



VIA EMAIL: brennan.finley@quadreal.com

Victoria File: 26250-20/27525
Site ID: 27525

December 13, 2023

QR Maplewood Gardens LP
Att: Brennan Finley
Suite 800-666 Burrard St #800
Vancouver, BC V6C 2X8

Dear Brennan Finley:

Re: Approval in Principle – 229–233 & 251–291 Riverside Drive, 2102–2128 Front Street, 252–290 Seymour River Place, and 2131–2171 Old Dollarton Road, North Vancouver, 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) 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, 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver
Contaminated.Sites@vancouver.ca

Justin Bilechuk, Director, Real Estate Corporate Banking RBC Capital Markets
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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
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APPROVAL IN PRINCIPLE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that the remediation plan described herein submitted by QR Maplewood Gardens LP 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.

December 13, 2023

Date Issued

Robeto Prieto

For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 2131–2171 Old Dollarton Road, 251–291 Riverside Drive, 252–290 Seymour River Place, 2102–2128 Front Street, 229–233 Riverside Drive, North Vancouver, British Columbia which is more particularly known and described as:

229, 231, 233 Riverside Drive, North Vancouver, BC
2120, 2128 Front Street, North Vancouver, BC
Lot 1 Block 20 District Lot 193 Plan 7353
PID: 010-651-501

2102, 2104, 2106, 2108, 2110, 2112 Front Street, North Vancouver, BC
Lot 2 Block 20 District Lot 193 Plan 7353
PID: 010-651-519

251–291 Riverside Drive, North Vancouver, BC
252–290 Seymour River Place, North Vancouver, BC
2131–2171 Old Dollarton Road, North Vancouver, BC
Lot A Blocks 19 and 20 District Lot 193 Plan 12507
PID: 008-874-565

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

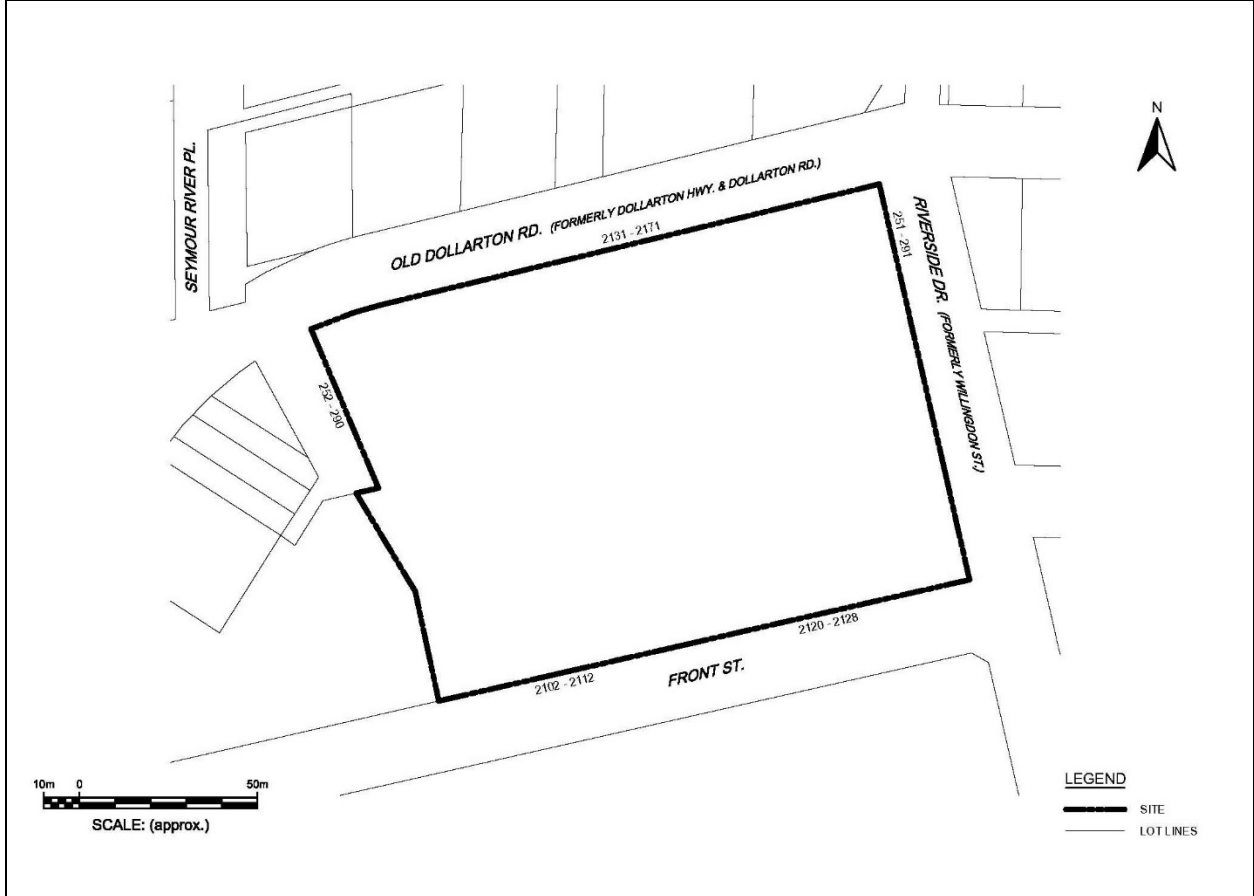
Latitude: 49° 18' 24.9"
Longitude: 123° 0' 56.8"

December 13, 2023
Date Issued

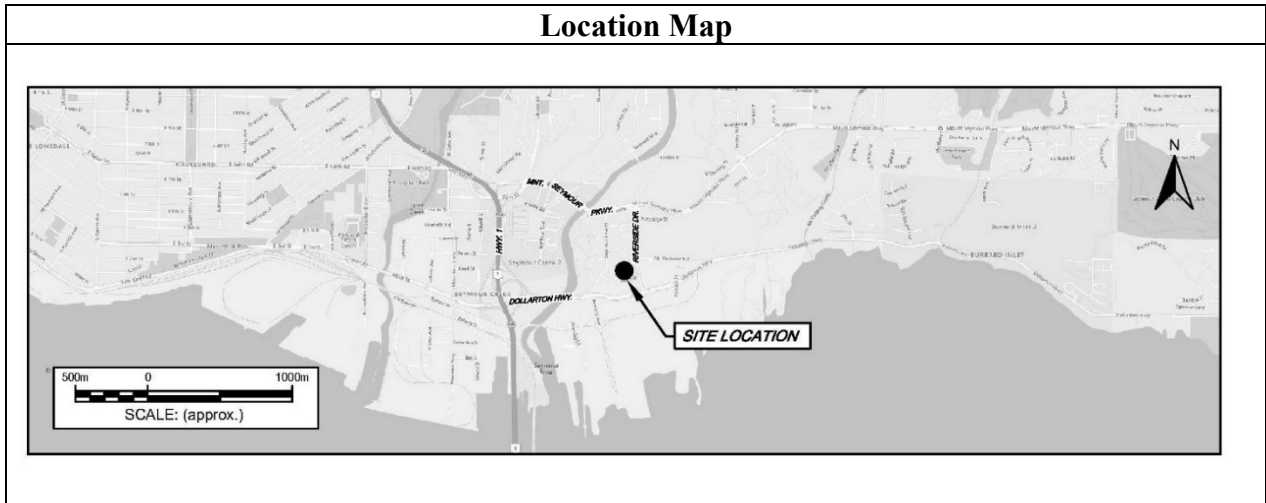


Roberto Prieto
For Director, *Environmental Management Act*


Site Plan



Location Map



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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, 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<s> 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;

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Roberto Prieto
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- (c) Interpretation of current and cumulative monitoring results from the soil monitoring program;
 - (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 at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:
- (a) Future buildings will consist of a mixed commercial/residential building with multiple levels of underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

December 13, 2023
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Schedule C


Substances and Uses

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

To meet numerical remediation standards:

HEPH	NA
molybdenum	7439-98-7

December 13, 2023
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Schedule D

Documents

Summary of Site Condition, 229 Riverside Drive, North Vancouver, BC, Keystone Environmental Ltd., October 3, 2013;

Report of Findings – Detailed Site Investigation and Remediation Plan 229–233 & 251–291 Riverside Drive, 2102–2128 Front Street, 252–290 Seymour River Place, and 2131–2171 Old Dollarton Road, North Vancouver, BC, Keystone Environmental Ltd., September 18, 2023;

Report of Findings – Stage 1 Preliminary Site Investigation, Maplewood Gardens I 229–233 Riverside Drive, 2102–2112 Front Street, and 2131–2171 Old Dollarton Road, North Vancouver, BC, Keystone Environmental Ltd., August 15, 2023;

Report of Findings – Phase I Environmental Site Assessment Update, 229–233 Riverside Drive, 2102–2128 Front Street, and 2131–2171 Old Dollarton Road, North Vancouver, BC, Keystone Environmental Ltd., October 2018;

Revised Report of Findings – Phase II Environmental Site Assessment: 2102–2112 Front Street, North Vancouver, BC, Keystone Environmental Ltd., January 11, 2016;

Report of Findings – Phase I Environmental Site Assessment: 2102–2112 Front Street, North Vancouver, BC, Keystone Environmental Ltd., December 15, 2015;

Report of Findings – Phase II Environmental Site Assessment and Groundwater Sampling Event at 2131–2171 Old Dollarton Road and 2120–2128 Front Street, North Vancouver, BC, Keystone Environmental Ltd., May 4, 2015;

Report of Findings – Phase I Environmental Site Assessment: 2131–2171 Old Dollarton Road, 251–291 Riverside Drive and 252–290 Seymour River Place, North Vancouver, BC, Keystone Environmental Ltd., January 8, 2015;

Report of Findings – Phase II Environmental Site Assessment: 229–233 Riverside Drive and 2120–2128 Front Street, North Vancouver, BC, Keystone Environmental Ltd., March 14, 2013; and

Report of Findings – Phase I Environmental Site Assessment: 229 Riverside Drive, North Vancouver, BC, Keystone Environmental Ltd., February 18, 2013.

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For Director, *Environmental Management Act*