



VIA EMAIL: [veronique@headwaterproject.ca](mailto:veronique@headwaterproject.ca)

Victoria File: 26250-20/26364  
Site ID: 26364

December 19, 2022

Veronique Turner  
2886 Commercial Drive Ltd., BC1271514  
3350-1021 W. Hastings Street  
Vancouver, BC V6E 0C3

Dear Veronique Turner:

**Re: Approval in Principle – 2836 Commercial Drive, Vancouver, BC**

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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)  
Zayed Mohamed, Approved Professional, PGL Environmental Consultants  
[zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)  
Michelle Ashley, PGL Environmental Consultants [mashley@pggroup.com](mailto:mashley@pggroup.com)  
Albert Lum, Lum's Holdings Ltd., Inc. No. 7162, [albert.lum@freshdirectproduce.com](mailto:albert.lum@freshdirectproduce.com)  
CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, [esp\\_cio@victoria1.gov.bc.ca](mailto:esp_cio@victoria1.gov.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 2886 Commercial Drive Limited Partnership 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.

The substances to which this Approval in Principle applies migrated to the site from a neighbouring source. It should not be assumed that this Approval in Principle is an approval for the remediation of all contaminants at the site.

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Liliana Jerade

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 2836 Commercial Drive, Vancouver, British Columbia which is more particularly known and described as:

That portion of Lot 4, Except Part A in Explanatory Plan 4223 and Part in Plan 4368 of Lot A and Lot B, Block 169, District Lot 264A, Plans 1158 and 1711, beginning at the NE corner of the parcel identified by PID: 014-983-672 and proceeding N 89° 26' 48.8405" W 1.791m to Point of Commencement (P.O.C), then  
N 00° 33' 11.1595" E 7.317m, then  
N 89° 26' 48.8405" E 9.217m, then  
S 00° 33' 11.1595" W 7.317m, then  
S 89° 26' 48.8405" E 9.127m to P.o.C.

PID: 014-983-630

The site contains part of a legal parcel depicted in an engineering drawing prepared by PGL Environmental on June 14, 2022.

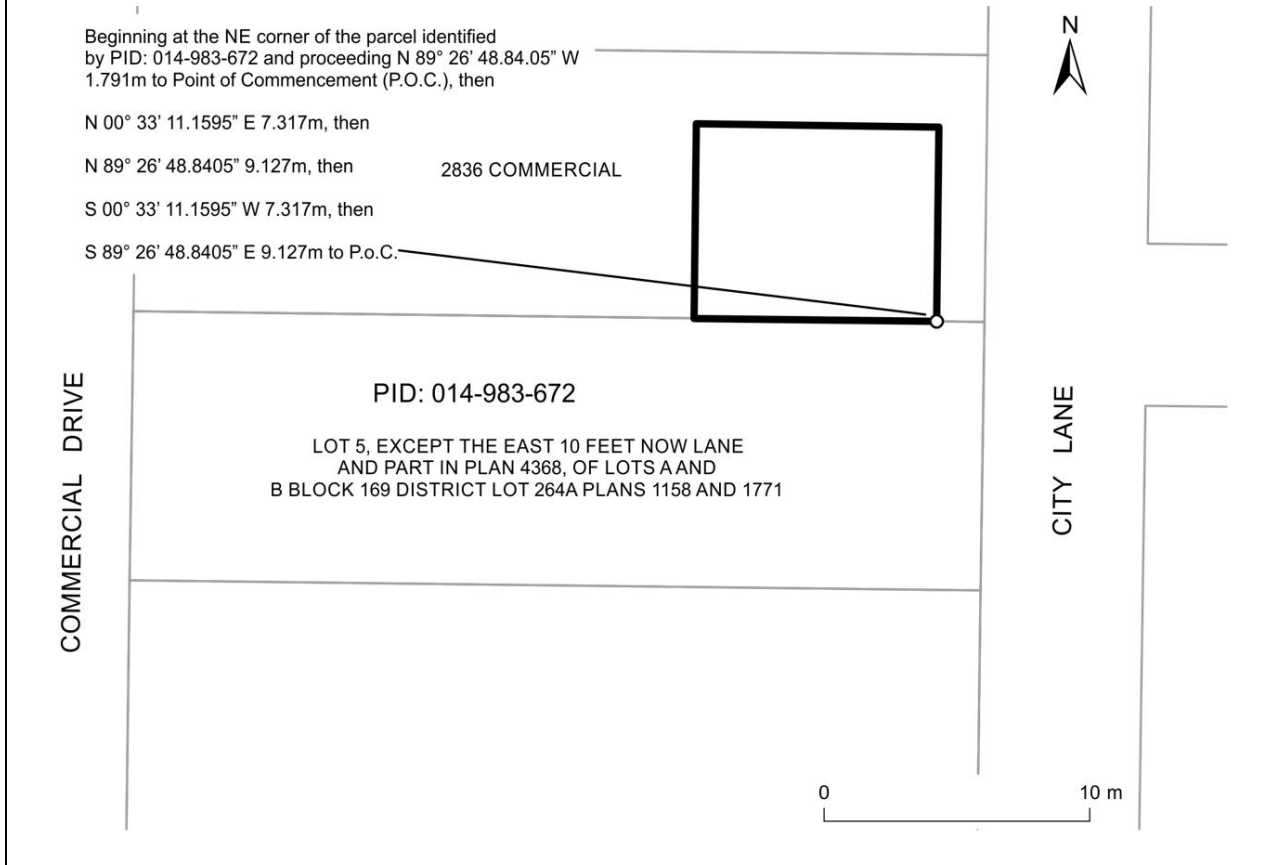
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 32.87"  
Longitude: 123° 04' 9.35"

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## Site Plan



## Location Map



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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, or changes in land, vapour, water, or sediment use, must be promptly identified in a written submission by the responsible person 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 person 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 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;

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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 3 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:
- (a) *The current building is slab on grade;*
  - (b) *Future buildings will be slab on grade or underlain by a parkade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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 person 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 water for drinking water use:*

To meet numerical remediation standards:

methylnaphthalene,            1-90-12-0

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

To meet numerical remediation standards:

naphthalene                    91-20-3

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental Ltd., dated November 7, 2022.
- *Addendum to Approval in Principle Application (Standards), Site #10750, 2886 Commercial Drive, Vancouver, BC*, prepared PGL Environmental Ltd., dated October 21, 2022.
- *Communication Record – Migration to 2836 Commercial Drive from 2886 Commercial Drive*, prepared PGL Environmental Ltd., dated June 9, 2022.
- *Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan – 2886 Commercial Drive, Vancouver, BC* prepared by PGL Environmental Ltd., dated June 2022.
- *Phase II Environmental Site Assessment: 2886 Commercial Drive, Vancouver, BC*, prepared by Pinchin Ltd., dated April 2020.

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