



APPROVAL IN PRINCIPLE

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

THIS IS TO CERTIFY that the remediation plan described herein submitted by The Provincial Rental Housing Corporation 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.

October 3, 2017

Date Issued

A handwritten signature in black ink, appearing to read "Peter Kickham".

Peter Kickham

For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 2601 Lougheed Highway, Coquitlam, British Columbia which is more particularly known and described as:

Lot 1, District Lots 60, 170 & 305, Group 1, New Westminster District, Plan LMP22802.
PID: 023-052-716

But does not include the following Metes and Bounds described area:

From a point of commencement on the easterly boundary of said Lot 1, Plan LMP22802 said point being 53.993 Metres at a bearing of 195°40'25" from the southerly end of a line dimensioned as 357° 57'49" for 9.028 Metres on said plan LMP22802;

Thence 195° 40'25" for 121.000 Metres;

Thence 245° 16'16" for 75.685 Metres;

Thence 301° 41'14" for 167.005 Metres;

Thence 31° 41'14" for 112.269 Metres;

Thence 121° 41'14" for 110.000 Metres;

Thence 75° 59'51" for 93.754 Metres

More or less returning to the point of commencement, containing by admeasurement 2.462 ha more or less.

The site excludes part of a legal parcel depicted in an engineering drawing prepared by Core6 Environmental Ltd. on September 8, 2016.

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

Latitude: 49° 14' 54.00"

Longitude: 122° 48' 20.00"

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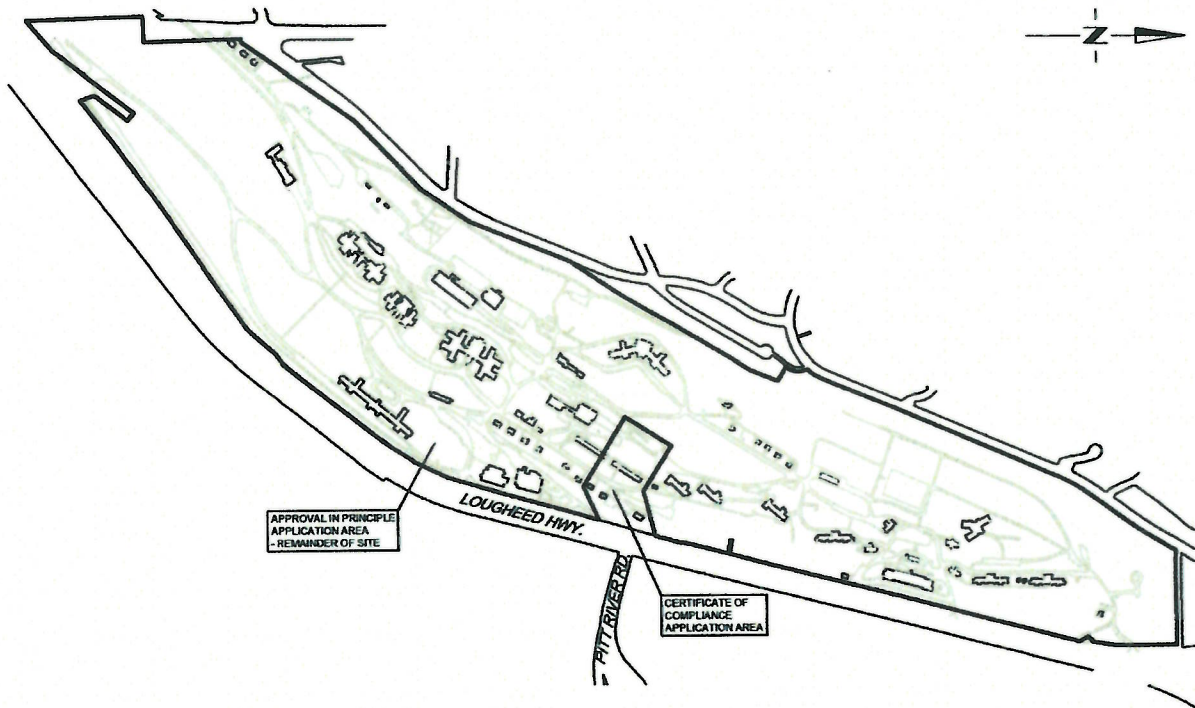
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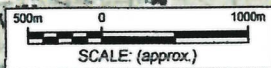
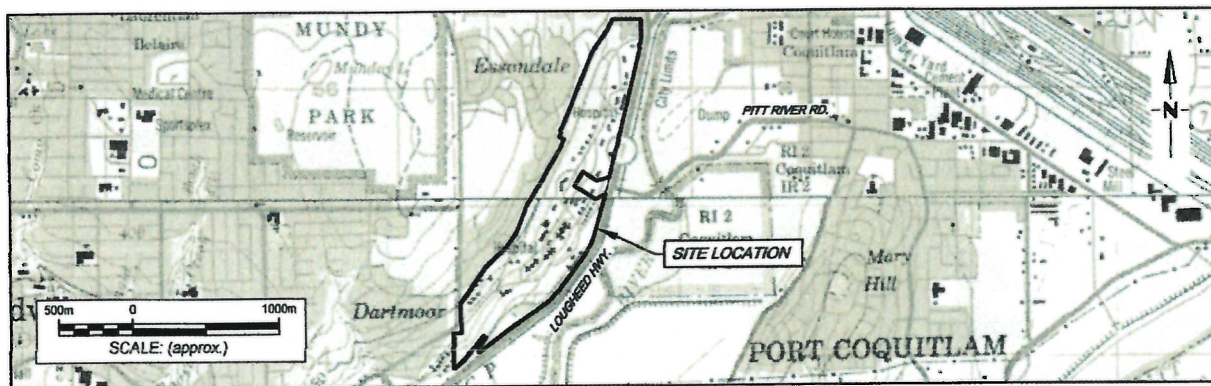
Site Plan, Coquitlam, BC



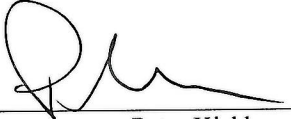
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APPROVAL IN PRINCIPLE APPLICATION AREA - REMAINDER OF SITE

Location Map, Coquitlam, BC



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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 ten years of the date of issuance of this Approval in Principle or as otherwise approved by the Director.
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 two years 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;

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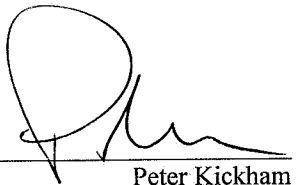
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- (b) An assessment comparing remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;
 - (c) Interpretation of current and cumulative monitoring results from the soil, vapour, groundwater monitoring program;
 - (d) Evaluation of the performance of the institutional and/or engineering controls; and
 - (e) 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 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.

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

Substances and Uses

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

To meet numerical remediation standards:

- Arsenic, barium, chloride, sodium;
- LEPHs, HEPHs; and
- Benzo[a]pyrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, indeno [1,2,3-cd] pyrene, pyrene.

Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

- Chloride; and
- Benzo[a]pyrene.

Substances to be remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Chloride, sodium; and
- Benzo[a]pyrene.

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Schedule D

Documents

Summary of Site Condition, Core6 Environmental Ltd., May 31, 2017.

Stage 1 Preliminary Site Investigation Update and Remedial Plan, Riverview Lands, Core6 Environmental Ltd., May 2017.

Environmental Assessment, Unit 6/8 K1 Generator Building, Riverview Lands, Teal Solutions Ltd., January 5, 2017.

BC Housing Project Remediation Plan Commitment for the Entire Riverview Site, BC Housing, November 30, 2016.

Environmental Assessment, Underground Storage Tank Removal, Valleyview Pavilion, Riverview Lands, Teal Solutions Ltd., October 26, 2016.

Protocol 6 Approval for Relief from Delineation for AiP Area– 2601 Lougheed Highway, Coquitlam, BC, BC Ministry of the Environment, Amended February 16, 2017 and originally issued November 2, 2015.

Stage 1 Preliminary Site Investigation Riverview Lands 2601 Lougheed Highway, Coquitlam, BC. SLR Consulting (Canada) Ltd., November 2015.

Proposed Burnaby Centre Replacement- Riverview Hospital - ITQ#1010941-2 2601 Lougheed Highway, Coquitlam, BC Geotechnical Engineering Assessment- Updated Report. Levelton Consultants Ltd., January 9, 2015.

Detailed Site Investigation and Remediation Cost Estimate Riverview Hospital, SLR Consulting (Canada) Ltd., May 2012.

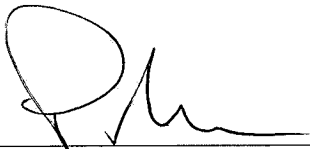
Site Investigation, Riverview Hospital, Coquitlam, BC. North West Environmental Group Ltd., December 21, 2011.

Stage 2 Preliminary Site Investigation Truck Spill Cypress Lodge Development Riverview Hospital Coquitlam, BC. Trow Associates Inc., December 2009.

Cypress Lodge, Riverview Hospital, BC Truck Spill Soil Remediation & Outdoor Air Site Vapour Assessment. Trow Associates Inc., March 11, 2009.

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Cypress Lodge, Riverview Hospital, BC, Sub-slab Vapour Assessment. Trow Associates Inc.
March 11, 2009.

*Update of Phase 1 Environmental Assessment Riverview Hospital 2601 Lougheed Highway,
Coquitlam, BC,* Trow Associates Inc., October 2008.

*Cypress Lodge Development Riverview Hospital, Coquitlam, BC Supplementary Investigation &
Remediation Final Report.* Trow Associates Inc., August 27, 2008.

Cypress Lodge, Riverview Hospital, BC Site Vapour Assessment, Trow Associates Inc.,
July 16, 2008.

Cypress Lodge, Riverview Hospital, BC Groundwater Quality Opinion – PAH Compounds.
Trow Associates Inc., July 14, 2008.

*Detailed Site Investigation and Remedial Excavation Cypress Lodge Development Riverview
Hospital Coquitlam BC,* Trow Associates Inc., May 2008.

*Cypress Lodge Development Campion Way, Riverview Hospital 2601 Lougheed Highway,
Coquitlam BC Certificate of Remediation,* Trow Associates Inc., April 14, 2008.

*Notice-of-Completion-of-Independent Remediation Proposed Cypress Lodge Building,
Campion Way, Riverview Hospital. Coquitlam, BC.,* Trow Associates Inc., April 11, 2008.

Summary Report Riverview Lands Environmental Studies Coquitlam, BC.
Seacor Environmental Inc., July 23, 2007.

Stage 2 Preliminary Site Investigation Riverview Hospital Coquitlam, BC, SNC Lavalin,
May 18, 2007.


*Stage 1 Preliminary Site Investigation Riverview Hospital Site, 2601 Lougheed Hwy, Coquitlam,
BC.* Seacor Environmental Inc., November 24, 2005.

Phase 2 Environmental Assessment for Riverview Hospital Coquitlam, BC,
Stearns & Conrad Engineers, November 8, 1995.

Phase 1 Environmental Assessment for Riverview Hospital, Coquitlam, BC.
Stearns & Conrad Engineers, September 27, 1995.

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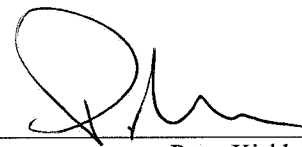
For Director, *Environmental Management Act*

*Decommissioning of Underground Storage Tanks British Columbia Building Corporation,
Hardy BBT Limited, February 18, 1991.*

*Environmental Assessment British Columbia Buildings Corporation Riverview Hospital and
Colony Farm, Hardy BBT Limited, August, 1990.*

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