.

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

Latitude: 49° 15' 0.16"
Longitude: 123° 7' 36.5"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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 is a road way and will remain a road.

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 industrial land soil use:

To meet risk-based remediation standards:

Substance	CAS Number
benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
xylenes	1330-20-7
VPHs	N/A

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
dichloroethane, 1,2-	107-06-2
EPH _{w10-19}	N/A
ethylbenzene	100-41-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
VH _{w6-10}	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition Site ID: 17156, 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 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;
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;
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
2014 Investigation, Monitoring and Sampling Results Former Imperial Service Station – 3950/3984 Oak Street, Vancouver, BC, SNC Lavalin, February 3, 2015
2013 Investigation, Monitoring and Sampling Results Former Imperial Service Station 3950 Oak Street, Vancouver, BC (23rd & Oak), SNC Lavalin, December 18, 2014
2012 On-Site Drilling Investigation Results Report Former Imperial Service Station 3950 Oak Street, Vancouver, BC (23rd & Oak), SNC Lavalin, May 6, 2014
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

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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
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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