



VIA E-MAIL

Victoria File: 26250-20/1047
Site ID: 1047

May 10, 2022

Caleb McPherson
Imperial Oil Limited, Inc No. 14082A
505 Quarry Park Blvd S.E.
Calgary, AB, T2C 5N1

McPherson, Caleb Allan Thomas (caleb.a.mcpherson1@exxonmobil.com)

Dear Mr. McPherson:

Re: Certificate of Compliance – 3792 West 4th 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:

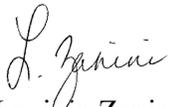
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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:

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

Craig Harris, M.Sc., P.Geo., R.P.Bio., CSAP, AECOM Canada Ltd., 200 - 415 Gorge Road East, Victoria, BC, V8T 2W1; Craig.Harris@aecom.com

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

Stephen Marmion, Strata Corporation VR 2456 c/o Associa British Columbia, 355 – 1385 West 8th Avenue, Vancouver, BC, V6H 3V9; Stephen.Marmion@associa.ca

Doug Lacey, Strata Corporation VR 2456, #1102 - 2020 Highbury St., Vancouver, BC,
V6R 4N9; dylacey1@telus.net

Client Information Officer, ENV, Victoria csp_cio@victoria1.gov.bc.ca

City of Vancouver; contaminated.sites@vancouver.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.

May 10, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3792 West 4th Avenue, Vancouver, British Columbia which is more particularly known and described as:

LOT 1 BLOCK 217 DISTRICT LOT 176 PLAN 21612;
PID: 010-747-486

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

Latitude: 49° 16' 6.42"
Longitude: 123° 11' 13.84"

May 10, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*



May 10, 2022
Date Issued


 Lavinia Zanini
 For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water uses must be promptly identified by the responsible persons 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 parkade constructed to 2012 or later BC building codes to any depth.

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

May 10, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

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 |
| HEPHs | N/A |
| LEPHs | N/A |
| toluene | 108-88-3 |
| VPH _s | N/A |
| xylenes | 1330-20-7 |

Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

| Substance | CAS Number |
|---------------------|------------|
| benzene | 71-43-2 |
| butadiene, 1,3- | 106-99-0 |
| tetrachloroethylene | 127-18-4 |
| VPH _v | N/A |

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

| Substance | CAS Number |
|---------------|------------|
| arsenic | 7440-38-2 |
| chlorobenzene | 108-90-7 |

May 10, 2022

Date Issued



Lavinia Zanini
For Director, *Environmental Management Act*

To meet risk-based remediation standards:

| Substance | CAS Number |
|---------------------|-------------------|
| anthracene | 120-12-7 |
| benzene | 71-43-2 |
| cadmium | 7440-43-9 |
| ethylbenzene | 100-41-4 |
| LEPH _w | N/A |
| naphthalene | 91-20-3 |
| phenanthrene | 85-01-8 |
| pyrene | 129-00-0 |
| toluene | 108-88-3 |
| VH _{w6-10} | N/A |
| VPH _w | N/A |
| xylenes, total | 1330-20-7 |

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

| Substance | CAS Number |
|---------------------|-------------------|
| anthracene | 120-12-7 |
| benzene | 71-43-2 |
| cadmium | 7440-43-9 |
| ethylbenzene | 100-41-4 |
| LEPH _w | N/A |
| naphthalene | 91-20-3 |
| phenanthrene | 85-01-8 |
| pyrene | 129-00-0 |
| toluene | 108-88-3 |
| VH _{w6-10} | N/A |
| VPH _w | N/A |
| xylenes, total | 1330-20-7 |

May 10, 2022

Date Issued



Lavinia Zanini
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Site ID: 1047, AECOM Canada Ltd., January 12, 2022;

Detailed Risk Assessment Report, 3792 West 4th Avenue, Vancouver, BC, AECOM Canada Ltd., January 12, 2022;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation Report – 3792 W 4th Ave., Vancouver, British Columbia. AECOM Canada Ltd., September 9, 2021;

Community Notification - 2020 Highbury Street (Strata VR 2456) communication to Imperial Oil, Strata VR 2456, September 3, 2021;

Plume Stability Memo, 3792 W 4th Avenue, Vancouver, British Columbia, AECOM Canada Ltd., September 2, 2021;

Community Notification - Imperial Oil communication to 2020 Highbury Street (Strata VR 2456), Imperial Oil Ltd., August 30, 2021;

Community Notification - 2020 Highbury Street (Strata VR 2456) communication to Imperial Oil regarding Jericho Village Shopping Centre, Strata VR 2456, August 19, 2021;

Community Notification - Imperial Oil communication to 2020 Highbury Street (Strata VR 2456) regarding Jericho Village Shopping Centre, Imperial Oil Ltd., July 19, 2021;

2020 Stage 1 Preliminary Site Investigation., 3792 West 4th Avenue, Vancouver, British Columbia, AECOM Canada Ltd., July 12, 2021;

Community Notification – Response to City of Vancouver - Regarding Certificate of Compliance application for Management Area adjacent to 3792 West 4th Avenue, Vancouver, BC, (“City Lands”), AECOM Canada Ltd., June 25, 2021;

Community Notification – Communication from 2020 Highbury Street (Strata VR 2456), Strata VR 2456, June 14, 2021;

Community Notification - Communication from City of Vancouver - Regarding Certificate of Compliance application for Management Area adjacent to 3792 West 4th Avenue, Vancouver, BC, (“City Lands”), City of Vancouver, May 28, 2021;

Community Notification - Regarding Legal Instrument for 2020 Highbury St., Vancouver, BC for contamination associated with the Imperial Oil’s 3792 W 4th Avenue, Vancouver property, AECOM Canada Ltd., April 30, 2021;

May 10, 2022
Date Issued


Lavinia Zanini
For Director, Environmental Management Act

Community Notification - Regarding Legal Instrument for 3792 West 4th Avenue, Vancouver, BC for contamination which has migrated to the City of Vancouver lands north (West 4th Avenue) and west (Highbury Street) of the Imperial Oil Lands, AECOM Canada Ltd., April 30, 2021;

2020 Excavation and Backfill Material Compaction Density Test Memo, 3792 West 4th Avenue, Vancouver, BC. (JF.00181), AECOM Canada Ltd., August 17, 2020;

2020 Backfill Characterization Memo, 3792 West 4th Avenue, Vancouver, BC. (JF.00181), AECOM Canada Ltd., August 17, 2020;

Terrestrial Assessment Memo for Protocol 13 TS-4 and TS-5, 3792 West 4th Avenue, Vancouver, BC. (JF.00181), AECOM Canada Ltd., December 12, 2017;

Aquatic Assessment Memo for Protocol 13 AW-3, 3792 West 4th Avenue, Vancouver, BC. (JF.00181), AECOM Canada Ltd., December 12, 2017;

2016 Hydrogeological Assessment, 3792 West 4th Avenue, Vancouver, BC. (JF.00181), AECOM Canada Ltd., November 30, 2016;

Mann Kendall Statistical Analysis of Groundwater Quality – 3792 W 4th Avenue, Vancouver, BC (JF.00181), AECOM Canada Ltd., February 22, 2016;

Site Monitoring and Sampling Report, 3792 West 4th Avenue, Vancouver, BC, Location No. JF.00181, SNC Lavalin Inc., December 9, 2014;

Results of 2014 Intrusive Investigation - Former Imperial Service Station Located at 3792 West 4th Avenue, Vancouver, BC, SNC Lavalin Inc., September 15, 2014;

Site Monitoring and Sampling Report - 3792 West 4th Avenue, Vancouver, BC, SNC Lavalin Inc., June 14, 2013;

Requesting a Director's Determination of Water Use, 3792 West 4th Avenue, Vancouver, BC (BC MoE Site ID 1047), SNC Lavalin Inc., April 18, 2013;

Results of Intrusive Investigation, Former Imperial Service Station, 3792 West 4th Avenue, Vancouver, BC, SNC Lavalin Inc., December 19, 2012;

Results of Intrusive Investigation, Former Imperial Service Station, 3792 West 4th Avenue, Vancouver, BC, SNC Lavalin Inc., August 27, 2012;

Results of Intrusive Investigation, Former Imperial Service Station, 3792 West 4th Avenue, Vancouver, BC, SNC Lavalin Inc., July 30, 2012;

May 10, 2022
Date Issued


Lavinia Zanini
For Director, Environmental Management Act

File Transfer Review, Data Gap Review and High Level Regulatory Closure Plan, Former Imperial Service Station located at 3972 West 4th Avenue, Vancouver, BC (4th and Highbury), SNC Lavalin Inc., August 19, 2011;

Data Package, 3792 West 4th Avenue, Vancouver, BC, O'Connor Associates Environmental Inc., May 4, 2010;

Data Package, 3792 West 4th Avenue, Vancouver, BC, O'Connor Associates Environmental Inc., February 12, 2010;

Preliminary Soil Vapour Sampling, 4th and Highbury Esso, Q03283, 3792 West 4th Avenue, Vancouver, BC, SLR Consulting (Canada) Ltd., June 2, 2008;

Decommissioning, Test Pitting and Drilling Investigation, 4th and Highbury Esso, 3792 West 4th Avenue, Vancouver, BC, SLR Consulting (Canada) Ltd., May 30, 2008;

Preliminary Site Investigation and Detailed Site Investigation, Vancouver - Jericho, 3792 West 4th Avenue, Vancouver, BC, Site Location: P05371, Keystone Environmental Ltd., March 1, 2002;

Jericho Esso Service Station, 3792 W. 4th Avenue, Vancouver, British Columbia. Station No. 90058, O'Connor Associates Environmental Inc., March 24, 1995;

Jericho Esso Service, 3792 W. 4th Avenue, Vancouver, British Columbia. Station No. 90058, O'Connor Associates Environmental Inc., September 4, 1992;

Site Monitoring Report, Jericho Esso Service Station, 3792 W 4th, Vancouver, British Columbia. Station No: 90058, O'Connor Associates Environmental Inc., July 6, 1992;

Site Monitoring Report, Jericho Esso Service Station, Vancouver, British Columbia. Station No: 90058, O'Connor Associates Environmental Inc., March 31, 1992;

Site Monitoring Report, Jericho Esso Service Station, Vancouver, British Columbia. Station No: 90058, O'Connor Associates Environmental Inc., February 13, 1992;

Site Monitoring Report, Jericho Esso Service Station, Vancouver, British Columbia. Station No: 90058, O'Connor Associates Environmental Inc., November 19, 1991;

Site Monitoring Report, Jericho Esso Service Station, Vancouver, British Columbia. Station No: 90058, O'Connor Associates Environmental Inc., September 20, 1991;

Jericho Esso Service Station, 3792 W. 4th Avenue, Vancouver, British Columbia. Station No. 90058, O'Connor Associates Environmental Inc., August 16, 1991;

May 10, 2022
Date Issued


Lavinia Zanini
For Director, Environmental Management Act

Environmental Assessment, Jericho Esso Service, 3792 W. 4th Avenue, Vancouver, British Columbia. Station No. 90058, O'Connor Associates Environmental Inc., April 17, 1991;

Jericho Esso Service Station, 4th Avenue and Highbury Street, Vancouver, British Columbia., O'Connor Associates Environmental Inc., December 12, 1990; and

Environmental Investigation, Jericho Esso Service Station, 4th Avenue and Highbury Street, Vancouver, British Columbia, O'Connor Associates Environmental Inc., November 1, 1990.

May 10, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*
