



Ministry of
Environment

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

THIS IS TO CERTIFY that the numerical standards based remediation plan described herein submitted by Great Northern Way Campus Ltd. for the contaminated site identified below has been approved.

- *Summary of Site Condition*, prepared by Duncan Macdonald, P.Eng., dated 01 Jan 2014;
- *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remedial Action Plan, Great Northern Way Campus, Great Northern Way, Vancouver, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Dec 2013;
- *Stage 1 Preliminary Site Investigation, Great Northern Way Campus, Great Northern Way, Vancouver, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Oct 2013;
- *Water Use Determination Application Review, Remaining Portion of Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC*, prepared by BC Ministry of Environment, dated 01 Jun 2013;
- *Information Request – Water Use Determination Application Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC*, prepared by BC Ministry of Environment, dated 01 May 2013;
- *Water Use Determination, Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Mar 2013;
- *Addendum to Water Use Determination - Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Mar 2013;
- *Report of Findings Stage 1 Environment Site Assessment, 685 Great Northern Way, Vancouver, BC*, prepared by Keystone Environmental, dated 01 May 2011;
- *Confirmation of Remediation – Thornton Street ROW, 555 Great Northern Way, Vancouver, BC*, prepared by Keystone Environmental, dated 01 Jul 2008;

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- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 May 2000;
- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 Apr 2000;
- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 Feb 2000;
- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 Jan 2000;
- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 Nov 1999;
- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, BCMoELP #26250-20/844 (Site 1677)*, prepared by NEXT Environmental Inc., dated 01 Nov 1999;
- *Finning Canada 555 and 577 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 Oct 1999;
- *Letter report re: 555 and 577 Great Northern Way*, prepared by RETEC, dated 01 Aug 1999;
- *Environmental Stage 2 Preliminary Site Investigation at 555 Great Northern Way, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 Jun 1999;
- *Confirmation of Remediation Report at 555 Great Northern Way, Vancouver, BC* , prepared by Next Environmental Inc., dated 01 Jun 1999;
- *Letter report re: Special Waste Excavation – 555 Great Northern Way*, prepared by RETEC, dated 01 May 1999;
- *Confirmation of Remediation Report at 555 Great Northern Way, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 Oct 1998;
- *Environmental Stage 2 Preliminary Site Investigation at 577 Great Northern Way, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 Oct 1998;
- *Remediation Plan for Special Waste at 555 Great Northern Way*, prepared by Remedicon Consultants Ltd. , dated 01 Aug 1995;
- *Underground Storage Tank Removal Finning Ltd., 555-735 Great Northern Way, Vancouver*, prepared by Remedicon Consultants Ltd. , dated 01 Jul 1995;

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- *Supplementary Environmental Investigation, Vancouver Finning Complex, 555 Great Northern Way, Vancouver, BC, prepared by O'Connor Associates Environmental Inc., dated 01 Feb 1994; and*
- *Environmental Investigation, Vancouver Finning Complex, 555 Great Northern Way, Vancouver, BC, prepared by O'Connor Associates Environmental Inc., dated 01 Feb 1994.*

A site plan is attached as Schedule "A" to this Approval in Principle.

When this Approval in Principle is implemented, the implementation must be in accordance with the conditions specified in Schedule "B" which is attached to and is a part of this Approval in Principle. The substances for which remediation will be conducted are listed in Schedule "C".

The site covered by this Approval in Principle is located at 525 and 555 Great Northern Way, Vancouver, British Columbia which is more particularly known and described as:

Portion of Lot Q District Lots 264A and 2037 Group 1 New Westminster District Plan BCP39441

ALL THAT PART of land situated in Vancouver, BC more particularly described as follows:

Commencing at the North West corner of Lot Q District Lots 264A and 2037 Group 1 New Westminster District Plan BCP39441;

Thence 104°31'37" for a distance of 280.85 metres;

Thence 180°44'36" for a distance of 120.67 metres, more or less, to a point of intersection with the southerly boundary of Lot Q;

Thence 270°44'36" for a distance of 308.65 metres;

Thence 315°44'36" for a distance of 7.07 metres;

Thence 0°44'36" for a distance of 4.08 metres;

Thence following in the arc of a 98.06 metres radius curve having a radial bearing of 90°44'36" to the centre of said curve and a radial bearing of 284°31'37" to the end of said curve an arc distance of 23.59 metres;


Thence 14°31'37" for a distance of 159.74 metres to the point of commencement, said part containing 46285 square metres, more or less;

Thence excluding that portion of Lot Q commencing at point A lying 128°38'23" and 50.08 metres, more or less, from the North West corner of said Lot Q;

Thence 104°28'52" for a distance of 43.78 metres;

Thence 14°28'52" for a distance of 4.20 metres;

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Thence 104°28'52" for a distance of 7.85 metres;
Thence 194°28'52" for a distance of 4.26 metres;
Thence 104°28'52" for a distance of 14.63 metres;
Thence 94°28'52" for a distance of 25.27 metres;
Thence 284°28'52" for a distance of 66.25 metres;
Thence 14°28'52" for a distance of 25.33 metres, more or less, to said point A, said Excluded Area containing 1710 square metres, more or less, The area of Part of Lot Q shown hatched in heavy outline contains 44575 metres, more or less.

as depicted within heavy outline on a Sketch Plan prepared by Butler Sundvick, Drawing No. 4419-MB dated January 8th, 2014.

PID: Portion of 027-789-624

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

Latitude: 49° 16' 3.43"
Longitude: 123° 5' 36.05"

This Approval in Principle is based upon the most recent information provided to the ministry with respect to the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

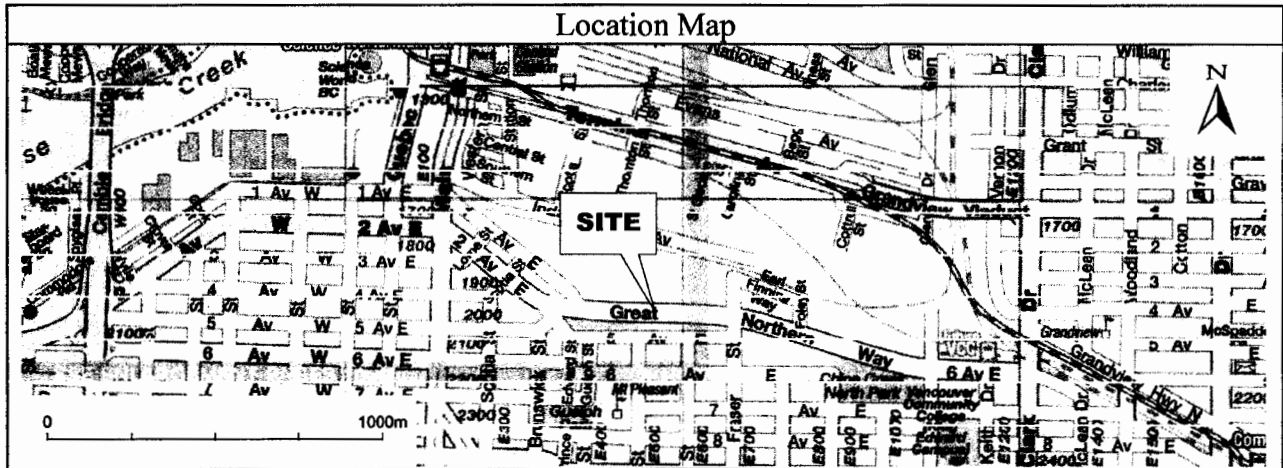
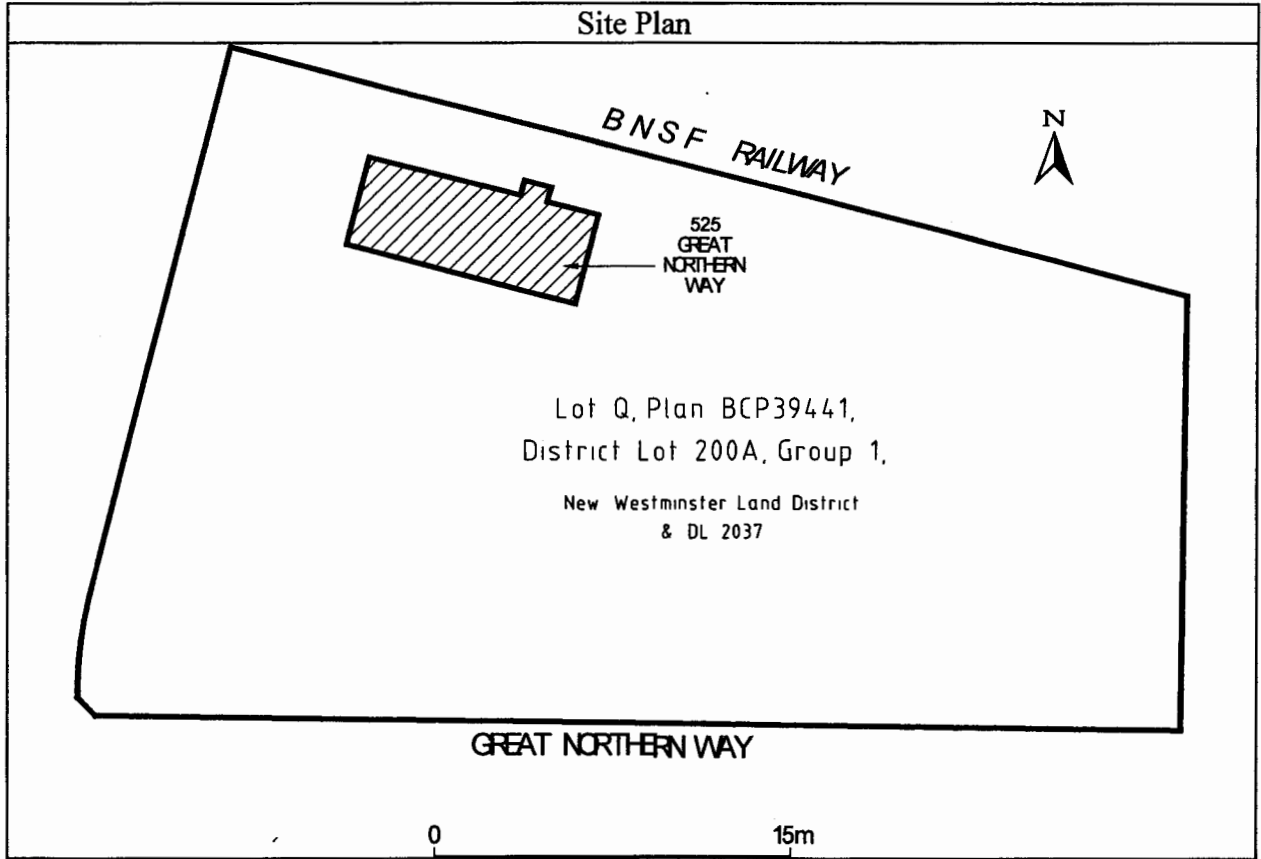
This Approval in Principle should not be construed as an assurance that there are no hazards present on the site described above.

If a Certificate of Compliance is to be requested for the site, the confirmation of remediation report must demonstrate compliance with current remediation standards and criteria, which may differ from those in force at the time of issuance of this Approval in Principle.

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Schedule "A"



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Schedule "B"

Conditions

1. This Approval in Principle is valid only for substances that exceed standards and criteria prescribed in the Contaminated Sites Regulation for **residential land soil and vapour use, and no specified water use**.
2. Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible person in the manner and schedule specified in the following plan(s):
 - *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remedial Action Plan, Great Northern Way Campus, Great Northern Way, Vancouver, BC. Pottinger Gaherty Environmental Consultants Ltd., December 2013.*

or as agreed to by the Director in response to an acceptable request for modification of the plan.

3. 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. An application for an amendment or new Approval in Principle may be necessary.
4. A statement signed by an Approved Professional must be submitted to the Director annually within 90 days of the anniversary of the date of issue 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 of overall remediation progress, including evaluation in comparison to the actions and schedule set out in the plan(s) referenced above. Refer to Condition 3 above should remedial progress differ substantially from the schedule set out in the approved plan(s).
5. 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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- (b) An assessment of overall remediation progress, including evaluation in comparison to the actions and schedule set out in the plan(s) referenced above. Refer to Condition 3 above should remedial progress differ substantially from the schedule set out in the approved plan(s);
 - (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
6. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
 7. 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.
 8. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.

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Schedule "C"

Substances to be remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

- HEPHs;
- Ethylbenzene and xylene; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, indeno [1,2,3-cd] pyrene and phenanthrene.

Substances to be remediated in vapour:

To meet Contaminated Sites Regulation numerical standards:

- 1,1-Dichloroethene (1,1-dichloroethylene), benzene, chloroform, n-hexane, trichloroethylene (TCE), 1,2,4-trimethylbenzene and VPHv.

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