



VIA EMAIL: nhill@newcommons.ca

Victoria File: 26250-20/26471
Site ID: 26471

September 14, 2023

Nadia Hill
New Commons Development
304-134 Abbott Street
Vancouver, BC V6B 2K4

Dear Nadia Hill:

**Re: Approval in Principle – 1210 Seymour Street and 560 Davie Street,
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, 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 Peter.Yan@gov.bc.ca.

Yours truly,



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

Enclosure

cc: Dave Young, City of Vancouver
453 West 12th Avenue, Vancouver, BC V5Y 1V4 (BY EMAIL)
dave.young@vancouver.ca

Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.
900-1281 West Georgia St, Vancouver, BC V6E 3J7 (BY EMAIL)
asorensen@thurber.ca

CSAP Society (Anna Popova)
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca

Client Information Officer, Ministry of Environment and Climate Change Strategy,
Victoria csp_cio@Victorial.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 New Commons Development 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.

September 14, 2023
Date Issued

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 1210 Seymour Street and 560 Davie Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Block 104, District Lot 541, Plan 210
PID: 015-473-881
560 Davie Street, Vancouver, BC

Lot 2, Block 104, District Lot 541, Plan 210
PID: 015-473-929
560 Davie Street, Vancouver, BC

Lot 3, Block 104, District Lot 541, Plan 210
PID: 006-169-571
560 Davie Street, Vancouver, BC

Lot 4, Block 104, District Lot 541, Plan 210
PID: 015-473-953
1210 Seymour Street, Vancouver, BC

Lot 5, Block 104, District Lot 541, Plan 210
PID: 015-474-399
1210 Seymour Street, BC

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

Latitude:	49°	16'	34.1"
Longitude:	123°	07'	31.0"

September 14, 2023

Date Issued



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Site Plan



Location Map



September 14, 2023

Date Issued

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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;

September 14, 2023

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 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 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 the site. These assumptions include the following:

(a) Any building erected at the Site can be constructed slab on grade or with an underground parkade to any depth below ground surface.

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<s> in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

September 14, 2023

Date Issued



Signing Authority
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:

arsenic	7440-38-2
barium	7440-39-3
cadmium	7440-43-9
copper	7440-50-8
HEPH	NA
zinc	7440-66-6

To meet local background concentrations:

lead	7439-92-1
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Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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September 14, 2023

Date Issued



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Schedule D

Documents

Summary of Site Condition, Site ID 26471, Thurber Engineering Ltd., dated August 17, 2023

Detailed Site Investigation and Remediation Plan, 1210 Seymour Street and 560 Davie Street, Vancouver, BC, Thurber Engineering Ltd., dated August 17, 2023

Stage I Preliminary Site Investigation, 1210 Seymour Street and 560 Davie Street, Vancouver, BC, Thurber Engineering Ltd., dated August 17, 2023

Phase II Environmental Site Assessment, 560 Davie Street and 1210 Seymour Street, Vancouver, BC, Thurber Engineering Ltd., dated February 17, 2016

Phase I Environmental Site Assessment, 560 Davie Street and 1210 Seymour Street, Vancouver, BC, Thurber Engineering Ltd., dated February 3, 2016,

Report of Findings – Limited Phase I Environmental Site Assessment Update, 1210 Seymour Street and 540 and 560 Davie Street, Vancouver, BC, Keystone Environmental, dated May 27, 2015

Stage I Preliminary Site Investigation Update, 1210 Seymour Street, Vancouver, BC, Dr. J. Blair Wallace, dated July 16, 2008

Stage I Preliminary Site Investigation, 540 to 560 Davie Street, Vancouver, BC, Dr. J. Blair Wallace, dated April 2008

UST Decommission & Stage 2 Preliminary Site Investigation, 1210 Seymour Street, Vancouver, BC, Next Environmental Inc., dated April 25, 2003

September 14, 2023

Date Issued



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