



**VIA EMAIL:** [yang.fan@aoyuangroup.com](mailto:yang.fan@aoyuangroup.com)

Victoria File: 26250-20/24245

Site ID: 24245

August 12, 2021

Fan Yang  
Aoyuan International  
1600-570 Granville Street  
Vancouver, BC V6P 3C1

Dear Fan Yang:

**Re: Approval in Principle – 4500 and 4554 Dawson Street, 2350, 2410, and 2430  
Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby 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 Regulationand 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 [Julia.brooke@gov.bc.ca](mailto:Julia.brooke@gov.bc.ca)

Yours truly,



J.A. Brooke, P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, Environmental Services, City of Burnaby [Saleh.Haidar@burnaby.ca](mailto:Saleh.Haidar@burnaby.ca)

Duncan Macdonald, Approved Professional, PGL Environmental Consultants  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Cory Nelson, PGL Environmental Consultants [cnelson@pggroup.com](mailto:cnelson@pggroup.com)

CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Site Information Advisor, ENV [Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.bc.ca)

William Wang, Director, Commercial Real Estate, HSBC Bank Canada  
5th Floor, 70 York Street, Toronto, ON, M5J 1S9 [william.ry.wang@hsbc.ca](mailto:william.ry.wang@hsbc.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 Aoyuan International 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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Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 4500 and 4554 Dawson Street; 2350, 2410, and 2430 Willingdon Avenue; 2223 and 2375 Alpha Avenue in Burnaby, British Columbia, which is more particularly known and described as:

Lot 136, District Lot 124, Group 1, New Westminster District, Plan 51591  
PID: 002-750-899

Lot 15 Except: Parcel "A" (J1303E), District Lot 124, Group 1, New Westminster District, Plan 3343  
PID: 001-491-083

Lot 121, District Lot 124, Group 1, New Westminster District, Plan 35225  
PID: 002-305-712

North half Lot 25 Except: The West 33 feet; District Lot 124, Group 1, New Westminster District, Plan 3343  
PID: 010-995-625

South half Lot 25 Except: Firstly: The West 33 feet Secondly: The East 30 feet; District Lot 124, Group 1, New Westminster District, Plan 3343  
PID: 010-995-617

Parcel "A" (J1303E), Lot 15 Except: South 10 feet; District Lot 124, Group 1, New Westminster District, Plan 3343  
PID: 003-379-884

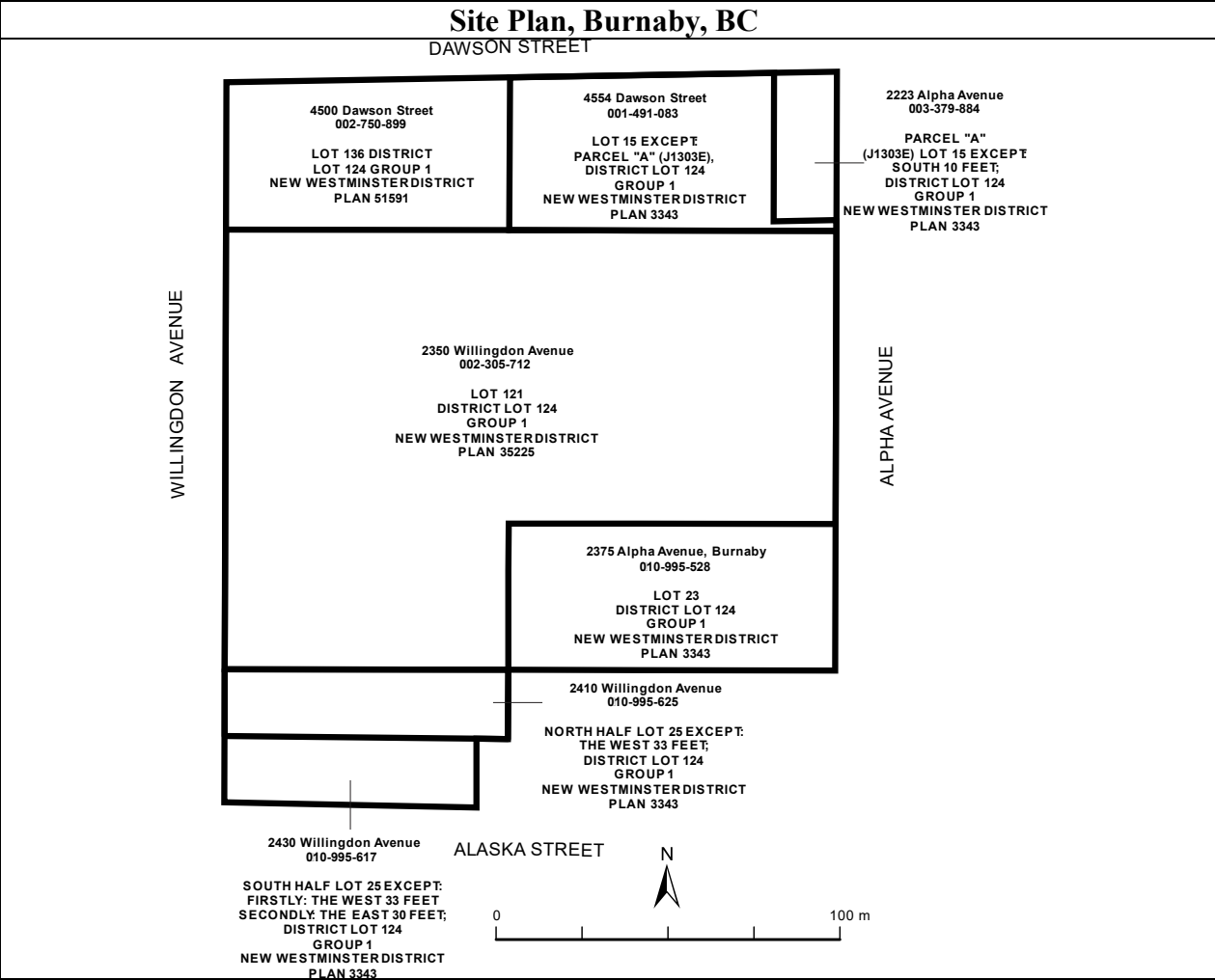
Lot 23, District Lot 124, Group 1, New Westminster District, Plan 3343  
PID: 010-995-528

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

Latitude: 49° 15' 49.00"  
Longitude: 123° 00' 06.00"

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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 plan 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, 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 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;
- (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; and,

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(c) 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) Any building that requires active pumping or drawdown of groundwater will be underlain by a parkade.*

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 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 and Uses**

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

To meet numerical remediation standards:

cadmium	7440-43-9
iron	7439-89-6
lead	7439-9-1
zinc	7440-66-6

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental, dated June 18, 2021.
- *Stage 1 Preliminary Site Investigation - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.
- *Stage 2 Preliminary and Detailed Site Investigation and Remediation Plan - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.

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