



**VIA EMAIL**

Victoria File: 26250-20/4391  
Site ID: 4391

January 22, 2025

Ryan Thé  
6010 Trapp Avenue Investments Ltd.  
200 – 177 West 7<sup>th</sup> Avenue  
Vancouver, BC V5Y 1L8  
[rthe@third.space](mailto:rthe@third.space)

**Re: Approval in Principle – 6010 Trapp Avenue, Burnaby, British Columbia**

Dear Mr. Thé:

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,



Hong Wei (Peter) Yan, M.A.Sc., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: City of Burnaby, Nathan Birk ([nathan.birk@burnaby.ca](mailto:nathan.birk@burnaby.ca))  
Jason Wilkins, Approved Professional, Legacy Environmental Ltd.,  
([jwilkins@legacyenv.ca](mailto:jwilkins@legacyenv.ca))  
Stefan Quaglia, Approved Professional, Trillium Environmental Ltd.,  
([squaglia@trilliumenviro.com](mailto:squaglia@trilliumenviro.com))  
Bank of Montreal, Fiona Ng ([FionaT.Ng@bmo.com](mailto:FionaT.Ng@bmo.com))  
Client Information Officer, ENV, Victoria [csp\\_cio@victorial.gov.bc.ca](mailto:csp_cio@victorial.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 6010 Trapp Avenue Investments 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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## Schedule A

The site covered by this Approval in Principle is located at 6010 Trapp Avenue, British Columbia, which is more particularly known and described as:

District Lot 173 Group 1 New Westminster District Plan 1034  
PID:002-872-366

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

Latitude: 49° 11' 34.10"  
Longitude: 122° 57' 44.40"

The site contains a fill placement area, depicted on an engineering plan prepared by Bennett Land Surveying Ltd., dated November 27, 2024. The area is described by the following metes and bounds:

All those portions, henceforth referred to as the Fill Placement Area, shown within Parcel A, of Reference Plan 47600, of Block numbered 11, in District Lot numbered 173, in Group numbered 1, in the New Westminster District, in the City of Burnaby, in the Province of British Columbia, the said Reference Plan 47600 registered on the 11th day of December 1974 and of record in the Land Title Office at New Westminster, British Columbia, which may be more particularly described as follows:

Commencing at the south corner of said Parcel A, of said Reference Plan 47600, thence at a bearing of 7 degrees and 51 minutes and 17 seconds more or less, a distance of 6 metres and 48 centimetres and 7 millimetres more or less,

to the Point of Commencement at the south corner of said Fill Placement Area;

thence at a bearing of 317 degrees and 26 minutes and 10 seconds more or less, a distance of 53 metres and 2 centimetres and 3 millimetres more or less,

thence at a bearing of 320 degrees and 25 minutes and 40 seconds more or less, a distance of 30 metres and 55 centimetres and 4 millimetres more or less

thence at a bearing of 50 degrees and 25 minutes and 40 seconds more or less, a distance of 4 metres and 16 centimetres and 4 millimetres more or less,

thence at a bearing of 320 degrees and 25 minutes and 40 seconds more or less, a distance of 20 metres and 54 centimetres and 5 millimetres more or less,

thence at a bearing of 49 degrees and 57 minutes and 00 seconds more or less, a distance of 55 metres and 4 centimetres and 1 millimetre more or less,

thence at a bearing of 139 degrees and 57 minutes and 00 seconds more or less, a distance of 4 metres and 88 centimetres and 9 millimetres more or less,

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thence at a bearing of 49 degrees and 57 minutes and 00 seconds more or less, a distance of 22 metres and 85 centimetres and 9 millimetres more or less,

thence at a bearing of 319 degrees and 57 minutes and 00 seconds more or less, a distance of 4 metres and 88 centimetres and 9 millimetres more or less,

thence at a bearing of 49 degrees and 57 minutes and 00 seconds more or less, a distance of 51 metres and 99 centimetres and 7 millimetres more or less,

thence at a bearing of 139 degrees and 35 minutes and 19 seconds more or less, a distance of 123 metres and 48 centimetres and 6 millimetres more or less,

thence at a bearing of 238 degrees and 16 minutes and 25 seconds more or less, a distance of 134 metres and 35 centimetres and 6 millimetres more or less, to the Point of Commencement of said Fill Placement Area;

the said portion containing by admeasurement a total area of 1.50 hectares, more or less.

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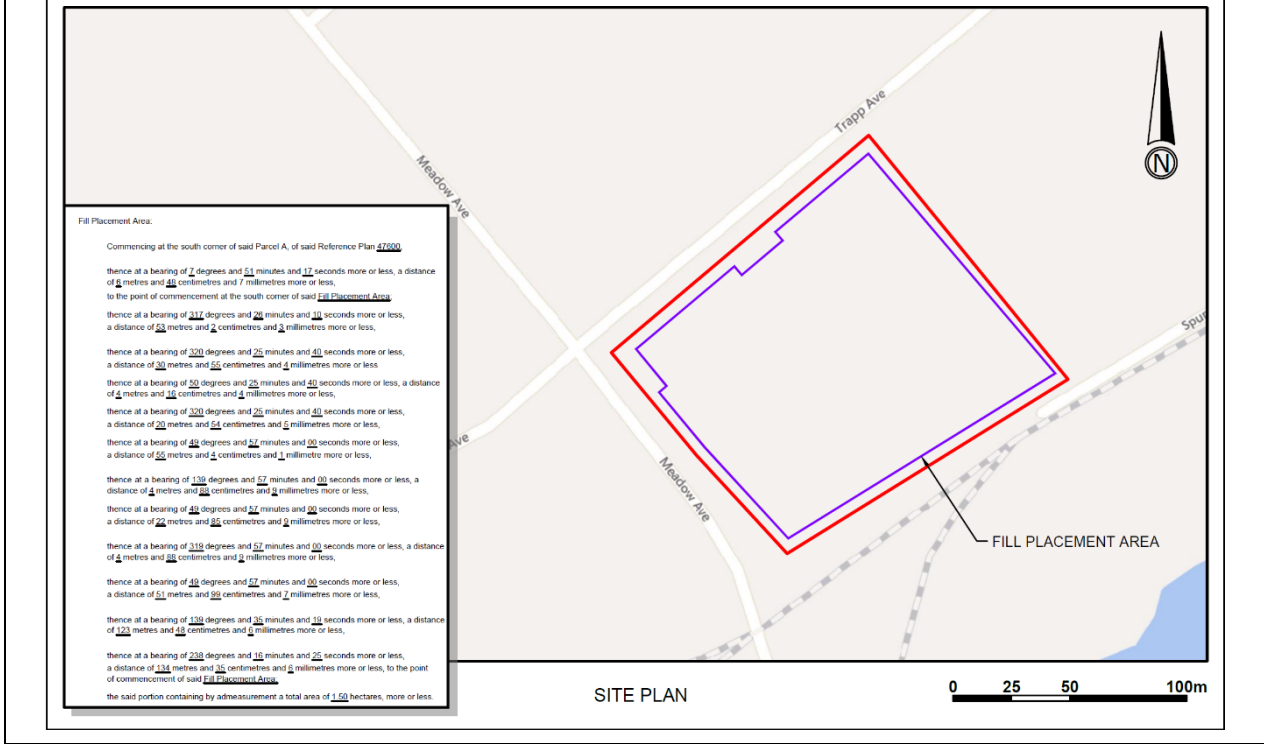


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## Site Plan



## Location Map



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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 plans, including substantial changes to the investigation or 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 and supplemental investigation must be completed within 5 years of the date of issuance of this Approval in Principle.
5. 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.
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 investigation activities undertaken during the reporting period;
  - (b) A summary of remedial activities undertaken during the reporting period; and
  - (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.
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 investigation and remedial activities undertaken to date;

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- (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;
  - (c) Interpretation of current and cumulative monitoring results from the groundwater monitoring program;
  - (d) Evaluation of the performance of the engineering controls; and
  - (e) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
8. 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) *Proposed buildings at the site will be of slab-on-grade construction at current or higher ground surface elevations.*

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.

## Schedule C

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

To meet numerical remediation standards:

HEPHs	N/A
VPHs	N/A

To meet risk-based remediation standards:

benzene	71-43-2
xylenes	1330-20-7
zinc	7440-66-6

### *Substances to be remediated in water for freshwater aquatic life water use:*

To meet numerical remediation standards:

naphthalene	91-20-3
xylenes, total	1330-20-7
zinc	7440-66-6

To meet risk-based remediation standards:

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

To meet numerical remediation standards:

xylenes, total	1330-20-7
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## Schedule D

### Documents

*Summary of Site Condition, 6010 Trapp Avenue, Burnaby, BC, Legacy Environmental Ltd., December 11, 2024*

*Performance Verification Plan, 6010 Trapp Avenue, Burnaby, BC, Legacy Environmental Ltd., December 9, 2024*

*Detailed Risk Assessment, 6010 Trapp Avenue, Burnaby, BC, Legacy Environmental Ltd., December 9, 2024*

*Remediation Plan, 6010 Trapp Avenue, Burnaby, BC, Legacy Environmental Ltd., December 9, 2024*

*Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 6010 Trapp Avenue, Burnaby, BC, Legacy Environmental Ltd., September 26, 2024*

*Stage 1 Preliminary Site Investigation, 6010 Trapp Avenue, Burnaby, BC, Legacy Environmental Ltd., May 7, 2024*

*Phase I Environmental Site Assessment Update, 6010 Trapp Avenue, Burnaby, BC, Hemmera Envirochem Inc., April 18, 2017*

*Phase I Environmental Site Assessment Review and Limited Phase 2 Environmental Site Assessment, 6010 Trapp Avenue, Burnaby, BC, Hemmera Envirochem Inc., March 28, 2017*

*Report of Findings – Phase I Environmental Site Assessment and Groundwater Sampling Program, 6010 Trapp Avenue, Burnaby, BC, Keystone Environmental Ltd., March 24, 2015*

*Environmental Stage 1 Preliminary Site Investigation, 6010 Trapp Avenue, Burnaby, BC, Next Environmental Inc, August 18, 2006*

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