



VIA EMAIL

Victoria File: 26250-20/10544
Site ID: 10544

January 15, 2024

Michael Burak
OTC Project BT Limited
20th Floor, 1040 West Georgia Street
Vancouver, BC V6E 4H1
michael.burak@grosvenor.com

Dear Mr. Burak:

Re: Approval in Principle – 929 and 949 West 41st Avenue, Vancouver, British Columbia

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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 site@gov.bc.ca.

Yours truly,



Colleen Delaney, P. Ag.
Senior Professional Reliance Officer

Enclosure

cc: City of Vancouver Contaminated.Sites@vancouver.ca

Nicole Cameron, South Coast British Columbia Transportation Authority,
nicole.cameron@translink.ca

Vanessa Lee, HSBC Bank Canada, Vancouver, BC, vanessa.x.lee@hsbc.ca

Mark Adamson, Approved Professional (standards) WSP Canada Inc.
mark.adamson@wsp.com

Blair McDonald, Approved Professional (risk) WSP Canada Inc.
blair.mcdonald@wsp.com

CSAP Society apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
Land Remediation Section 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 OTC Project BT Limited 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.

January 15, 2024

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 929 and 949 West 41st Avenue, Vancouver, British Columbia which is more particularly known and described as:

Block 866 except part in reference Plan 15238 District Lot 526 Plan 7764, PID 010-328-637, 949 West 41st Avenue

That part of Block 866 in reference Plan 15238 District Lot 526 Plan 7764, PID 010-328-700, 929 West 41st Avenue

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

Latitude: 49° 14' 7.00"
Longitude: 123° 7' 35.60"

The site contains three parts. Part 1 is the high density residential (RL_{HD}) area that includes all lands not in Parcels 2 or 3.

Part 2 is the low density residential (RL_{LD}) area depicted in a legal sketch plan and described as ALL THAT PART of land situated in Vancouver, B.C. as shown within the heavy outline on a Survey Plan prepared by Butler Sundvick, Drawing 5191-Metes and Bounds-Lot I dated August 4, 2021, which said part may be more particularly described as follows

Commencing at the north west corner of Lot I Block 866 District Lot 526 New Westminster District Plan EPP109934,

Thence 93°05'09" for a distance of 58.209 metres, more or less, Thence 137° 13'53" for a distance of 4.305 metres, more or less,

Thence 181° 22'35" for a distance of 19.418 metres, more or less,

Thence 273° 05'09" for a distance of 61.878 metres, more or less,

Thence 3° 05'09" for a distance of 22.408 metres, more or less, to the point of commencement, said part in heavy outline containing 0.137 hectares (1,374.6 square metres), more or less.

Part 3 is the urban park (PL) area depicted in a legal sketch plan and described as ALL THAT PART of land situated in Vancouver, B.C. as shown within the heavy outline on a Survey Plan

January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

prepared by Butler Sundvick, Drawing 5191-Metes and Bounds-Lot H dated August 4, 2021, which said part may be more particularly described as follows

Commencing at the north west corner of Lot H Block 866 District Lot 526 New Westminster District Plan EPP109934,

Thence $93^{\circ} 05' 09''$ for a distance of 14.136 metres, more or less,

Thence $183^{\circ} 05' 09''$ for a distance of 22.408 metres, more or less,

Thence $93^{\circ} 05' 09''$ for a distance of 61.878 metres, more or less,

Thence $181^{\circ} 22' 35''$ for a distance of 61.284 metres, more or less,

Thence along the curve to the right having 33.000 metre radius and a radial bearing of $271^{\circ} 22' 36''$ to the centre of said curve and a radial bearing of $146^{\circ} 57' 21''$ to the end of said curve having an arc distance of 32.011 metres, more or less,

Thence $236^{\circ} 57' 21''$ for a distance of 48.531 metres, more or less,

Thence $281^{\circ} 51' 44''$ for a distance of 4.250 metres, more or less,

Thence along the curve to the right having 116.400 metre radius and a radial bearing of $57^{\circ} 30' 26''$ to the centre of said curve and a radial bearing of $271^{\circ} 22' 35''$ to the end of said curve having an arc distance of 68.807 metres, more or less,

Thence $1^{\circ} 22' 35''$ for a distance of 72.051 metres, more or less,

Thence $47^{\circ} 13' 52''$ for a distance of 4.179 metres, more or less, to the point of commencement, said part in heavy outline containing 0.806 hectares (8,055.4 square metres), more or less.

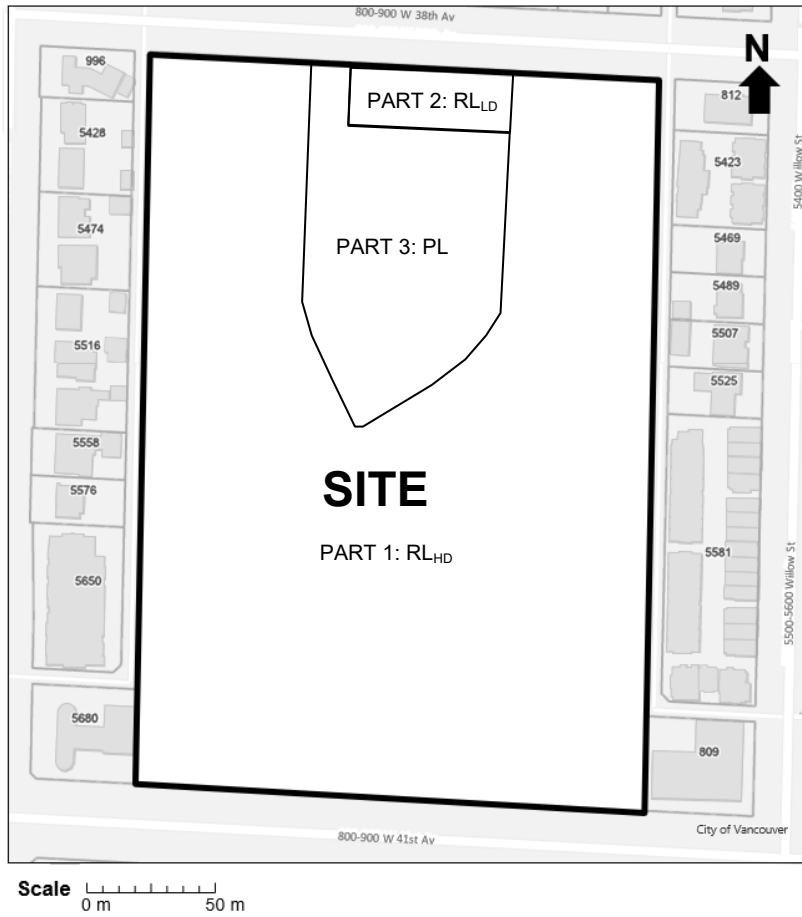
January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Site Plan



Location Map



January 15, 2024

Date Issued

Signing Authority
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 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 2 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;

January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

- (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 2 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 and groundwater, monitoring program;
 - (d) Evaluation of the performance of the institutional controls; and
 - (e) 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 buildings expected at the site. These assumptions include the following:
- (a) *Future high density residential buildings with up to four levels of underground parking ranging from 3 metres, up to 12 metres, below the current grade of 95 metres above sea level; or*
 - (b) *Low density residential land use with slab on grade buildings.*

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.

January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Part 1 of the site

Substances to be remediated in soil for high density residential land soil use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
LEPHs	NA
sodium ion	17341-25-2
VPHs	NA

Substances to be remediated in vapour for parkade vapour use:

To meet risk-based remediation standards:

naphthalene	91-20-3
VPH _v	NA

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
chloride ion	16887-00-6
dibenz(a,h)anthracene	53-70-3
sodium ion	17341-25-2

January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Part 2 of the site

Substances to be remediated in soil for low density residential land soil use:

To meet risk-based remediation standards:

chloride ion 16887-00-6

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

chloride ion 16887-00-6

Part 3 of the site

Substances to be remediated in soil for urban park land soil use:

To meet risk-based remediation standards:

chloride ion 16887-00-6
sodium ion 17341-25-2

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

benzo(a)pyrene 50-32-8
chloride ion 16887-00-6
EPHw10-19 NA
sodium ion 17341-25-2

January 15, 2024

Date Issued



Signing Authority
For Director, Environmental Management Act

Schedule D

Documents

Summary of Site Condition. WSP Canada Inc. 19 October 2023.

Remediation Action Plan 929 and 949 West 41st Avenue, Vancouver, BC. WSP Canada Inc. 11 October 2023.

Stage 1 Preliminary Site Investigation Update, 929 and 949 West 41st Avenue, Vancouver, BC. WSP Canada Inc. 5 October 2023.

Human Health and Ecological Risk Assessment, Oakridge Transit Centre, 949 West 41 Avenue, Vancouver, BC. Golder Associates Ltd. February 24, 2018

Stage 1 Preliminary Site Investigation and Detailed Site Investigation – Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC. Golder Associates Ltd. January 25, 2018

Confirmation of Remediation – Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC, Golder Associates Ltd. January 24, 2018

Release Request – Demolition Permit Application 949 West 41st Avenue, Vancouver, BC, Golder Associates Ltd. April 25, 2017.

Post-Remediation Drilling Investigation, Former Diesel Fuel Island, Oakridge Transit Station, 949 West 41st Avenue, Vancouver. EBA Engineering Consultants Ltd. July, 2010

Confirmation of Diesel Fuel Island Remediation, Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC. EBA Engineering Consultants Ltd. May, 2010

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 949 West 41st Avenue, Vancouver. EBA Engineering Consultants Ltd. March, 2007

Stage 1 Preliminary Site Investigation, 949 West 41st Avenue, Vancouver, BC. EBA Engineering Consultants Ltd. June, 2005

February 2005 Groundwater Monitoring in the Vicinity of the Fuel Island, Oakridge Transit Centre, Vancouver, BC. EBA Engineering Consultants Ltd. March 31, 2005

January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Installation of Additional Monitoring Well and Monitoring Program, Oakridge Transit Centre, Vancouver, BC. EBA Engineering Consultants Ltd. April 30, 2002

Assessment of Hydrocarbon Plume Migration, Oakridge Transit Centre, 949 West 41st Avenue, Vancouver, BC. EBA Engineering Consultants Ltd. April, 2001

Phase II Due Diligence Site Assessments & Underground Storage Tank Removal. EBA Engineering Consultants Ltd. April, 1998

Characterization of Soil to be Excavated, New Hydraulic Hoist Pits, BC Transit – Oakridge Transit Centre, Vancouver, BC. EBA Engineering Consultants Ltd. May 7, 1996

January 15, 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*