



**VIA EMAIL:** [kevin@gryphonliving.com](mailto:kevin@gryphonliving.com)

Victoria File: 26250-20/16309  
Site ID: 16309

July 15, 2021

Kevin Gu  
Gryphon 6103 Holdings Ltd.  
6107 West Boulevard  
Vancouver, BC V6M 3X3

Dear Kevin Gu:

**Re: Approval in Principle – 6103 West Boulevard and adjacent affected parcels,  
Vancouver, British Columbia**

Please find enclosed an Approval in Principle respecting the contaminated site and adjacent parcels 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 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)

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Dave Young, City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC, V5Y 1V4 ([dave.young@vancouver.ca](mailto:dave.young@vancouver.ca))  
(By E-mail)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.  
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3 ([jeff.taylor@activeearth.ca](mailto:jeff.taylor@activeearth.ca))  
(By E-mail)

Scott Steer, Approved Professional, Steer Environmental Associates  
1515 Holland Street, Nelson, BC ([scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com))  
(By E-mail)

FortisBC Energy Inc.  
16705 Fraser Highway, Surrey, BC, V4N OE8 (By Mail)

Rambo Wu, First Commercial Bank Co. Ltd.  
100 – 5611 Cooney Road, Richmond, BC, V6X 3J6 (By Mail)

Shaw Cablesystems Limited  
630 – 3<sup>rd</sup> Avenue SW, Ste. 900, Calgary, AB, T2P 4L4 (By Mail)

Dallas and Ardith Hinton  
Suite #198 – 5525 West Boulevard, Vancouver, BC V6M 3W6 (By Mail)

Alec Kar Lec Cheng & Ly Ying Feng  
5491 Lackner Crescent, Richmond, BC V7E 6A4 (By Mail)

Jilda Le Pard  
2116 West 45<sup>th</sup> Avenue, Vancouver, BC V6M 2J1 (By Mail)

Airlie Susan Ogilvie  
2117 West 46<sup>th</sup> Avenue, Vancouver, BC V6M 2L2 (By Mail)

David Hin Kong Lin  
2130 W 45<sup>th</sup> Avenue, Vancouver, BC V6M 2J1 (By Mail)

Yong Zho and Zi Hon Qian  
2123 W 46<sup>th</sup> Avenue, Vancouver, BC V6M 2J1 (By Mail)

Dawn Lin Gin

2128 West 45<sup>th</sup> Avenue, Vancouver, BC V6M 2J1 (By Mail)

Chewing Wong

2131 West 46<sup>th</sup> Avenue, Vancouver, BC V6M 2J1 (By Mail)

Siu Kau Patricia Leung Cheung

2137 West 46<sup>th</sup> Avenue, Vancouver, BC V6M 2J1 (By Mail)

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

Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_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 Gryphon 6103 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.

July 15, 2021  
Date Issued


  
Liliana Jerade  
For Director, *Environmental Management Act*

**Schedule A**

The sites covered by this Approval in Principle are located at 6103 West Boulevard, 2110 West 45<sup>th</sup> Avenue, 2116 West 45<sup>th</sup> Avenue, 2122 West 45<sup>th</sup> Avenue, 2128 West 45<sup>th</sup> Avenue, 2111 West 45<sup>th</sup> Avenue, 2117 West 46<sup>th</sup> Avenue, 2123 West 46<sup>th</sup> Avenue, 2131 West 46<sup>th</sup> Avenue, 2137 West 46<sup>th</sup> Avenue and City of Vancouver roadways, Vancouver, British Columbia which is more particularly known and described as:

<b>PID</b>	<b>Legal Address</b>	<b>Civic Address</b>
031-178-910	Lot A Block 1 District Lot 526 Group 1 New Westminster District Plan EPP76030	6103 West Boulevard
NA	<p>ALL THAT TRACT OF LAND, HEREINAFTER PARTICULARLY DESCRIBED, SITUATE IN DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, VANCOUVER, B.C., PART 1 MORE SPECIFICALLY DESCRIBED AS PORTIONS OF LAND DEDICATED AS LANE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHEAST CORNER OF LOT A, LOT 9 BLOCK 1, PLAN EPP76030;</p> <p>THENCE WESTERLY AT A BEARING OF 271°26'56" ALONG THE NORTHERLY BOUNDARY OF SAID LOT A, A DISTANCE OF 37.157 METRES, MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT A AND THE NORTHEAST CORNER OF PART 1 OF SUBJECT LANDS;</p> <p>THENCE WESTERLY AT A BEARING OF 271°26'56" A DISTANCE OF 6.096 METRES, MORE OR LESS TO THE NORTHEAST CORNER LOT 15, LOT 9 BLOCK 1, PLAN 4501;</p> <p>THENCE SOUTHERLY AT A BEARING OF 181°26'23" ALONG THE EASTERLY BOUNDARY OF SAID LOT 15, A DISTANCE OF 41.137 METRES, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 15;</p> <p>THENCE WESTERLY AT A BEARING OF 271°26'42" ALONG THE BOUNDARY OF SAID LAND DEDICATED AS LANE, A DISTANCE OF 45.238</p>	City of Vancouver Roadways (off-Site Impacted Area 1)

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	<p>METRES, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT B, LOT 9 BLOCK 1, PLAN BCP32053; THENCE SOUTHERLY AT A BEARING OF 181°25'35" A DISTANCE OF 6.096 METRES, MORE OR LESS TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 28, LOT 9 BLOCK 1, PLAN 4501, MORE OR LESS 5.045 METRES EAST OF THE NORTHWEST CORNER OF SAID LOT 28;</p> <p>THENCE EASTERLY AT A BEARING OF 91°26'42" ALONG THE BOUNDARY OF SAID LAND DEDICATED AS LANE, A DISTANCE OF 45.236 METRES, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 24, LOT 9 BLOCK 1, PLAN 4501; THENCE SOUTHERLY AT A BEARING OF 181°26'23" ALONG THE EASTERLY BOUNDARY OF SAID LOT 24, A DISTANCE OF 41.076 METRES, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE EASTERLY AT A BEARING OF 91°28'44" A DISTANCE OF 6.096 METRES, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT A; SAID POINT BEING THE SOUTHEAST CORNER OF PART 1 OF SUBJECT LANDS;</p> <p>THENCE NORTHERLY AT A BEARING OF 1°26'23" ALONG THE EASTERLY BOUNDARY OF SAID LAND DEDICATED AS LANE, A DISTANCE OF 88.313 METRES, MORE OR LESS TO THE POINT OF BEGINNING FOR PART 1;</p> <p>SAID PART CONTAINING 814.1 SQUARE METRES, MORE OR LESS.</p>	
N/A	<p>ALL THAT TRACT OF LAND, HEREINAFTER PARTICULARLY DESCRIBED, SITUATE IN DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, VANCOUVER, B.C., PART 1 MORE SPECIFICALLY DESCRIBED AS PORTIONS OF LAND DEDICATED AS LANE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF LOT A, LOT 9 BLOCK 1, PLAN EPP76030;</p> <p>THENCE SOUTHERLY AT A BEARING OF 181°27'07" ALONG THE EASTERLY BOUNDARY OF SAID LOT</p>	<p>City of Vancouver Roadways (off-Site Impacted Area 2)</p>

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	<p>A, A DISTANCE OF 88.332 METRES, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT A, SAID POINT MORE OR LESS 37.138 METRES EAST OF THE SOUTHEAST CORNER OF SAID PART 1;          THENCE EASTERLY AT A BEARING OF 91°28'44" A DISTANCE OF 20.117 METRES, MORE OR LESS TO A POINT ON THE EASTERLY BOUNDARY OF SAID WEST BOULEVARD;          THENCE NORTHERLY AT A BEARING OF 1°27'07" ALONG THE EASTERLY BOUNDARY OF SAID WEST BOULEVARD, A DISTANCE OF 88.343 METRES, MORE OR LESS TO A POINT ON THE EASTERLY BOUNDARY OF SAID WEST BOULEVARD, MORE OR LESS 20.117 METRES EAST OF THE POINT OF BEGINNING;          THENCE WESTERLY AT A BEARING OF 271°26'56" A DISTANCE OF 20.117 METRES, MORE OR LESS TO THE POINT OF BEGINNING;          SAID PART CONTAINING 0.178 HECTARES, MORE OR LESS.          SAID TRACT OF LAND CONTAINING A TOTAL OF 0.259 HECTARES, MORE OR LESS.</p>	
011-544-601	Lot 15 of Lot 9 Block 1 District Lot 526 Plan 4501	2110 West 45 <sup>th</sup> Avenue (off-Site)
011-545-038	Lot 24 of Lot 9 Block 1 District Lot 526 Plan 4501	2111 West 46 <sup>th</sup> Avenue (off-Site)
011-544-597 011-544-562	Lot 14 of Lot 9 Block 1 District Lot 526 Plan 4501 The East ½ of Lot 13 of Lot 9 Block 1 District Lot 526 Plan 4501	2116 West 45 <sup>th</sup> Avenue (off-Site)
011-545-054	Lot 25 of Lot 9 Block 1 District Lot 526 Plan 4501	2117 West 46 <sup>th</sup> Avenue (off-Site)
027-180-867	Lot C Block 1 District Lot 526 Group 1 New Westminster District Plan BCP32053	2122 West 45 <sup>th</sup> Avenue (off-Site)

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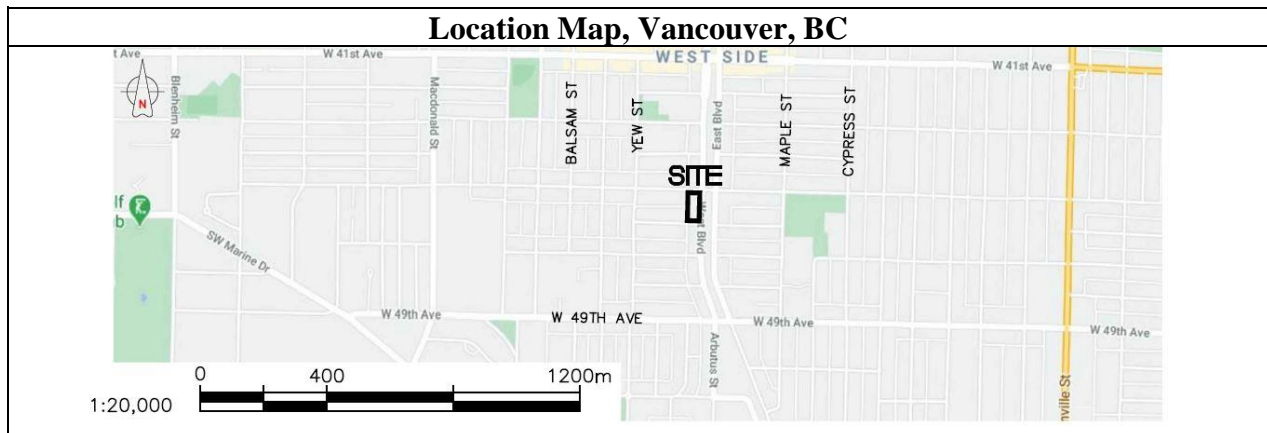
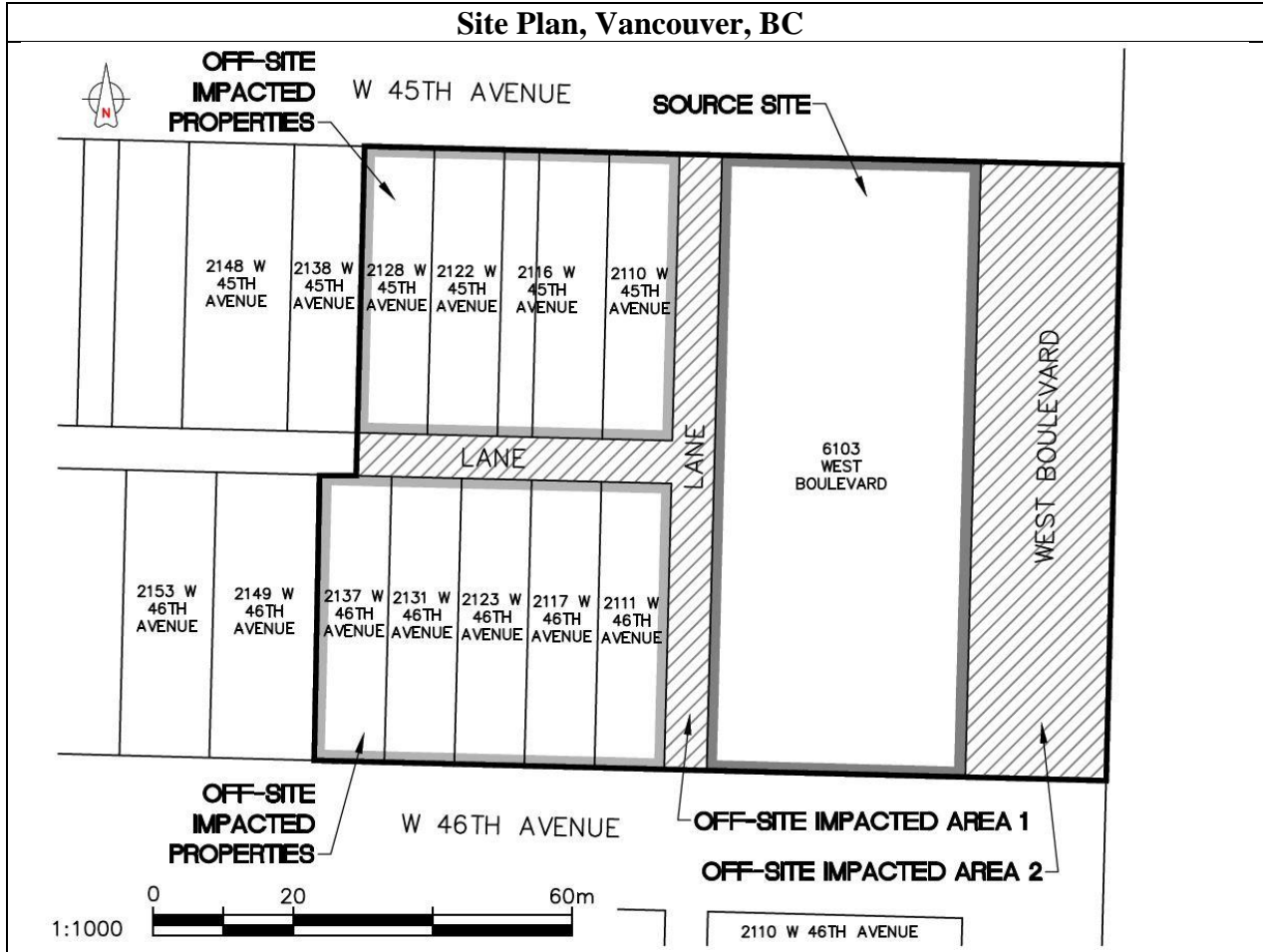
011-545-071	Lot 26 of Lot 9 Block 1 District Lot 526 Plan 4501	2123 West 46 <sup>th</sup> Avenue (off-Site)
027-180-859	Lot B 1 Block District Lot 526 Group 1 New Westminster District Plan BCP32053	2128 West 45 <sup>th</sup> Avenue (off-Site)
010-849-688	Lot 27 of Lot 9 Block 1 District Lot 526 Plan 4501	2131 West 46 <sup>th</sup> Avenue (off-Site)
004-504-194	Lot 28 of Lot 9 Block 1 District Lot 526 Plan 4501	2137 West 46 <sup>th</sup> Avenue (off-Site)

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

Latitude: 49° 13' 48.40"  
Longitude: 123° 09' 22.50"

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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 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, 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 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.

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;
- (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

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(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) *The future Site building will include two levels of underground parking; and,*
- (b) *The off-Site residences are constructed with or without one level basements.*

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 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

**For the Site: PID: 031-178-910**

*Substances to be remediated in groundwater for drinking water use:*

To meet risk-based remediation standards:

Cis-1,2-dichloroethylene	156-59-2
1,1,2-trichloroethane	79-00-5
Tetrachloroethylene	127-18-4
Trichloroethylene	79-01-6


**For off-Site properties: Multiple PIDs and Metes and Bounds (See Schedule A)**

*Substances to be remediated in groundwater for drinking water use:*

To meet risk-based remediation standards:

Tetrachloroethylene	127-18-4
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## Schedule D

### Documents

*Summary of Site Condition, 6103-6191 West Boulevard, Vancouver, BC, Active Earth Engineering Ltd., May 2021;*

*Remediation Plan, 6103-6191 West Boulevard, Vancouver, BC, Active Earth Engineering Ltd., May 2021;*

*Detailed Risk Assessment, 6103-6191 West Boulevard, Vancouver, BC, Active Earth Engineering Ltd., May 2021;*

*Preliminary and Detailed Site Investigation, 6103-6191 West Boulevard, Vancouver, BC (V1.1), Active Earth Engineering Ltd., May 2021;*

*Stage 2 Preliminary Site Investigation Report, 6103-6191 West Boulevard, Vancouver, BC, Next Environmental Inc, October 3, 2019;*


*Stage 1 Preliminary Site Investigation for 6103-6191 West Boulevard, Vancouver, BC, Next Environmental Inc., October 3, 2019;*

*Phase I Environmental Site Assessment, 6191 West Boulevard, Vancouver, BC, Hemmera, September 2017; and*

*Phase I Environmental Site Assessment, 6103 West Boulevard, Vancouver, BC, Hemmera, July 2014.*

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