



Victoria File: 26250-20/19143
Site ID: 19143

Date: May 7, 2020

Mr. Antonio Marinelli
Conwest (4001 Knight) GP Ltd.
250 – 1311 Kootenay Street
Vancouver, BC V5K 4Y3

Dear Mr. Marinelli:

Re: Approval in Principle – 4001 Knight Street, Vancouver, British Columbia

Please find enclosed an Approval in Principle respecting the contaminated site referenced above.

In addition to the conditions set out in Schedule B of the Approval in Principle, 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 Approval in Principle 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 Approval in Principle will restrict or impair the Director's powers 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 Regulationand may be encountered during any future subsurface work at the site.
4. This Approval in Principle does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all

activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

5. Additional permits and approvals may be required before remediation begins.
6. All site materials (e.g., excavated soil, replaced soil, groundwater from dewatering, pumping, well development etc.) must be characterized and managed in accordance with applicable legislation and ministry guidance.
7. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
8. Please be advised that there are inherent health and safety risks associated with remediation activities at contaminated sites. Development of site-specific work procedures in accordance with WorkSafeBC regulations is warranted. Please direct related questions to the WorkSafeBC office at 604-276-3100 (Lower Mainland only) or 1-888-621-7233 (toll free in B.C.).
9. 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 use, must be promptly identified by written submission to the Director.
10. If an application for a Certificate of Compliance is to be submitted for the site, the confirmation of remediation report accompanying the application must demonstrate compliance with the remediation standards and criteria in force at the time the application for the Certificate is made, which may differ from the remediation standards and criteria in force at the time of issuance of this Approval in Principle.

Issuance of this Approval in Principle is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Approval in Principle, please contact the undersigned at 236-468-2211 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Stephen Dankey, M.Sc. P.Geo.
For Director, *Environmental Management Act*

Enclosure

cc: Nicole Montgomery, City of Vancouver
320 – 507 West Broadway, Vancouver, BC
Nicole.Montgomery@vancouver.ca

Tim Leong, Canadian Western Bank
666 Burrard Place, Vancouver, BC
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CSAP Society,
apopova@csapsociety.bc.ca

Mike Geraghty, Keystone Environmental Ltd.
320 – 4400 Dominion Street, Burnaby, BC
mgeraghty@keystoneenvironmental.ca

Scott Steer, Steer Environmental Associates Ltd.
1515 Holland Street, Nelson, BC
scott.steer@steerenvironmental.com



APPROVAL IN PRINCIPLE

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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Conwest (4001 Knight) GP Ltd. 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 specified in Schedule C.

I have issued this Approval in Principle based on a review of 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 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.

May 7, 2020

Date Issued

Stephen Dankev
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 4001 Knight Street, Vancouver, British Columbia which is more particularly known and described as:

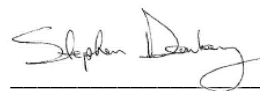
Lot C Block L District Lot 301 Plan 12342,
PID: 008-906-441

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

Latitude: 49° 14' 55.6"
Longitude: 123° 4' 35.6"

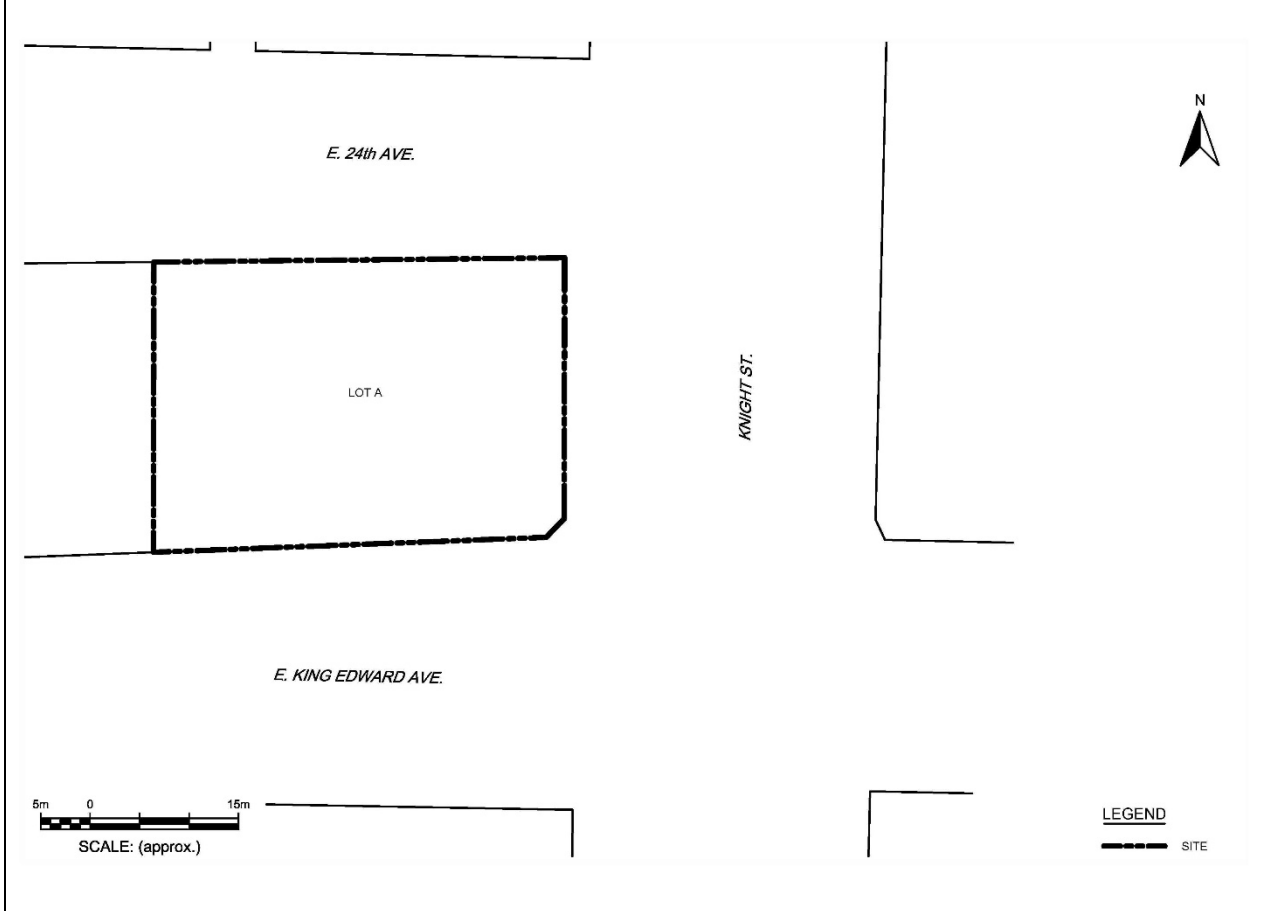
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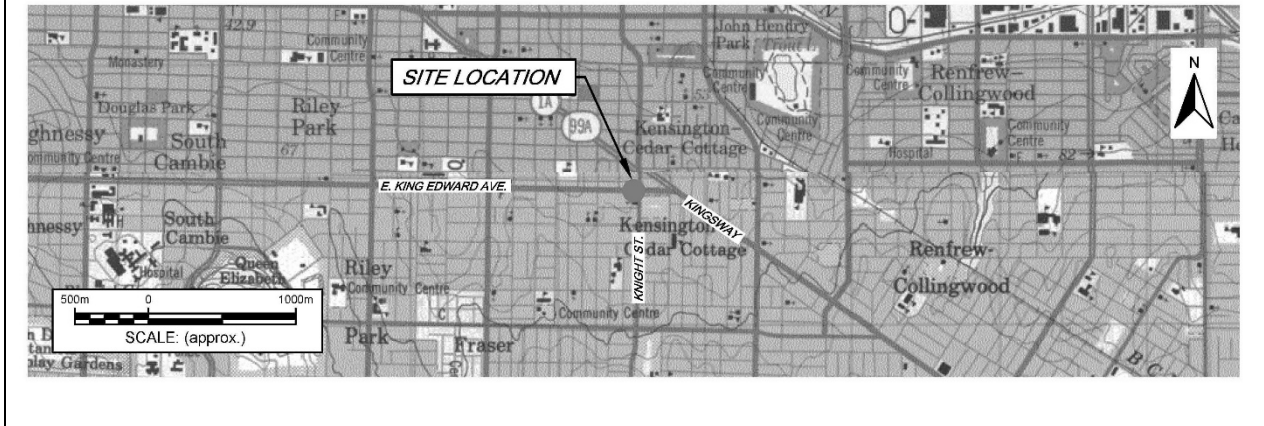


Stephen Dankev
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Stephen Dankey
For Director, *Environmental Management Act*

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, or changes in land, vapour, water, or sediment 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. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
4. 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.
5. 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.
6. 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:
 - (c) A summary of remedial activities undertaken to date;
 - (d) 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; and
 - (e) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

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For Director, *Environmental Management Act*

7. 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 and trenches existing or expected at the site. These assumptions include the following:
- a) The on-site commercial buildings consist of foundation at the current grade construction. The entire site is occupied by buildings and pavement.
 - b) The proposed future use is a mixed use commercial residential building with one or more levels of underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances to be remediated in soil for high density residential soil use:

To meet numerical remediation standards:

tetrachloroethylene	127-18-4
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Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

dichloroethylene, 1,2 cis-	156-59-2
dichlorobenzene, 1,2-	95-50-1
tetrachloroethylene	127-18-4
trichloroethylene	79-01-06
VHw6-10	N/A
vinyl chloride	75-01-04

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition – 4001 Knight Street, Vancouver, Keystone Environmental Ltd., December 20, 2019;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation, and Remediation Plan – 4001 Knight Street, Vancouver, BC, Keystone Environmental Ltd., December 20, 2019;

Administrative Guidance 11: Communications Between City of Vancouver and Keystone Environmental Ltd., December 20, 2019;

Report of Findings – Human Health and Ecological Risk Assessment – 4001 Knight Street, Vancouver, BC, Keystone Environmental Ltd., December 20, 2019;

Stage 2 – Preliminary Site Investigation – 4001 – 4009 Knight Street, Vancouver, BC. JC Environmental Inc., April 20, 2016;

Report of Findings – Supplemental Site Investigation – 4001 Knight Street, Vancouver, BC. Keystone Environmental Ltd., July 25, 2014;

Report of Findings – Phase II Environmental Site Assessment – 4001 Knight Street, Vancouver, BC. Keystone Environmental Ltd., June 30, 2014; and

Stage 1 Environmental Site Assessment – 4001 – 4009 Knight Street, Vancouver, BC. JC Environmental Inc. (JCE), April 9, 2004.

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Stephen Dankev
For Director, *Environmental Management Act*