



**VIA E-MAIL**

Victoria File: 26250-20/25489  
Site ID: 25489

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

Dear Mr. McPherson,

**Re: Certificate of Compliance – City of Vancouver roadways (4<sup>th</sup> Ave north of 3792 W 4<sup>th</sup> Ave.; Highbury St. west of 3792 W 4<sup>th</sup> Ave.), 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:

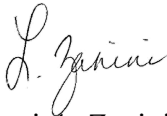
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in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

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

Client Information Officer, ENV, Victoria [vsp\\_cio@vancouver1.gov.bc.ca](mailto:vsp_cio@vancouver1.gov.bc.ca)

City of Vancouver; [contaminated.sites@vancouver.ca](mailto: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.

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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Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is an off-site management area located at the roadways adjacent to a former service station near the intersection of W 4<sup>th</sup> Avenue and Highbury Street, Vancouver, British Columbia which is more particularly known and described as:

### Metes and Bounds Survey:

All and singular those certain parcels or tracts of land and premises, situate, lying, and being in the New Westminster District, Province of British Columbia:

Commencing at a Geodetic Control Monument V-4136 at the southeast corner of Highbury Street and W 4th Avenue,

Thence in a south-easterly direction at a bearing of 165°00'39'' in a straight line 1.79 metres to the northwest corner of lot 1 block 217 district lot 176 plan 21612 being the point of beginning,

Thence following the west property line of the said lot in a southerly direction at a bearing of 181°38'45'' in a straight line 26.53 metres to the southwest corner of the said lot,

Thence following the west property line of building strata VAS2456 in a southerly direction at a bearing of 181°38'45'' in a straight line 10.90 metres to a point along the westerly boundary of the said lot,

Thence in a westerly direction at a bearing of 254°33'10'' in a straight line 0.19 metres to a point,

Thence in a westerly direction at a bearing of 275°57'17'' in a straight line 5.31 metres to a point,

Thence in a westerly direction at a bearing of 285°57'20'' in a straight line 3.99 metres to a point,

Thence in a north-westerly direction at a bearing of 304°20'18'' in a straight line 3.99 metres to a point,

Thence in a north-westerly direction at a bearing of 341°16'11'' in a straight line 5.50 metres to a point,

Thence in a northerly direction at a bearing of 359°08'26'' in a straight line 13.50 metres to a point,

Thence in a northerly direction at a bearing of 4°36'20'' in a straight line 5.98 metres to a point,

Thence in a northerly direction at a bearing of 7°22'47'' in a straight line 6.90 metres to a point,

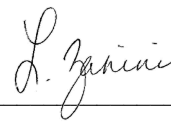
Thence in a north-easterly direction at a bearing of 26°50'02'' in a straight line 5.44 metres to a point,

Thence in a north-easterly direction at a bearing of 46°36'37'' in a straight line 8.66 metres to a point,

Thence in a north-easterly direction at a bearing of 52°55'43'' in a straight line 3.82 metres to a point,

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Thence in a north-easterly direction at a bearing of 42°52'03'' in a straight line 2.06 metres to a point,  
Thence in a north-easterly direction at a bearing of 46°55'21'' in a straight line 3.66 metres to a point,  
Thence in a north-easterly direction at a bearing of 63°18'37'' in a straight line 3.39 metres to a point,  
Thence in an easterly direction at a bearing of 82°37'35'' in a straight line 4.42 metres to a point,  
Thence in an easterly direction at a bearing of 95°19'22'' in a straight line 3.02 metres to a point,  
Thence in an easterly direction at a bearing of 92°08'13'' in a straight line 3.38 metres to a point,  
Thence in an easterly direction at a bearing of 104°19'09'' in a straight line 3.98 metres to a point,  
Thence in a south-easterly direction at a bearing of 145°34'32'' in a straight line 3.96 metres to a point,  
Thence in a south-easterly direction at a bearing of 160°19'07'' in a straight line 2.06 metres to a point,  
Thence in a south-easterly direction at a bearing of 143°16'27'' in a straight line 3.66 metres to a point,  
Thence in a south-easterly direction at a bearing of 122°01'50'' in a straight line 2.78 metres to a point,  
Thence in a south-easterly direction at a bearing of 134°05'54'' in a straight line 6.07 metres to a point,  
Thence in a south-easterly direction at a bearing of 110°10'18'' in a straight line 2.64 metres to a point,  
Thence in a south-easterly direction at a bearing of 126°25'02'' in a straight line 3.46 metres to a point along the northerly boundary of lot 1 block 217 district lot 176 plan 21612,  
Thence following the north property line of the said lot in a westerly direction at a bearing of 271°37'45'' in a straight line 36.36 metres to the point of beginning containing 0.105 hectares more or less.

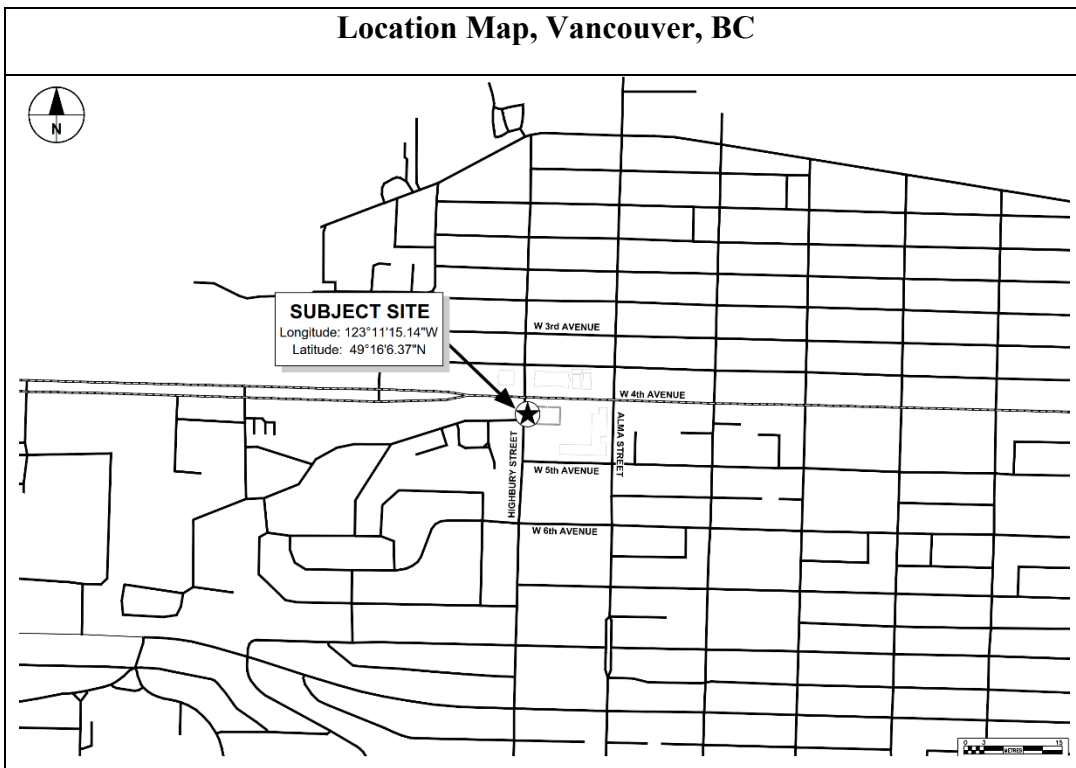
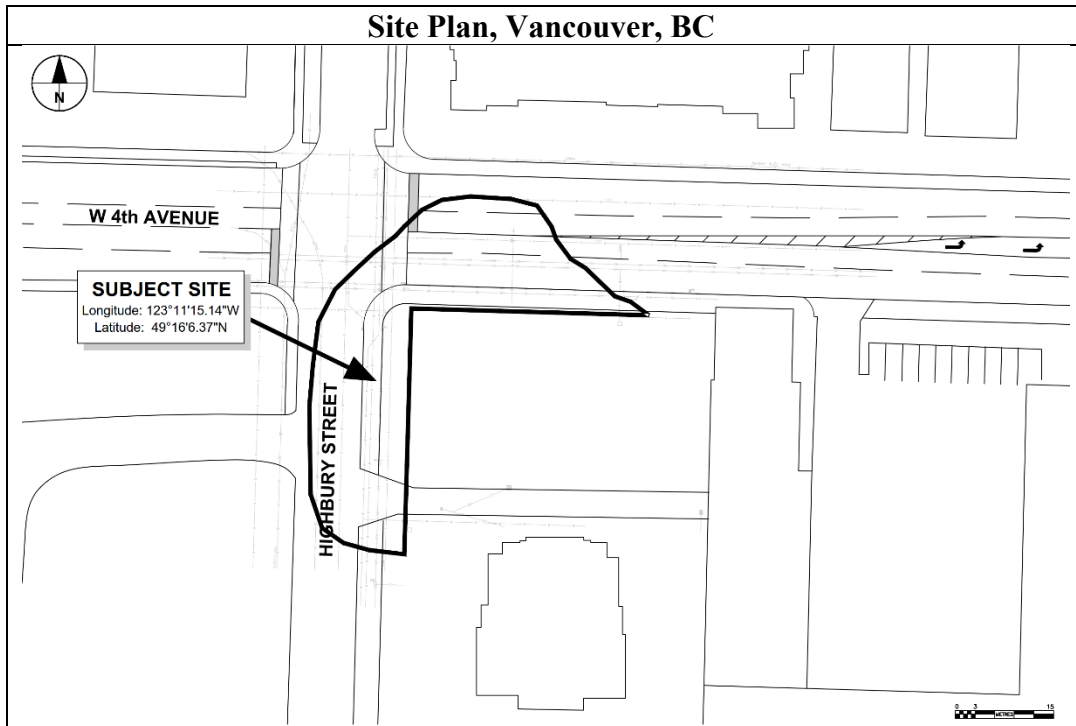
The site contains part of a legal parcel depicted in a legal sketch plan prepared by Binnie Land Surveying Ltd., B.C. Land Surveyor on May 11<sup>th</sup>, 2021.

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


Latitude: 49° 16' 6.37"  
Longitude: 123° 11' 15.14"

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## 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) The site is a roadway and will remain a road.*

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.

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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    |
| toluene          | 108-88-3   |
| VPH <sub>s</sub> | N/A        |
| xylenes          | 1330-20-7  |

#### *Substances remediated in water for freshwater aquatic life water use:*

To meet numerical remediation standards:

| Substance           | CAS Number |
|---------------------|------------|
| VH <sub>w6-10</sub> | N/A        |

To meet risk-based remediation standards:

| Substance         | CAS Number |
|-------------------|------------|
| anthracene        | 120-12-7   |
| benzene           | 71-43-2    |
| LEPH <sub>w</sub> | N/A        |
| naphthalene       | 91-20-3    |
| phenanthrene      | 85-01-8    |
| pyrene            | 129-00-0   |
| toluene           | 108-88-3   |
| VPH <sub>w</sub>  | N/A        |
| xylenes, total    | 1330-20-7  |

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***Substances remediated in water for marine aquatic life water use:***

To meet numerical remediation standards:

| <b>Substance</b>    | <b>CAS Number</b> |
|---------------------|-------------------|
| VH <sub>w6-10</sub> | N/A               |

To meet risk-based remediation standards:

| <b>Substance</b>  | <b>CAS Number</b> |
|-------------------|-------------------|
| anthracene        | 120-12-7          |
| benzene           | 71-43-2           |
| LEPH <sub>w</sub> | N/A               |
| naphthalene       | 91-20-3           |
| phenanthrene      | 85-01-8           |
| pyrene            | 129-00-0          |
| VPH <sub>w</sub>  | N/A               |
| xylenes, total    | 1330-20-7         |

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## 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 4<sup>th</sup> 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;*

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*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;*

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*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;*

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*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.*

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