



VIA EMAIL

Victoria File: 26250-20/19837
Site ID: 19837

Date: May 4, 2020

Bryce Margetts
Can Lit Development Inc., Inc. No. BC1150462
1590 – 505 Burrard Street
Vancouver, BC V7X 1M5
BMargetts@canderel.com

Dear Bryce Margetts:

Re: Approval in Principle – Portion of 5660 Minoru Boulevard, Richmond, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface 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

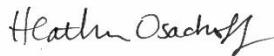
undertaking remediation. It is also the responsibility of those persons to ensure that all activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

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 236-468-2243 or Heather.Osachoff@gov.bc.ca.

Yours truly,



Heather Osachoff, MSc, PhD, RPBio
Manager, Risk Assessment and Remediation

Enclosure

cc: Warren Mills, City of Richmond
6911 No. 3 Road, Richmond, BC, V6Y 2C1 (BY EMAIL) wmills@richmond.ca

Zayed Mohamed, Approved Professional, PGL Environmental (BY EMAIL)
zmohamed@pggroup.com

Minoru Plaza Inc., BC1011887
9640 Woodward's Place, Richmond, BC, V7E 1H6 (BY MAIL)

Canadian Western Bank
666 Burrard Street, 22 Floor, Vancouver, BC, V6C 2X8 (BY MAIL)

CSAP Society of BC (Anna Popova)
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.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 Can Lit Development Holding Inc., No. BC1150462 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.

The substances to which this Approval in Principle applies migrated to the site from a neighbouring source. It should not be assumed that this Approval in Principle is an approval for the remediation of all contaminants at the site.

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Heather Osachoff

For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 5660 Minoru Boulevard, Richmond, British Columbia, which is more particularly known and described as:

Portion of Lot 45 Except: Firstly: Part Subdivided by Plan 35683, Secondly: Part Subdivided by Plan 36514, Section 5 Block 4 North Range 6 West, New Westminster District Plan 34152 as defined by the metes and bounds:

Beginning at the SW corner of the portion of parcel associated with PID 004-315-642 and proceeding:

N 00° 00' 54.2896" E 9.005 m to Point of Commencement (P.o.C.), then

N 89° 42' 05.2455" W 10.000 m, then

N 00° 00' 54.2896" E 17.734 m, then

S 89° 58' 18.0338" E 10.000m, then

S 00° 00' 54.2896" W 17.781m to P.o.C.

PID: Portion of 004-315-642

The site contains parts of legal parcels depicted in an engineering drawing prepared by PGL Environmental Consultants on November 26, 2019.

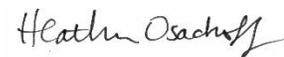
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 26.84"

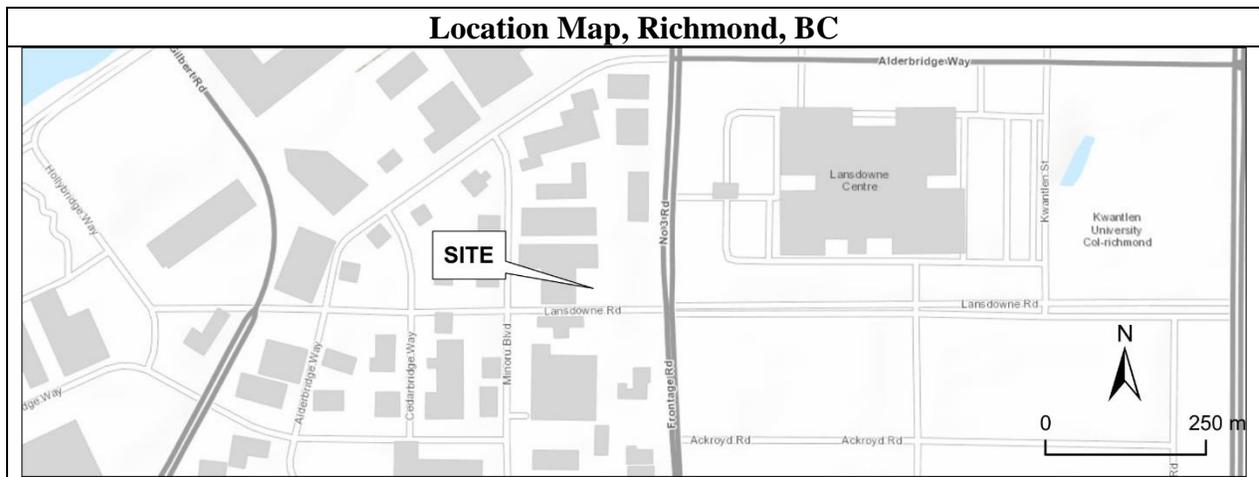
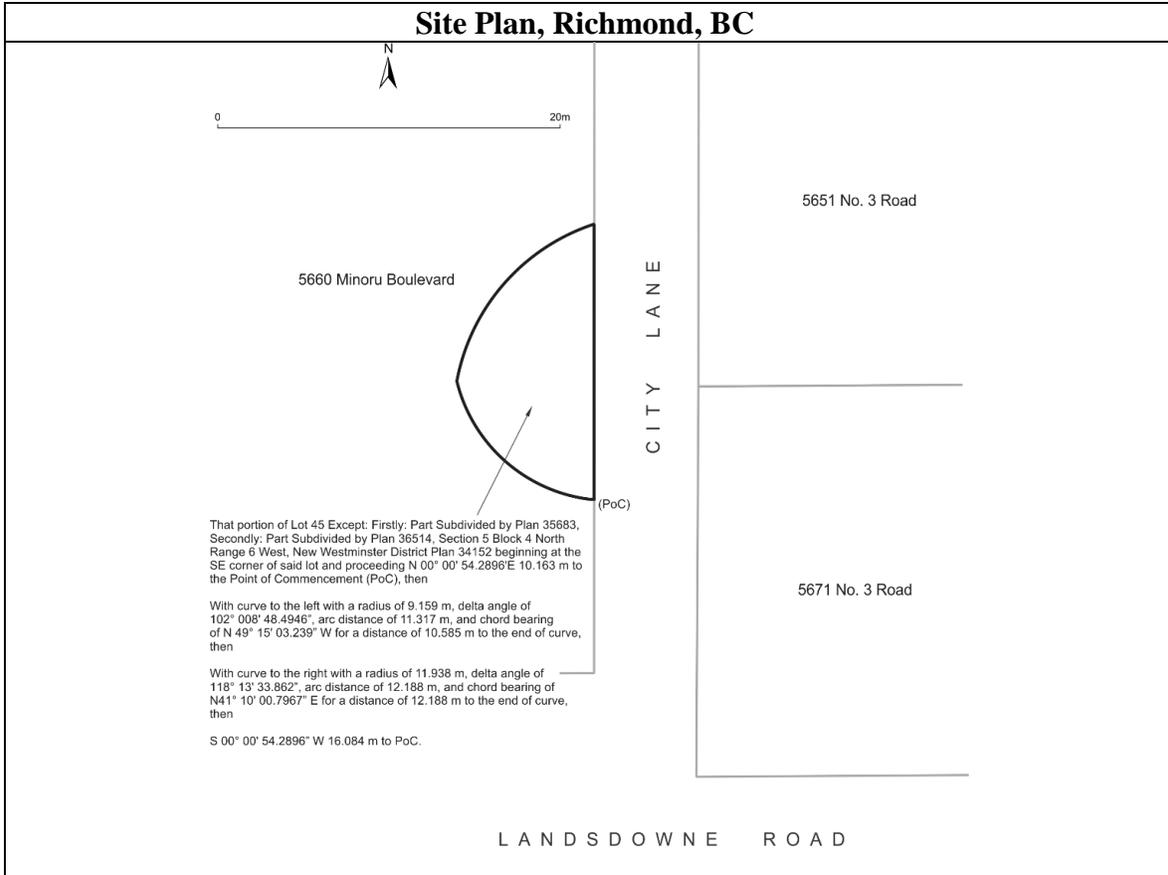
Longitude: 123° 8' 17.95"

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Schedule B

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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 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 persons to the Director. An application for an amendment or new Approval in Principle may be necessary.
3. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
4. 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.
5. 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.
6. 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 plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;
 - (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

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7. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical based 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 and adjacent to the site. These assumptions include the following:

(a) The metes and bounds area will remain a parking lot or road.

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 persons 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, Uses and Chemical Abstract Service Numbers

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

To meet numerical remediation standards:

VPHs

n/a

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated December 2019;
- *Stage 2 Preliminary & Detailed Site Investigation, & Confirmation of Remediation*, prepared by PGL Environmental, dated December 2019;
- *Admin Guidance 11 Communications Summary*, prepared by PGL Environmental, dated December 2019;
- *Water Use Determination. Site 19837 – Portion of 5660 Minoru Boulevard, Richmond, BC*, prepared by the Ministry of Environment and Climate Change Strategy, dated December 20 2019;
- *Water Use Determination. Site 19837 – Portion of 5660 Minoru Boulevard, Richmond, BC*, prepared by PGL Environmental, dated December 18, 2019;
- *Water Use Determination – Site 21775 - 5651 No. 3 Road, Richmond, BC; Site 22531 – 5631 NO. 3 Road, Richmond, BC; Site 22330 – 5671 No. 3 Road, Richmond, BC; Site 22331 – Portion of the Alley West of No. 3 Road, North of Lansdowne Road, Richmond, BC*, prepared by PGL Environmental, dated November 5, 2019
- *Stage 1 Preliminary Site Investigation*, prepared by PGL Environemntal, dated September 2019.

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