



VIA EMAIL: rob.fiorvento@beedie.ca

Victoria File: 26250-20/1546
Site ID: 1546

January 25, 2024

Mr. Rob Fiorvento
BDC (Raymur Avenue) Holdings Ltd., Inc. No. BC1373720
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Mr. Fiorvento:

Re: Approval in Principle – 950 Raymur Avenue, 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) 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. Requirements listed in this Approval in Principle supersede the requirements listed in the existing Certificate of Compliance issued for the Site on July 22, 2019.
6. Additional permits and approvals may be required before remediation begins.
7. 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.
8. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
9. 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.).
10. 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.
11. 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc:

City of Vancouver
Contaminated.Sites@vancouver.ca

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Sumeet Dogra, Keystone Environmental Ltd.
sdogra@keystoneenvironmental.ca

Brad Black, HSBC Bank of Canada
brad_black@hsbc.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 BDC (Raymur Avenue) Holdings Ltd., Inc. No. BC1373720 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 25, 2024

Date Issued

Hong Yan

For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 950 Raymur Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 8, Except Part in Reference Plan 1278, Now Road, Block 96 District Lot 181 Plan 196
008-273-171

Lot 9, Except Part in Reference Plan 404, Block 96 District Lot 181 Plan 196
008-273-251

Lot 10, Except Part in Reference Plan 404, Block 96 District Lot 181 Plan 196
008-273-286

Lot A (Reference Plan 404) of Lots 9 And 10 Block 96 District Lot 181 Plan 196
008-273-316

Lot A (See 93695L) of Lots 21 To 27 Block 96 District Lot 181 Plan 196
008-273-383

Lot 11 Block 96 District Lot 181 Plan 196
008-273-421

Lot 12 Block 96 District Lot 181 Plan 196
008-273-456

Lot 13 Block 96 District Lot 181 Plan 196
008-273-499


Lot 14 Block 96 District Lot 181 Plan 196
008-273-529

Lot 15 Block 96 District Lot 181 Plan 196
008-273-545

Lot 16 Block 96 District Lot 181 Plan 196
008-273-553

Lot 17 Block 96 District Lot 181 Plan 196
008-273-588

January 25, 2024
Date Issued



Hong Yan
For Director, *Environmental Management Act*

Lot 18 Block 96 District Lot 181 Plan 196
008-273-596

Lot 19 Block 96 District Lot 181 Plan 196
008-273-618

Lot 20 Block 96 District Lot 181 Plan 196
008-273-651

That Part of Lot 28 Lying Westerly Of A Straight Line Drawn From A Point On The South Boundary Of Lot 28 Distant 8 Feet From The South East Corner Thereof To A Point On The North Boundary Of Lot 33 Distant 71.04 Feet From The North East Corner Thereof, Block 96 District Lot 181 Plan 196
008-273-731


That Part of Lot 29 Lying Westerly Of A Straight Line Drawn From A Point On The South Boundary Of Lot 28 Distant 8 Feet From The South East Corner Thereof To A Point On The North Boundary Of Lot 33 Distant 71.04 Feet From The North East Corner Thereof, Block 96 District Lot 181 Plan 196
008-273-774

That Part of Lot 30 Lying Westerly Of A Straight Line Drawn From A Point On The South Boundary Of Lot 28 Distant 8 Feet From The South East Corner Thereof To A Point On The North Boundary Of Lot 33 Distant 71.04 Feet From The North East Corner Thereof, Block 96 District Lot 181 Plan 196
008-273-804

That Part of Lot 31 Lying Westerly of A Straight Line Drawn From A Point On The South Boundary Of Lot 28 Distant 8 Feet From The South East Corner Thereof To A Point On The North Boundary Of Lot 33 Distant 71.04 Feet From The North East Corner Thereof, Block 96 District Lot 181 Plan 196
008-273-821

That Part of Lot 32 Lying Westerly Of A Straight Line Drawn From A Point On The South Boundary Of Lot 28 Distant 8 Feet From The South East Corner Thereof To A Point On The North Boundary Of Lot 33 Distant 71.04 Feet From The North East Corner Thereof, Block 96 District Lot 181 Plan 196
008-273-847

January 25, 2024
Date Issued



Hong Yan
For Director, *Environmental Management Act*

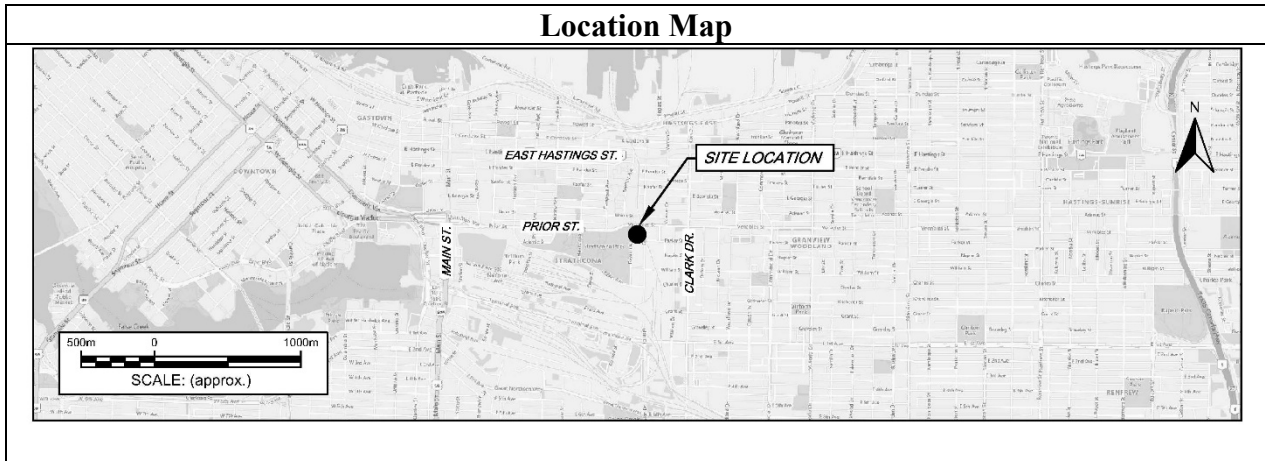
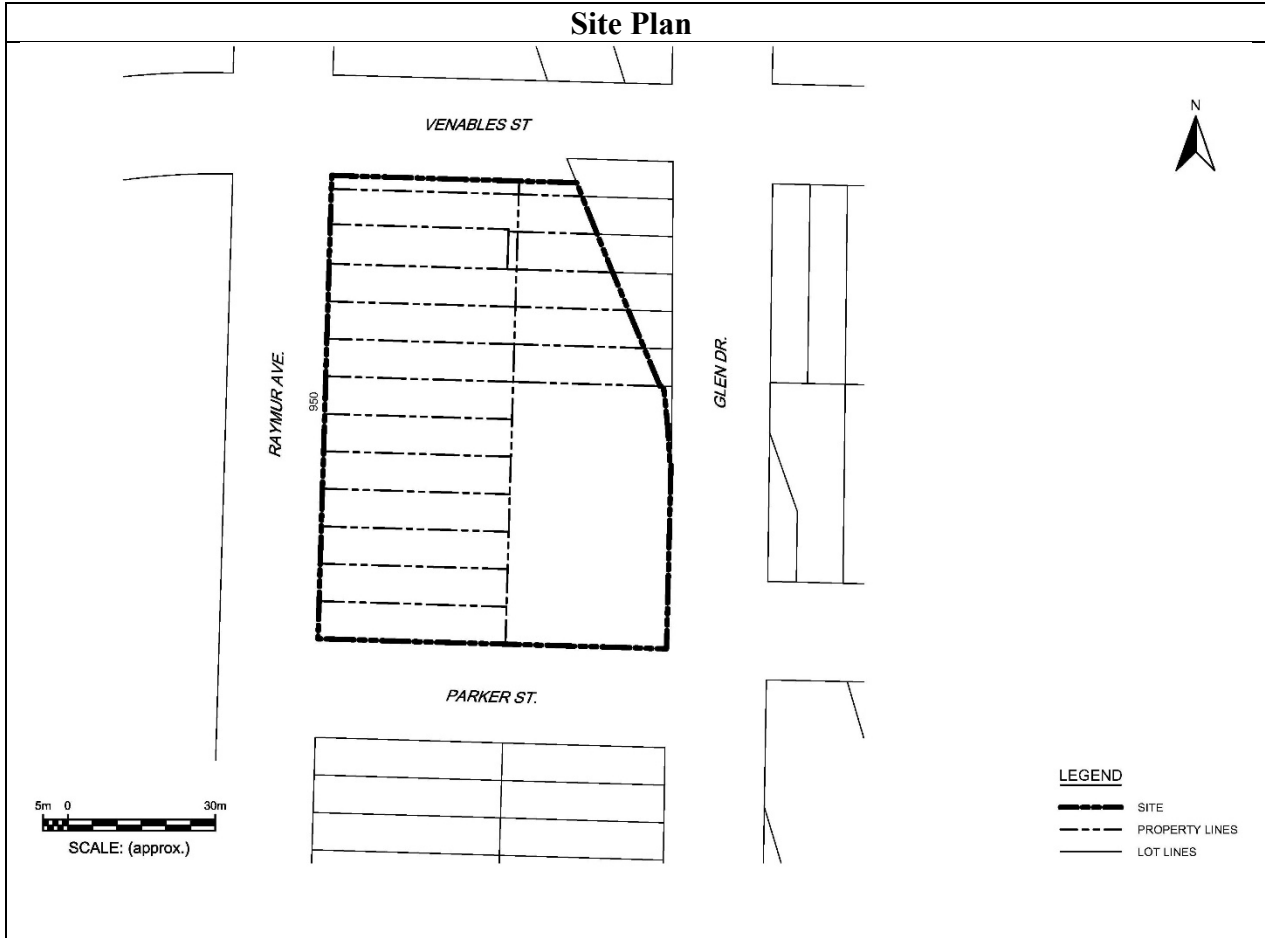
That Part of Lot 33 Lying Westerly Of A Straight Line Drawn From A Point On The South Boundary Of Lot 28 Distant 8 Feet From The South East Corner Thereof To A Point On The North Boundary Of Lot 33 Distant 71.04 Feet From The North East Corner Thereof Except Part In Lot A Now Road, Shown On Reference Plan 1278, Block 96 District Lot 181 Plan 196 008-273-952

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


Latitude: 49° 16' 34.70"
Longitude: 123° 4' 55.30"

January 25, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*



January 25, 2024
 Date Issued



 Hong Yan
 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, 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.
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;
 - (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;

January 25, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*

- (c) Interpretation of current and cumulative monitoring results from the soil, vapour, groundwater monitoring program; 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 a Contaminated Sites Regulation numerical standard 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 site is vacant of any buildings.*
 - (b) *The future building(s) at the Site will be commercial at grade building with at least two levels of underground parking.*

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 25, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances to be remediated in soil for commercial land soil use:

To meet numerical remediation standards:

barium	7440-39-3
lead	7439-92-1
LEPHs	NA
HEPHs	NA
toluene	108-88-3
VPHs	NA
Zinc	7440-66-6

Substances to be remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:


benzene	71-43-2
VPHv	NA
xylenes, total	1330-20-7

Substances to be remediated in water for no water use:

To meet numerical remediation standards:

VHW ₆₋₁₀	NA
---------------------	----

January 25, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 950 Raymur Avenue, Vancouver, BC, Keystone Environmental Ltd., October 31, 2023;

Stage 1 Preliminary Site Investigation and Remediation Plan, 950 Raymur Avenue, Vancouver, BC, Keystone Environmental Ltd., October 31, 2023;

Certificate of Compliance – 950 Raymur Avenue, Vancouver, British Columbia, BC ENV, July 22, 2019;

Human Health & Ecological Risk Assessment – 950 Raymur Avenue, Vancouver, BC, PGL Environmental Consultants, May 1, 2019;

Confirmation of Remediation – 950 Raymur Avenue, Vancouver, BC, ERM Consultants Canada Ltd., May 1, 2019;

Detailed Site Investigation – 950 Raymur Avenue, Vancouver, BC, ERM Consultants Canada Ltd., May 1, 2019;

Stage 1 Preliminary Site Investigation, 950 Raymur Avenue, Vancouver, BC, ERM Consultants Canada Ltd., May 1, 2019;

Phase II Environmental Site Assessment – Project Comet General Paint Facility, 950 Raymur Avenue, Vancouver, British Columbia, Environmental Resources Management Inc., dated January 1, 2013;

Memorandum, Groundwater Monitoring and Sampling Results, 950 Raymur Ave, Vancouver, BC, SNC-Lavalin Environment Inc., September 26, 2007;

Phase II Environmental Site Assessment Report, General Paint Ltd, 950 Raymur Avenue, Vancouver, British Columbia, GZA GeoEnvironmental Inc., October 1, 1998;

Phase I Environmental Site Assessment Report, General Paint Ltd, 950 Raymur Avenue, Vancouver, British Columbia, GZA GeoEnvironmental Inc., July 10, 1998;

January 25, 2024
Date Issued



Hong Yan
For Director, *Environmental Management Act*


Groundwater Monitoring Program, General Paint Factory, 950 Raymur Avenue, Vancouver, BC, Morrow Environmental Consultants Inc., January 30, 1998;

Environmental Assessment for the Redevelopment of the Underground Storage Tank Basin, General Paint Ltd., 950 Raymur Avenue, Vancouver, BC, Morrow Environmental Consultants Inc., dated April 23, 1997;

Environmental Assessment Supplementary Report, General Paint Limited, 950 Raymur Avenue, Vancouver, BC, V6A 3L5, Morrow Environmental Consultants Inc., October 27, 1995; and

Site Maintenance Visit Conducted November 29, 1988, Groundwater Technology Inc., January 5, 1989.

January 25, 2024
Date Issued


Hong Yan
For Director, *Environmental Management Act*
