



VIA EMAIL

Victoria File: 26250-20/28603
Site ID: 28603

February 20, 2025

Qualex-Landmark Fraser Holdings Inc.
Suite 670 - 999 Canada Place
Vancouver, BC V6C 3E1
cnavabi@qualex.ca

Re: Approval in Principle – 701 Kingsway, Vancouver, BC

Dear Cyrus Navabi:

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 professional 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 that 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 site@gov.bc.ca.

Yours truly,



Lavinia Zanini, P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Kelly Carswell, City of Vancouver, kelly.carswell@vancouver.ca

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

CSAP Society, submissions@csapsociety.bc.ca

Michael Geraghty, Keystone Environmental Ltd., mgeraghty@keystoneenvironmental.ca

Patrick Brennan, Bank of Nova Scotia, patrick.brennan@scotiabank.com



Ministry of
Environment
and Parks

APPROVAL IN PRINCIPLE

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

THIS IS TO CERTIFY that the remediation plan described herein for the contaminated site identified in Schedule A of this document has been approved in principle.

The remediation plan must be implemented by the (“responsible person”) in accordance with the requirements and conditions specified in Schedule B.

A director may rescind this Approval in Principle if imposed conditions are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

The issuance of this Approval in Principle is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

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Schedule A

The site covered by this Approval in Principle is located at 701 Kingsway, Vancouver, which is more particularly known and described as:

Lot 1 Except Portions In Explanatory Lot Plan 16798 and Reference Plan 3452, Now Road
Block 102 District Lot 301 Plan 187: 009-480-285

Lot 2 Except Portions In Plan 2466 and Reference Plan 1102 Block 102 District Lot Plan 187:
009-480-331

Lot 1 Block 102 District Lot 301 Plan 2466: 009-480-854

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

Latitude:	49°	15'	24.4"
Longitude:	123°	5'	21.5"

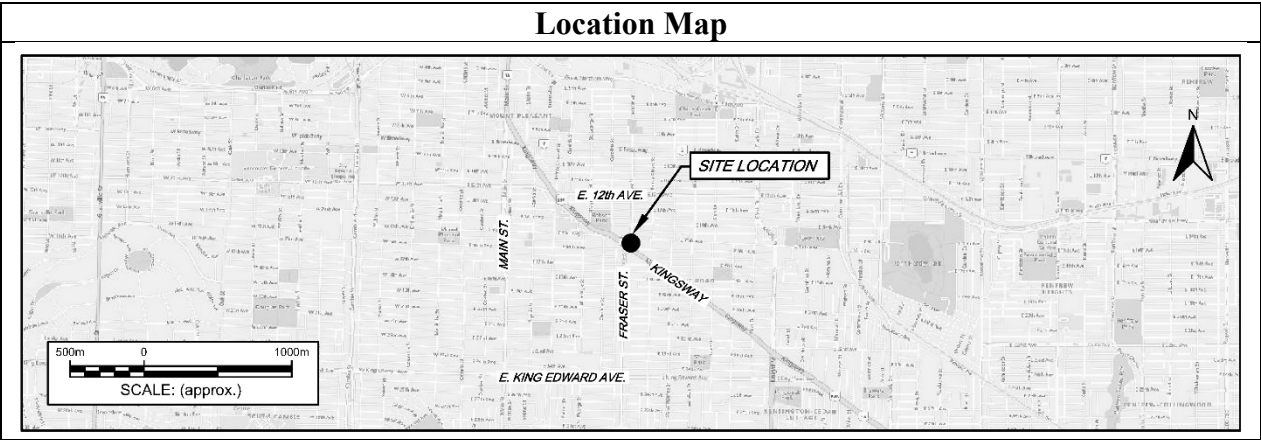
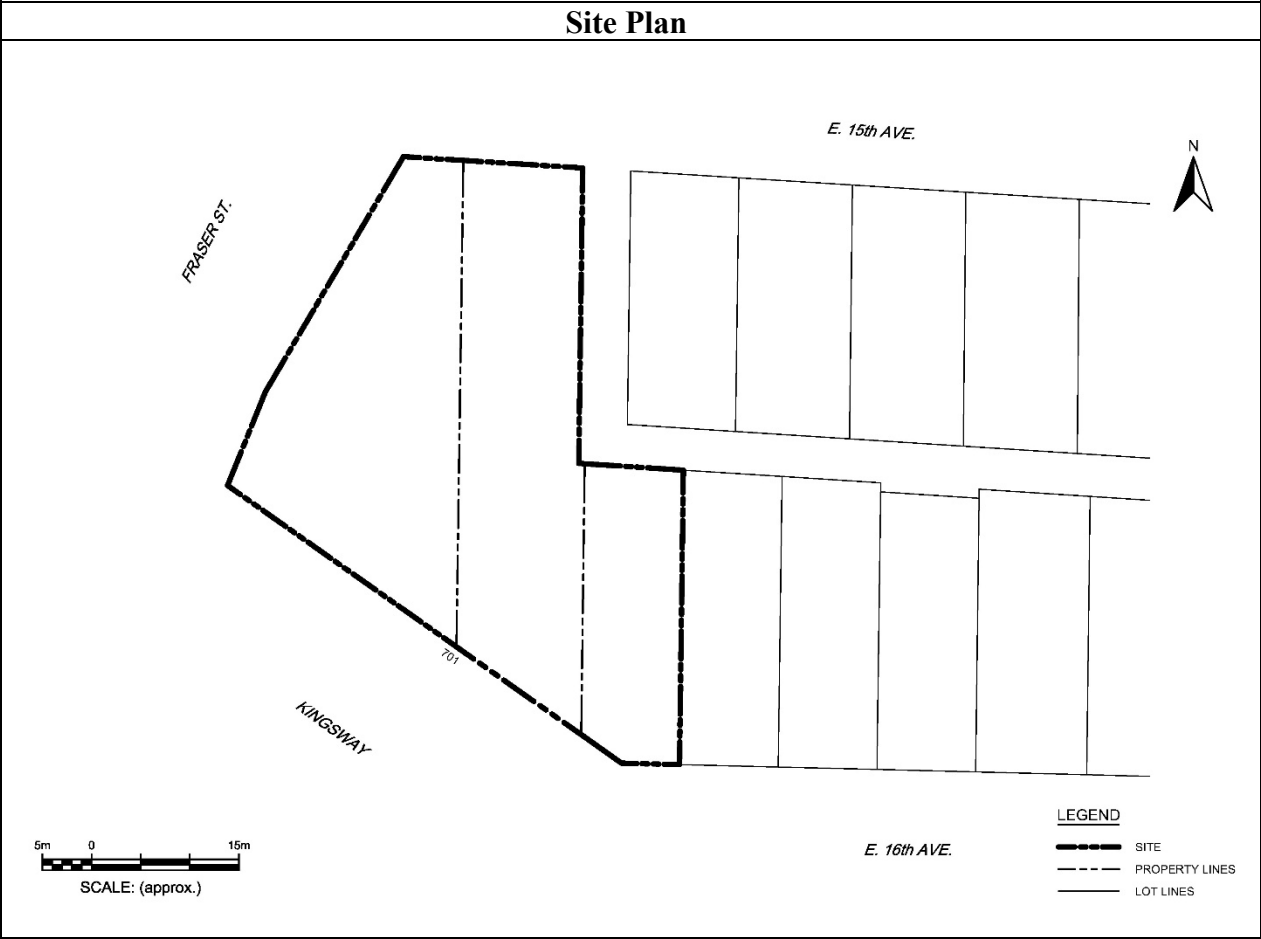
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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:


1. Remediation, including outstanding investigation, 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 investigation or 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. Supplementary site investigations must be undertaken as summarized in the approved remediation plan until delineation is complete. Delineation details must be documented and submitted to the director within one year of the date of issuance of the Approval in Principle.
5. Supplementary site investigation details are to be submitted to the director in a revised detailed site investigation report, in accordance with section 59 of the Contaminated Sites Regulation OR in a confirmation of remediation report in accordance with section 49 (2) of the Contaminated Sites Regulation as outlined below.
6. Remediation and supplemental investigation must be completed within five years of the date of issuance of this Approval in Principle.
7. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. A report summarizing supplemental investigation activities, as specified in the approved remediation plan and confirmation of remediation report, prepared in accordance with section 49 (2) of the Contaminated Sites Regulation, must be submitted to the director within 90 days of completing remediation.
8. A statement signed by an Approved Professional must be submitted to the director 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

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- (b) An assessment comparing investigation and remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 2 if progress differs substantially from the schedule set out in the approved plan.
9. 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 investigation and remedial activities undertaken to date;
 - (b) An assessment comparing investigation and remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 2 if investigation or remedial progress differs substantially from the schedule set out in the approved plan;
 - (c) Interpretation of current and cumulative monitoring results from the vapour, groundwater monitoring program; and
 - (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
10. 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 existing or expected at the site. These assumptions include the following:
- (a) *Proposed buildings at the site will consist of mixed-use buildings with up to two and a half 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.

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Schedule C

Uses, Substances and Chemical Abstract Numbers

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

<u>benzo(a)pyrene</u>	<u>50-32-8</u>
<u>strontium</u>	<u>7440-24-6</u>

Substances evaluated in water for drinking water use:

To meet local background concentrations:

<u>cobalt</u>	<u>7440-48-4</u>
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Schedule D

Documents

Summary of Site Condition, 701 Kingsway, Vancouver BC, Keystone Environmental Ltd., January 7, 2025;

Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 701 Kingsway, Vancouver, BC, Keystone Environmental Ltd., December 2024;

Report of Findings – Supplemental Site Assessment, 701 Kingsway, Vancouver, BC, Keystone Environmental Ltd. November 2020.

Report of Findings – Phase I and II Environmental Site Assessment, 701 Kingsway, Vancouver, BC, Keystone Environmental Ltd., December 2018.

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