



## APPROVAL IN PRINCIPLE

(Pursuant to Section 53 of the *Environmental Management Act*)

**THIS IS TO CERTIFY** that the remediation plan described herein submitted by Vaness Investments Inc. for the contaminated site identified in Schedule A of this document has been approved.

When implemented, the remediation plan must be implemented in accordance with the requirements and conditions specified in Schedule B.

The substances for which remediation will be conducted and for which this Approval in Principle is valid are listed in Schedule C.

I have issued this Approval in Principle 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 Approval in Principle if requirements and conditions imposed in the Approval in Principle are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

August 12, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 1616 Renfrew Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 4 Section 31 Town of Hastings Suburban Lands Plan 1528  
PID 014-579-448


Lot 2 Block 4 Section 31 Town of Hastings Suburban Lands Plan 1528  
PID 014-579-456

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

Latitude:	49°	16'	12.9"
Longitude:	123°	02'	37.5"

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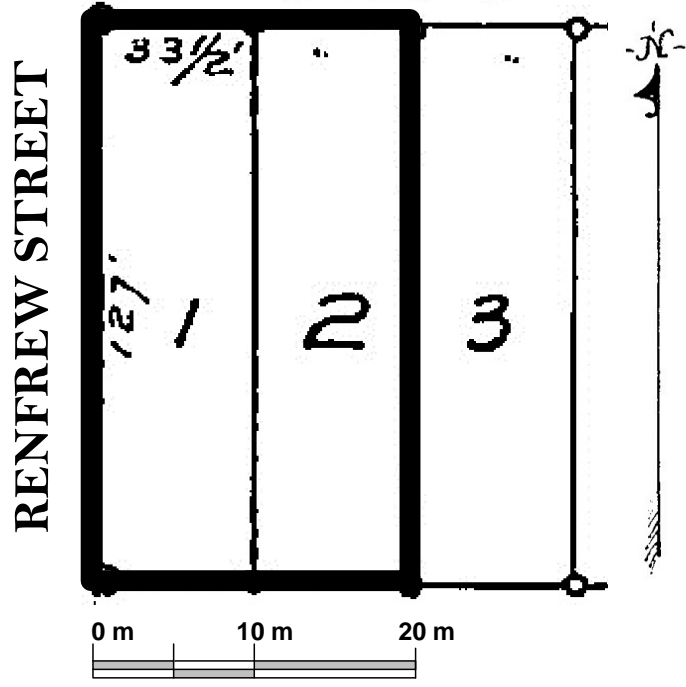
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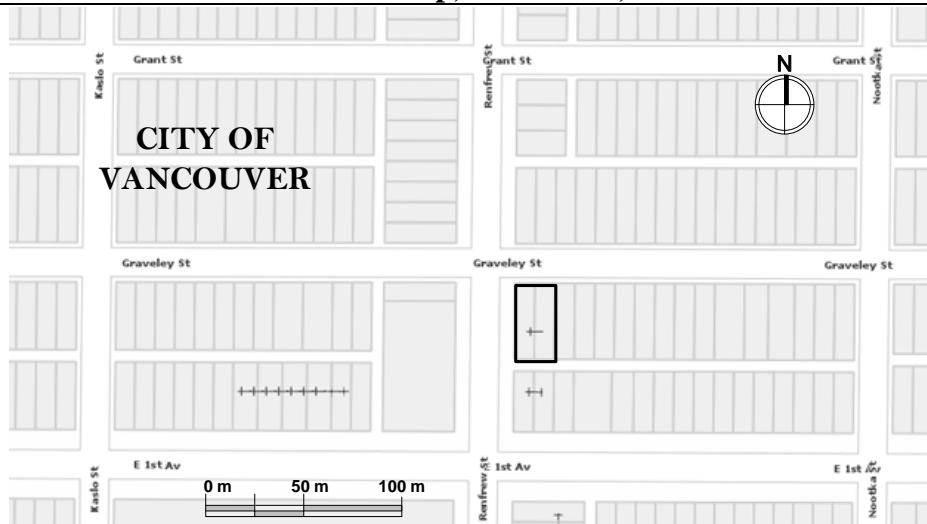
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Site Plan, Vancouver, BC

PLAN OF  
SUBD<sup>N</sup> OF N.W.¼ SEC. XXI  
HASTINGS TOWNSITE.  
GRAVELEY S<sup>t</sup>



Location Map, Vancouver, BC



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## Schedule B

### Requirements and Conditions

1. Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible persons in the manner and schedule specified in the plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
2. Any substantial modifications to the approved remediation plan, including substantial changes to the remediation schedule, conditions or circumstances described in the risk assessment upon which the remediation plan is based, or changes in land, vapour, or water use, must be promptly identified in a written submission by the responsible persons to the Director. An application for an amendment or new Approval in Principle may be necessary.
3. Up-to-date records of monitoring, inspections and maintenance of any works must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
4. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
5. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.
6. A statement signed by an Approved Professional must be submitted to the Director annually within 90 days of the anniversary of the date of issuance of this Approval in Principle. The statement must include the following:
  - (a) A summary of remedial activities undertaken during the reporting period; and
  - (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan.

If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:

- (a) A summary of remedial activities undertaken to date;
- (b) An assessment comparing remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;

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- (c) Evaluation of the performance of the institutional controls set out in the plan referenced above; and
- (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

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## Schedule C

### Substances and Uses

#### *Substances to be remediated in soil for commercial land soil use:*

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

benzene	71-43-2	toluene	108-88-3
ethylbenzene	100-41-4	VPHs	N/A
LEPHs	N/A	xylenes, total	1330-20-7

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

##### To meet numerical remediation standards:

EPHw10-19	N/A
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##### To meet risk-based remediation standards:

benzene	71-43-2	1,3,5-trimethylbenzene	108-67-8
ethylbenzene	100-41-4	VHw6-10	N/A
naphthalene	91-20-3	xylenes, total	1330-20-7
toluene	108-88-3		

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## Schedule D

### Documents

*Summary of Site Condition, 1616 Renfrew Street, Vancouver, BC, Gandalf Consulting Ltd., June 2019;*

*Protocol 6 Approval Application for A Parcel Subject to a Site Investigation Order, 1616 Renfrew Street, Vancouver, BC, Ministry of Environment & Climate Change Strategy, May 10<sup>th</sup>, 2019;*

*Protocol 6 Approval Application for Not to Address Entire Area of Contamination for 1616 Renfrew Street and 1615 Renfrew Street/2889 East 1st Avenue, Vancouver, BC, Ministry of Environment & Climate Change Strategy, May 6<sup>th</sup>, 2019;*

*Stage 1 Preliminary Site Investigation Update, 1616 Renfrew Street, Vancouver, BC, Gandalf Consulting Ltd., June 2019;*

*Remedial Plan, 1616 Renfrew Street, Vancouver, British Columbia, Gandalf Consulting Ltd., June 2019;*

*Human Health and Ecological Risk Assessment, 1616 Renfrew Street, Vancouver, BC, Trillium Environmental, May 2019;*

*Detailed Site Investigation & Confirmation of Remediation, 1616 Renfrew Street, Vancouver, BC, Gandalf Consulting Ltd., March 2019; and*

*Stage I Environmental Site Investigation (PSI) Report 1616 Renfrew Street, Vancouver, B.C., Marlim Ecological Consulting Ltd., December 2014.*

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