



**REGISTERED MAIL AND EMAIL**

Files: 26250-20/22656, 1100,  
6477, 6478  
Site IDs: 22656, 1100, 6477, 6478

July 20, 2020

**PROVIDENCE HEALTH CARE SOCIETY**

5<sup>th</sup> Floor, 1190 Hornby Street  
Vancouver, BC V6Z 2K5

**Attn: Clayton Wong**

Dear Clayton Wong:

**Re: Approval in Principle – 1002 Station Street, 250 Prior Street, and 310 Prior Street, Vancouver, British Columbia**

Please find enclosed an Approval in Principle respecting the contaminated site referenced above and which supersedes those issued July 26, 1999 (1002 Station St; SITE 1100), April 28, 2000 (310 Prior St; SITE 6477) and June 12, 2000 (250 Prior St; SITE 6478).

In addition to the conditions set out in Schedule B of the enclosed 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 must 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 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 [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca).

Yours truly,



**Alan W. McCammon**  
for Director, *Environmental Management Act*

Enclosure

cc: Christiaan Iacoe, P.Ag. City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1W4  
[Christiaan.Iacoe@vancouver.ca](mailto:Christiaan.Iacoe@vancouver.ca)

Duncan Macdonald, Approved Professional, PGL Environmental Consultants  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

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

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)



## APPROVAL IN PRINCIPLE

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

**THIS IS TO CERTIFY** that the remediation plan described herein submitted by PROVIDENCE HEALTH CARE SOCIETY for the contaminated site identified in Schedule A of this document has been approved.

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.

2020-07-20

Date Issued

Alan W. McCammon

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 1002 Station Street, 250 Prior Street, and 310 Prior Street, Vancouver, British Columbia which is more particularly known and described as:

LOT A DISTRICT LOTS 196 AND 2037 PLAN LMP14138

PID: 018-550-185.

1002 Station Street, Vancouver, British Columbia.

LOT C BLOCKS 15 TO 18 DISTRICT LOTS 196 AND 2037 PLAN 12884

LOT D BLOCKS 15 TO 18 DISTRICT LOTS 196 AND 2037 PLAN 12884

LOT 19 DISTRICT LOTS 181, 196 AND 2037 PLAN 6780

PID: 008-776-300, 008-776-326, and 010-813-217.

250 Prior Street, Vancouver, British Columbia.

LOT E DISTRICT LOTS 196 AND 2037 PLAN 13449

LOT F DISTRICT LOTS 196 AND 2037 PLAN 13449

PID: 008-126-780 and 008-126-798

310 Prior Street, Vancouver, British Columbia

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

Latitude: 49° 16' 31.30"

Longitude: 123° 5' 47.60"

2020-07-20

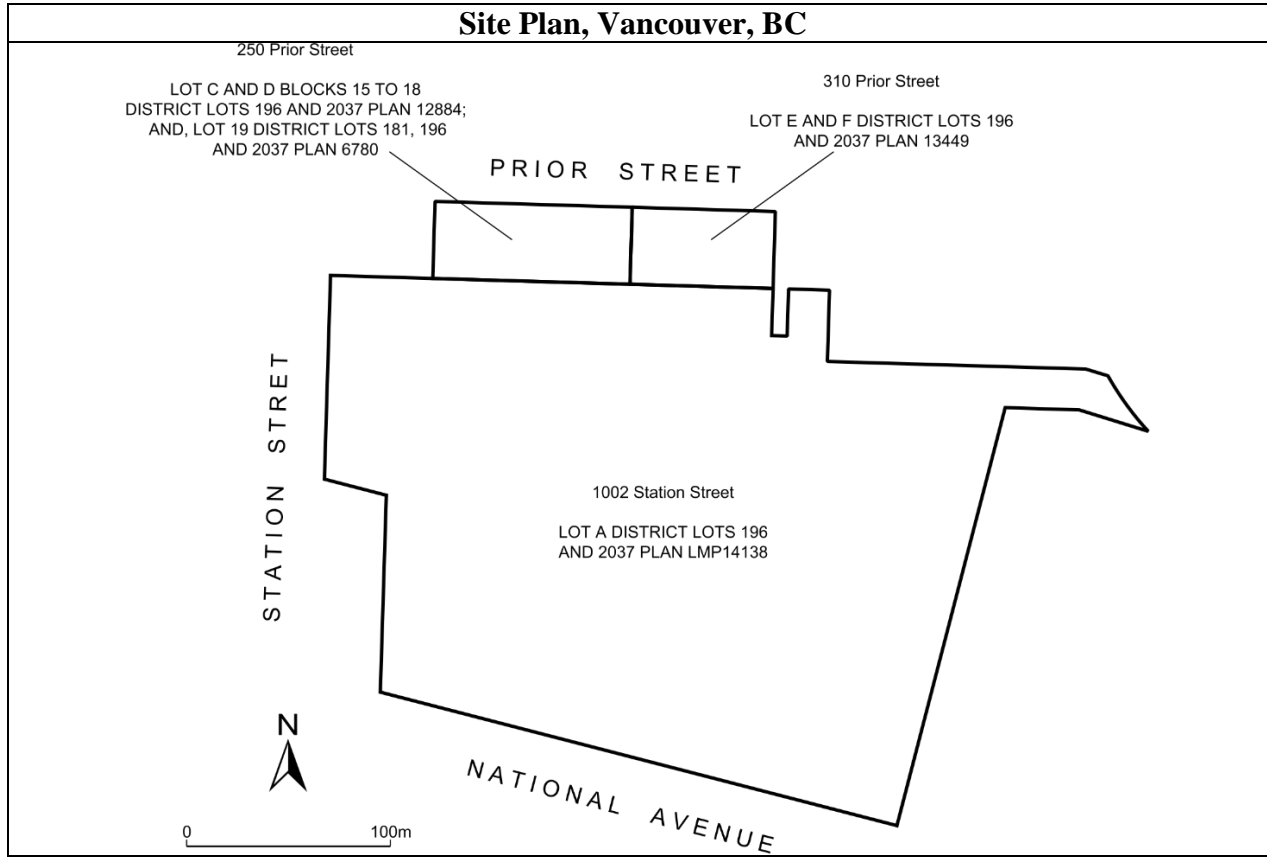
Date Issued



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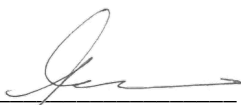
## Site Plan, Vancouver, BC



## 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, 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. 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 2 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;

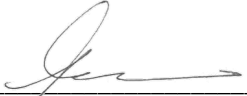
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- (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 2 above if remedial progress differs substantially from the schedule set out in the approved plan; and,
  - (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
7. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to 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) *Industrial land use standards and outdoor vapour attenuation factors apply to the site in its current configuration, except below the vacant onsite building at 310 Prior Street where sub-slab vapour attenuation factors apply. Soil vapour standards are not exceeded in the current configuration;*
  - (b) *Vapour concentrations at some areas onsite could exceed parkade standards and/or high-density residential land use standards when sub-slab vapour attenuation factors are applied. The remediation plan listed in Schedule D will be implemented before new buildings are constructed.*

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 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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## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

anthracene	120-12-7	indeno(1,2,3-cd)pyrene	193-39-5
benz(a)anthracene	56-55-3	LEPHs	N/A
benzo(a)pyrene	50-32-8	naphthalene	91-20-3
benzo(b+i)fluoranthenes	205-99-2 & 205-82-3	phenanthrene	85-01-8

To meet risk-based remediation standards:

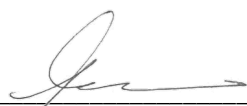
antimony	7440-36-0	iron	7439-89-6
arsenic	7440-38-2	lead	7439-9-1
cadmium	7440-43-9	nickel	7440-02-0
chromium	7440 47 3	selenium	7782-49-2
cobalt	7440-48-4	tin	7440-31-5
copper	7440-50-8	zinc	7440-66-6
HEPHs	N/A		

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

To meet numerical remediation standards:

pyrene	129-00-0
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## Schedule D

### Documents


- *Summary of Site Condition*, prepared by PGL Environmental Consultants, dated April 3, 2020;
- *Water Use Determination*, prepared by Ministry of Environment and Climate Change Strategy, dated April 3, 2020;
- *Stage2 Preliminary and Detailed Site Investigation, Screening Level Risk Assessment, and Remediation Plan*, prepared by PGL Environmental Consultants, dated February 2020;
- *Application for a Directors Water Use Determination – 1002 Station Street, and 250 and 310 Prior Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated December 5, 2019;
- *Stage 1 Preliminary Site Investigation*, prepared by PGL Environmental Consultants, dated, March 2019;
- *Results of Groundwater Monitoring at the Former Freighthouse Lands Site, Vancouver, British Columbia – 2014 Monitoring Program*, prepared by Golder Associates Ltd., dated March 6, 2015;
- *Results of Groundwater Monitoring at the Former Freighthouse Lands/Tech-Park Development Site, Vancouver, British Columbia – 2009 Monitoring Program* prepared by Golder Associates Ltd., dated October 2009;
- *Groundwater Monitoring, Tech-Park Development, Vancouver, BC*, prepared by Golder Associates Ltd., dated June 8, 2008;
- *Annual Groundwater Monitoring, Former Tech-Park Development Site, Vancouver, BC*, prepared by Golder Associates Ltd., dated August 10, 2004;
- *Annual Groundwater Monitoring, Tech-Park Development, Vancouver, BC*, prepared by Golder Associates Ltd., dated August 28, 2003;
- *Annual Groundwater Monitoring, Tech-Park Development, Vancouver, BC*, prepared by Golder Associates Ltd., dated June 13, 2002;
- *Stage 1 Preliminary Site Investigation, The H.Y Louie Site, 250 Prior Street, Vancouver, BC*, prepared by Golder Associates Ltd., dated February 2000;
- *Detailed Environmental Site Investigation, 250 Prior Street, Vancouver, BC*, prepared by Golder Associates Ltd., dated February 2000;
- *Remediation Plan, 250 Prior Street, Vancouver, BC*, prepared by Golder Associates Ltd., dated February 2000;

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- *Stage 2 Preliminary Site Investigation, 310 Prior Street, Vancouver, BC*, prepared by Golder Associates Ltd., dated February 2000;
- *Remediation Plan, 310 Prior Street, Vancouver, BC*, prepared by Golder Associates Ltd., dated February 2000;
- *Remediation Plan Freighthouse Lands, Vancouver, B.C., Addendum No. 2*, prepared by Golder Associates Ltd., dated February 2000;
- *Approvals in Principle (1002 Station Street, 310 Prior Street, 250 Prior Street* prepared by Ministry of Environment, Lands and Parks, dated July 26, 1999, April 28, 2000 and June 12, 2000, respectively);
- *Groundwater Monitoring, Freighthouse Lands and H.Y Louie Site, Vancouver, B.C.*, prepared by Golder Associates Ltd., dated January 12, 1999;
- *Meeting Agenda, Risk Assessment of Freighthouse and Sequence 1706 Lands*, prepared by Golder Associates Ltd., dated June 21, 1996;
- *Remediation Plan and Soil and Water Management Procedures for the Former BNR Station Street Site, Vancouver, B.C.*, prepared by Golder Associates Ltd., dated May 1994;
- *Summary Report: Former BNR Yard Site Assessments*, prepared by Glacier Park Company, dated March 1992;
- *Phase II Environmental Assessment, BN Railyard, Vancouver, BC*, prepared by MTR Consultant Ltd., dated April 1990;
- *Preliminary Environmental Assessment, B.N.R. Railyard, Vancouver, BC*, prepared by MTR Consultant Ltd., dated June 1989; and
- *Burlington Northern Rail, Station Street Railyard, Phase III – Environmental Assessment*, prepared by MTR Consultant Ltd., dated January 1982.

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