



VIA EMAIL: penkarl@douglascollege.ca

Victoria File: 26250-20/26561
Site ID: 26561

October 4, 2023

Douglas College
Att: Lawrence Penkar
700 Royal Avenue
New Westminster, BC V3M 5Z5

Dear Lawrence Penkar:

Re: Approval in Principle – 808 Royal Avenue, New Westminster, BC

Please find enclosed an Approval in Principle respecting the 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 in any way restrict or impair the Director's power 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 that may be encountered during any future work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. Please note that the attached Approval in Principle does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

cc: Lawrence Penkar, Douglas College
700 Royal Avenue, New Westminster, BC, V3M 5Z5 (BY EMAIL)
penkarl@douglascollege.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy
Land Remediation Section
PO Box 9342 Stn Prov Govt, Victoria, BC, V8W 9M1 (BY EMAIL)
csp_cio@victoria1.gov.bc.ca

CSAP Society of BC (Anna Popova)
613-744 West Hastings Street, Vancouver, BC, V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca

Gary Hamilton, P.Geo, CSAP, Hamilton & D'Ambra Consulting Inc.
2636 Templeton Drive, Vancouver, BC, V5N 4W3 (BY EMAIL)
Garyhamilton49@gmail.com



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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Douglas College 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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Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

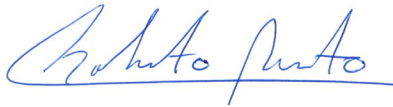
The site covered by this Approval in Principle is located at 808 Royal Avenue, New Westminster, British Columbia, which is more particularly known and described as:

LOT A BLOCK 28 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP90616
PID: 030-815-002

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

Latitude: 49° 12' 10.00"
Longitude: 122° 54' 51.86"

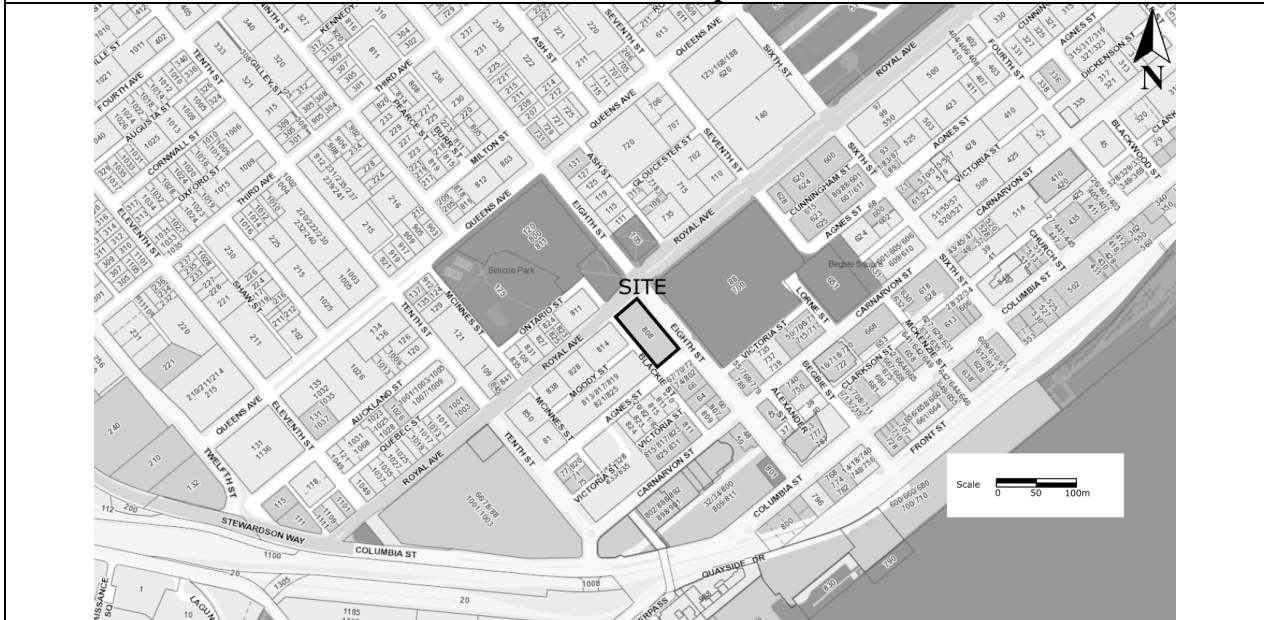
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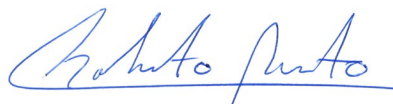
Site Plan



Location Map



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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 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;

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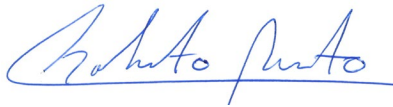


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- (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;
 - (c) Interpretation of current and cumulative monitoring results from the 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 entire site will have an underground parkade ranging from one level on the southern portion to four levels towards the north. The depth of the parkade will range from 6 metres below ground (mbg) at the southern portion to 17 mbg at the northern portion.

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 high-density residential and commercial land soil use:

To meet numerical remediation standards:

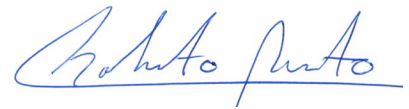
Parameter	CAS Number
Antimony	7440-36-0
Barium	7440-39-3
Benzene	71-43-2
Copper	7440-50-8
Ethylbenzene	100-41-4
HEPH _s	N/A
Lead	7439-92-1
LEPH _s	N/A
Uranium	7440-61-1
Vanadium	7440-62-2
VPH _s	N/A
Xylenes	1330-20-7
Zinc	7440-66-6

Substances to be evaluated in soil for high-density residential and commercial land soil use:

To meet local background concentrations:

Parameter	CAS Number
Selenium	7782-49-2

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Substances to be remediated in water for drinking water use:

To meet numerical remediation standards:

Parameter	CAS Number
Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Quinoline	91-22-5

Substances to be remediated in water for aquatic life (marine and freshwater) water use:

To meet numerical remediation standards:

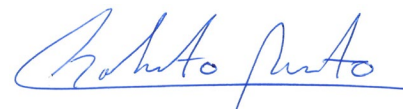
Parameter	CAS Number
Copper	7440-50-8
LEPH _w	N/A
Pyrene	129-00-0

Substances to be evaluated in water for aquatic life (marine and freshwater) water use:

To meet local background concentrations:

Parameter	CAS Number
Cobalt	7440-48-4

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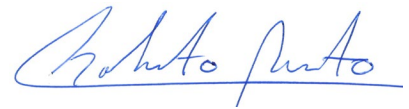
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Schedule D

Documents

- *Summary of Site Condition, 808 Royal Avenue*, prepared by Gary Hamilton, Hamilton D'Ambra Consulting Inc., dated August 24, 2023.
- *Revised Addendum # 1 – Response to Stage 1 and 2 Performance Assessment Report, CSAP Performance Assessment (PA 23-015)*, by CSR Consultants Ltd., dated August 24, 2023.
- *Updated Stage 1 PSI, DSI, Updated Remediation Plan, 808 Royal Avenue, New Westminister, BC*, prepared for Douglas College, by CSR Consultants Ltd., dated April 18, 2023.
- *Remediation Plan, 808 Royal Avenue, New Westminister, BC*, prepared for Douglas College, by CSR Environmental Ltd., dated September 23, 2020.
- *Supplementary Groundwater Monitoring, 808 Royal Avenue, New Westminister, BC*, prepared for Douglas College, by CSR Environmental Ltd., dated June 5, 2017.
- *Additional Soil and Groundwater Environmental Investigation, 808 Royal Avenue, New Westminister, BC*, prepared for Douglas College, by CSR Environmental Ltd., dated July 20, 2016.
- *Off-Site Groundwater Environmental Investigation 805 Agnes Street, New Westminister, BC*, prepared for Douglas College, by CSR Environmental Ltd., dated April 12, 2016.
- *Soil and Groundwater Remediation Cost Estimate 808 Royal Avenue, New Westminister, BC*, prepared for Douglas College, by CSR Environmental Ltd., dated March 14, 2016.
- *Soil and Groundwater Environmental Investigation 808 Royal Avenue and 805 Agnes Street, New Westminister, BC*, prepared for Douglas College, by CSR Environmental Ltd., dated February 22, 2016.
- *Evaluation of Groundwater Conditions 808 Royal Avenue and 805 Agnes Street, New Westminister, BC*, prepared for Douglas College by CSR Environmental Ltd., dated October 26, 2015.

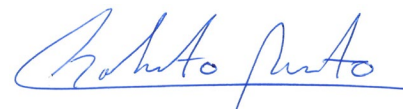
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- *Stage 2 Preliminary Site Investigation for 808 Royal Avenue and 805 Agnes Street, New Westminster, BC*, prepared by Golder Associates, dated June 16, 2015.
- *Updated Stage 1 Preliminary Site Investigation and Limited Groundwater Assessment for 808 Royal Avenue and 805 Agnes Street, New Westminster, BC*, prepared by Golder Associates, dated June 4, 2014.
- *Cursory Review of Environmental Reports and Letters for 804 Royal Avenue, New Westminster, BC*, prepared by ACM Environmental Corporation, dated September 8, 2003.
- *Phase II Environmental Site Assessment, Fire Hall No. 1. 804 Royal Avenue, New Westminster*, prepared by Dillon Consulting Limited, dated April 17, 2003.
- *Stage II Preliminary Site Investigation, 805 – Agnes Street, New Westminster, BC*, prepared by CanAsia Environmental and Engineering Ltd, dated April 11, 2003.
- *Stage I Preliminary Site Investigation, 805 – Agnes Street, New Westminster, BC*, prepared by CanAsia Environmental and Engineering Ltd, dated February 24, 2003.
- *Phase I Environmental Site Assessment, Fire Hall No. 1. 804 Royal Avenue, New Westminster*, prepared by Dillon Consulting Limited, dated June 10, 2002.

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