



VIA EMAIL Julie.isabel@telus.com

Victoria File: 26250-20/0592
Regional File: 26250-20/0358
Site ID: 1154

July 7, 2023

TELUS Communications Inc.
Julie Isabel
6 rue Jules-A. Brillant
Rimouski QC G5L 7E4

Dear Julie Isabel,

Re: Approval in Principle – 7000 Lougheed Highway, Burnaby, 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) 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, conditions or circumstances described in the risk assessment upon which the remediation plan is based, 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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: 1324131 B.C. Ltd., INC.NO BC1324131 holding registered title for 7000 Lougheed Limited Partnership, Nicole Yang, Nicole@createproperties.ca
BCMP Real Estate Corporation No. 1 Limited, Mortgage Holder, Michel Belec michel.belec@telus.com
Xinlan Niu, Tony You, Mortgage Holder, ansengcapital@gmail.com
Ai Kang Yi Yuan Enterprises Corp., Andrew Xu, Mortgage Holder, axu@collingwoodlawoffice.com
City of Burnaby, Rod Pleasance, Rod.pleasance@burnaby.ca
CSAP Society c/o Anna Popova apopova@csapsociety.bc.ca
Alanna Umphrey, WSP Canada Inc. Alanna.umphrey@wsp.com
Mark Adamson, Approved Professional, WSP Canada Inc. mark.adamson@wsp.com
Christine Thomas, Approved Professional, WSP Canada Inc. Christine.thomas@wsp.com
Client Information Officer, ENV, 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 TELUS Communications Inc. 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 7, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Approval in Principle is located at 7000 Lougheed Highway, Burnaby, British Columbia which is more particularly known and described as:

Parcel "One" District Lots 59 & 78 Group 1 New Westminster District Reference Plan 78006
PID: 011-439-378

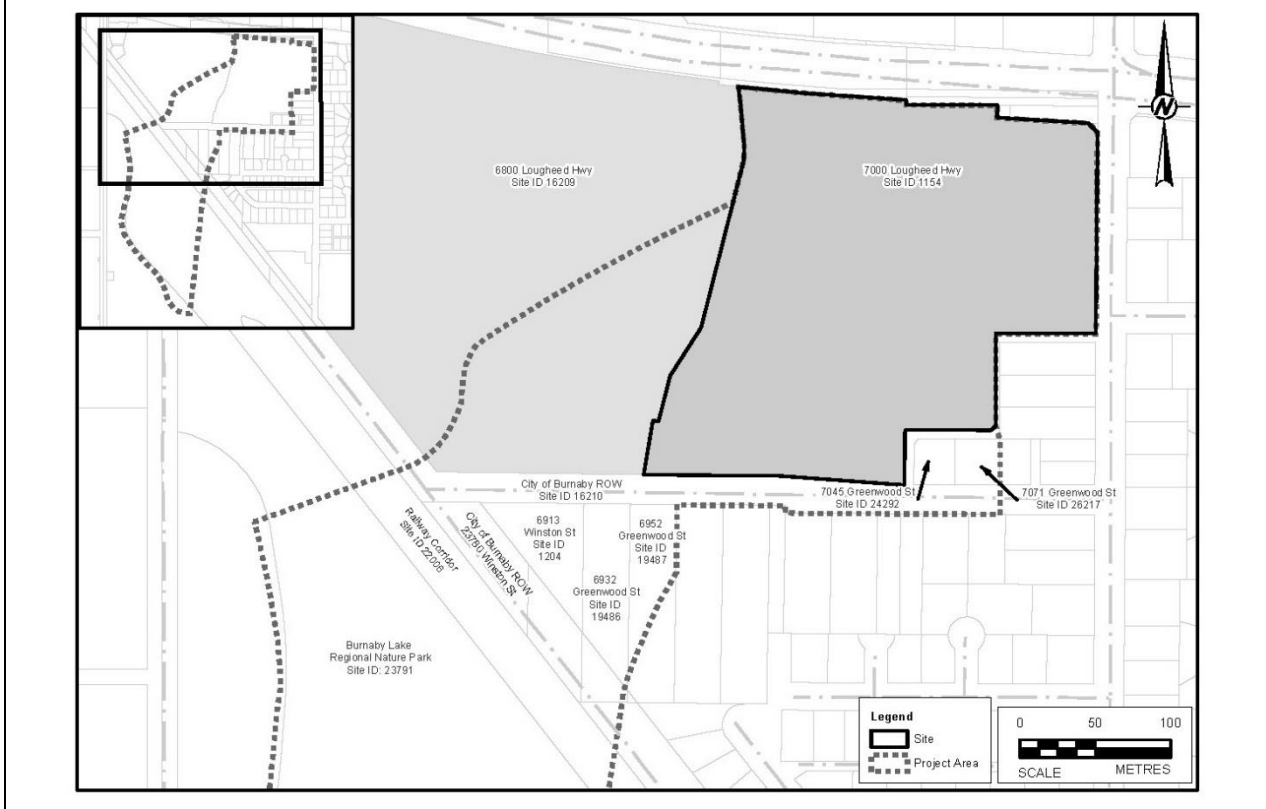
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 26.6"
Longitude: 122° 57' 27.0"

July 7, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Site Plan



Location Map



July 7, 2023
Date Issued



 Liliana Jerade
 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 plans are based, or changes in land, vapour, or water 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 person or their agent. The records must be available for inspection by the Director.
4. Remediation must be completed within 20 years of the date of issuance of this Approval in Principle as per Protocol 6 Preapproval Applications, 7000 Lougheed Highway, Burnaby response; Application No. 9607/12303/13839.
5. Remediation of each phase of the development must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation of each phase of the development, 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 plans referenced above. Refer to Condition 2 above if remedial progress differs substantially from the schedule set out in the approved plans;
 - (c) Interpretation of current and cumulative monitoring results from the soil, vapour, and groundwater.
 - (d) Evaluation of the performance of the institutional and/or engineering controls; and

July 7, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

(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 and/ or risk-based 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) *For the current scenario, no indoor air attenuation factors have been applied in the area of the influence of drawdown from an on-site groundwater remediation system shown on Figure 12A of the report titled “Stage 2 Preliminary Site Investigation and Detailed Site Investigation Report, 7000 Lougheed Highway, Burnaby, BC”;*
- (b) *For the future scenario, buildings located in parkade areas 1 through 6 shown on Figure 20 of the report titled “Remedial Action Plan” will have multi-level underground parking;*
- (c) *For the future scenario, the future road dedication shown on Figure 20 of the report titled “Remedial Action Plan”, the applicable IL outdoor air vapour attenuation factors from Table 2 of Protocol 22 were applied.*

Any material 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 persons in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

July 7, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for high-density residential land soil use:

To meet numerical remediation standards:

Chromium	7440-47-3
Copper	7440-50-8

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

To meet risk-based remediation standards:

Tetrachloroethylene	127-18-4
Trichloroethylene	79-01-6

Substances to be remediated in vapour for parkade use:

To meet risk-based remediation standards:


Benzene	71-43-2
Carbon Disulfide	75-15-10
Dichloroethylene, 1,2-cis	156-59-2
Tetrachloroethylene	127-18-4
Trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
Trichloroethane, 1,1,2	79-00-5
Trichloroethylene	79-01-6
Trimethylbenzene, 1,2,4	95-63-6
Vinyl Chloride	75-01-4

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

To meet risk-based remediation standards:

Tetrachloroethylene	127-18-4
Trichloroethylene	79-01-6

July 7, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition</i>	WSP Canada Inc.	April 28, 2023
<i>Stage 1 PSI- Preliminary Site Investigation, 7000 Lougheed Highway, Burnaby, BC</i>	WSP Canada Inc.	April 27, 2023
<i>Stage 2 Preliminary Site Investigation and Detailed Site Investigation Report, 7000 Lougheed Highway, Burnaby, BC</i>	WSP Canada Inc.	April 27, 2023
<i>Human Health and Ecological Risk Assessment, 7000 Lougheed Highway, Burnaby, BC</i>	WSP Canada Inc.	April 27, 2023
<i>Remedial Action Plan, 7000 Lougheed Highway, Burnaby, BC</i>	WSP Canada Inc.	April 27, 2023
<i>Protocol 21 Water Use Determination Assessment</i>	WSP Canada Inc.	April 24, 2023
<i>Protocol 6 Preapproval Applications, 7000 Lougheed Highway, Burnaby, File 26250-20/1154, Site ID 1154, Application No 's: 9607,12303/13839</i>	Ministry of Environment and Climate Change Strategy	February 27, 2023

July 7, 2023
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*