



**VIA EMAIL: [MHowey@AnthemProperties.com](mailto:MHowey@AnthemProperties.com)**

Victoria File: 26250-20/22608  
Site ID: 22608

April 15, 2024

Melissa Howey  
Anthem SOCO Development Ltd  
Suite 1100 Bentall IV Box 49200  
1055 Dunsmuir Street  
Vancouver, BC V7X 1K8

Dear Melissa Howey:

**Re: Certificate of Compliance - 319 North Road, 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) 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 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. The applicant has prepared and provided to the Director proof acceptable to the Director of registration of a covenant under section 219 of the *Land Title Act*.
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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca)

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Kerry Thompson, City of Coquitlam; [kerry.thompson@coquitlam.ca](mailto:kerry.thompson@coquitlam.ca)  
Tom Reeves, Westmount West Services Inc.; [tom@westmountwest.com](mailto:tom@westmountwest.com)  
Alex Lyaskalo, HSBC Bank Canada; [alex\\_lyaskalo@hsbc.ca](mailto:alex_lyaskalo@hsbc.ca)  
Jean Monardo, Institutional Mortgage Capital Canada Inc.; [jean.monardo@imservicing.ca](mailto:jean.monardo@imservicing.ca)  
David R. Bouskill, Real Tech Capital; [david@realtechcapital.com](mailto:david@realtechcapital.com)  
Evan Carew-Gibson, Peterson; [EvanCG@petersonbc.com](mailto:EvanCG@petersonbc.com)  
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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)



**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.

April 15, 2024  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 319 North Road, Coquitlam, British Columbia which is more particularly known and described as:

Lot 1 District Lot 3 Group 1 New Westminster District Plan EPP80800


PID: 030-997-429, Civic address: 319 North Road, Coquitlam, British Columbia

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

Latitude: 49° 14' 33.62"  
Longitude: 122° 53' 30.72"

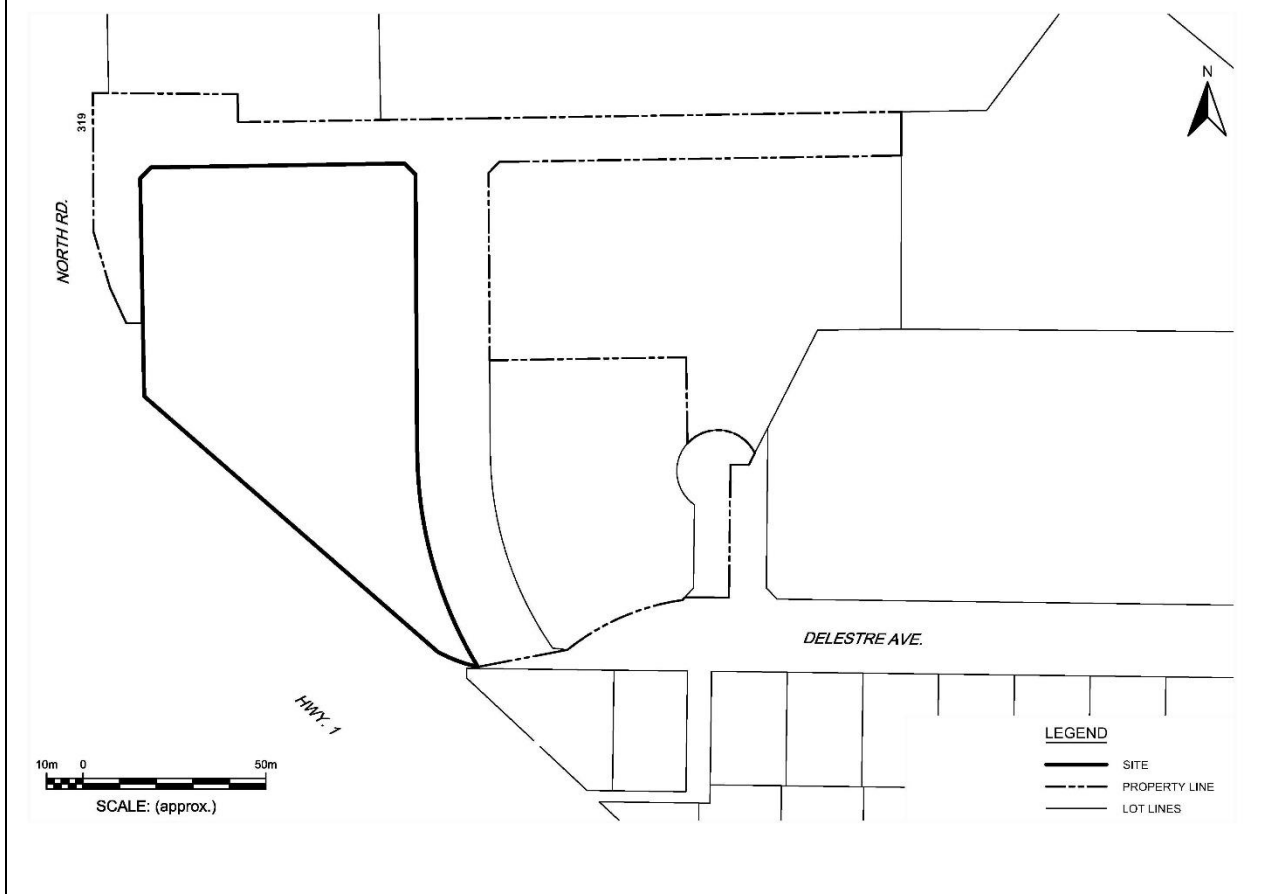
April 15, 2024  
Date Issued

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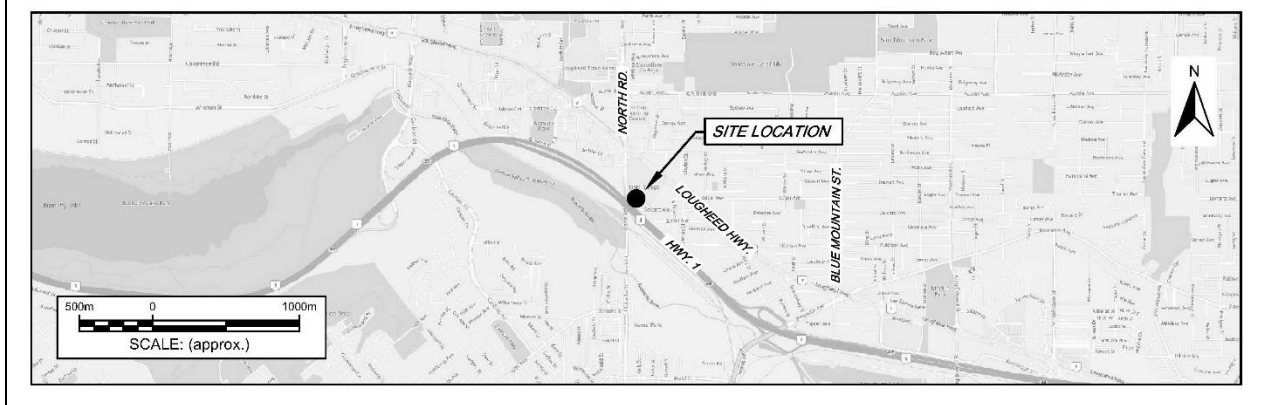
  
Liliana Jerade  
For Director, *Environmental Management Act*

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### Site Plan



### Location Map



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For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

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 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 and adjacent to the site. These assumptions include the following:

a) *“The expected site building will be commercial at grade with residential use above with underground parking to any depth.”*

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

April 15, 2024  
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For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**

*Substances remediated in soil for residential low density land soil use:*

To meet numerical remediation standards:

naphthalene                      91-20-3

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Liliana Jerade  
For Director, *Environmental Management Act*

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## Schedule D

### Documents

*Summary of Site Condition, 319 North Road, Coquitlam, BC, Keystone Environmental Ltd., January 18, 2024;*

*Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 319 North Road, 311 Alderson Avenue, Portion of North Road, Young Drive, Alderson Avenue, Delestre Avenue, and Portion of Cashore Way, Coquitlam, BC, Keystone Environmental Ltd., January 12, 2024;*

*Report of Findings – Phase I Environmental Site Assessment, 311 Alderson Avenue, Coquitlam, BC, Keystone Environmental Ltd., May 9, 2023;*

*Updated Soil Disposal and Excavation Summary, 319 North Road, Coquitlam, BC, Keystone Environmental Ltd., August 31, 2021;*

*Re: Approval in Principle – 319 North Road, Coquitlam, BC, BC ENV, July 12, 2019;*


*Summary of Site Condition, 319 North Road, Coquitlam, BC, Keystone Environmental Ltd., June 3, 2019;*

*Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation and Remediation Plan, 319 North Road, Coquitlam, BC, Keystone Environmental Ltd., June 6, 2019;*

*Stage 1 Preliminary Site Investigation Report, Portion of Delestre Avenue Road Allowance Adjacent to the South Property Line of the Best Western Coquitlam Inn Convention Centre, 319 North Road, Coquitlam, BC, Ashford Engineering Ltd. May 2012; and*

*Stage 1 Preliminary Site Investigation Report 319 North Road, Coquitlam, BC, Ashford Engineering Ltd., October 10, 2003.*

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For Director, Environmental Management Act