



VIA EMAIL ONLY:
mhowey@anthemproperties.com

File: 26250-20/22608
Site ID: 22608
App ID: 14751

May 9, 2024

Melissa Howey
Anthem SOCO 1 Developments LP
Suite 1100, Bentall IV,
1055 Dunsmuir Street, PO Box 49200
Vancouver, BC V7X 1K8

Dear Melissa Howey:

**Re: Request to Extend an Approval in Principle Time Frame
311 and 321 Alderson Avenue, 319 North Road, and portions of North Road, Young
Drive, Alderson Avenue, Delestre Avenue, and Cashore Way, Coquitlam, BC**

The Ministry of Environment and Climate Change Strategy (the “Ministry”) has received an application dated January 12, 2024, submitted on your behalf by Keystone Environmental Ltd. (Keystone) for the property located at and adjacent to 319 North Road, Coquitlam, BC. The application is a request to the director to amend requirements of the Approval in Principle (AiP) issued on July 12, 2019 (copy attached). Specifically, you are requesting a five-year extension to the AiP time frame, which presently expires on July 12, 2024. Current parcels within the AiP boundaries include 319 North Road, 311 Alderson Avenue, 321 Alderson Avenue, and portions of North Road, Young Drive, Alderson Avenue, Delestre Avenue, and Cashore Way (the “Site”) (see Table 1)¹. A Site location plan is included as Attachment A for reference.

Table 1: Current parcels within the AiP boundaries

PID	Legal Description
030-997-429	Lot 1, District Lot 3, Group 1, New Westminster Plan EPP80800
031-780-580	Lot A, District Lot 3, Group 1, New Westminster Plan EPP122370
031-780-598	Lot B, District Lot 3, Group 1, New Westminster Plan EPP122370

¹ Parcels comprising the AiP area were subdivided after issuance of the AiP.

In reaching a decision, I have relied on information provided in the document entitled “*Approval in Principle Extension Request – Site ID 22608, 319 North Road, Coquitlam, BC, Project No. 12495*”, prepared by Keystone and dated January 10, 2024. The primary rationale and supporting information presented by Keystone are summarized below:

- The AiP is required to satisfy the City of Coquitlam requirement of having a certification document prior to final adoption of the redevelopment application;
- Delays in redevelopment were incurred due to the pandemic;
- Previously unidentified areas of environmental concern were identified during redevelopment;
- The Site remediation plan changed to a phased approach due to both the delays in redevelopment and newly identified areas of environmental concern; and
- Additional certification documents will be required for each future phase of the redevelopment as they are constructed.

Based on the lines of evidence presented in the application document referenced above, I concur with Keystone’s conclusions that extending the AiP time frame for an additional 5 years is reasonable in this case. I base this decision primarily on the following:

1. The Site has been classified as a non-high risk site;
2. The Site redevelopment plan has changed to a phased approach, with separate certification documents required for each phase of the redevelopment;
3. An AiP is the appropriate regulatory tool to support remediation of the Site;
4. An updated remediation schedule was provided and appears satisfactory; and
5. The AiP includes a requirement to submit an annual statement signed by an Approved Professional to the Ministry reflecting remediation progress during the reporting period.

I, therefore, approve your request for a 5-year extension to the AiP time frame to support the revised remediation schedule. All other requirements of the AiP remain intact and unchanged.

Please ensure that a copy of this letter is included in any future applications made for the Site.

This decision is based on the most recent information available to the Ministry regarding the above-referenced site. The Ministry, however, makes no representation or warranty as to the accuracy or completeness of this information. The director expressly reserves the right to change or substitute different requirements where circumstances warrant.

If you have any questions about this decision letter, please contact the undersigned at Janet.Barrett@gov.bc.ca.

Sincerely,



Janet Barrett
for Director, *Environmental Management Act*

attach: Site Location Plan
Approval in Principle

cc: Nigel Grewal, Project Manager, Keystone Environmental
ngrewal@keystoneenvironmental.ca
Julia Coleman, Site Remediation Officer, ENV julia.coleman@gov.bc.ca
Client Information Officer, ENV esp_cio@victorial.gov.bc.ca
CSAP Society submissions@csapsociety.bc.ca

Attachment A Site Location Plan



Attachment B
Approval in Principle



APPROVAL IN PRINCIPLE

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

THIS IS TO CERTIFY that the remediation plan described herein submitted by Anthem 319 North Road Developments LP 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.

July 12, 2019
Date Issued

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Approval in Principle is located at and adjacent to 319 North Road, Coquitlam, BC, British Columbia which is more particularly known and described as:

A portion of Parcel One District Lot 3 Group 1 New Westminster District Reference Plan NWP88035, a portion of That Part of District Lot 3 Group 1 New Westminster District Shown on Plan BCP51262, and a portion of North Road and a portion of Delestre Avenue adjacent to Parcel One District Lot 3 Group 1 New Westminster District Reference Plan NWP88035, as depicted by the following metes and bounds:

Metes & Bounds of the Site:

Starting at the Northeast Corner of Parcel One, District Lot 3 Group 1, New Westminster District Reference Plan NWP88035:

Thence 180° 00' 00" For 60.026 Metres;
Thence 270° 30' 12" For 23.024 Metres;
Thence 207° 00' 39" For 41.375 Metres;
Thence 270° 33' 30" For 5.029 Metres;
Thence 180° 39' 20" For 36.400 Metres;
Thence 270° 39' 21" For 70.543 Metres;
Thence 316° 01' 42" For 10.770 Metres;
Thence 309° 28' 34" For 104.670 Metres;
Thence 312° 22' 17" For 14.268 Metres;
Thence 359° 39' 40" For 53.321 Metres;
Thence 90° 28' 11" For 35.232 Metres;
Thence 179° 12' 22" For 7.578 Metres;
Thence 89° 05' 36" For 181.612 Metres;

Returning to the Point of Commencement.

PID: 017-166-977

PID: 028-897-269

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For Director, *Environmental Management Act*

Portion of North Road

Starting at the Northwest Corner of Parcel One, District Lot 3 Group 1, New Westminster
District Reference Plan NWP88035:

The Point of Commencement.

Thence 270° 28' 11" For 4.420 Metres;
Thence 179° 39' 40" For 38.100 Metres;
Thence 163° 31' 53" For 15.910 Metres;
Thence 359° 39' 40" For 53.321 Metres;

Returning to the Point of Commencement.

Portion of Delestre Avenue

Metes & Bounds of Portion of Area of Road Acquisition:

Starting at the West Corner of Parcel One, District Lot 3 Group 1, New Westminster District
Reference Plan NWP88035:

The Point of Commencement.

Thence 155° 19' 54" For 10.628 Metres;
Thence 90° 32' 01" For 4.522 Metres;
Thence 178° 56' 11" For 19.966 Metres;
Thence 131° 03' 57" For 106.721 Metres;
Thence southeasterly being an arc of a 43.184 meter radius curve having a radial bearing of 28°
00' 04" to the center of said curve and a radial bearing of 12° 38' 53" to the end of said curve an
arc distance of 11.572 metres;
Thence 79° 13' 14" For 24.968 Metres;
Thence north-easterly being an arc of a 65.000 meter radius curve having a radial bearing of
141° 15' 01" to the center of said curve and a radial bearing of 171° 51' 43" to the end of said
curve an arc distance of 34.728 metres;
Thence 38° 32' 24" For 1.118 Metres;
Thence 270° 39' 21" For 58.505 Metres;
Thence 316° 01' 42" For 10.770 Metres;
Thence 309° 28' 34" For 104.670 Metres;
Thence 312° 22' 17" For 14.268 Metres;

Returning to the Point of Commencement.

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For Director, *Environmental Management Act*

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental on May 2019.

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

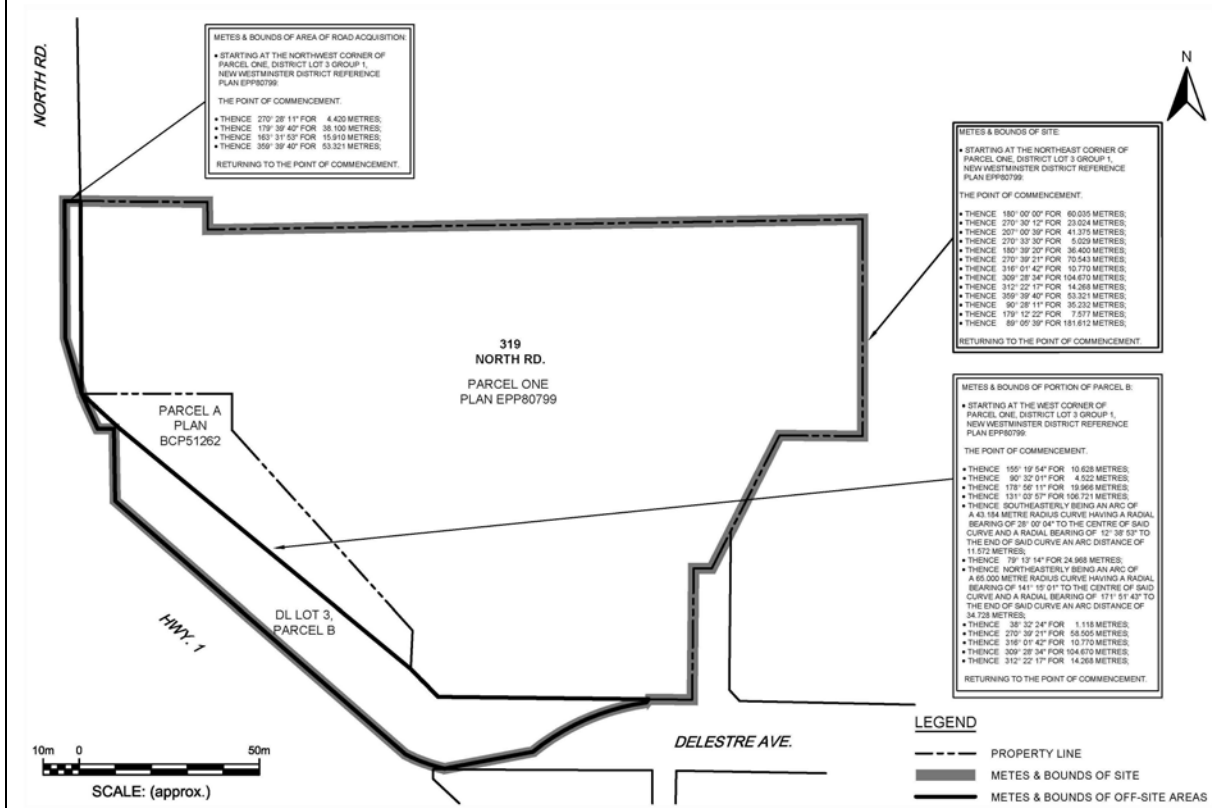
Latitude: 49° 14' 33.90"
Longitude: 122° 53' 27.60"

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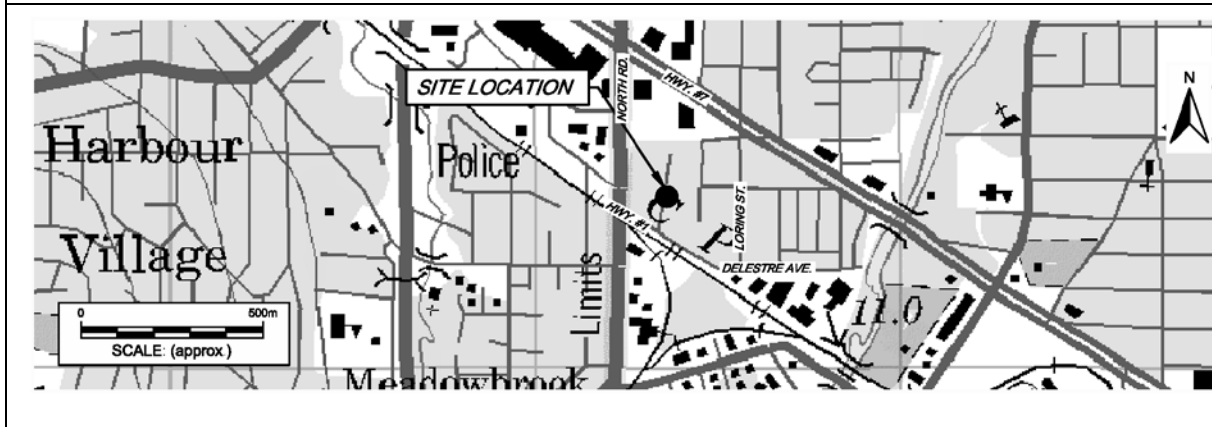


J.A. Brooke
For Director, *Environmental Management Act*

Site Plan, Coquitlam, BC



Location Map, Coquitlam, BC



J. Brooke

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For Director, *Environmental Management Act*

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.

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7. 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;
 - (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; and
 - (c) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).

8. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to 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 existing site building is slab-on-grade;*
 - (b) *The existing off-site buildings within 30 metres of the Site are slab-on-grade commercial buildings, high density residential buildings with underground parking and single family houses with slab-on-grade construction or partial basement; and*
 - (c) *Groundwater will not be in contact with future site building foundation slab.*

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 Approval in Principle may be necessary.

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Schedule C

Substances and Uses

Substances to be remediated in soil for high density residential soil use:

To meet numerical remediation standards:

Naphthalene

91-20-3

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J.A. Brooke
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition, 319 North Road, Coquitlam, BC*, Keystone Environmental Ltd., June 2019;
- *Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation and Remediation Plan, 319 North Road, Coquitlam, BC*, Keystone Environmental Ltd., June 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 2003.

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Date Issued



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