



Victoria File: 26250-20/23512  
Site ID: 23512

May 9, 2023

Dave Young  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4  
[Dave.Young@vancouver.ca](mailto:Dave.Young@vancouver.ca)

Dear Dave Young:

**Re: Certificate of Compliance – 162 Main Street, 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 Regulation and 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](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver  
(BY EMAIL) [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

David Mitchell, Approved Professional, Active Earth Engineering Ltd,  
(BY EMAIL) [david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca)

Anna Popova, CSAP Society  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria  
(BY EMAIL) [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.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.

May 09, 2023  
Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A


The site covered by this Certificate of Compliance is located at 162 Main Street, Vancouver, British Columbia which is more particularly known and described as:

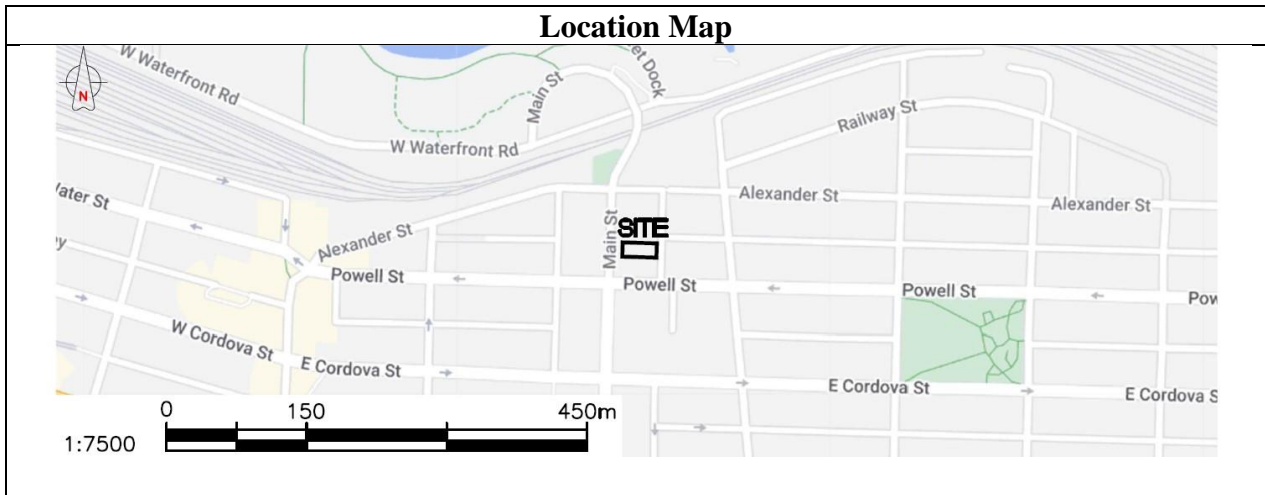
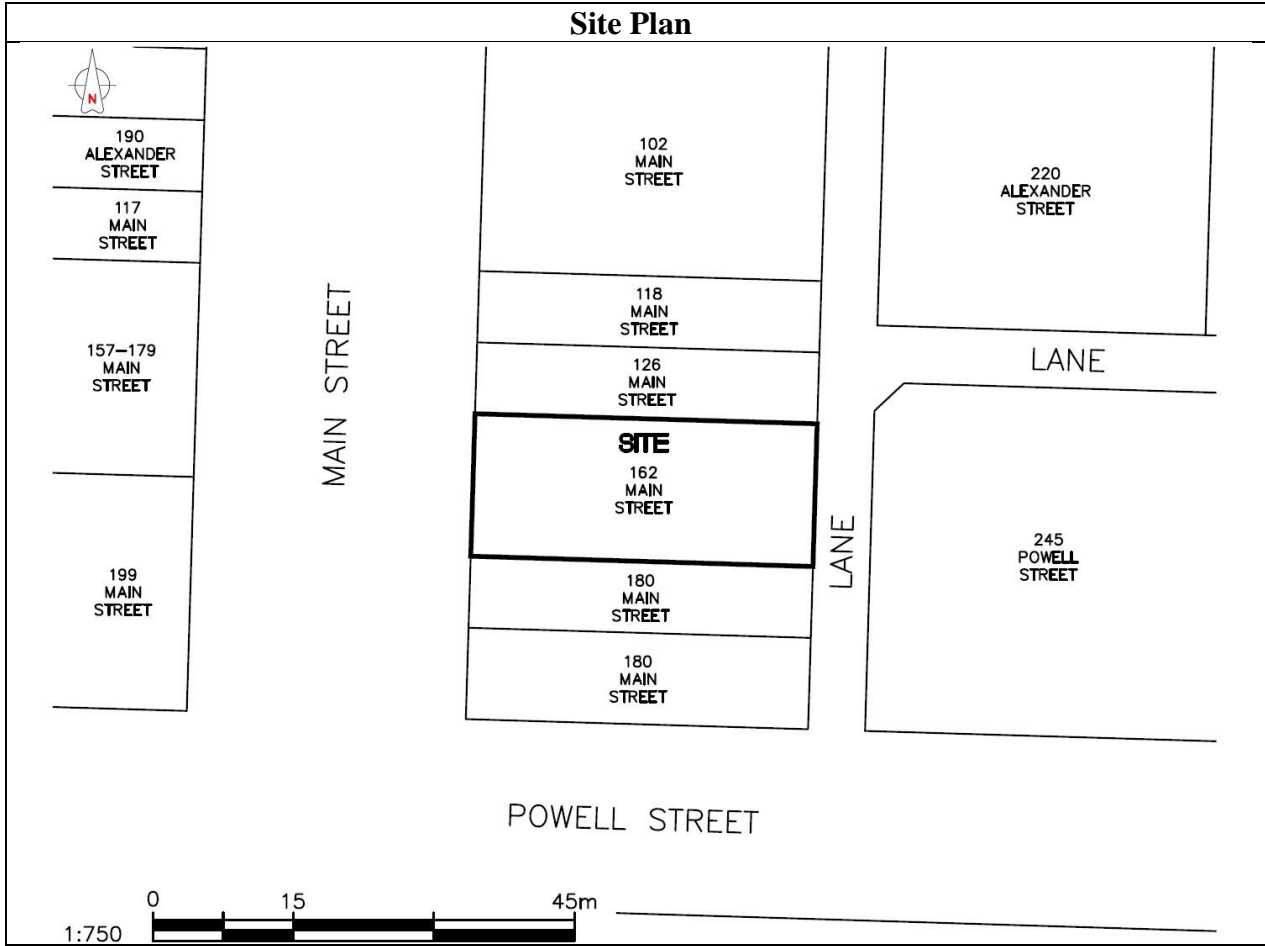
Lot A District Lot 196 Block 4 Group 1 New Westminster District Plan EPP101555  
PID: 031-121-381

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

Latitude: 49° 17' 0.5"  
Longitude: 123° 05' 56.5"

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For Director, *Environmental Management Act*



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For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions


1. Any changes in land, vapour, or water use 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 use 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 standard 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) Buildings at the site will consist of residential or commercial uses with slab-on-grade construction, a basement above the water table, or over an underground parkade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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 residential high density land soil use:*

##### To meet numerical remediation standards:

- arsenic (7440-38-2)
- barium (7440-39-3)
- cadmium (7440-43-9)
- copper (7440-50-8)
- HEPHs (N/A)
- lead (7439-92-1)
- selenium (7782-49-2)
- tin (7440-31-5)
- zinc (7440-66-6)

#### *Substances evaluated in groundwater for drinking water use:*

##### To meet local background concentrations:

- lithium (7439-93-2)

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## Schedule D

### Documents

*Summary of Site Condition, 162 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated March 2023;

*Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 162 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated March 2023;

*Re: Protocol 6 Preapproval Request – Area Wide Fill, 455 and 496 Prior Street and 1002 Station Street, Vancouver, BC*, prepared by BC ENV, dated February 23, 2023;

*Protocol 6 Preapproval: Area Wide Determination of Contaminated Fill, 162 Main Street, Vancouver*, prepared by Active Earth Engineering Ltd, dated November 2, 2022;


*Supplemental Site Investigation, 138 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd, dated January 2020;

*Stage 2 Preliminary Site Investigation, 138 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd, dated April 2018;

*Stage 1 Preliminary Site Investigation, 138 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd, dated April 2018.

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