



VIA EMAIL: mmclash@openformproperties.ca

Victoria File: 26250-20/8457, 9461
Site IDs: 8457, 9461

September 11, 2023

Trofeo Investments Ltd., Inc. No. BC 1367201,
Greenford Investments (A) Ltd., Inc. No. BC1367202., and
Greenford Investments (B) Ltd., Inc. No. BC1367205
3775 Lougheed Highway
Burnaby, BC V5C 0J4
c/o:
Mathew McLash
OpenForm Properties
1000-850 West Hastings Street
Vancouver, BC V6C 1E1

Dear Mathew McLash:

**Re: Approval in Principle – 7243 Greenford Ave, 6957-6961 Beresford St, and
6984-6958 Kingsway, Burnaby, 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 and 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.
8. Please note that the existing Certificate of Compliance for Site 9461 (6957 Beresford Street) issued in 2008, and amended in 2010, and corrected in 2015, will no longer be valid as of the issuance of this Approval in Principle and will require re-application to the Ministry of Environment & Climate Change Strategy.

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 Peter.Yan@gov.bc.ca.

Yours truly,



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

Enclosure

cc: Vincent Wong, Environmental Services Officer, Vincent.Wong@burnaby.ca

CSAP Society of BC (Anna Popova), apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

Gary Hamilton, P.Ge, CSAP, Hamilton & D'Ambra Consulting Inc.,
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 Trofeo Investments Ltd., Inc. No. BC 1367201, Greenford Investments (A) Ltd., Inc. No. BC1367202., and Greenford Investments (B) Ltd., Inc. No. BC1367205 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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Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at 6957 and 6961 Beresford Street, 7243 Greenford Avenue, 6958 and 6984 Kingsway, Burnaby, British Columbia, which is more particularly known and described as:

LOT 8 EXCEPT: PART ON PLAN WITH BYLAW A44067, BLOCK 22 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1930A (6961 Beresford Street)

LOT A (BV334546) BLOCK 22 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1930A (7243 Greenford Avenue)

LOT "A" DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 5795 (6984 Kingsway)

LOT 1 BLOCK 22 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1930A (6958 Kingsway)


LOT B (EXPLANATORY PLAN 29279) BLOCK 22 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT 1930A (6957 Beresford Street)

PID: 010-035-265 (6961 Beresford Street)
025-746-570 (7243 Greenford Avenue)
002-983-893 (6984 Kingsway)
010-034-684 (6958 Kingsway)
012-419-877 (6957 Beresford Street)

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

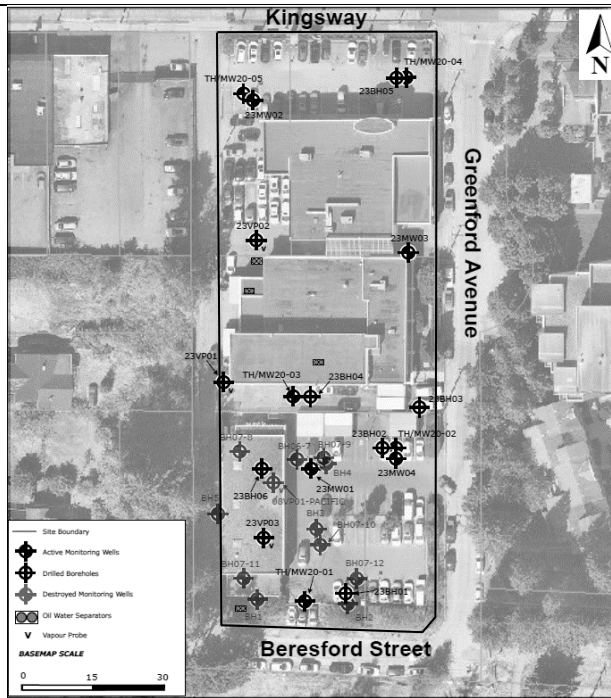
Latitude: 49° 13' 4.00"
Longitude: 122° 57' 35.32"

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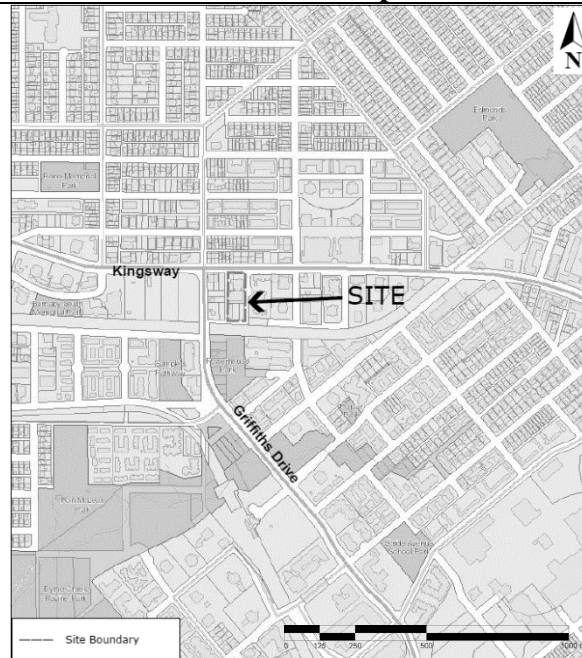


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Site Plan



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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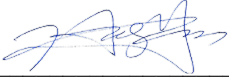


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- (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan;
 - (c) Interpretation 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 three to four levels. The depth of the parkade will range from 6 metres below ground (m bgs) at the southern portion to 15 m bgs at the north.

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 commercial and industrial land soil use:

To meet numerical remediation standards

<u>Parameter</u>	<u>CAS Number</u>
Lead	7439-92-1

To local background concentrations:


<u>Parameter</u>	<u>CAS Number</u>
Copper	7440-50-8
Selenium	7782-49-2

Substances to be remediated in water for drinking water use:

To meet local background concentrations:

<u>Parameter</u>	<u>CAS Number</u>
Cobalt	7440-48-4
Sodium Ion	7440-23-5

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Schedule D

Documents

- *Summary of Site Condition, 7243 Greenford Avenue, 6957 and 6961 Beresford Street, and 6984 and 6958 Kingsway, Burnaby, BC, prepared by Gary Hamilton, Hamilton D'Ambra Consulting Inc., dated July 26, 2023.*
- *Stage 1 & 2 PSI Update, DSI and Remediation Plan, 7243 Greenford Avenue, 6957 and 6961 Beresford Street, and 6984 and 6958 Kingsway, Burnaby, BC [Site ID: 8457 & 9461], prepared for Openform Properties by CSR Consultants Ltd., dated June 21, 2023.*
- *Groundwater Investigation Report – Kingsway Honda Redevelopment Project at 6958-6984 Kingsway, 7243 Greenford Ave., & 6957-6961 Beresford St., Burnaby, BC prepared for Multiland Pacific Holdings Limited and View Mont Estates Ltd. by EXP Services Inc. (EXP), dated June 1, 2022.*
- *Phase 1 Environmental Site Assessment, 6961 Beresford Street, 7243 Greenford Avenue, 6984 & 6958 Kingsway, Burnaby, BC, prepared for View Mont Estates Ltd. and Multiland Pacific Holdings Ltd by CSR Environmental Ltd., dated March 25, 2019.*
- *Property at 657 Beresford St., Burnaby, BC (SITE ID #9461) Pacific's January 16, 2008 Preliminary Site Investigation Report Addendum to Address Roster Professional Review Concerns, prepared for GeoEnviroLogic Consulting by Pacific, dated June 17, 2008.*
- *Preliminary Site Investigation of 6957 Beresford Street, Burnaby, BC, prepared for Open Road Auto Group by Pacific Environmental Consulting & Occupational Hygiene Services (Pacific), dated January 16, 2008.*
- *Phase 2 Environmental Site Assessment of 6957 Beresford Street, Burnaby, BC, prepared for Open Road Auto Group by Pacific Environmental Consulting & Occupational Hygiene Services dated November 27, 2003.*
- *Stage 1 Preliminary Site Investigation of 6957 Beresford Street, Burnaby, BC, prepared for Open Road Auto Group by IRC Integrated Resource Consultants Inc. (IRC), dated August 20 2003.*

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