



**VIA EMAIL:** [arvin@yazdi.ca](mailto:arvin@yazdi.ca)

Victoria File: 26250-20/19112 and 21404  
Site IDs: 19112 and 21404

November 15, 2023

1077750 B.C. Ltd.  
Att: Arvin Yazdi  
945 Tudor Avenue  
North Vancouver, BC V7R 1X5

Dear Arvin Yazdi:

**Re: Approval in Principle – 3532 East Hastings Street and City of Vancouver laneway metes and bounds area, 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 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](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read 'Roberto Prieto', with a horizontal line underneath.

Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Christiaan Iacoe, City of Vancouver, Environmental Projects and Programs,  
[christiaan.iacoe@vancouver.ca](mailto:christiaan.iacoe@vancouver.ca)

Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michael Geraghty, Numerical Approved Professional, Keystone Environmental Ltd.,  
[mgeraghty@keystoneenviro.com](mailto:mgeraghty@keystoneenviro.com)

Client Information Officer, Land Remediation Section, Ministry of Environment and  
Climate Change Strategy, [csp\\_cio@Victoria1.gov.bc.ca](mailto: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 1077750 British Columbia 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.

November 15, 2023  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is two parts, with Part 1 of the site located at 3532 East Hastings Street and Part 2 of the site is City of Vancouver laneway metes and bounds area, Vancouver, British Columbia. The site at 3532 East Hastings Street is more particularly known and described as:

### Part 1 of the site: 3532 East Hastings Street, Vancouver

Lot 1 Block 62 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP90431

PID: 031-505-287

The approximate center of Part 1 of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 51.3"  
Longitude: 123° 01' 37.8"

### Part 2 of the site: metes and bounds area of City of Vancouver laneway

The metes and bounds of inferred maximum extent of migration of contamination to City of Vancouver laneway is described as:

Starting at the southwest corner of lot 1 Block 62 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP90431, as the point of commencement.

- thence 90° 04' 50" for 4.984 metres;
- thence 180° 00' 00" for 5.239 metres;
- thence 270° 00' 00" for 4.984 metres;
- thence 00° 00' 00" for 5.246 metres; Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on May 12, 2023.

The approximate center of Part 2 of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 50.5"  
Longitude: 123° 01' 38.7"

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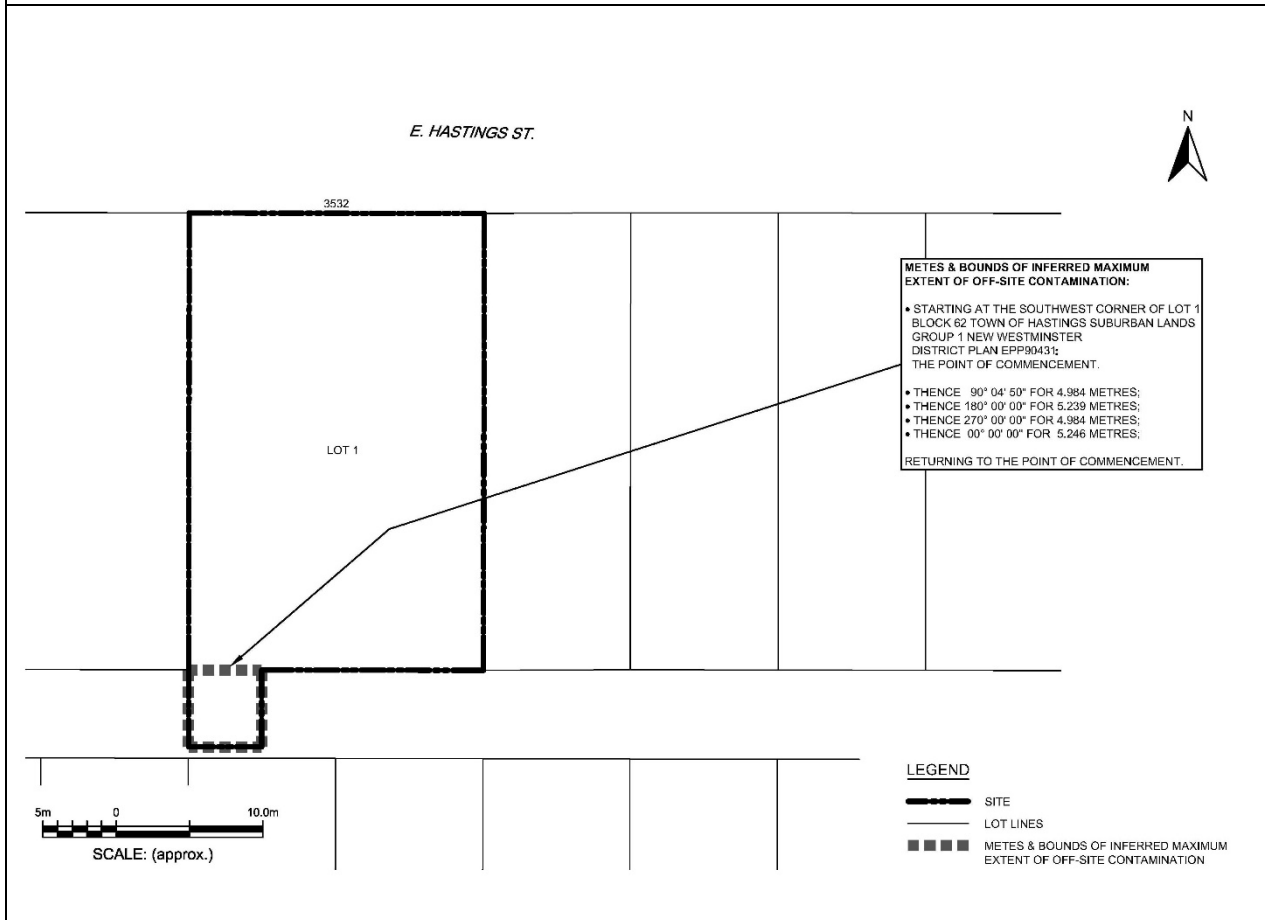
Date Issued



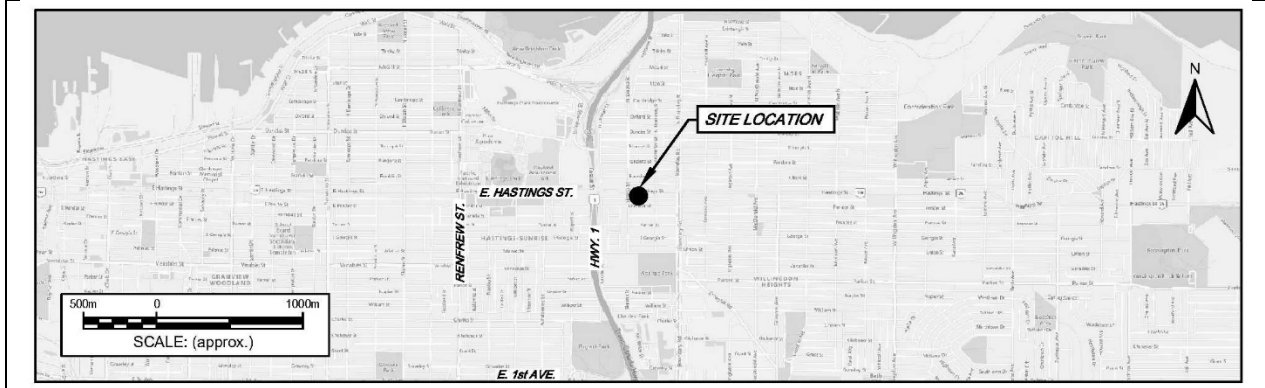
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For Director, *Environmental Management Act*


# Site Plan



# Location Map



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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 *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;
- (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;

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(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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

(a) Future buildings will cover the entire site.

(b) The lowest point of underground levels will be to approximately 49 metres above sea level.

(c) The City of Vancouver laneway portion of the Site will remain in use as a laneway.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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**

**Substances and Uses**

**Part 1 of the site: 3532 East Hastings Street, Vancouver**

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

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

**Part 2 of the site: metes and bounds area of City of Vancouver laneway**

***Substances to be remediated in soil for low density residential land soil use within the upper 1 metre depth from ground surface:***

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

***Substances to be remediated in soil for industrial land use below 1 metre depth from ground surface:***

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

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*Substances evaluated in water for drinking water use:*

To meet local background concentrations:

lithium 7439-93-2

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## Schedule D

### Documents


- *Summary of Site Condition 3532 East Hastings Street, Vancouver, BC.* Keystone Environmental Ltd. August 30, 2023;
- *Combining Source Site and Affected City Lands for Approval in Principle Application, 3532 E Hastings St, Vancouver, BC.* City of Vancouver. August 23, 2023.
- *Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan, 3532 East Hastings Street, Vancouver, BC.* Keystone Environmental Ltd. May 26, 2023;
- *Report of Findings – Stage 1 Preliminary Site Investigation, 3532 East Hastings Street, Vancouver, BC.* Keystone Environmental Ltd. November 14, 2022;
- *Opinion of Probable Costs for Remediation Agreement 3532 East Hastings Street, Vancouver, BC.* Keystone Environmental Ltd. May 25, 2021;
- *Release Request – Scenario 5, Demolition, Rezoning, Subdivision, Development and Building Permits Application, 3532 East Hastings Street, Vancouver, BC.* Keystone Environmental Ltd. October 28, 2019;
- *Geotechnical Report – Mixed Use Development, 3532 East Hastings Street, Vancouver, BC.* Davies Geotechnical Inc. March 13, 2019;
- *Site Profile Submission – Demolition, Zoning and Development Permit Application.* BC Ministry of Environment and Climate Change Strategy. March 19, 2019;
- *Letter of Completion for Removal of Underground Storage Tank Project, 3528 East Hastings Street, Vancouver.* ALARA Environmental Health & Safety Ltd. May 20, 2016<sup>1</sup>;
- *Notification of Likely or Actual Migration and Site Risk Classification Report.* ALARA Environmental Health & Safety Ltd. May 6, 2016;
- *Environmental Site Assessment Report Underground Storage Tank Of 3528 East Hastings Street, Vancouver, BC Fire Permit # FI 2016-00150.* ALARA Environmental Health & Safety Ltd. May 2016; and,
- *Stage 1 Preliminary Site Investigation 3532 East Hastings Street, Vancouver, BC.* D. Kelly Environmental Consulting Ltd. March 4, 2016.

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<sup>1</sup> The letter is dated May 20, 2015, however, based on other references it is assumed the production year was actually 2016.

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Roberto Prieto  
For Director, *Environmental Management Act*