



**VIA EMAIL: [Jason.Siemen@7-11.com](mailto:Jason.Siemen@7-11.com)**

Victoria File: 26250-20/19896 and 19897  
Site IDs: 19896 and 19897

February 24, 2025

Jason Siemen  
3200 Hackberry Road  
Irving, Texas, USA, 75063

**Re: Certificate of Compliance – Remediated Area of Lonsdale Avenue adjacent to  
1712 Lonsdale Avenue, North Vancouver, BC**

Dear Jason Siemen:

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 professional should be available to identify, characterize, and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future 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](mailto:site@gov.bc.ca).

Yours truly,



Hong Wei (Peter) Yan, M.A.Sc., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Madeleine Mrozik, City of North Vancouver, [MMrozik@cnv.org](mailto:MMrozik@cnv.org)

Blair King, Approved Professional, Parsons Inc., [blair.king@parsons.com](mailto:blair.king@parsons.com)

Client Information Officer, ENV, Victoria, [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

VCSAP Society, [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca).

Raghav Grover, Polygon Lonsdale Homes Ltd. [rgrover@polyhomes.com](mailto:rgrover@polyhomes.com)

Michael Geraghty, Keystone Environmental Ltd., [mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)



Ministry of  
Environment  
and Parks

**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 applicable Contaminated Sites Regulation numerical standards.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	IL
Water	DW
Sediment	N/A
Vapour	IL

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

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This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

One or more of the substances to which this Certificate of Compliance applies have 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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## Schedule A

The site covered by this Certificate of Compliance is located adjacent to 1712 Lonsdale Avenue, North Vancouver, British Columbia, which is more particularly known and described as:

A portion of land lying over a portion of Lonsdale Avenue and Seventeenth Street, within District Lot 549 Group 1 New Westminster District, more particularly described as follows:

From a Point of Commencement being the southwest corner of Lot 1 Block 18 District Lot 549 Group 1 New Westminster District Plan EPP121463, thence;

On an azimuth of  $91^{\circ} 01' 27''$  in an easterly direction, along the southern boundary of Lot 1 Block 18 District Lot 549 Group 1 New Westminster District Plan EPP121463, a distance of 37.157 metres, more or less, to the southeast corner of Lot 1 Block 18 District Lot 549 Group 1 New Westminster District Plan EPP121463, thence;

On an azimuth of  $180^{\circ} 58' 29''$  a distance of 1.800 metres, more or less, to a point, thence;  
On an azimuth of  $271^{\circ} 01' 27''$  a distance of 20.800 metres, more or less, to a point, thence;  
On an azimuth of  $180^{\circ} 55' 50''$  a distance of 8.107 metres, more or less, to a point, thence;  
On an azimuth of  $269^{\circ} 40' 55''$  a distance of 14.063 metres, more or less, to a point, thence;  
On an azimuth of  $285^{\circ} 22' 15''$  a distance of 33.839 metres, more or less, to the southeast corner of Lot 1, Except the West 10 Feet Now Lane, of Lot 5 Block 19 District Lots 548 and 549 Plan 1133, thence;

On an azimuth of  $0^{\circ} 57' 52''$  in a northerly direction, along the eastern boundary of Lot 1, Except the West 10 Feet Now Lane, of Lot 5 Block 19 District Lots 548 and 549 Plan 1133, a distance of 16.761 metres, more or less, to the northeast corner of Lot 1, Except the West 10 Feet Now Lane, of Lot 5 Block 19 District Lots 548 and 549 Plan 1133, thence;

On an azimuth of  $26^{\circ} 20' 05''$  a distance of 15.533 metres, more or less, to a point, thence;  
On an azimuth of  $56^{\circ} 21' 50''$  a distance of 21.472 metres, more or less, to a point, thence;  
On an azimuth of  $90^{\circ} 57' 42''$  a distance of 6.141 metres, more or less, to a point on the western boundary of Lot 1 Block 18 District Lot 549 Group 1 New Westminster District Plan EPP121463, thence;

On an azimuth of  $180^{\circ} 57' 42''$  in a southerly direction, along the western boundary of Lot 1 Block 18 District Lot 549 Group 1 New Westminster District Plan EPP121463, a distance of 41.170 metres, more or less, to the Point of Commencement, containing 0.140 hectares, more or less..

As depicted in a metes and bounds drawing prepared by Joshua P. Columbus, BCLS Professional Land Surveyor McElhanney Associates Land Surveying Ltd. on February 7, 2025.

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

Latitude:	49°	19'	28.01"
Longitude:	123°	04'	20.24"

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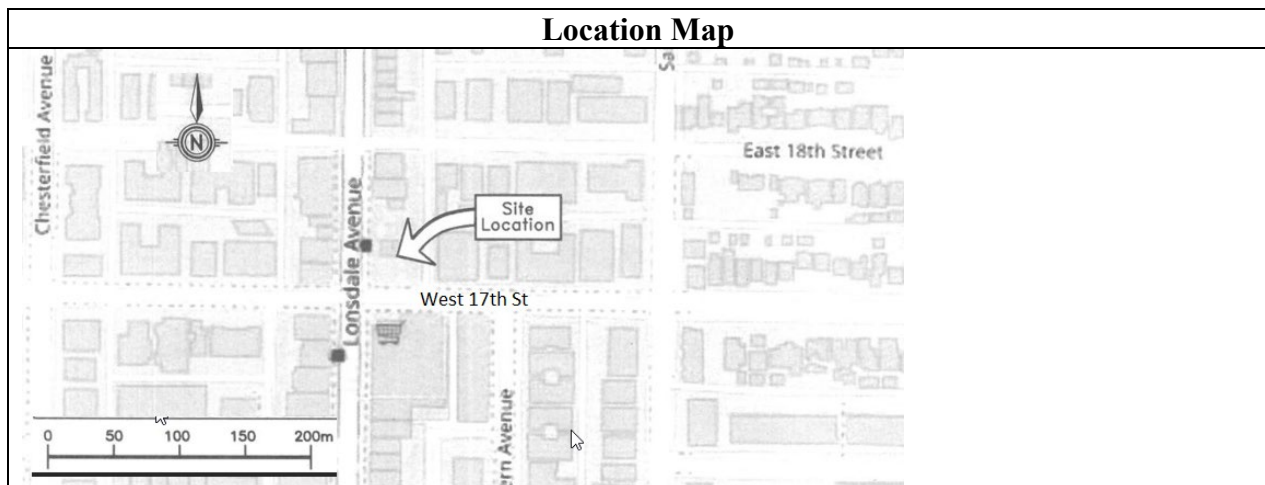
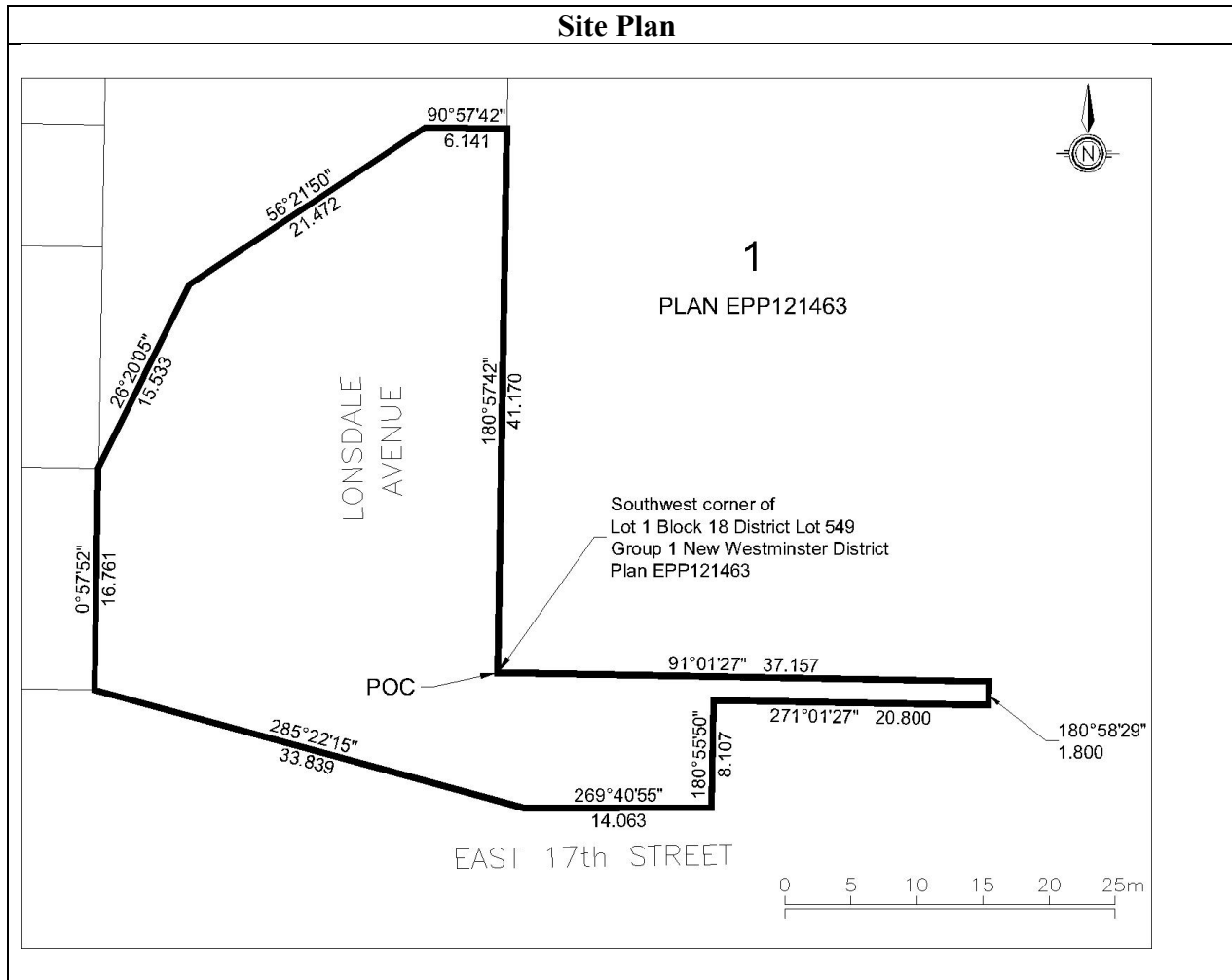
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## Schedule B

### Requirements and Conditions

1. Any relevant changes in *land, vapour, or water uses*, altered assumptions, or known spills or leaks must be promptly identified by the responsible person<s> in a written submission to the director. An application for a revised or new Certificate of Compliance may be necessary. The use<s> 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 a Contaminated Sites Regulation *numerical* standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- a) *The site will remain a road right-of-way consisting of asphalt roadway and concrete sidewalks*

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<s> 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

### Uses, Substances and Chemical Abstract Service Numbers

#### *Substances remediated in soil for industrial land use:*

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
naphthalene	91-20-3
toluene	108-88-3
xylene	1330-20-7
tetraethyl lead	78-00-2
VPHs	N/A

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

To meet numerical remediation standards:

benzene	71-43-2
cyclohexene	110-83-8
ethylbenzene	100-41-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
xylene, total	1330-20-7

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## Schedule D

### Documents

*Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, City of North Vancouver Lands Adjacent to 1712 Lonsdale Avenue, North Vancouver, BC, prepared by Parsons Inc. October 23, 2024.*

*Summary of Site Condition, Lands Adjacent to 1712 Lonsdale Avenue, North Vancouver, BC, prepared by Parsons Inc. February 7, 2025.*

*Summary of Communications with Affected Property Owners, BC ENV site id's 19896/19897 and 21738 prepared by Parsons Inc. October 23, 2024.*

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1712 Lonsdale Avenue, North Vancouver, BC, prepared by Keystone Environmental Inc. October 17, 2024.*

*Preliminary and Detailed Site Investigation Report, Esso Branded Retail Fuel Facility and Car Wash, 1712 Lonsdale Avenue, North Vancouver, BC, prepared by Parsons Inc. June 11, 2020.*

*Phase I Environmental Site Assessment, 1712 Lonsdale Avenue, North Vancouver, BC, prepared by SNC-Lavalin Inc. July 31, 2015.*

*Site Decommissioning Report, 17<sup>th</sup> and Lonsdale Esso, 1712 Lonsdale Avenue, North Vancouver, BC, prepared by Keystone Environmental Ltd. July 2004.*

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