



VIA EMAIL: cthorn@stranddev.com

Victoria File: 26250-20/
17626/22656/17868/28027
Site ID: 17626/22656/17868/28027

November 17, 2023

Cameron Thorn
Strand Development/ 456 Prior Street Holdings Ltd.
2400 – 320 Granville Street
Vancouver, BC V6C 1S9

Dear Cameron Thorn:

Re: Approval in Principle – 456 & 496 Prior Street, Portions of 370 & 410 Prior Street & 1002 Station Street, Vancouver, B.C.

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. This Approval in Principle covers portion of 1002 Station Street (SITE 22656). The requirements listed in this Approval in Principle for this specific area supersede the requirements listed in the Approval in Principle issued for 1002 Station Street, 250 Prior Street, and 310 Prior Street, Vancouver (SITE 22656) dated July 20, 2020.
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 atPeter.Yan@gov.bc.ca.

Yours truly,



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

Enclosure

cc: Bill Aube, City of Vancouver
(BY EMAIL) bill.aube@vancouver.ca

Rhonda Lui, Providence Health Care Society
(BY EMAIL) rhonda.lui@phsa.ca

Reham El Goraicy, Canadian Western Bank
(BY EMAIL) Reham.El-Goraicy@cwbank.com

David Kettlewell, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) david.kettlewell@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.

November 17, 2023
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 456 & 496 Prior Street, Portions of 370 & 410 Prior Street, & 1002 Station Street, Vancouver, British Columbia which is more particularly known and described as:

Lot B Blocks 2 To 7, 9 And 20 District Lots 181, 196 and 2037 Plan 7989
PID: 010-292-209
456 Prior Street, Vancouver, BC

Lot 26 Block 105 District Lot 196 Plan 196
PID: 015-555-135
Lot 27 Block 105 District Lot 196 Plan 196
PID: 015-555-151
496 Prior Street, Vancouver, BC

Lot 4 District Lot 2037 Group 1 New Westminster District Plan EPP105034
PID: 031-266-967
1002 Station Street, Vancouver, BC

Portions of 410 Prior Street, Vancouver, BC

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being a portion of Lot 8, District Lots 181, 196 and 2037, Plan 6780, Group 1, NWD, which may be more particularly described as follows:

COMMENCING at a point on the Eastern boundary of said Lot 8, Southerly from the Northeast corner of said Lot 8, a bearing of 181° 38' 00" and a distance of 13.030 metres.

THENCE 181° 38' 00" a distance of 21.880 metres, following along the East boundary of said lot,

THENCE 271° 38' 00" a distance of 8.250 metres,


THENCE 1° 38' 00" a distance of 21.880 metres,

THENCE 91° 38' 00" a distance of 8.250 metres, to the point of commencement. The said portion of said lot containing 180.5 square metres, more or less, and is shown with a heavy outline on Underhill & Underhill Plan H-3015F.

Portions of 370 Prior Street, Vancouver, BC

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being a portion of Lot A, Blocks 2 to 7, 9 and 20, District Lots 181, 196 and 2037, Plan 7989, Group 1, NWD, which may be more particularly described as follows:

November 17, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*


COMMENCING at a point being the Northwest corner of said lot,
THENCE 91° 38' 00" a distance of 7.620 metres, following along the North boundary of said lot,
THENCE 181° 38' 00" a distance of 10.593 metres, following along the East boundary of said lot,
THENCE 271° 38' 00" a distance of 7.620 metres,
THENCE 1° 38' 00" a distance of 10.593 metres, following along the West boundary of said lot, to
the point of commencement. The said portion of said lot containing 80.7 square metres, more or less,
and is shown with a heavy outline on Underhill & Underhill Plan H-3015E.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Underhill &
Underhill, B.C. Land Surveyor on July 31, 2023.

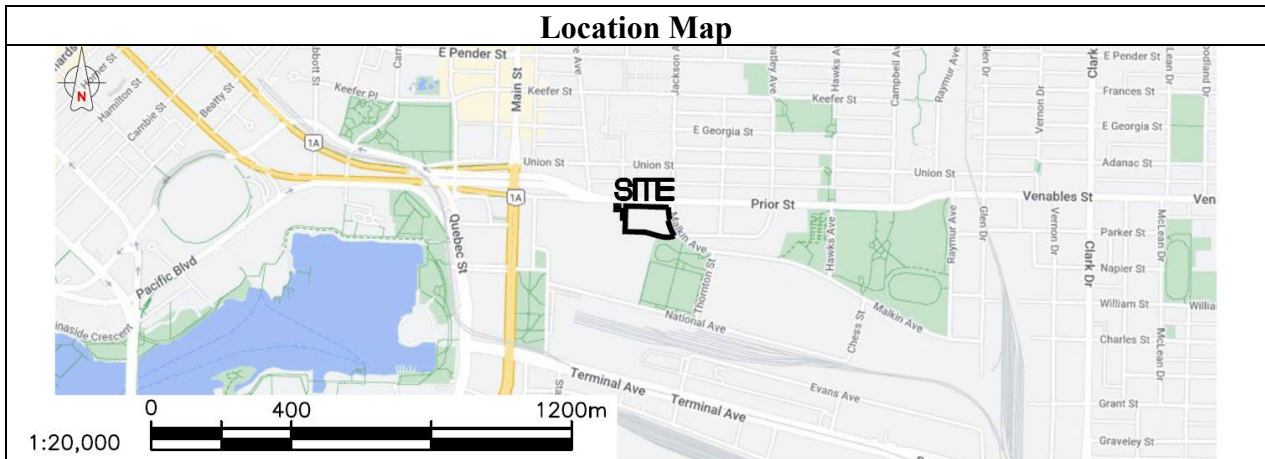
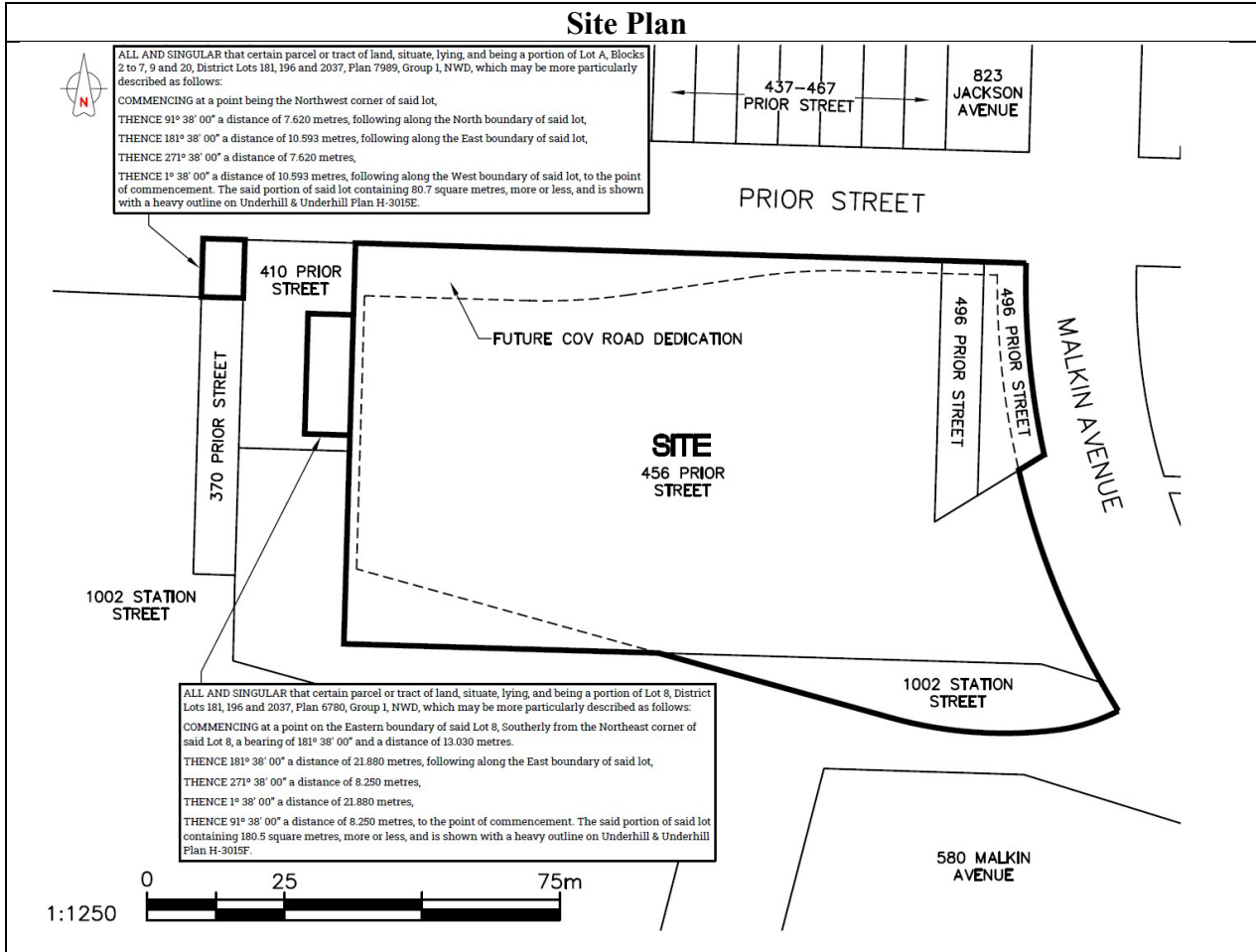
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 34.5"
Longitude: 123° 05' 41.7"


November 17, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*



November 17, 2023
 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, 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;
- (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

November 17, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*


(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) Future buildings at the Site will be constructed with an underground parkade, to depths of approximately 9.4m below current grade.

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.

November 17, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

456 Prior Street, Portions of 370 and 410 Prior Street & 1002 Station Street

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

To meet numerical remediation standards:

zinc 7440-66-6

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

To meet local background concentrations:

lead 7439-92-1

456 Prior Street and Portion of 410 Prior Street

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

VPHs NA


496 Prior Street

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

To meet numerical remediation standards:

barium 7440-39-3
copper 7440-50-8
HEPHs N/A
lead 7439-92-1
zinc 7440-66-6

November 17, 2023
Date Issued




Signing Authority
For Director, *Environmental Management Act*

Substances to be remediated in soil for residential low density land soil use (upper 1 m of roadway dedication):

To meet numerical remediation standards:

barium	7440-39-3
copper	7440-50-8
lead	7439-92-1

November 17, 2023
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 456 & 496 Prior Street, 1002 Station Street and Portions of 370 & 410 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;

Off-Site Communication Summary, 1002 Station Street and Portion of 410 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;

Remediation Plan, 456 & 496 Prior Street, 1002 Station Street and Portions of 370 & 410 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;

Stage 1 Preliminary Site Investigation Update, 496 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;

Stage 1 Preliminary Site Investigation Update, 456 Prior Street Portions of 370 and 410 Prior Street & 1002 Station Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;

Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 496 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;

Detailed Site Investigation, 456 Prior Street Portions of 370 and 410 Prior Street & 1002 Station Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023;


Protocol 6 Preapproval Request – Area Wide Fill, 456 & 496 Prior Street and 1002 Station Street, Vancouver, BC, prepared by BC ENV, dated February 23, 2023;

Stage 1 Preliminary Site Investigation, 496 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated January 2023;

Approval In Principle – 1002 Station Street, 250 Prior Street and 310 Prior Street, Vancouver, BC, prepared by BC ENV, dated July 20, 2020;

Stage 1 Preliminary Site Investigation, 370 & 456 Prior Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated November 2019;

November 17, 2023
Date Issued




Signing Authority
For Director, *Environmental Management Act*

Stage 2 Preliminary and Detailed Site Investigation, 1002 Station Street & 250 and 310 Prior Street, Vancouver, BC, prepared by PGL Environmental Consultants, dated April 2019;

Report of Findings – Confirmation of Remediation, 370 and 456 Prior Street, Vancouver, BC, prepared by Keystone Environmental, dated July 22, 2015;

DRAFT Report of Findings – Phase II Environmental Site Assessment, 370 and 456 Prior Street, Vancouver, BC, prepared by Keystone Environmental, dated August 1, 2014.

November 17, 2023
Date Issued


Signing Authority
For Director, *Environmental Management Act*
