



Victoria File: 26250-20/23547/23548  
Site ID: 23547 and 23548

March 17, 2023

Mr. Jared Stern  
PCI West 4<sup>th</sup> Holdings Ltd.  
300 – 1030 West Georgia Street  
Vancouver, BC V6E 2Y3  
JStern@pci-group.com

Dear Mr. Stern:

**Re: Approval in Principle – 5 West 4<sup>th</sup> Avenue and Adjoining Sections of City of Vancouver Parcel along Ontario Street and laneway, 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 Regulation and 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, 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc:

Christiaan Iacoe, City of Vancouver  
[Christiaan.Iacoe@vancouver.ca](mailto:Christiaan.Iacoe@vancouver.ca)

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

Client Information Officer, ENV, Victoria  
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Scott Steet, Approved Professional, Steer Environmental Associates Ltd.  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

Tom Pinkham, Hoop Real Estate Finance Inc.  
[tpinkham@hoopp.com](mailto:tpinkham@hoopp.com)

Tim Harmer, AlSCO Canada Corporation Incorporation No. A0063635  
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## APPROVAL IN PRINCIPLE

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

**THIS IS TO CERTIFY** that the remediation plan described herein submitted by PCI West 4<sup>th</sup> Holdings 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.

March 17, 2023

Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 5 West 4<sup>th</sup> Avenue and adjoining sections of City of Vancouver parcels along Ontario Street and laneway, Vancouver, British Columbia. The PID and legal description for the 5 West 4<sup>th</sup> Avenue portion of the site are:

Lot G Block 19 District Lot 200A Plan 11526  
009-052-836

Lot A Block 19 District Lot 200A Plan 1204  
014-893-169

Since the site covered by this Approval in Principle is located at 5 West 4<sup>th</sup> Avenue and adjoining sections of City of Vancouver parcels along Ontario Street and laneway, Vancouver, BC, the site is legally known and described as:

Starting at the southeast corner of Lot G Block 19 District Lot 200A Plan 11526, the point of commencement:

- Thence 271° 38' 11" for 120.700 metres;
- Thence 01° 37' 08" for 37.165 metres;
- Thence 91° 38' 11" for 116.581 metres;
- Thence 01° 42' 05" for 4.955 metres;
- Thence 91° 42' 04" for 17.140 metres;
- Thence 181° 42' 05" for 21.383 metres;
- Thence 271° 42' 05" for 12.997 metres;
- Thence 181° 37' 03" for 20.733 metres;


Returning to the point of commencement.

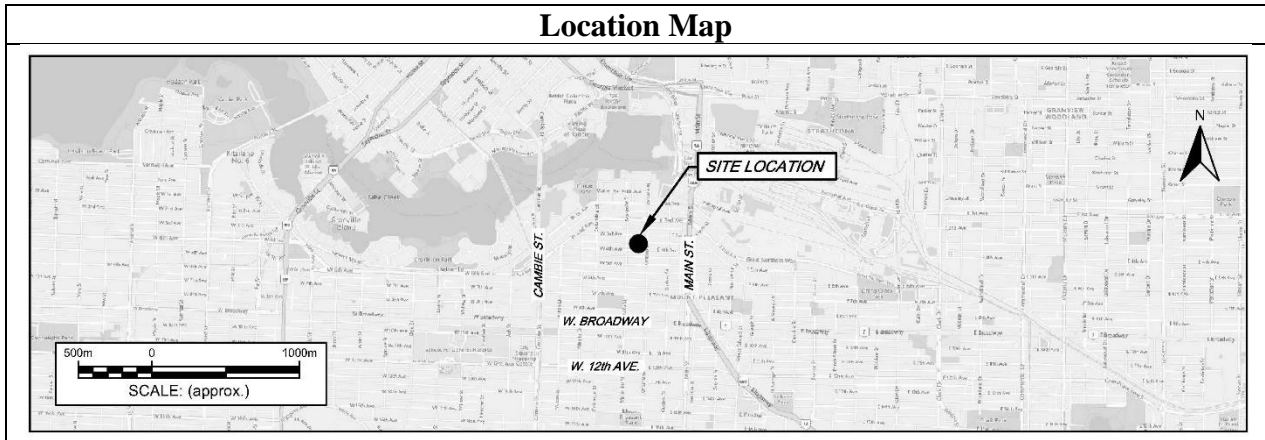
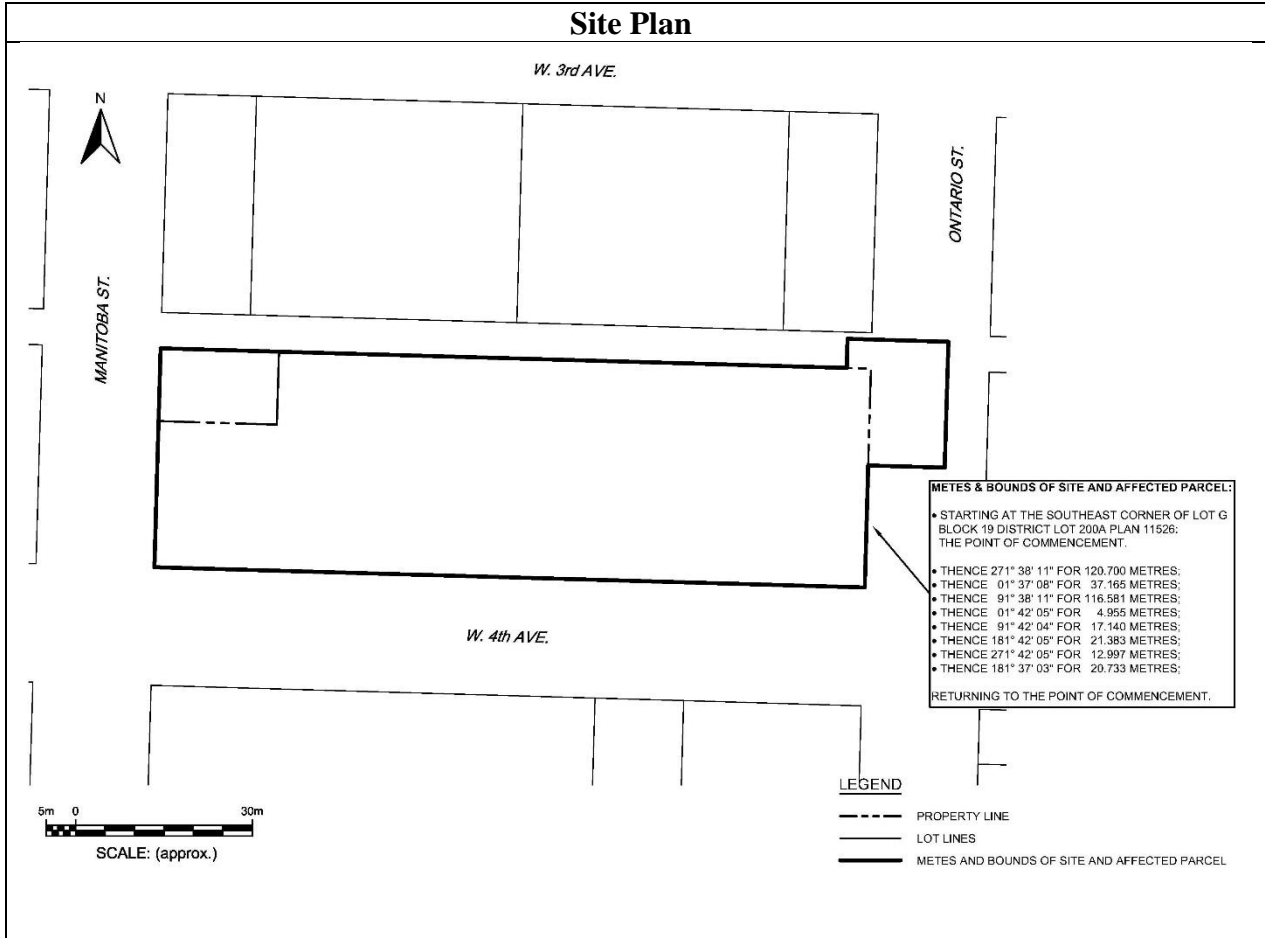
The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on September 14, 2022.

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

Latitude:      49°   16'   3.60"  
Longitude:    123°   6'   20.40"

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For Director, *Environmental Management Act*



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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 person 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 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* 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.
7. 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;
  - (c) Interpretation of current and cumulative monitoring results from the soil, groundwater; and
  - (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
8. 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 building existing or expected at the site. These assumptions include the following:
- (a) *The current site building(s) at 5 West 4<sup>th</sup> Avenue is industrial with slab-on grade construction.*
  - (b) *The future building(s) at the east portion of 5 West 4<sup>th</sup> Avenue will only include facade upgrades, will remain slab-on grade construction and will be industrial at grade building(s).*
  - (c) *The future building(s) at the west portion of 5 West 4<sup>th</sup> Avenue will be industrial at grade building(s) with at least two levels of underground parking.*
  - (d) *The City of Vancouver affected parcel will remain as a boulevard, sidewalk, or roadway without buildings.*

Any inconsistencies that arise between the structures, locations, and depths of proposed 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 soil for commercial land soil use:*

##### To meet numerical remediation standards:

VPHs	N/A
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#### *Substances to be remediated in vapour for industrial land vapour use:*

##### To meet risk-based remediation standards:

trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	N/A

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


##### To meet numerical remediation standards:

EPH <sub>w10-19</sub>	N/A
LEPH <sub>w</sub>	N/A

##### To meet risk-based remediation standards:

LEPH <sub>w</sub>	N/A
naphthalene	91-20-3
VPH <sub>w</sub>	N/A

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## Schedule D

### Documents

*Summary of Site Condition, 5 West 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., January 25, 2023;*

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan, 5 West 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., January 13, 2023;*

*Report of Findings – Human Health and Ecological Risk Assessment, 5 West 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., January 13, 2023;*

*Letter – 5 West 4<sup>th</sup> Avenue, Vancouver, BC, City of Vancouver, December 13, 2022;*


*Environmental Data Package and Remediation Plan Approval, 5 West 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., October 14, 2022;*

*Report of Findings – Supplemental Site Investigation, 4 and 16 West 3<sup>rd</sup> Avenue and 5 West 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., October 14, 2020; and*

*Report of Findings – Phase I and II Environmental Site Assessment, 4 and 16 West 3<sup>rd</sup> Avenue and 5 West 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., May 27, 2020.*

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For Director, *Environmental Management Act*

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