



APPROVAL IN PRINCIPLE

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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Ministry of Transportation and Infrastructure 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.

May 14, 2019
Date Issued

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 1903 United Boulevard, Coquitlam, British Columbia which is more particularly known and described as:

Lot A District Lots 19 and 20 Group 1 New Westminster District Plan EPP69560
PID: 030-061-822

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

Latitude: 49° 13' 43.0"
Longitude: 122° 50' 23.1"

May 14, 2019

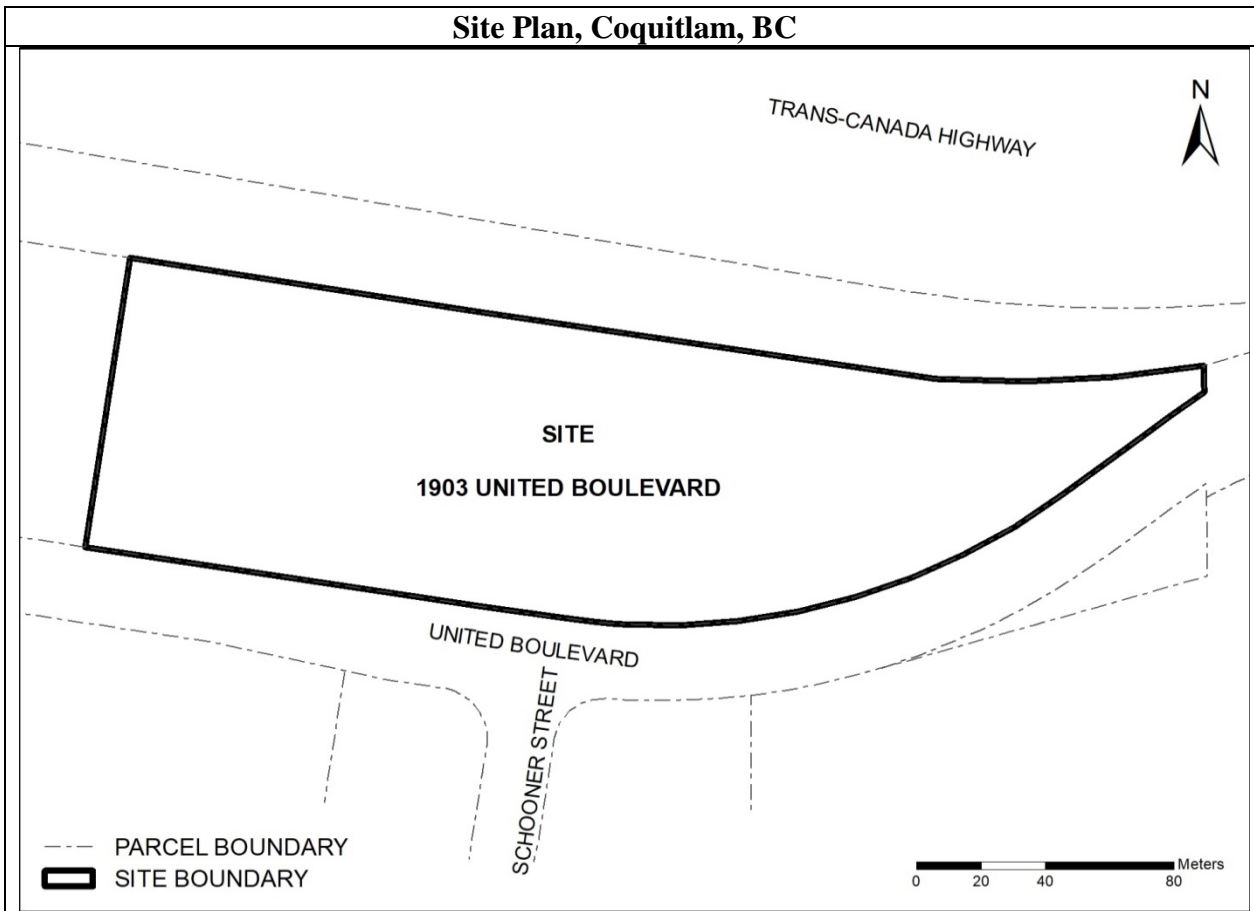
Date Issued



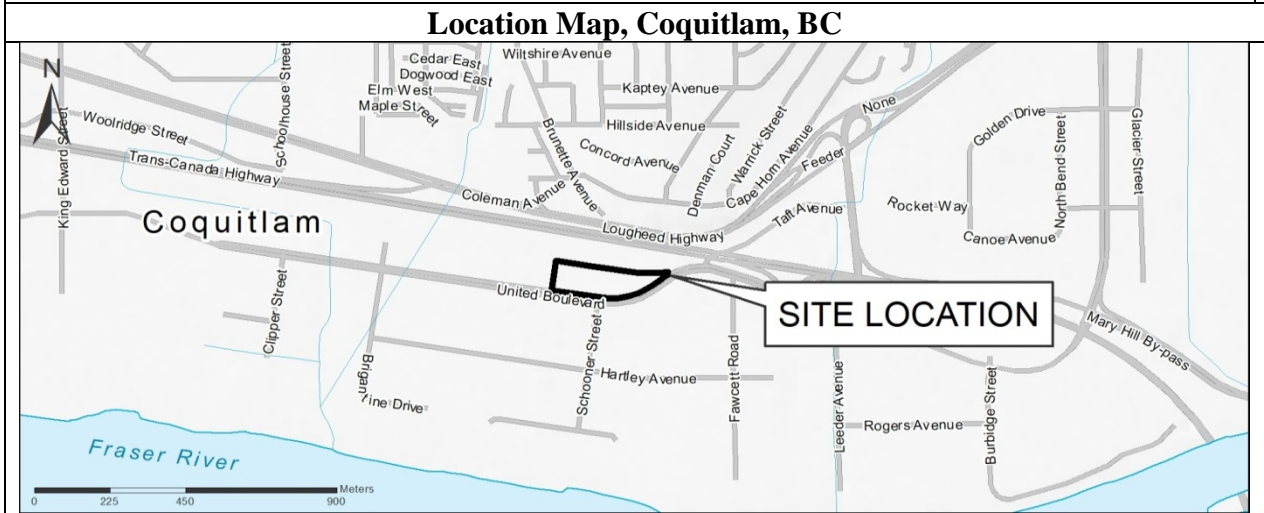
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Site Plan, Coquitlam, BC



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 persons in the manner and schedule specified in the plans listed in Schedule D or as specified in a modification of the plans approved by the Director.
2. Any substantial modifications to the approved remediation plans, including substantial changes to the remediation schedule, conditions or circumstances described in the risk assessment upon which the remediation plan is based, or changes in land, vapour, water, or sediment use, must be promptly identified in a written submission by the responsible persons 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 persons 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 report signed by an Approved Professional must be submitted for review to the Director annually within 90 days of the anniversary of the date of issuance of this Approval in Principle or as otherwise approved by the Director. The report must include the following:
 - (a) A summary of remedial activities undertaken during the reporting period;
 - (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) Evaluation of the performance of the institutional and/or engineering controls; and
 - (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

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Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

7. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater within the site will not be used for drinking.
 - (b) A mechanical ventilation system must be installed and maintained as per documents listed in Schedule D.

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Schedule C

Substances and Uses

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

To meet risk-based remediation standards:

- Benzene 71-43-2
- Hexachlorobutadiene 87-68-3
- Naphthalene 91-20-3
- Trichloroethane, 1,1,2- 79-00-5
- Trimethylbenzene, 1,2,4- 95-63-6
- Vinyl Chloride 75-01-4
- VPHv NA
- Xylenes, total 1330-20-7

Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic 7440-38-2
- Benzene 71-43-2
- Benz(a)anthracene 56-55-3
- Benzo(a)pyrene 50-32-8
- Chloride ion 16887-00-6
- Dibenz(a,h)anthracene 53-70-3
- Lithium 7439-93-2
- Sodium ion 17341-25-2
- Xylenes, total 1330-20-7

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

To meet risk-based remediation standards:

- Ammonia, total (as N) 77664-41-7
- Arsenic 7440-38-2
- Benzo(a)pyrene 50-32-8
- Chloride ion 16887-00-6



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- Chlorobenzene 108-90-7
- Chromium, hexavalent 18540-29-9
- LEPHw NA
- Phenanthrene 85-01-8
- Pyrene 129-00-0

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., 4 April 2019;
- *Request to Have an Approval in Principle Application Reviewed by an Approved Professional, 1903 United Boulevard, Coquitlam, BC, PID: 030-061-822*, BC Ministry of Environment and Climate Change Strategy, 1 April 2019;
- *Human Health and Ecological Risk Assessment, 1903 United Boulevard, Coquitlam, BC*, SLR Consulting (Canada) Ltd., April 2019;
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 1903 United Boulevard, Coquitlam, BC*, SLR Consulting (Canada) Ltd., February 2019;
- *Approval to Submit AIP Application for Risk-Managed High Risk Site by Approved Professional, 1903 United Boulevard, Coquitlam, BC, Site ID 19827*, SLR Consulting (Canada) Ltd., 31 January 2019;
- *Protocol 6 Approval Application for Relief from Delineation – 1903 United Boulevard, Coquitlam, BC*, BC Ministry of Environment and Climate Change Strategy. 13 December 2018;
- *Request for Amendment to Re: Protocol 6 Approval Application for Relief from Delineation, 1903 United Boulevard, Coquitlam, BC*, Core6 Environmental, 5 April 2018;
- *Protocol 6 Approval Application for Relief from Delineation, 1903 United Boulevard, Coquitlam, BC*, Ministry of Environment. 19 October 2017;
- *Application for Approval Not to Delineate Revision 1.0. 1903 United Boulevard, Coquitlam, BC*, Core6 Environmental, June 2017;
- *Application for Pre-Approval not to Delineate. 1901-2001 United Boulevard, Coquitlam, BC*, Core6 Environmental, November 2016;
- *Detailed Site Investigation at 1901, 1951, and 2001 United Boulevard, Coquitlam, BC*, McElhanney Consulting Services Ltd. and Core6 Environmental, November 2016;
- *Stage 2 Preliminary Site Investigation at 1901, 1951, and 2001 United Boulevard, Coquitlam, BC*, McElhanney Consulting Services Ltd. and Core6 Environmental, 15 November 2016;
- *Stage 1 Preliminary Site Investigation at 1901, 1951, and 2001 United Boulevard, Coquitlam, BC*, McElhanney Consulting Services Ltd. and Core6 Environmental, 10 August 2016; and
- *Riparian Area Assessment at 1900-2001 United Boulevard, Coquitlam, BC*, McElhanney Consulting Services Ltd. and Core6 Environmental, 5 April 2016.

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