



VIA EMAIL: [Sarah.Thorn@fraserhealth.ca](mailto:Sarah.Thorn@fraserhealth.ca)

File: 26250-20/17396  
ENV Site:17396

October 27, 2020

Sarah Thorn  
Senior Project Manager, Planning & Projects  
Fraser Health Authority  
Unit 400 – 13450 102 Avenue  
Surrey, V3T 0H1

Dear Sarah Thorn:

**Re: Protocol 6 Approval Application for Part of 15521 Russell Avenue, White Rock, BC**

This letter provides my decision on your September 2020 application to the Ministry of Environment and Climate Change Strategy (the ministry) for approval under Protocol 6 to obtain a Certificate of Compliance (CoC) for a portion of site 17396, located at 15521 Russell Avenue, White Rock, BC (the Site); also known as Peach Arch Hospital.

The Site is described as follows:

Address: 15521 Russell Avenue, White Rock, BC

Legal Description: Lot 1 Section 11 Township 1 New Westminster District Plan LMP15904, and Parcel A (bylaw plan LMP21578) Section 11 Township 1 dedicated road on New Westminster District Plan 16050

PID: 018-710-409, 019-150-091

A Site Plan is provided in Attachment A for reference.

In reaching my decision I have relied on information provided in the following supporting documents:

- *“Protocol 6 Pre-Approval Application – Certificate of Compliance for a Portion of the Site Peach Arch Hospital Expansion Project - 15521 Russell Avenue, White Rock, BC” dated September 16, 2020, prepared by exp consultants.*

- Email correspondence between Jay Rao from exp consultants and the ministry on October 7, 2020.

The application was submitted to the Ministry of Environment and Climate Change Strategy (ministry) on behalf of the Fraser Health Authority by exp consultants (“exp”).

The primary rationale and supporting information presented by exp in support of the approval application is summarized below:

- *The site is currently an operating hospital that is undergoing upgrading activities with an Acute Care Centre being constructed on a portion of the site.*
- *A COC for the upgrade area has been requested by the City of White Rock prior to issuing an occupancy permit for the new Acute Care Centre.*
- *The remainder of the site does not require a COC at this time.*
- *As per the results of the investigation and remediation work conducted, the only contamination identified in the COC area is one exceedance of iron and selenium in soil.*
- *There was no other contamination identified elsewhere in the areas investigated at the site however there are underground and above ground storage tanks in other areas of the Site that have not been fully investigated or remediated.*

Based on the information provided in the above-referenced documents I confirm my approval of your request to seek a CoC for part of the Site without seeking a contaminated sites legal instrument for the remainder of the Site. I base my approval on the following rationale:

- The Site is currently an operating hospital.
- The current need of Fraser Health is to satisfy the requirements of the City of White Rock for an occupancy permit for a new Acute Care Centre, which has been constructed on a portion of the Site.
- Contamination at the portion of the Site that requires the CoC is delineated within the area and there is no evidence of widespread contamination within the areas investigated at the Site.
- The Site is not classified as high risk.

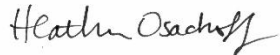
Aside from the specific relief granted above, this approval does not constitute review or acceptance by the Director of any other aspect of the investigations or remediation conducted at or planned for the Site.

Please ensure that a copy of this letter is included in relevant future applications to the ministry.

This decision is based on the most recent information provided to the ministry regarding the above-referenced site. The ministry, however, makes no representation or warranty as to the accuracy or completeness of this information. The ministry expressly reserves the right to change or substitute different requirements where circumstances warrant.

Please email the undersigned at [Heather.Osachoff@gov.bc.ca](mailto:Heather.Osachoff@gov.bc.ca) if you have any questions regarding this letter.

Sincerely,



Heather Osachoff  
*for Director, Environmental Management Act*

Manager, Risk Assessment and Remediation

Attachments (1)

cc: Jay Rao, Approved Professional, exp consultants, [jay.rao@exp.com](mailto:jay.rao@exp.com)  
Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Liliana Jerade, ENV, [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca)  
Client Information Officer, ENV [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

### Attachment A - Site Plan

