



VIA EMAIL ONLY

May 19, 2021

File: 26250-20/21330
Site ID: 21330

Szuchi Lee, Executive Director
Villa Cathy Care Home Society
970 Union Street
Vancouver, BC V6A 3V1

administrator@villacathay.ca

Dear Szuchi Lee,

Re: Protocol 6 Pre-Approval Application, Approvals to not Delineate or Remediate the Entire Extent of Contamination, Soil and Groundwater Contamination in Widespread Fill, 970 Union Street, Vancouver

This letter provides my decision on your April 30, 2021 application for preapproval under Protocol 6 for relief from the requirement to delineate and remediate contamination outside the property located 970 Union Street, Vancouver (the Site) as it is related to placement of area wide contaminated fill from undetermined historical sources with no identified responsible person.

The legal description of the Site is as follows:

- PID: 007-584-415
- Block 125, Plan VAP 16060 District Lot 181, Land District 36 & DL 2037

A Site Location Plan is attached to this decision letter for reference (Attachment A).

In reaching my decision I have relied on the ministry's review of information provided in the following application document:

- *Protocol 6 Pre-Approval Application, Approvals to not Delineate or Remediate the Entire Extent of Contamination, Soil and Groundwater Contamination in Widespread Fill, 970 Union Street, Vancouver, CSR Environmental Ltd. (CSR), April 30, 2021.*

The primary rationale and supporting information presented by CSR in the above document is summarized as follows:

- *History of the Site and Surrounding Area*
The Site is located within the former False Creek foreshore area, which was infilled with poor quality fill material prior to Villa Cathay purchasing the Site in the late 1970s. The current and former activities at the Site (residential care home operations) have not changed since Villa Cathay first purchased the property.
- *Field Investigation and Observations*
Former and current investigations have documented the presence of contaminated fill material in borehole logs, test pits, field observations and analytical results; and
- *Areas of Potential Environmental Concern (APEC)*
Apart from the fill material observed on-Site (APEC 1), other identified APECs; storage of fluids associated with former hydraulic elevators (APEC 2), former paint manufacturing operations southeast of the Site at a neighboring property (off-Site, APEC 3), and historic City landfilling south of the Site in Strathcona Park (off-Site, APEC 4), have not contributed to the type and concentrations of contaminants observed on-Site.

Based on the lines of evidence presented in the application document referenced above, I concur with the conclusions reached by CSR that the observed contamination at the Site is sourced from the historical infilling of False Creek and not from activities that occurred on the Site.

I base this decision primarily on the outcome of the ministry's review and assessment of information in the submitted preapproval application which concluded the following:

1. The Site investigations identified the contaminated area wide fill (APEC 1) as the source of the metal, HEPH, LEPH, PAH exceedances detected in the fill unit. The other APECs have not contributed to the contaminants detected on the Site.
2. CSR's assessment and conclusion that the Site has received imported fill of poor quality during infilling of the False Creek foreshore.
3. There are no identified responsible persons for placement of the contaminated fill material, and the owner has not added or exacerbated to contamination of the fill material.

In light of these findings and in accordance with current ministry policy regarding landowner responsibility for delineating and remediating area wide contaminated fill from undetermined historical sources with no identified responsible person, the investigation and remediation of contamination outside the Site boundary is not required to obtain a Certificate of Compliance for the above-stated property.

Please ensure that a copy of this letter is included in the Certificate of Compliance application made for the Site.

This determination is based on the most recent information available 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.

If you have any questions about this decision letter, please contact Annette.Mortensen@gov.bc.ca or the undersigned at Natalia.Kuleva@gov.bc.ca.

Yours truly,



Natalia Kukleva
for Director, *Environmental Management Act*

cc: Marmoud Bashi, CSR Environmental Ltd. mamoud@csrenviro.com
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Attachment A

Site Location Plan

