



Ministry of  
Environment

**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.

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.

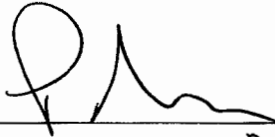
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

October 27, 2014  
Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at Public Lands which include a portion of Marine Drive (south of the source site – 8175 Cambie Street) and a portion of Cambie Street (east of the source site), Vancouver which is more particularly known and described as:

Area adjoining Amended Lot (see 264256L) of Lot X Blocks 1 and 2 District Lot 311 Plan 8548.

Commencing at the Southwesterly corner of said Amended Lot 7;

Thence 57°26'59" for 41.162 metres;

Thence 1°37'29" for 17.000 metres;

Thence 181°37'29" for 10.000 metres;

Thence 128°44'04" for 13.935 metres;

Thence 221°00'50" for 22.733 metres;

Thence 327°26'59" for 15.348 metres;

Thence 237°26'59" for 7.897 metres;

Thence 147°26'59" for 11.489metres;

Thence 237°26'59" for 4.193 metres;

Thence 147°26'59" for 3.214 metres;

Thence 237°26'59" for 16.379 metres;

Thence 327°26'59" for 13.219 metres;

Thence 237°26'59" for 13.178 metres;

Thence 327°26'59" for 9.684 metres; and

Thence 57°26'59" for 8.391 metres to the Point of Commencement, said area containing 1187.6 square metres more or less.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Hermon & Oke, Drawing No. 2011-251 MB R1 dated December 6<sup>th</sup> 2013.

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

Latitude: 49° 12' 36"

Longitude: 123° 7' 4"

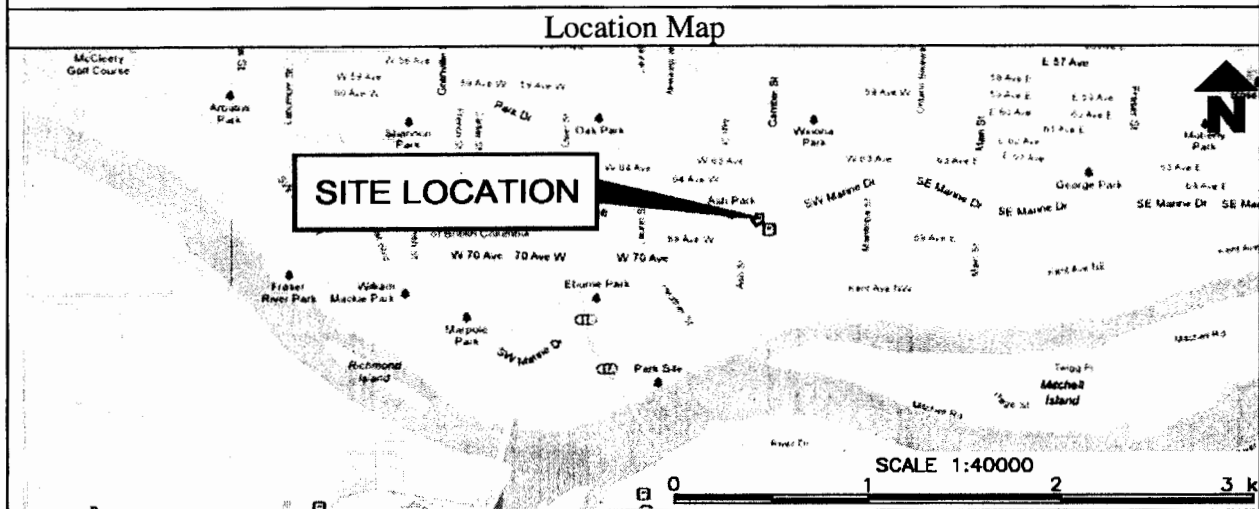
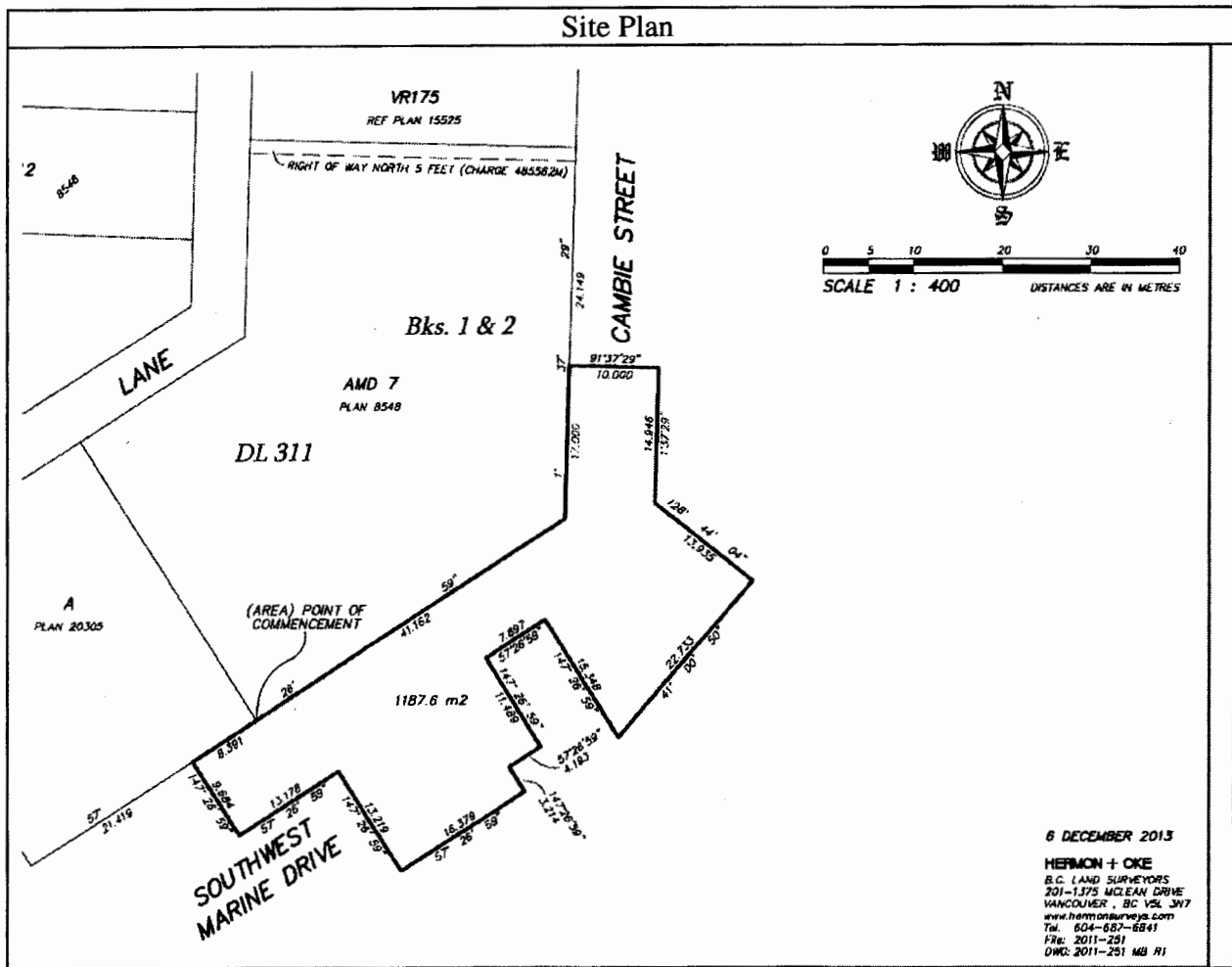
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## Schedule B

### Requirements and Conditions

1. Any changes in land and 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - a. The Management Area is to remain as roads and sidewalks with concrete and/or asphalt (or equivalent) cover.
  - b. Groundwater within the Management Area is not to be used as a potable water source.
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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

- Ethylbenzene and xylene; and
- VPHs.

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

##### To meet numerical remediation standards:

- Benzene, toluene and xylenes (total);
- $VH_{w6-10}$  and  $EPH_{w10-19}$ ; and
- Methyl tert-butyl ether (MTBE).

##### To meet risk-based remediation standards:

- Ethylbenzene and benzo[a]pyrene.

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

##### To meet numerical remediation standards:

- Toluene, VPHw,  $VH_{w6-10}$ ,  $EPH_{w10-19}$ , acridine, benzo[a]pyrene, chrysene, fluoranthene and naphthalene.

##### To meet risk-based remediation standards:

- LEPHw and pyrene.

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

##### To meet numerical remediation standards:

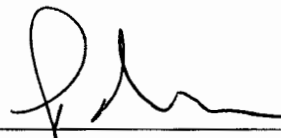
- Benzene, toluene, VPHw,  $VH_{w6-10}$ ,  $EPH_{w10-19}$ , acridine, benzo[a]pyrene, chrysene, fluoranthene and naphthalene.

##### To meet risk-based remediation standards:

- LEPHw and pyrene.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Cindy Ott, SLR Consulting (Canada) Ltd., dated 06 Aug 2014;
- *Confirmation of Remediation and Human Health and Ecological Risk Assessment Update, Lands Adjacent to 8175 Cambie Street, Vancouver, BC*, prepared by Barbara Glijer, Takako Matsueda– SLR Consulting (Canada) Ltd., dated 16 Jan 2014;
- *Performance Verification Plan, Off-Property Residual Contamination Associated with Former Service Station 8175 Cambie Street, Vancouver, BC*, prepared by Barbara Glijer – SLR Consulting (Canada) Ltd., dated 16 Jan 2014;
- *Addendum to Stage 1 PSI and DSI*, prepared by Takako Matsueda, Robin Jones– , dated 25 Jun 2012;
- *Addendum to Stage 1 PSI (Site Registry Update Results)*, prepared by Takako Matsueda, Kristi Thornhill – SLR Consulting (Canada) Ltd, dated 05 Dec 2011;
- *Confirmation of Remediation*, prepared by Takako Matsueda, Kristi Thornhill – SLR Consulting (Canada) Ltd, dated 01 Dec 2011;
- *Detailed Site Investigation*, prepared by Takako Matsueda, Kristi Thornhill – SLR Consulting (Canada) Ltd, dated 30 Nov 2011;
- *Stage 1 Preliminary Site Investigation*, prepared by Takako Matsueda, Kristi Thornhill – SLR Consulting (Canada) Ltd, dated 21 Oct 2011; and
- *Off-Property Human Health and Ecological Risk Assessment and Remediation Plan*, prepared by Barbara Glijer, Celine Totman, Kristi Thornhill – SLR Consulting (Canada) Ltd, dated 06 Jan 2011.

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