



VIA EMAIL: obibby@stranddev.com

Victoria File: 26250-20/6395
Site ID: 6395

Date: December 19, 2023

Strand Development
Att: Oliver Bibby
2400 – 320 Granville Street
Vancouver, BC V6C 1S9

Dear Oliver Bibby:

Re: Approval in Principle – 3205 Arbutus 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 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 Roberto.Prieto@gov.bc.ca.

Yours truly,

A handwritten signature in blue ink that reads "Roberto Prieto". The signature is written in a cursive style with a horizontal line underneath.

Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver
(BY EMAIL) Contaminated.Sites@vancouver.ca

Michael Mackay, 1088573 B.C. Ltd., Registered Owner
(BY EMAIL) mmackay@stranddev.com

Micheal Mackay, M.D.K.M Management Ltd., Mortgage Holder
(BY EMAIL) mmackay@stranddev.com

Benjamin Dodman, Coast Capital Savings Federal Credit Union, Mortgage Holder
(BY EMAIL) Benjamin.Dodman@coastcapitalsavings.com

Mike Gardam, Imperial Oil Limited
(BY EMAIL) mike.gardam@esso.ca

Jason Siemen, 7-Eleven Canada
(BY EMAIL) Jason.Siemen@7-11.com

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) david.mitchell@activeearth.ca

Anna Popova, CSAP Society
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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 Strand Development 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.

December 19, 2023

Date Issued

Roberto Prieto

For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 3205 Arbutus Street, Vancouver, British Columbia which is more particularly known and described as:

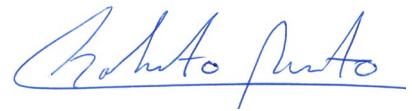
Parcel A Block 484 District Lot 526 Group 1 New Westminster District Plan LMP45736
PID: 024-760-595

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

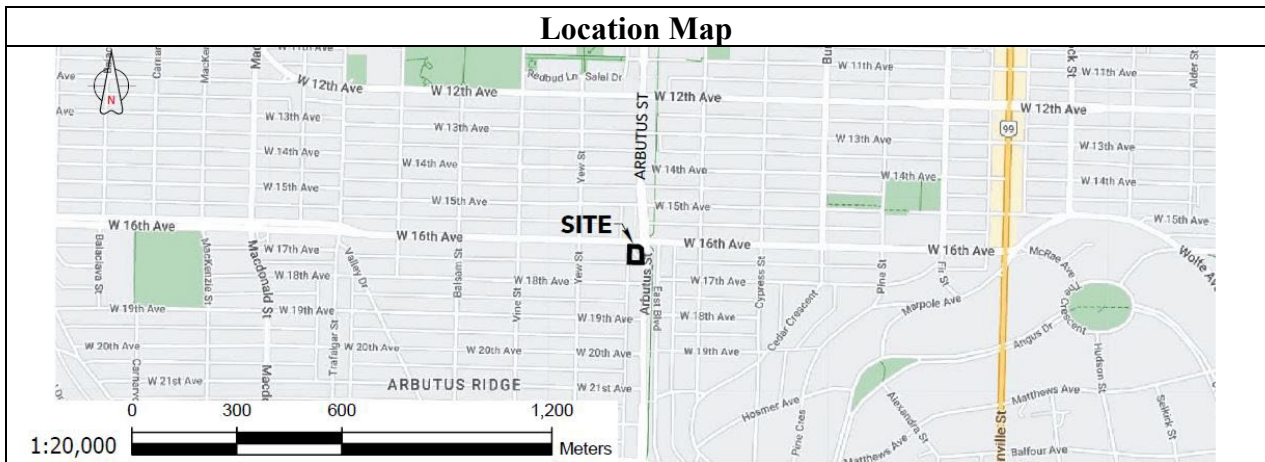
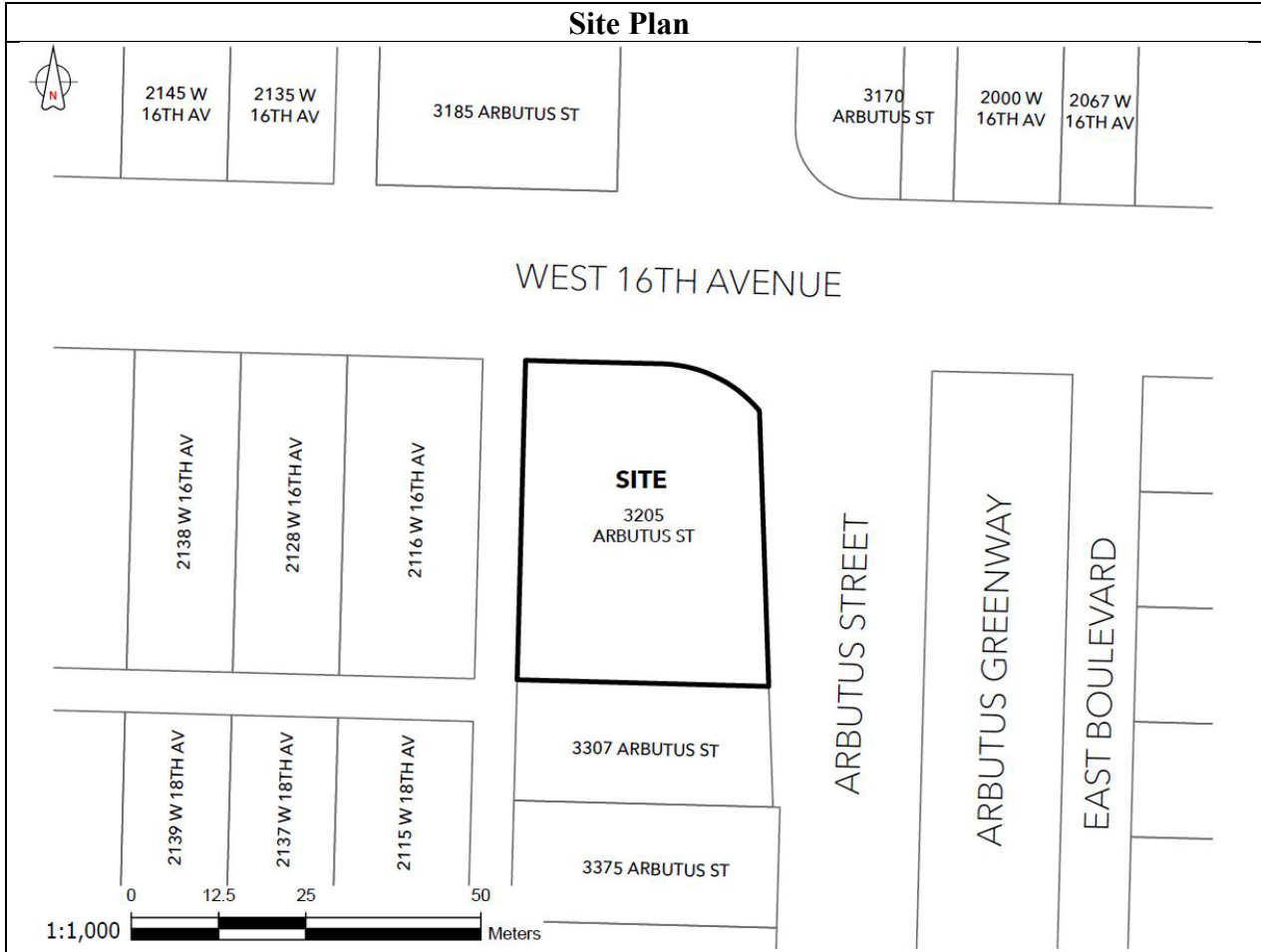
Latitude: 49° 15' 25.1"
Longitude: 123° 09' 11.6"

December 19, 2023


Date Issued



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December 19, 2023
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 Roberto Prieto
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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 work 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 *every year* 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;

December 19, 2023

Date Issued




Roberto Prieto

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 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) *Current land use includes a service station with retail store;*
 - (b) *Future land use to include underground parking with mixed commercial and residential uses at grade and residential high-density uses above.*

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.

December 19, 2023
Date Issued


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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 |
| VPHs | NA |
| zinc | 7440-66-6 |

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

To meet numerical remediation standards:

| | |
|---------|-----------|
| arsenic | 7440-38-2 |
| VPHs | NA |
| zinc | 7440-66-6 |

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

| | |
|--------|-----------|
| barium | 7440-39-3 |
| copper | 7440-50-8 |
| HEPHs | NA |
| LEPHs | NA |

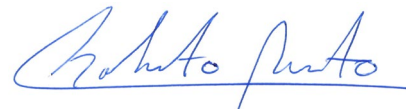
Substances remediated in soil for residential high-density land soil use:

To meet numerical remediation standards:

| | |
|--------|-----------|
| barium | 7440-39-3 |
| copper | 7440-50-8 |
| HEPHs | NA |
| LEPHs | NA |

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Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt 7440-48-4

December 19, 2023

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Schedule D

Documents

Summary of Site Condition, 3205 Arbutus Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated September 2023;

Stage I Preliminary Site Investigation Update, 3205 Arbutus Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated September 2023;

Remediation Plan, 3205 Arbutus Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated September 2023;

Detailed Site Investigation, 3205 Arbutus Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated September 2023;

2018 Groundwater Monitoring and Sampling Report, 3205 Arbutus Street, Vancouver, BC, prepared by Parsons Inc., dated November 14, 2018;

2017 Groundwater Monitoring and Sampling Report, 3205 Arbutus Street, Vancouver, BC, prepared by Parsons Inc., dated October 31, 2017;

Summary of 2016 Groundwater Monitoring and Sampling Activities and Subsurface Investigation, Esso Service Station, 3205 Arbutus Street, Vancouver, BC, prepared by Parsons Inc., dated July 6, 2016;

Phase I Environmental Site Assessment, 3205 Arbutus Street, Vancouver, BC, prepared by SNC Lavalin Inc., dated July 31, 2015;

Geotechnical Assessment, Esso Station Upgrade, West 16th Avenue & Arbutus Street, Vancouver, BC, prepared by AGRA Earth and Environmental Ltd., dated July 2002;

Remediation Excavation, Esso Service Station, 3205 Arbutus Street, Vancouver, BC, prepared by Morrow Environmental Consultants Inc., dated December 12, 2001;

Site Investigation, Imperial Oil Service Station, 3205 Arbutus Street, Vancouver, BC, prepared by Morrow Environmental Consultants Inc., dated April 5, 2001.

December 19, 2023
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