



VIA EMAIL: julio.bracho@translink.ca

Victoria File: 26250-20/4236
Regional File: 26250-20/4236
Site ID: 4236

Date: December 21, 2023

Julio Bracho
South Coast British Columbia Transportation Authority
400 - 287 Nelson's Court
New Westminster, BC V3L 0E7

Dear Mr. Bracho:

Re: Approval in Principle – 225 North Road, Coquitlam, 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) 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, 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 jody.fisher@gov.bc.ca.

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: Jim Bontempo, City of Coquitlam jbontempo@coquitlam.ca

Paven Loodu, BC Hydro, paven.loodu@bchydro.com

Hooman Hedayatnassab, Greater Vancouver Sewerage and Drainage District,
Hooman.Hedayatnassab@metrovancover.org

Darren Lee, Greater Vancouver Water District, Darren.Lee@metrovancover.org

Trans Mountain Expansion Project, landowners@transmountain.com

CSAP Society, apopova@csapsociety.bc.ca

Andrew Bruemmer, Approved Professional, WSP Canada, andrew.bruemmer@wsp.com

Christine Thomas, Approved Professional, WSP Canada, christine.thomas@wsp.com

Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy, 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 South Coast British Columbia Transportation Authority 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 21, 2023

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at the Crane Site, 225 North Road, Coquitlam, British Columbia, which is more particularly known and described as:

PARCEL "C" (REFERENCE PLAN 12509) OF LOTS 30, 63, 71, 72 AND 73 PLAN 874;
AND OF LOTS 16, 17, 18, 19, 20, 20A AND 21 BLOCK 70 PLAN 1304; AND OF PART
(PLAN WITH FEE DEPOSITED 14356F), ALL OF DISTRICT LOT 1 GROUP 1 NEW
WESTMINSTER DISTRICT EXCEPT: PART DEDICATED ROAD ON PLAN 66408

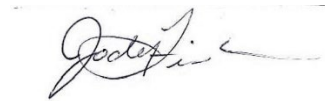
PID: 015-589-587

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

Latitude: 49° 14' 15.58"
Longitude: 122° 53' 20.32"

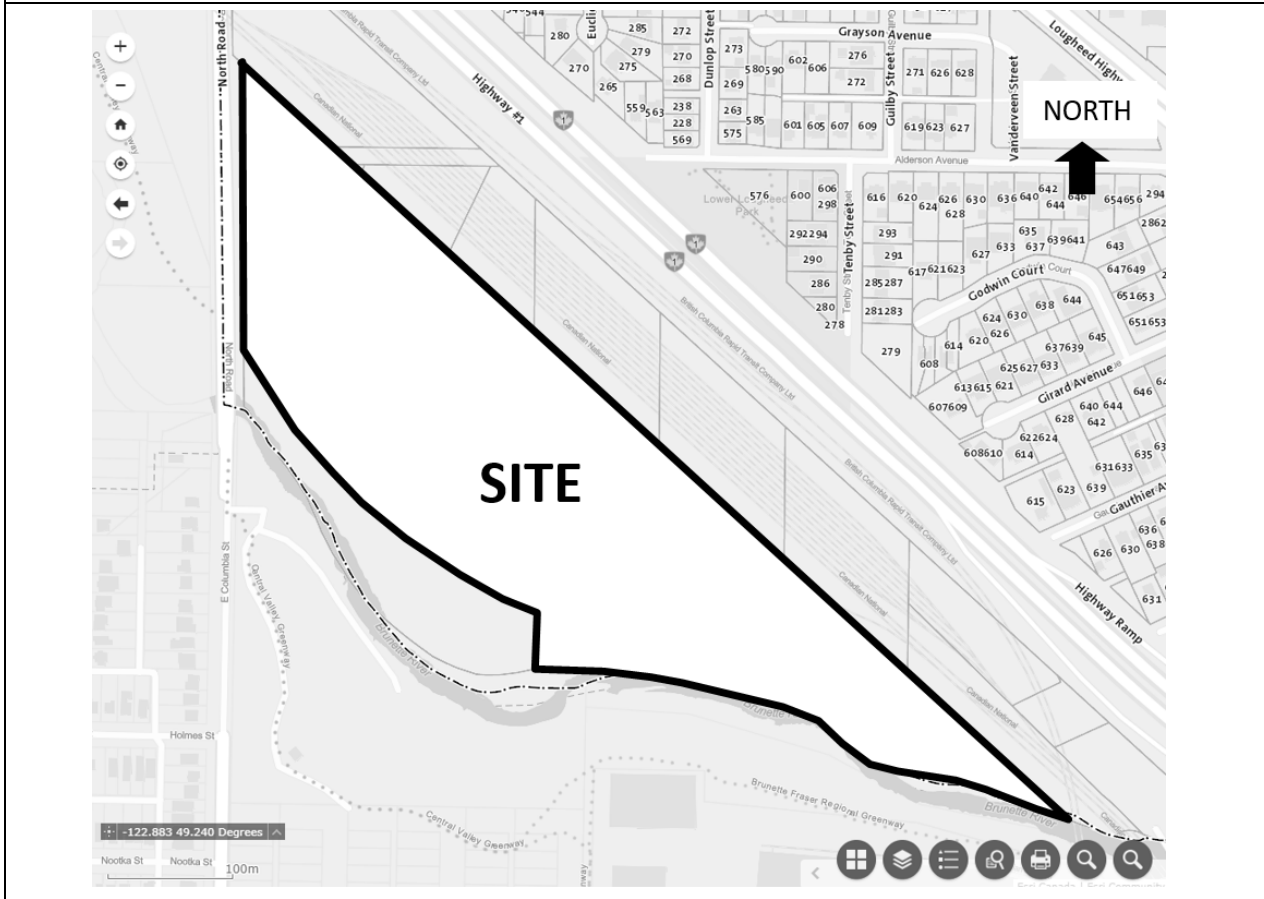
December 21, 2023

Date Issued

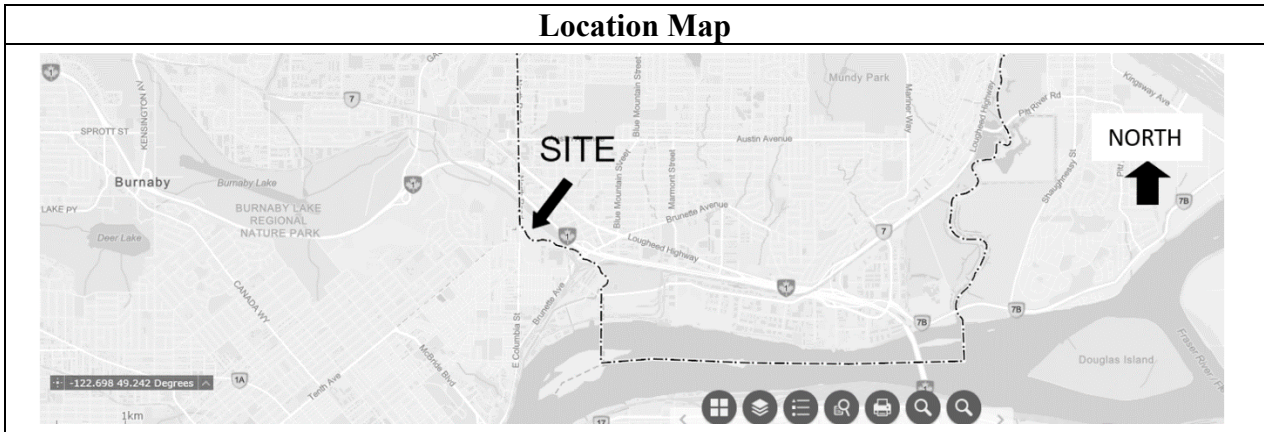


Signing Authority
For Director, *Environmental Management Act*

Site Plan



Location Map



December 21, 2023

Date Issued

Signing Authority
For Director, *Environmental Management Act*

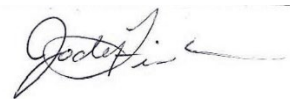
Schedule B

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, conditions or circumstances described in the risk assessment upon which the remediation plan is based, 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 plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan.
7. 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;

December 21, 2023

Date Issued

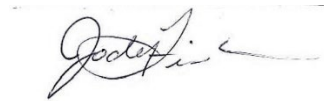


Signing Authority
For Director, *Environmental Management Act*

- (b) An assessment comparing remediation progress to the actions and schedule set out in the plan referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;
- (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

December 21, 2023

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances to be remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- Arsenic

To meet risk-based remediation standards:

- Antimony
- Barium
- Chloride Ion
- Cobalt
- Tin
- Zinc

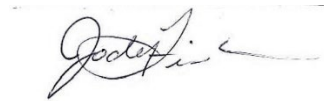
Substances to be remediated in water for drinking water use:

To meet risk-based remediation standards:

- Antimony

December 21, 2023

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition. Prepared by WSP Canada Inc. 27 September 2023.

Remediation Plan, TransLink SkyTrain OMC4. Prepared by WSP Canada Inc. 14 September 2023.

Detailed Quantitative Risk Assessment, TransLink SkyTrain OMC 4, 225 North Road, Coquitlam, BC. Prepared by WSP Canada Inc. 12 September 2023.

Preliminary and Detailed Site Investigation, TransLink OMC 4, 225 North Road, Coquitlam, BC. Prepared by WSP Canada Inc. 11 September 2023.

2021 and 2022 Spread 7 – CWP 95 Soil Characterization Sampling. Vertex Project # 20A 02345. Prepared by Vertex Professional Services Ltd. 23 September 2022.

2021 Spread 7 – CWP 94 Soil Characterization Sampling (In-Situ). Vertex Project # 20A-02345. Prepared by Vertex Professional Services Ltd. 23 September 2022.

Phase II Environmental Site Assessment, TransLink OMC 4. Coquitlam, BC. Prepared by Golder Associates Ltd. 14 February 2020.

Phase I Environmental Site Assessment, Skytrain Operations and Maintenance Center 4. Coquitlam, BC. Prepared by Golder Associates Ltd. 18 September 2019.

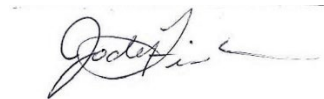
Environmental Assessment and Remedial Options Crane's Pottery Plant 225 North Road, Coquitlam, BC. Prepared by ESL. 1 July 1994.

Sapperton Main No.2 Stage II Water Main Pipeline Construction Subsurface Contamination Assessment Crane Canada Ltd. ROW. Prepared by Morrow Environmental Consultants. 19 April 1994.

Preliminary Environmental Site Assessment, 225 North Road, Coquitlam, B.C. (922-1864). Prepared by Golder Associates Ltd. 1 January 1993.

December 21, 2023

Date Issued



Signing Authority
For Director, *Environmental Management Act*