



**VIA EMAIL: [sjasiorkowski@wesgroup.ca](mailto:sjasiorkowski@wesgroup.ca)**

Victoria File: 26250-20/xxx  
Site ID: 11126

January 24, 2025

Wesgroup Properties Ltd.  
Suite 2000 – 595 Burrard Street  
Vancouver, BC V6C 0E4  
[sjasiorkowski@wesgroup.ca](mailto:sjasiorkowski@wesgroup.ca)

**Re: Approval in Principle – 10355 King George Boulevard, Surrey, BC**

Dear Sebastian Jasiorkowski:

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 professional 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 that 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 *<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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Lavinia Zanin, P.Geol.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Surrey  
[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

Civic District Investments Ltd., Registered Owner  
[sjasiorkowski@wesgroup.ca](mailto:sjasiorkowski@wesgroup.ca)

Bank of Montreal, Mortgage Holder  
[mark.tower@bmo.com](mailto:mark.tower@bmo.com)

Harp Brar, Crombie Property Holdings Limited, Option to Purchase  
[harp.brar@crombie.ca](mailto:harp.brar@crombie.ca)

Meredith Guest, Active Earth  
[meredith.guest@activeearth.ca](mailto:meredith.guest@activeearth.ca)

Client Information Officer, ENV, Victoria  
[csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

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



Ministry of  
Environment  
and Parks

**APPROVAL IN PRINCIPLE**  
(Pursuant to Section 53 of the *Environmental Management Act*)

**THIS IS TO CERTIFY** that the remediation plan described herein for the contaminated site identified in Schedule A of this document has been approved in principle.

The remediation plan must be implemented by the *Wesgroup Properties Ltd.* (“responsible person”) in accordance with the requirements and conditions specified in Schedule B.

A director may rescind this Approval in Principle if imposed conditions are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.


The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

The issuance of this Approval in Principle is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

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Lavinia Zanini  
For Director, *Environmental Management Act*

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## Schedule A

The site covered by this Approval in Principle is located at 10355 King George Boulevard, Surrey, British Columbia, which is more particularly known and described as:

Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan 72648  
PID: 004-863-917

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

Latitude:     49° 11' 25.7"  
Longitude:   122° 50' 46.4"

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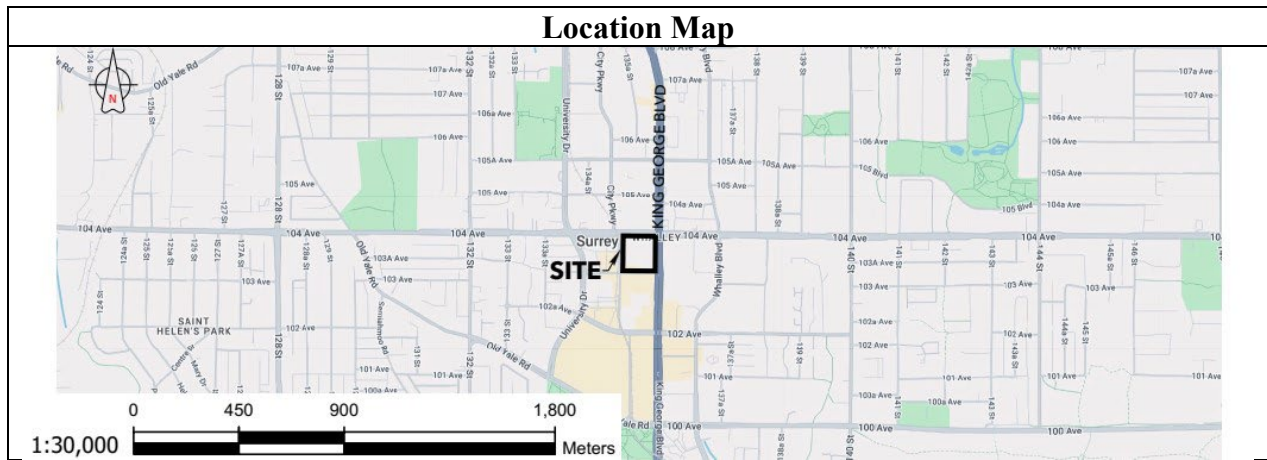
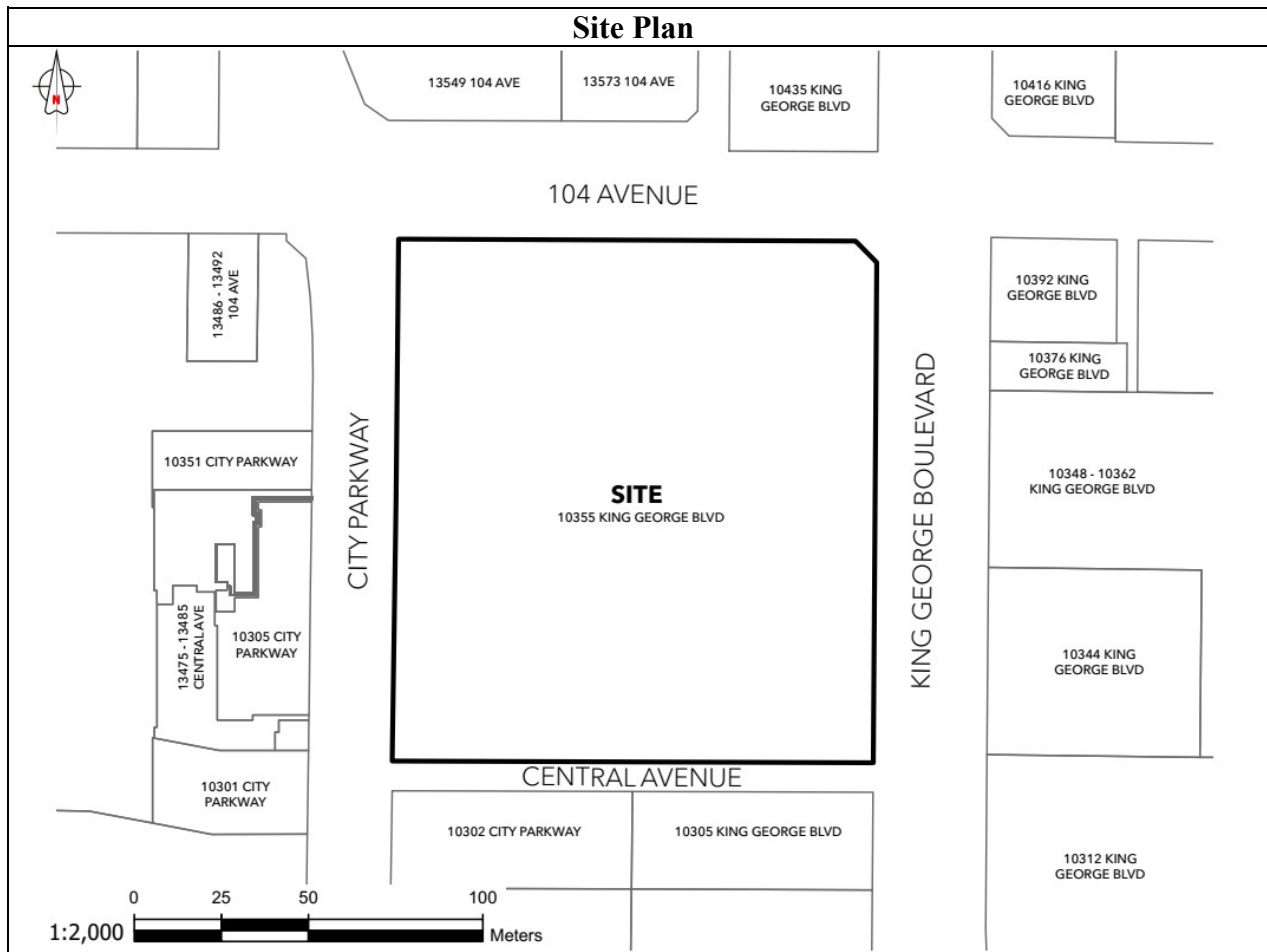
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## Schedule B

### Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Remediation, including outstanding investigation 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 investigation or 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. Supplementary site investigations must be undertaken as summarized in the approved remediation plan until delineation is complete. Delineation details must be documented and submitted to the director within five year of the date of issuance of the Approval in Principle.
5. Supplementary site investigation details are to be submitted to the director in a confirmation of remediation report in accordance with section 49 (2) of the Contaminated Sites Regulation as outlined below.
6. Remediation and supplemental investigation must be completed within five years of the date of issuance of this Approval in Principle.
7. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. A report summarizing supplemental investigation activities, as specified in the approved remediation plan and confirmation of remediation report, prepared in accordance with section 49 (2) of the Contaminated Sites Regulation, must be submitted to the director within 90 days of completing remediation.
8. A statement signed by an Approved Professional must be submitted to the director annually. The statement must include the following:
  - (a) A summary of investigation activities undertaken during the reporting period;
  - (b) A summary of remedial activities undertaken during the reporting period; and

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- (c) An assessment comparing investigation and remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 2 if progress differs substantially from the schedule set out in the approved plan.
9. 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 investigation and remedial activities undertaken to date;
  - (b) An assessment comparing investigation and remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 2 if investigation or remedial progress differs substantially from the schedule set out in the approved plan; and
  - (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
10. 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 land use include mixed-use development with commercial at grade, high density residential above, and up to five 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

### Uses, Substances and Chemical Abstract Numbers

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

To meet numerical remediation standards:

tetraethyl lead	78-00-2
VPHs	NA

#### *Substances to be remediated in water for drinking water use:*

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
dibenz(a,h)anthracene	53-70-3
ethylbenzene	100-41-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
xylenes, total	1330-20-7

#### *Substances evaluated in water for drinking water use:*

To meet local background concentrations:

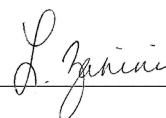
cobalt	7440-48-4
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## Schedule D

### Documents

*Summary of Site Condition, 10355 King George Boulevard, Surrey, BC, prepared by Active Earth Engineering Ltd., dated December 2024;*

*Remediation Plan, 10355 King George Boulevard, Surrey, BC, prepared by Active Earth Engineering Ltd., dated December 2024;*

*Detailed Site Investigation & Stage 1 Preliminary Site Investigation Update, 10355 King George Boulevard, Surrey, BC, prepared by Active Earth Engineering Ltd., dated December 2024;*

*Protocol 6 Preapproval Request – To Not Delineate a Flow-through Contaminant Plume, 10355 King George Boulevard, Surrey, BC, prepared by BC ENV, dated March 21, 2023;*

*Protocol 6 Preapproval Request – To Not Delineate a Flow-Through Contaminant Plume, 10355 King George Boulevard, Surrey, BC, prepared by Active Earth Engineering Ltd., dated June 3, 2022;*

*Supplemental Site Investigation – 10355 King George Boulevard and 10388 City Parkway, Surrey, BC, prepared by Arcadis Canada Inc., dated December 2021;*

*Environmental Subsurface Investigation - 10305 King George Boulevard, Surrey, BC, prepared by WSP, dated November 12, 2019;*

*Limited Phase II Environmental Site Assessment – 10355 King George Boulevard and 10388 City Parkway, Surrey, BC, prepared by Stantec Consulting Inc., dated September 2015;*

*Phase I Environmental Site Assessment – 10355 King George Boulevard, Surrey, BC, prepared by Stantec Consulting Inc., dated June 2015;*

*Stage 2 Preliminary Site Investigation - Store Number: 1, 10355 King George Boulevard and 10388 City Parkway, Surrey, BC, prepared by Pinchin West Ltd., dated December 1, 2014;*

*Stage 1 Preliminary Site Investigation - Store Number: 1, 10355 King George Boulevard, Surrey, BC, prepared by PHC ARC Environmental Ltd., dated October 4, 2013.*

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