



**VIA EMAIL: [jason.tonin@beedie.ca](mailto:jason.tonin@beedie.ca)**

Victoria File: 26250-20/25525  
Site ID: 25525

July 5, 2023

Mr. Jason Tonin  
Fraser Mills Properties Ltd., Inc. No. BC0704848 and  
411831 British Columbia Ltd., Inc. No. 411831 (Beedie)  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4

Dear Mr. Tonin:

**Re: Certificate of Compliance - Development Area A – 1200 United Boulevard,  
Coquitlam, BC**

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulationand may be encountered during any future work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 [Peter.Yan@gov.bc.ca](mailto:Peter.Yan@gov.bc.ca).

Yours truly,



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

Enclosure

cc:

Jamieson Pritchard, City of Coquitlam, [jpritchard@coquitlam.ca](mailto:jpritchard@coquitlam.ca)

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

Client Information Officer, ENV, Victoria, [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Scott Steet, Approved Professional, Steer Environmental Associates Ltd.,  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

Brad Black, HSBC Bank Canada, [brad\\_black@hsbc.ca](mailto:brad_black@hsbc.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.

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.

July 5, 2023  
Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located in the southeastern portion of 1200 United Boulevard, Coquitlam, British Columbia, which is more particularly known and described as:

A portion of Lot C District Lot 48 Group 1 New Westminster District Plan 74078 as described by the following metes and bounds:

Starting at the Southeast Corner of Lot C District Lot 48 Group 1 New Westminster District Plan 74078: the point of commencement.

- Thence  $277^{\circ} 38' 03''$  for 39.673 metres;
- Thence  $08^{\circ} 37' 35''$  for 24.237 metres;
- Thence northerly being an arc of a 388.300 radius curve having a radial bearing of  $98^{\circ} 37' 35''$  the centre of said curve and a radial bearing of  $110^{\circ} 59' 26''$  to the end of said curve an arc distance of 83.794 metres;
- Thence  $20^{\circ} 59' 26''$  for 6.042 metres;
- Thence  $64^{\circ} 17' 37''$  for 4.366 metres;
- Thence  $105^{\circ} 28' 13''$  for 9.280 metres;
- Thence  $180^{\circ} 21' 50''$  for 115.149 metres;

Returning to the point of commencement.


PID: 006-977-103

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on April 28, 2023.

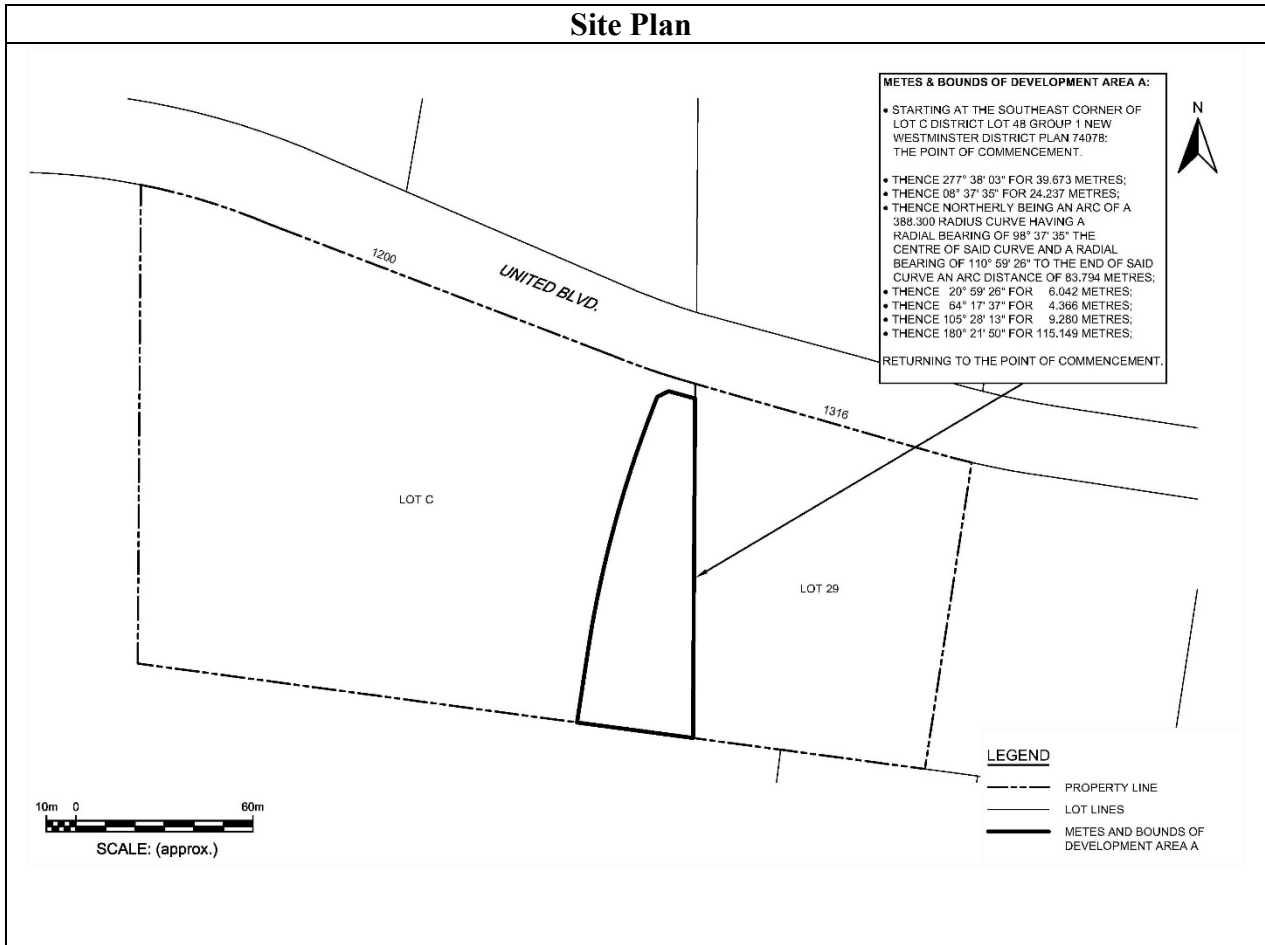
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:  $49^{\circ} 13' 44.30''$   
Longitude:  $122^{\circ} 51' 23.20''$

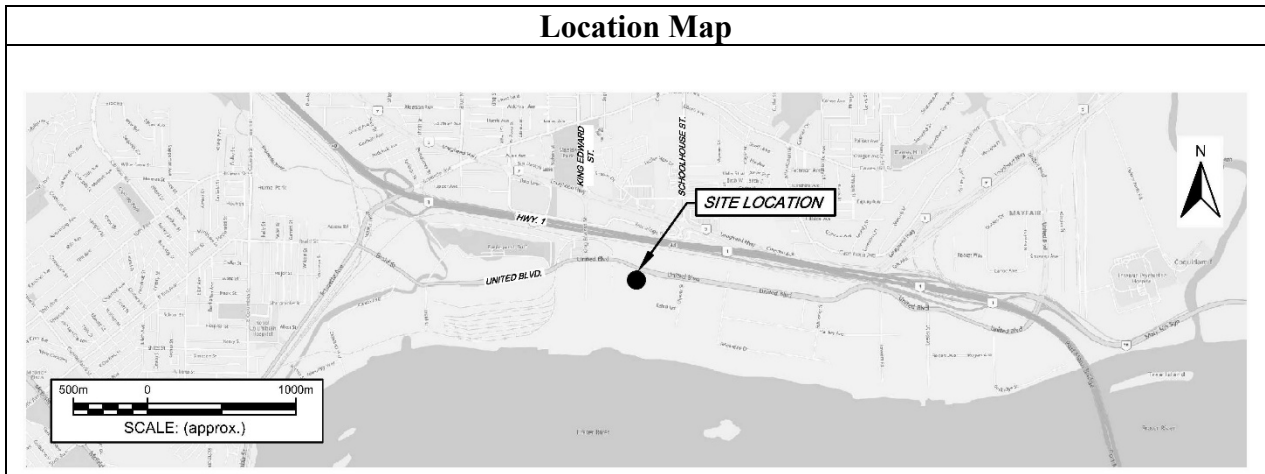
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## Site Plan



## Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use 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 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) A slab-on-grade building will be constructed over a portion of the Site.

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at or adjacent to 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 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) Contaminated soils must remain covered by a minimum of 1.0 m of material meeting risk-based standards or covered by intact pavement or building foundations.
3. If requested by the Director, the responsible person 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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6. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Operation and Maintenance Plan listed in Schedule D.
7. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (b) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (c) The nature of the excursion;
  - (d) The temporary or permanent corrective measures implemented or to be implemented;
  - (e) An implementation schedule; and
  - (f) Supporting documentation.
8. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director *annually* within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
9. 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) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

anthracene	120-12-7	ethylbenzene	100-41-4
benz(a)anthracene	56-55-3	LEPHs	n/a
benzo(a)pyrene	50-32-8	methylnaphthalene, 1-	90-12-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methylnaphthalene, 2-	91-57-6
benzo(k)fluoroanthene	207-08-9	naphthalene	91-20-3
dibenz(a,h)anthracene	53-70-3	phenanthrene	85-01-8
		pyrene	129-00-0

##### To meet risk-based remediation standards:

arsenic	7440-38-2	lead	7439-9-1
barium	7440-39-3	manganese	7439-96-5
benzene	71-43-2	nickel	7440-02-0
cadmium	7440-43-9	tin	7440-31-5
chromium	7440-47-3	toluene	108-88-3
copper	7440-50-8	zinc	7440-66-6
HEPHs	n/a		

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

##### To meet numerical remediation standards:

acenaphthene	83-32-9	ethylbenzene	100-41-4
anthracene	120-12-7	fluoranthene	206-44-0
benz(a)anthracene	56-55-3	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	naphthalene	91-20-3
chlorobenzene	108-90-7	pyrene	129-00-0
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
		xylenes	1330-20-7

##### To meet local background concentrations:

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cobalt 7440-48-4  
lithium 7439-93-2

***Substances remediated in water for freshwater aquatic life water use:***

To meet numerical remediation standards:

acenaphthene	83-32-9	LEPHw	n/a
acridine	260-94-6	naphthalene	91-20-3
anthracene	120-12-7	phenanthrene	85-01-8
benz(a)anthracene	56-55-3	pyrene	129-00-0
benzo(a)pyrene	50-32-8	toluene	108-88-3
chlorobenzene	108-90-7	VPHw	n/a
ethylbenzene	100-41-4	xylene	1330-20-7
fluoranthene	206-44-0		

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## Schedule D

### Documents

*Summary of Site Condition, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;*

*Performance Verification Plan for Certificate of Compliance, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;*

*Report of Findings – Human Health and Ecological Risk Assessment, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;*

*Report of Findings – Preliminary Site Investigation – Stage 1, Detailed Site Investigation, Confirmation of Remediation and Remediation Plan, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;*

*Protocol 6 Preapproval Application, Area Wide Fill Asserted, 1200 and 1316 United Boulevard, Coquitlam, BC, British Columbia Ministry of Environment and Climate Change Strategy, December 15, 2022;*

*Report of Findings Preliminary Site Investigation – Stage 2, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., July 2008;*

*Report of Findings Preliminary Site Investigation – Stage 1, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 6, 2008; and*

*Pacific Reach Business Park – Lot 29, Environmental and Contaminant Assessment, Thurber Engineering Ltd., March 2000.*

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