



VIA EMAIL: jason.tonin@beedie.ca

Victoria File: 26250-20/25525

Site ID: 25525

July 5, 2023

Mr. Jason Tonin
Fraser Mills Properties Ltd., Inc. No. BC0704848 and
411831 British Columbia Ltd., Inc. No. 411831 (Beedie)
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Mr. Tonin:

Re: Approval in Principle – 1200 and 1316 United Boulevard, Coquitlam, 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 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. 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 Peter.Yan@gov.bc.ca.

Yours truly,



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

Enclosure

cc:

Jamieson Pritchard, City of Coquitlam
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
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Brad Black, HSBC Bank Canada
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APPROVAL IN PRINCIPLE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that the remediation plan described herein submitted by 411831 British Columbia Ltd., Inc. No. 411831 (Beedie) 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.

July 5, 2023
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located on a portion of 1200 and 1316 United Boulevard, Coquitlam, BC, which are more particularly known and described as:

Lot C District Lot 48 Group 1 New Westminster District Plan 74078
PID: 006-977-103
1200 United Boulevard, Coquitlam, BC

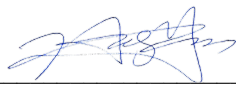
Lot 29 District Lot 48 Group 1 New Westminster District Plan LMP2245
PID: 017-551-455
1316 United Boulevard, Coquitlam, BC

The area covered by this AiP is described by the following metes and bounds:

Starting at the southeast corner of Lot 29 District Lot 48 Group 1 New Westminster District Plan 74078: the point of commencement.

- Thence 277° 36' 48" for 79.377 metres;
- Thence 00° 21' 50" for 115.149 metres;
- Thence 285° 28' 13" for 9.280 metres;
- Thence 244° 17' 37" for 4.366 metres;
- Thence 200° 59' 26" for 6.042 metres;
- Thence southerly being an arc of a 388.300 radius curve having a radial bearing of 110° 59' 26" the centre of said curve and a radial bearing of 98° 37' 35" to the end of said curve an arc distance of 83.794 metres;
- Thence 188° 37' 35" for 24.237 metres;
- Thence 277° 38' 03" for 150.338 metres;
- Thence 00° 21' 46" for 162.420 metres;
- Thence easterly being an arc of a 223.398 radius curve having a radial bearing of 191° 11' 42" the centre of said curve and a radial bearing of 203° 00' 25" to the end of said curve an arc distance of 46.055 metres;
- Thence 110° 57' 03" for 124.120 metres;
- Thence easterly being an arc of a 261.508 radius curve having a radial bearing of 22° 06' 14" the centre of said curve and a radial bearing of 18° 34' 12" to the end of said curve an arc distance of 16.130 metres;
- Thence easterly being an arc of a 230.559 radius curve having a radial bearing of 18° 40' 15" the centre of said curve and a radial bearing of 15° 16' 14" to the end of said curve an arc distance of 13.683 metres;
- Thence 106° 05' 10" for 83.435 metres;

July 5, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*

- Thence easterly being an arc of a 266.283 radius curve having a radial bearing of 18° 40' 15" the centre of said curve and a radial bearing of 15° 16' 14" to the end of said curve an arc distance of 13.683 metres;
- Thence 106° 05' 10" for 83.435 metres;
- Thence easterly being an arc of a 266.283 radius curve having a radial bearing of 16° 43' 58" the centre of said curve and a radial bearing of 12° 29' 12" to the end of said curve an arc distance of 14.061 metres;
- Thence 188° 40' 02" for 105.182 metres;


Returning to the point of commencement.

The site contains part of a legal parcel depicted in engineering drawings prepared by Keystone Environmental Ltd. on May 4, 2023.

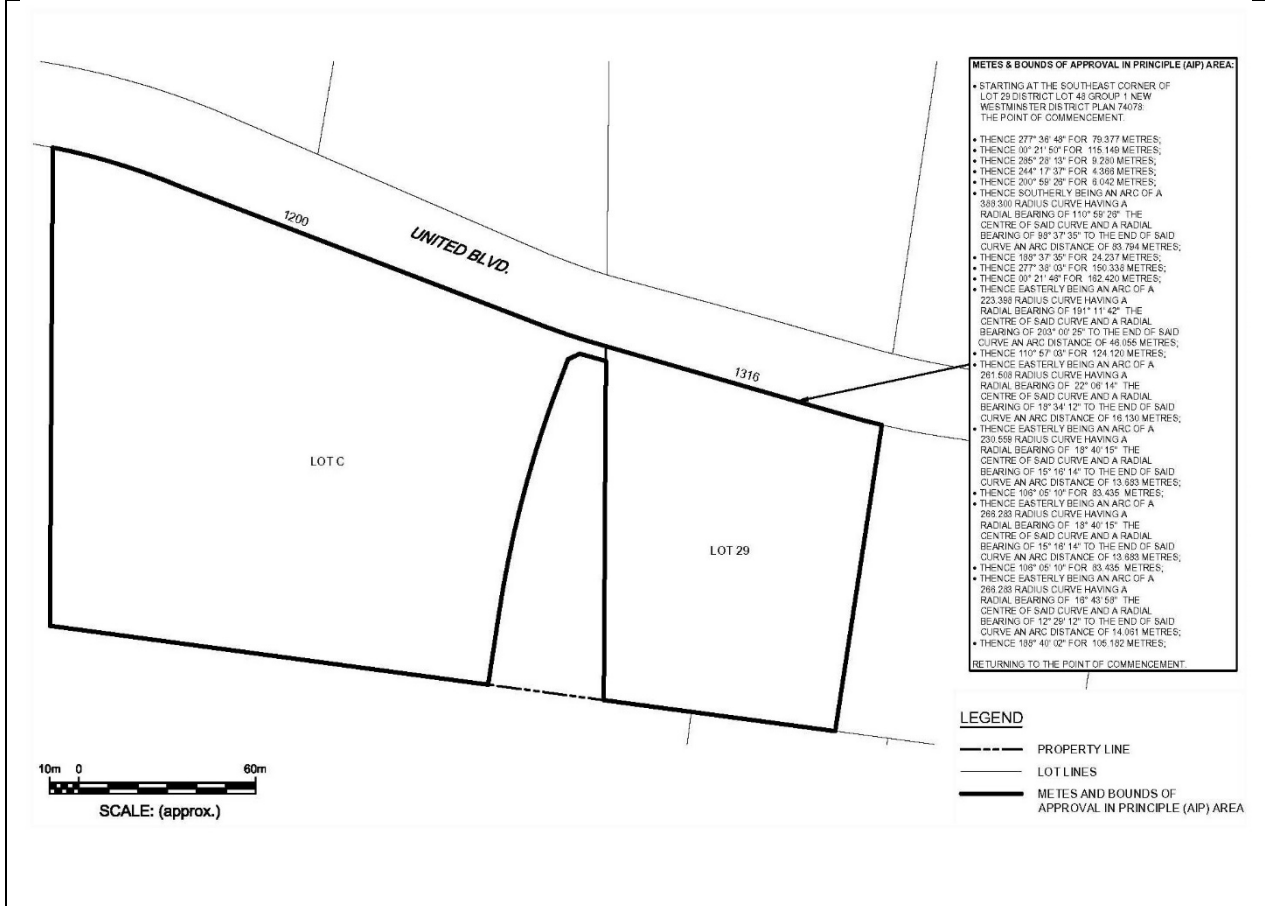
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 45.80"
 Longitude: 122° 51' 23.60"

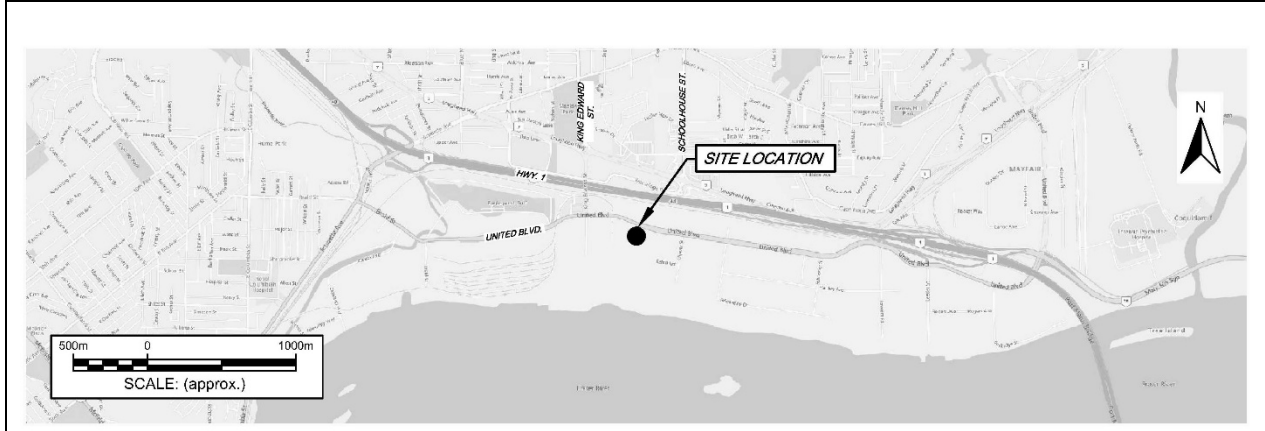
July 5, 2023
 Date Issued


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 For Director, *Environmental Management Act*


Site Plan



Location Map



July 5, 2023
Date Issued


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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, 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 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:

July 5, 2023
Date Issued




Signing Authority
For Director, *Environmental Management Act*

- (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;
 - (c) Interpretation of current and cumulative monitoring results from the soil, vapour, and groundwater, monitoring program; and
 - (d) 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. These assumptions include the following:
- (a) The current site building at 1316 United Boulevard is a slab on-grade building.
 - (b) the current grade at 1200 United Boulevard is 3 m greater than the previous grade of the site and 2 m greater than the future grade. The future grade of the site will be at least 1 m greater than the previous grade of the site. Redevelopment plans have not been finalized. Any buildings will be completed as slab on 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.

July 5, 2023
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

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

To meet numerical remediation standards:

ethylbenzene	100-41-4	LEPHs	n/a
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To meet risk-based remediation standards:

arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	nickel	7440-02-0
benzene	71-43-2	tin	7440-31-5
cadmium	7440-43-9	toluene	108-88-3
chromium	7440-47-3	VPHs	n/a
copper	7440-50-8	xylenes	1330-20-7
HEPHs	n/a	zinc	7440-66-6
lead	7439-9-1		

Substances to be remediated in water for drinking water use:


To meet numerical remediation standards:

acenaphthene	83-32-9	ethylbenzene	100-41-4
anthracene	120-12-7	fluoranthene	206-44-0
benzo(a)anthracene	56-55-3	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	naphthalene	91-20-3
chlorobenzene	108-90-7	pyrene	129-00-0
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
		xylenes	1330-20-7

To meet local background concentrations:

cobalt	7440-48-4
lithium	7439-93-2

July 5, 2023
Date Issued




Signing Authority
For Director, *Environmental Management Act*

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

To meet numerical remediation standards:

acenaphthene	83-32-9	LEPHw	n/a
acridine	260-94-6	naphthalene	91-20-3
anthracene	120-12-7	phenanthrene	85-01-8
benzo(a)anthracene	56-55-3	pyrene	129-00-0
benzo(a)pyrene	50-32-8	toluene	108-88-3
chlorobenzene	108-90-7	VPHw	n/a
ethylbenzene	100-41-4	xylenes	1330-20-7
fluoranthene	206-44-0		

July 5, 2023
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Performance Verification Plan for Certificate of Compliance, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Report of Findings – Human Health and Ecological Risk Assessment, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Report of Findings – Preliminary Site Investigation – Stage 1, Detailed Site Investigation, Confirmation of Remediation and Remediation Plan, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Protocol 6 Preapproval Application, Area Wide Fill Asserted, 1200 and 1316 United Boulevard, Coquitlam, BC, British Columbia Ministry of Environment and Climate Change Strategy, December 15, 2022;

Report of Findings – Phase I Environmental Site Assessment, 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., July 9, 2021;

Report of Findings Preliminary Site Investigation – Stage 2, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., July 2008;

Report of Findings Preliminary Site Investigation – Stage 1, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 6, 2008; and

Pacific Reach Business Park – Lot 29, Environmental and Contaminant Assessment, Thurber Engineering Ltd., March 2000.

July 5, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*