



VIA EMAIL: [spoltrok@morguard.com](mailto:spoltrok@morguard.com)

Victoria File: 26250-20/7383  
Site ID: 7383

December 17, 2019

Susanne Poltrok  
Morguard Investments Limited  
55 City Centre Drive, Suite 800,  
Mississauga, ON L5B 1M3

Dear Susanne Poltrok:

**Re: Certificate of Compliance –Portion of 526 - 532 Clark Road (Part of Lot A1),  
Coquitlam, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, 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 Certificate of Compliance 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 Certificate of Compliance 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface 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, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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 Certificate of Compliance 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.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade

Enclosure

cc: Jozef Dioszeghy, General Manager, Engineering and Public Works, City of Coquitlam;  
[epw@coquitlam.ca](mailto:epw@coquitlam.ca)

Lesley Reid, Approved Professional, AECOM; [lesley.reid@aecom.com](mailto:lesley.reid@aecom.com)

CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)



**CERTIFICATE OF COMPLIANCE**  
(Pursuant to Section 53 of the *Environmental Management Act*)

**THIS IS TO CERTIFY** that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including 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 Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

December 17, 2019  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*


## Schedule A

The site covered by this Certificate of Compliance is located at 526 to 532 Clark Road, Coquitlam, British Columbia which is more particularly known and described as:

Part of Parcel "One", District Lot 9, Group 1, New Westminster District, Reference Plan 59346, except Plan EPP26920  
PID: 005-742-820  
as defined by Metes and bounds:

Portion of Lot A1 of PID: 005-742-820. Metes and bounds:  
Beginning on monument GCM199562 (73H0208) located on the intersection of Clarke Road and Smith Avenue in the Municipality of Coquitlam, British Columbia;  
Thence in a North Easterly direction at a bearing of 42 degrees 41 minutes 19 seconds and 192.54 metres more or less to the point of commencement:  
Commencing in an Southerly Easterly direction at a bearing of 119 degrees 28 minutes 54 seconds and 88.82 metres more or less,  
Thence in a North Easterly direction at a bearing of 41 degrees 03 minutes 39 seconds and 29.68 metres more or less,  
Thence in a Northerly direction at a bearing of 00 degrees 00 minutes 00 seconds and 48.36 metres more or less,  
Thence in a North Westerly direction at a bearing of 299 degrees 28 minutes 54 seconds and 58.82 metres more or less to the Westerly property line of Parcel "One",  
Thence along the West property line of Parcel "One", in a South Westerly direction at a bearing of 221 degrees 55 minutes 27 seconds and 21.20 metres more or less to a bend along the property line,  
Thence along the West property line of Parcel "One", in a South Westerly direction at a bearing of 219 degrees 34 minutes 46 seconds and 5.72 metres more or less to the North West corner of Parcel "2" (Explanatory Plan 16748), Lot 56, Except: Parcel "N" (Bylaw Plan 42365), District Lot 9, Group 1, New Westminster District, Plan 4485,  
Thence along the North property line of said Parcel "2", in an Easterly direction at a bearing of 96 degrees 22 minutes 37 seconds and 36.47 metres more or less to the North East corner of Parcel "2",  
Thence along the East property line of Parcel "2", in a South Westerly direction at a bearing of 219 degrees 06 minutes 03 seconds and 32.32 metres more or less to the South East corner of Parcel "2",  
Thence along the South property line of Parcel "2", in a Westerly direction at a bearing of 271 degrees 17 minutes 43 seconds and 39.17 metres more or less to the South West corner of Parcel "2",

December 17, 2019  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

Thence along the West property line of Parcel "One", in a South Westerly direction at a bearing of 202 degrees 41 minutes 05 seconds and 4.69 metres more or less to a bend along the West property line of Parcel "One",


Thence along the West property line of Parcel "One", in a South Westerly direction at a bearing of 219 degrees 56 minutes 45 seconds and 4.20 metres more or less to the point of commencement, and including an area of 0.473 hectares more or less, creating Area OMA.

The site contains part of a legal parcel depicted in a legal sketch plan 59346 prepared by McElhanney Associates Professional Land Surveyors. on June 9, 1980.

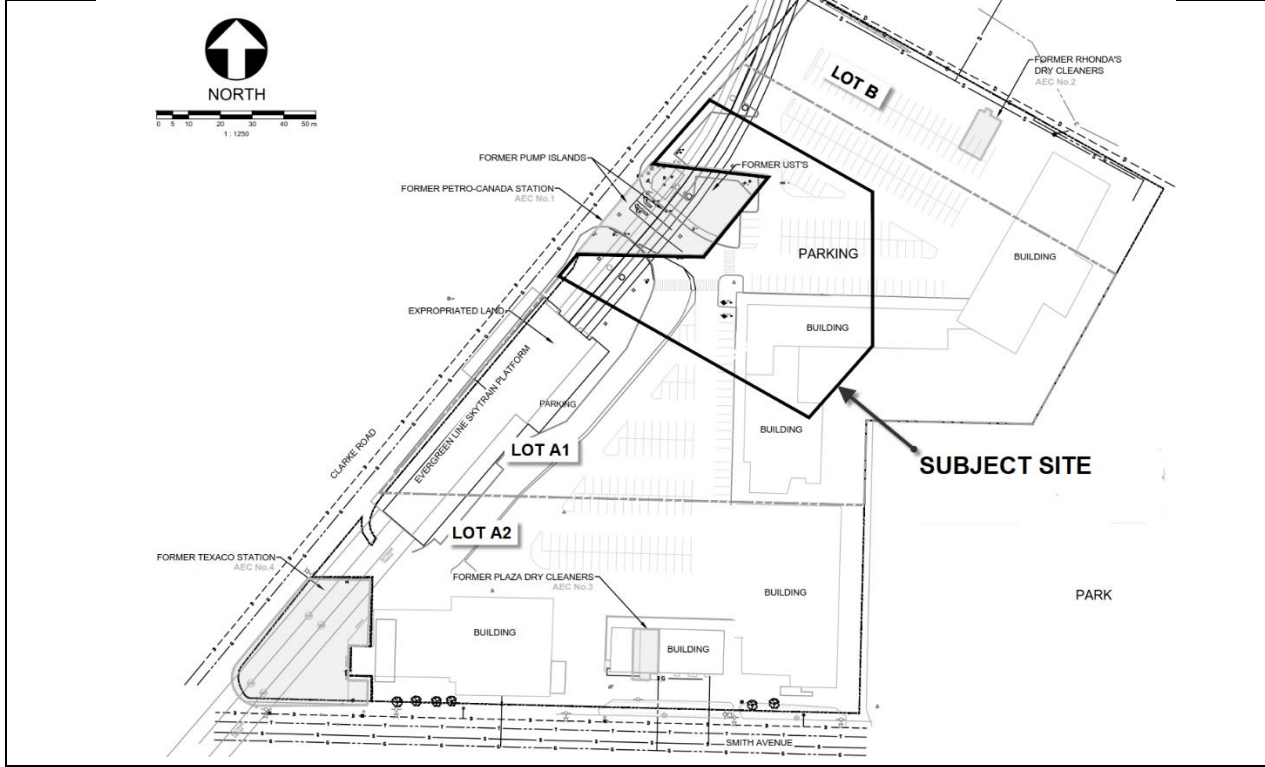
The approximate center of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 41.90"  
Longitude: 122° 53' 20.10"

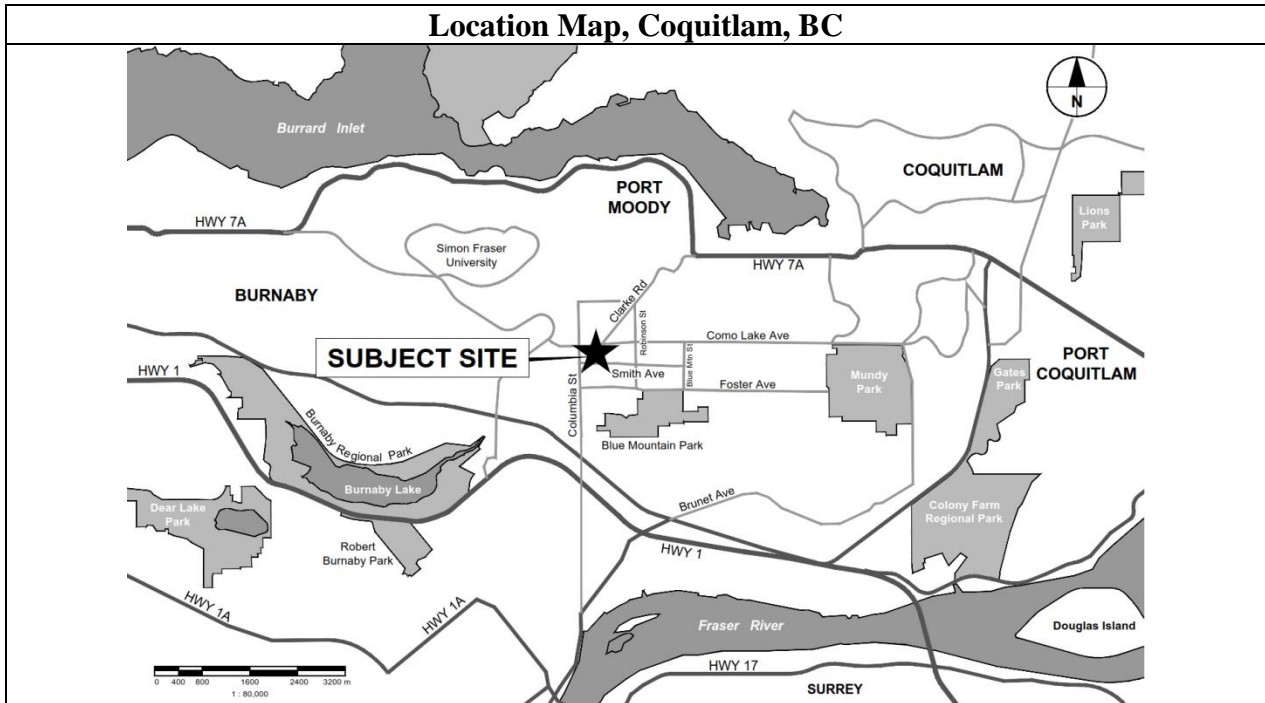
December 17, 2019  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Site Plan, Coquitlam, BC



## Location Map, Coquitlam, BC



December 17, 2019  
Date Issued

  
 Signing Authority  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Commercial 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 Site is to remain a commercial lot, with slab on grade buildings and a paved parking lot. Future building will be slab on grade.

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) The Site groundwater will not be used for drinking water.
3. If requested by the Director, the responsible person(s) must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

December 17, 2019  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

To meet risk-based remediation standards:

Substance	CAS Number
Benzene	71-43-2
Ethylbenzene	100-41-4
Toluene	108-88-3
VPHs	N/A
Xylenes	1330-20-7

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

To meet numerical-based remediation standards:

Substance	CAS Number
Benz(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
EPHw10-19	N/A
VHw6-10	N/A

To meet risk-based remediation standards:

Substance	CAS Number
Benzene	71-43-2
Ethylbenzene	100-41-4
Lead	7439-92-1
1-Methylnaphthalene	91-12-0
2-Methylnaphthalene	91-57-6
Naphthalene	91-20-3
Tetrachloroethylene	127-18-4
Toluene	108-88-3
Trichloroethylene	79-01-6
Xylenes	1330-20-7

December 17, 2019

Date Issued



Signing Authority  
For Director, *Environmental Management Act*



## Schedule D

### Documents

*Summary of Site Conditions*, AECOM Canada Ltd., October 29, 2019;

*Detailed Site Investigation and Confirmation of Remediation: Portion of Burquitlam Plaza Lot A1, 526-532 Clarke Road, Coquitlam, BC*, AECOM, October 17, 2019;

*Phase I ESA Update – 526-532 Clarke Road, Coquitlam, British Columbia*, AECOM, October 17, 2019;

*Human Health and Ecological Risk Assessment: Portion of Burquitlam Plaza Lot A1, 526-532 Clarke Road, Coquitlam, BC*, AECOM, October 17, 2019;

*Burquitlam Plaza –Petro Canada Area of Concern Remedial Action Plan (DRAFT)*, AECOM, May 2017;

*Data Package of Environmental Monitoring and Sampling Results at 556 Clarke Road, Coquitlam, British Columbia*, Parsons, April 2015;

*December 2013 Groundwater Monitoring at Petro-Canada, Burquitlam Plaza, Coquitlam, British Columbia*, AECOM, April 2014;

*Data package regarding “Groundwater Monitoring and Sampling Activities at 526 – 572 Clarke Road, Coquitlam, British Columbia (the “Property”)*”, Parsons, February 2014;

*Burquitlam Plaza Interior Air Sampling – UPS Store (FINAL)*, AECOM, December 2013;

*September 2011 Groundwater Monitoring Results at Petro-Canada, Burquitlam Plaza, Coquitlam, British Columbia (FINAL)*, AECOM, December 2013;

*Data package regarding “Groundwater Monitoring and Sampling Activities at 526 – 72 Clarke Road, Coquitlam, British Columbia (the “Property”), Adjacent to Petro-Canada, Located at 556 Clarke Road, Coquitlam, British Columbia”*, O’Connor, December 2011;

*Oversight of Golder Work Program Report (FINAL)*, AECOM, December 2013;

*Evergreen Rapid Transit Line Environmental Investigations – Stage 1 and 2 Preliminary Site Investigation, 556 Clarke Road, Coquitlam, BC*, Golder Associates, December 2011;

December 17, 2019  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, Environmental Management Act

*April, May and June 2010 Groundwater Monitoring Results at Petro-Canada, Burquitlam Plaza, Coquitlam, British Columbia (DRAFT), AECOM, October 2010;*

*Data package “Containing results of the environmental investigation conducted at the Burquitlam Plaza, located at 526 - 572 Clarke Road, Coquitlam, British Columbia, during May and June 2010.”, O’Connor, July 2010;*

*November 2009 Groundwater Monitoring Results at Petro-Canada, Burquitlam Plaza, Coquitlam, British Columbia (DRAFT), AECOM, February 2010;*

*Data package “Containing results of the environmental investigation conducted [sic] at the Burquitlam Plaza, located at 526 - 572 Clarke Road, Coquitlam, British Columbia, during October and November 2009.”, O’Connor, January 2010;*

*May 15, 2009 Groundwater Monitoring at Petro-Canada, Burquitlam Plaza, Coquitlam, BC (DRAFT), AECOM, May 2009;*

*2007 Groundwater Monitoring Results at Petro-Canada Service Station, Burquitlam Plaza, Coquitlam, British Columbia, Earth Tech Canada Inc., August 2008;*

*Second Quarter 2007 Groundwater Monitoring Results at Petro-Canada, Burquitlam Plaza, Coquitlam, British Columbia, Earth Tech Canada Inc., April 2007;*

*First Quarter 2007 Groundwater Monitoring Results at Petro-Canada, Burquitlam Plaza, Coquitlam, British Columbia, Earth Tech Canada Inc., February 2007;*

*Draft Groundwater Monitoring Report – Petro-Canada Service Station, Burquitlam Plaza Earth, Tech Canada Inc., October 2005;*

*Preliminary Site Investigation on Property Adjacent to the Petro-Canada Service Station, Burquitlam Plaza, Gartner Lee Limited, April 2002; and*

*Supplemental Investigation of Petro-Canada Service Station Off-Site Impacts to Burquitlam Plaza, Coquitlam, BC, Gartner Lee Limited, September 2001.*

December 17, 2019  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, Environmental Management Act