



VIA E-MAIL: dave.young@vancouver.ca

Victoria File: 26250-20/15721
Site ID: 15721

October 6, 2022

David Young, Contaminated Sites Specialist
City of Vancouver
507 West Broadway, Suite 320
Vancouver, BC V5Z 0B4

Dear David Young:

Re: Certificate of Compliance – Portion of Beatty Street, Adjacent to 688 Cambie 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 Part 8 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Vancouver
Contaminated.Sites@vancouver.ca
Anna Popova, CSAP Society
613-744 West Hastings Street, Vancouver, BC, V6C 1A5 (BY EMAIL)
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Travis Deeter, P.Ag., Approved Professional, Thurber Engineering Ltd.
900-1281 West Georgia Street, Vancouver, BC, V6E 3J7 (BY EMAIL)
tdeeter@thurber.ca
Scott Steer, R.P.Bio., Approved Professional, Steer Environmental Associates Ltd.
1515 Holland Street, Nelson, BC, V1L 3E2 (BY EMAIL)
scott.steer@steerenvironmental.com
Client Information Officer, ENV, Victoria (BY EMAIL)
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.

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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Signing Authority
For Director, *Environmental Management Act*

Schedule A

The off-Site Management Area covered by this Certificate of Compliance is located at portion of Beatty Street adjacent to 688 Cambie Street, Vancouver, British Columbia and is more particularly known and described as:

COMMENCING at the southeasterly corner of said Block 48, District Lot 541, Plan 8970, thence southwesterly $224^{\circ} 44' 39''$ along the southerly boundary of Block 48 for a distance of 78.163 metres to the Point of Commencement,

THENCE continuing along the said southerly boundary $224^{\circ} 44' 39''$, a distance of 46.860 metres more or less, to the beginning of a curve to the right on the southerly boundary;
THENCE following the curve to the right of radius 27.432 for an arc distance of 12.799 metres;
THENCE $190^{\circ} 57' 07''$, a distance of 10.666 metres;
THENCE $134^{\circ} 44' 39''$, a distance of 13.000 metres;
THENCE $44^{\circ} 44' 39''$, a distance of 58.064 metres;
THENCE $6^{\circ} 05' 04''$, a distance of 12.806 metres;
THENCE $314^{\circ} 44' 39''$, a distance of 8.000 metres more or less, to the Point of Commencement and containing an area of 1060.5 square metres, more or less.

The off-Site Management Area is depicted in a sketch plan prepared by Matson Peck and Topliss Land Surveyors on May 17, 2022.

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

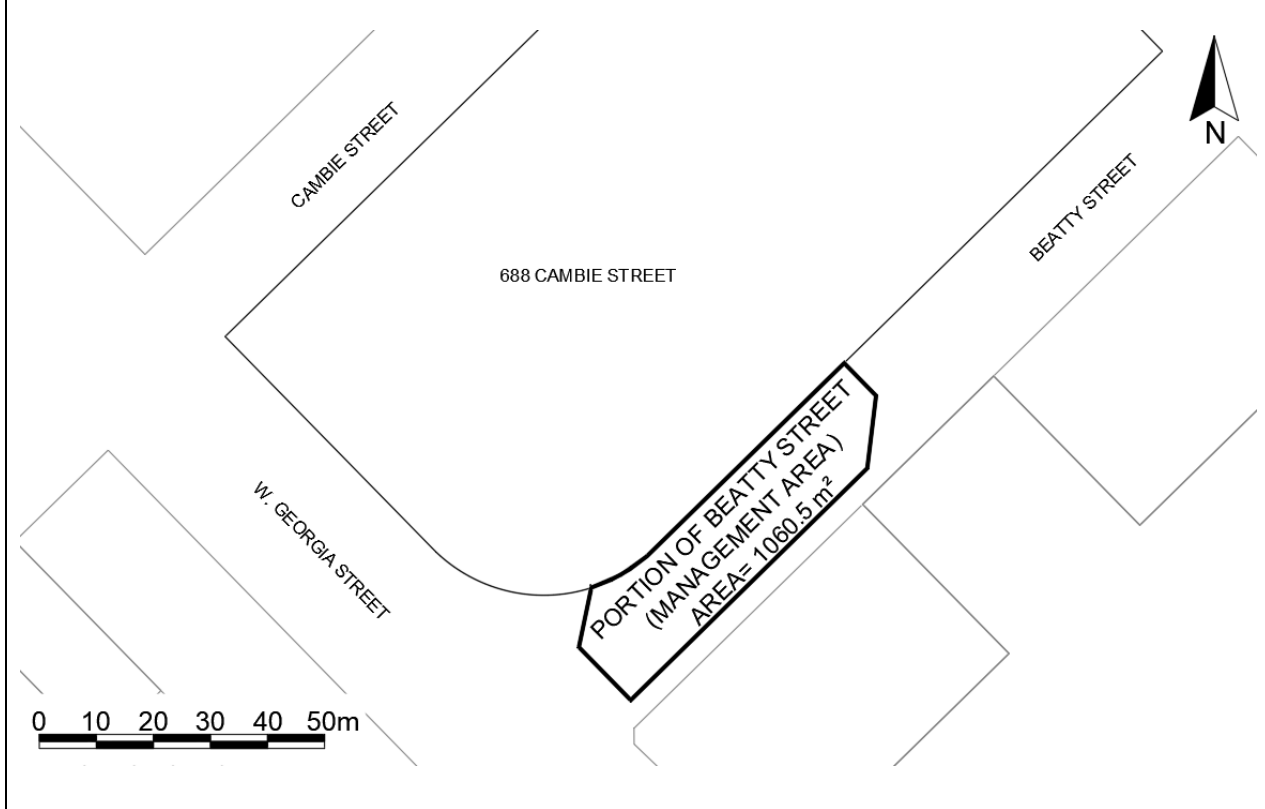
Latitude: $49^{\circ} 16' 44.77''$
Longitude: $123^{\circ} 6' 42.40''$

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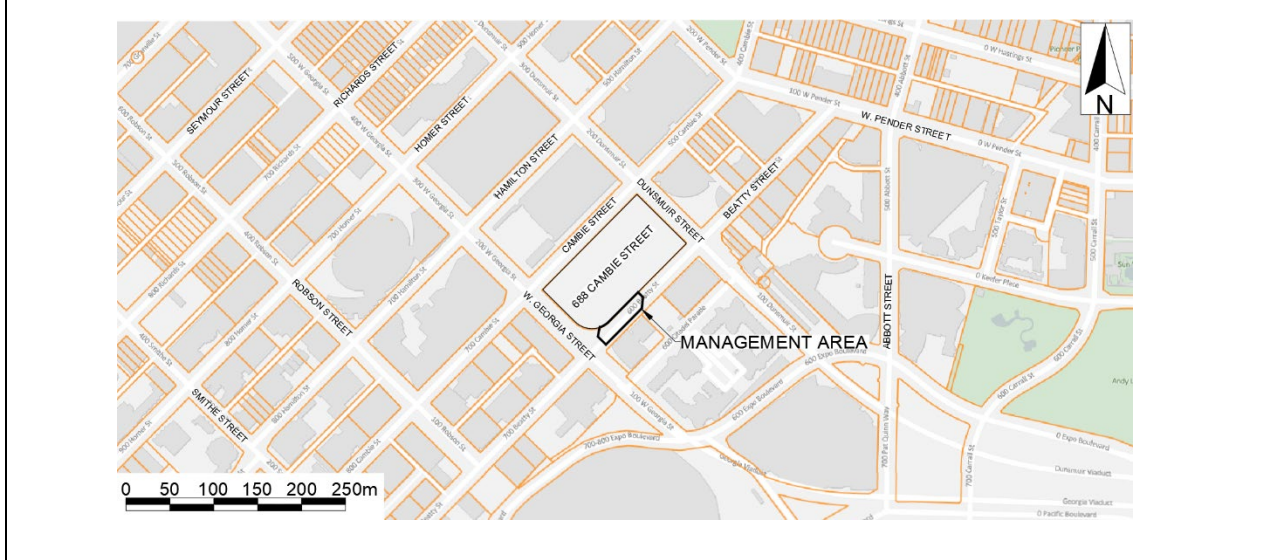


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Site Plan



Location Map



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Schedule B

Requirements and Conditions

Any changes in land, vapour, or 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet 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 and adjacent to the site. These assumptions include the following:

- a) *The Site will remain a roadway;*
- b) *The existing high-rise residential building to the southeast at 161 West Georgia Street has an underground parkade.*

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *The Site's paved surface must remain intact.*
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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

LEPHs	NA
VPHs	NA

Substances remediated in water for marine aquatic water use:

To meet risk-based remediation standards:

acridine	260-94-6
anthracene	120-12-7
benzo(a)pyrene	50-32-8
EPHw10-19	NA
LEPHw	NA
fluoranthene	206-44-0
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0

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Schedule D

Documents

Document Title	Author / Company	Document Date
Human Health and Ecological Risk Assessment, 688 Cambie Street, Vancouver, BC	Steer Environmental Associates Ltd.	June 2022
Detailed Site Investigation and Remediation Plan, 688 Cambie Street, Vancouver, BC	Thurber Engineering Ltd	May 25, 2022
Stage 1 Preliminary Site Investigation, 688 Cambie Street, Vancouver, BC	Thurber Engineering Ltd	May 18, 2022
Protocol 6 Preapproval Application to Not Delineate Contaminants of Concern and for Approval in Principle longer than 5 years – 688 Cambie Street (SITE ID 1244) and Adjacent Land beneath Beatty Street (SITE ID 15721), Vancouver, BC, PID: 009-860-991	Ministry of Environment and Climate Change Strategy	March 3, 2022
Request for Preapproval Under Protocol 6, 688 Cambie Street, Vancouver, BC, PID: 009-860-991, Site ID: 1244 & 15721	Thurber Engineering Ltd	October 27, 2021
Human Health and Ecological Risk Assessment, 688 Cambie Street, Vancouver, BC	Steer Environmental Associates Ltd.	July 2018
Environmental Summary for Temporary Modular Housing, 688 Cambie Street, Vancouver, BC	Thurber Engineering Ltd.	June 29, 2018
Progress Report, Dual Phase Extraction System (DPES) Decommission	Keystone Environmental Ltd.	May 29, 2017
Site Profile – 688 Cambie Street	SNC-Lavalin Inc.	November 8, 2016
Site Risk Reclassification Site 1244 & 15721	BC Ministry of Environment	October 3, 2016
Summary of Site Condition, 688 Cambie Street, Vancouver, BC (Site ID: 8071)	SNC-Lavalin Inc.	July 28, 2016
Site Risk Classification Report	SNC-Lavalin Inc.	July 28, 2016
Water Use Determination at 688 Cambie Street, Vancouver, BC	SNC-Lavalin Inc.	May 5, 2016
Q1 2016 Additional Investigation at 688 Cambie Street, Vancouver, BC	SNC-Lavalin Inc.	April 29, 2016
Mann-Kendall Toolkit for Trend Analysis	SNC-Lavalin Inc.	April 20, 2016

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Document Title	Author / Company	Document Date
2015 Groundwater Monitoring, Sampling, and Geophysical Survey at 688 Cambie Street, Vancouver, BC	SNC-Lavalin Inc.	July 29, 2015
High Risk Site – Reporting Requirements, Source Site: 688 Cambie Street, Vancouver, PID: 009-860-991	BC Ministry of Environment	February 12, 2015
Summary of Findings, Off-Site Investigations along Beatty Street, Adjacent to 688 Cambie Street, Vancouver, BC	Active Earth Engineering Ltd.	April 29, 2014
Re: Notification of Likely or Actual Offsite Migration to Neighbouring Property from 688 Cambie Street, Vancouver, BC	BC Ministry of Environment	November 20, 2013
Re: High Risk Site Conditions - Notification of Likely or Actual Offsite Migration, Source Site: 688 Cambie Street, Vancouver, BC, PID: 009-860-991	BC Ministry of Environment	November 6, 2013
Notification of Likely or Actual Off-Site Migration, Beatty Street between West Georgia Street and Dunsmuir Street, Vancouver, BC	Active Earth Engineering Ltd.	September 17, 2013
Groundwater Quality Assessment, 688 Cambie Street, Vancouver, BC	Active Earth Engineering Ltd.	December 17, 2012
Stage 2 Preliminary Site Investigation, Northern Acre – 688 Cambie Street, Vancouver, BC	Active Earth Engineering Ltd.	November 2012
150 Dunsmuir Street, Vancouver, BC – Remediation System	Keystone Environmental Ltd.	December 2007
Report of Findings, Preliminary Site Investigation Stage 1, 150 Dunsmuir Street/688 Cambie Street, Vancouver, BC	Keystone Environmental Ltd.	June 2006
Supplemental Soil and Groundwater Investigation Letter – Beatty Street	Keystone Environmental Ltd.	January 2006
December 2004 Groundwater Sampling Letter	Keystone Environmental Ltd.	January 2005
Client Brief and Schedule 8 Drawings	Keystone Environmental Ltd.	February 2000
Summary of Previous Investigation and Remediation Activities	Keystone Environmental Ltd.	August 9, 1999
Status Report – 150 Dunsmuir Street	City of Vancouver	July 14, 1999
Soil Tables	Keystone Environmental Ltd.	January 1, 1999

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Document Title	Author / Company	Document Date
Interim Closure Report, 150 Dunsmuir Street, Vancouver, BC	Keystone Environmental Ltd.	March 1995
Site Investigation and Remedial Plan, 150 Dunsmuir Street, Vancouver, BC	Keystone Environmental Ltd.	August 1993
Report of Findings, July 13, 1993	O'Connor Associates Environmental Inc.	July 1993
Report of Findings, April 7, 1993	O'Connor Associates Environmental Inc.	April 1993

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