



VIA EMAIL: EmilyV@PetersonBC.com

Regional File: 26250-20/16209
Site ID: 16209

July 17, 2023

Emily Vinet
Sperling Limited Partnership
1701 – 1166 Alberni Street
Vancouver, BC V6E 3Z3

Dear Emily Vinet:

Re: Approval in Principle – Portion of 6800 Lougheed Highway, Burnaby, B.C.

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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Rod Pleasance, City of Burnaby; rod.pleasance@burnaby.ca
Brad Black, HSBC Bank Canada; brad_black@hsbc.ca
Paul McIntyre, 1112849 B.C. Ltd., Registered Owner; PaulM@petersonbc.com
Nicole Yang, Create Properties; nicole@createproperties.ca
Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.;
jeff.taylor@activeearth.ca
Anna Popova, CSAP Society; apopova@csapsociety.bc.ca
Client Information Officer, ENV, Victoria; 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 Sperling Limited Partnership 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.

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Lilliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 6800 Lougheed Highway, Burnaby, British Columbia which is more particularly known and described as:

PID: 007-772-751

A portion of Lot 1 Except Firstly: Part in Plan LMP44883, Secondly Part in Plan BCP314, Thirdly Part in Plan BCP1828, Fourthly Part in Plan BCP22451, District Lot 78 Group 1 New Westminster District Plan 74615, as depicted by the following metes and bounds:

Commencing at a point lying $270^{\circ}37'44''$ and 94.770 metres from the southeast corner of said portion of Lot 1 Plan 74615,

Thence $270^{\circ}37'44''$ for a distance of 42.346 metres, more or less,
Thence $321^{\circ}53'51''$ for a distance of 234.936 metres, more or less,
Thence $60^{\circ}01'04''$ for a distance of 14.084 metres, more or less,
Thence $51^{\circ}44'49''$ for a distance of 15.347 metres, more or less,
Thence $354^{\circ}37'09''$ for a distance of 11.595 metres, more or less,
Thence $346^{\circ}10'34''$ for a distance of 13.796 metres, more or less,
Thence $14^{\circ}01'14''$ for a distance of 71.422 metres, more or less,
Thence $99^{\circ}38'18''$ for a distance of 8.685 metres, more or less,
Thence $103^{\circ}48'48''$ for a distance of 5.869 metres, more or less,
Thence $14^{\circ}13'45''$ for a distance of 2.351 metres, more or less,
Thence $98^{\circ}36'12''$ for a distance of 9.069 metres, more or less,
Thence $8^{\circ}17'19''$ for a distance of 17.473 metres, more or less,
Thence $102^{\circ}47'08''$ for a distance of 36.926 metres, more or less,


Thence along the curve to the right having a 1763.880 metre radius and a radial bearing of $14^{\circ}23'11''$ to the centre of said curve and a radial bearing of $186^{\circ}41'34''$ to the end of said curve having an arc distance of 236.855 metres, more or less,

Thence $186^{\circ}40'13''$ for a distance of 2.329 metres, more or less,

Thence along the curve to the left having a 1766.209 metre radius and a radial bearing of $6^{\circ}40'14''$ to the centre of said curve and a radial bearing of $186^{\circ}14'45''$ to the end of said curve having an arc distance of 13.085 metres, more or less,

Thence $174^{\circ}20'49''$ for a distance of 39.399 metres, more or less,

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Thence 182°38'20" for a distance of 9.960 metres, more or less,
Thence 194°18'33" for a distance of 49.428 metres, more or less,
Thence 239°13'15" for a distance of 55.076 metres, more or less,
Thence 234°25'25" for a distance of 89.460 metres, more or less,
Thence 200°00'03" for a distance of 84.005 metres, more or less, to the point of commencement, said part in heavy outline containing 64752.6 square metres, more or less.

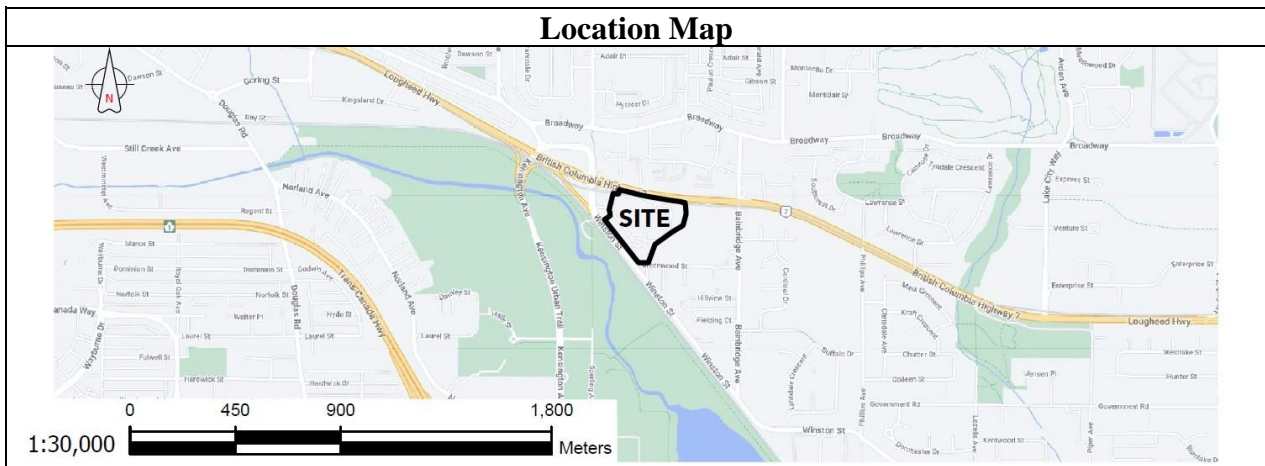
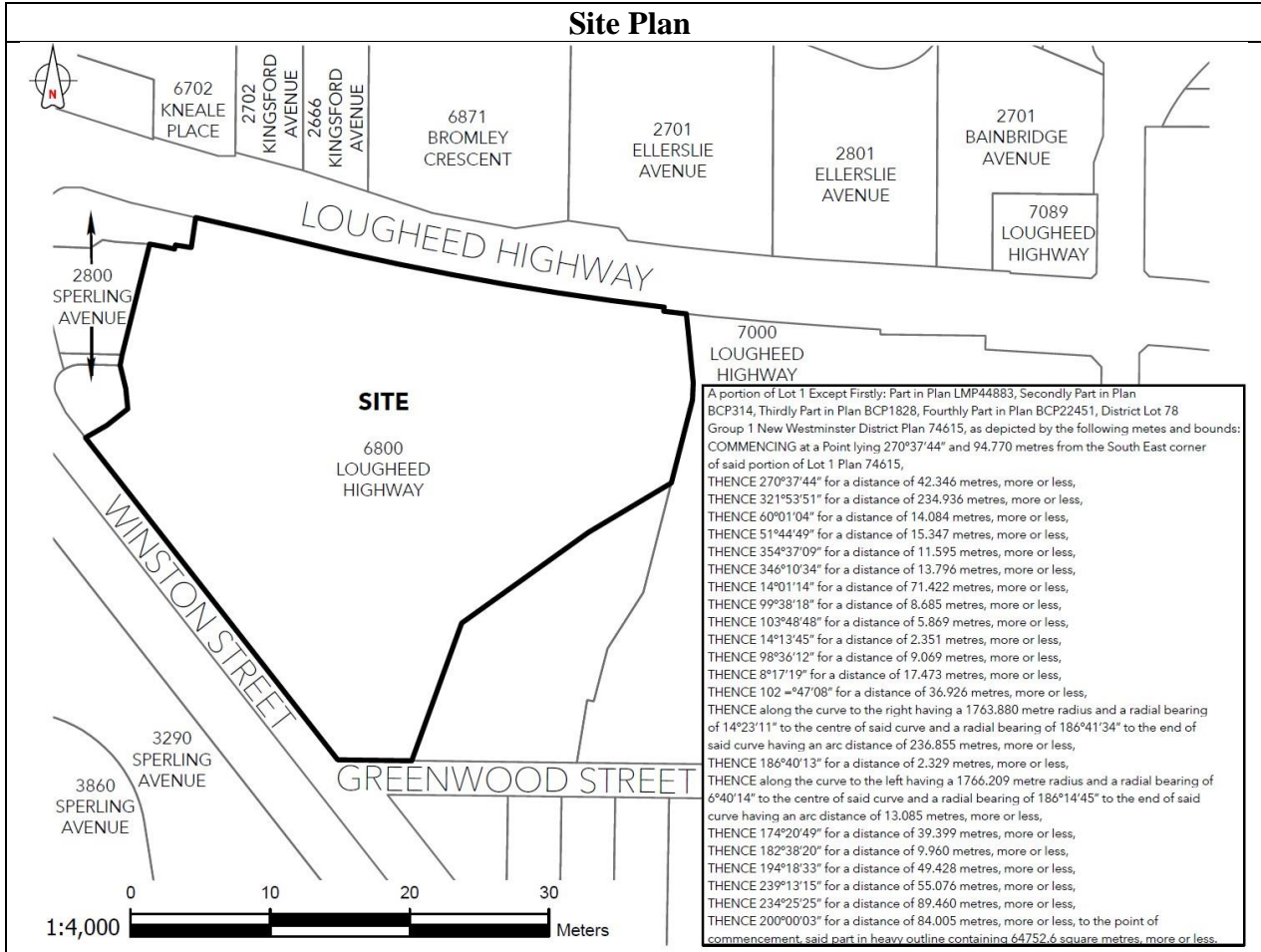
The site contains part of a legal parcel depicted in a Survey Plan prepared by Butler Sundvick, B.C. Land Surveyor on May 12, 2023.

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

Latitude: 49° 15' 28.3"
Longitude: 122° 57' 42.5"

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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 15 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:

- (a) A summary of remedial activities undertaken to date.

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(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.

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

(a) Future buildings at the Site will include multiple levels of underground parking.

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 high density land soil use:

To meet numerical remediation standards:

naphthalene	91-20-3
phenanthrene	85-01-8

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

To meet numerical remediation standards:

cobalt	7440-48-4
copper	7440-50-8
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
toluene	108-88-3
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Conditions, Portion of 6800 Lougheed Highway, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated June 2023;

Remediation Plan, 6800 Lougheed Highway, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated June 2023;

Stage 1 PSI Update and Detailed Site Investigation, 6800 Lougheed Highway, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated June 2023;

Flow – Through Site Preapproval, 6800 Lougheed Highway, Burnaby, BC, prepared by BC ENV, dated April 17, 2023;

Applications for Director's Preapprovals Under Protocol 6, 6800 Lougheed Highway, Burnaby, BC, prepared by BC ENV, dated June 23, 2022;

Data Package – 2018 to 2020 Investigations, prepared by Hemmera Envirochem Inc.

Stage 2 Preliminary Site Investigation, 6800 Lougheed Highway, Burnaby, BC, prepared by GHD Limited, dated February 2017;

Stage 1 Preliminary Site Investigation, 6800 Lougheed Highway, Burnaby, BC, prepared by GHD Limited, dated February 2017;

Supporting Technical Report for a Director's Determination of Water Use, 7000 Lougheed Highway and Associated Project Area, Burnaby, BC, prepared by Golder Associates, dated June 24, 2016.

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For Director, *Environmental Management Act*