



**VIA EMAIL** [Dave.English@townline.ca](mailto:Dave.English@townline.ca)

Victoria File: 26250-20/24104  
Site ID: 24104

December 20, 2023

Dave English  
Townline Homes Inc.  
1212-450 SW Marine Drive  
Vancouver, BC V5X 0C3

Dear Dave English:

**Re: Certificate of Compliance – Portion of Clarke Road and Cottonwood Avenue,  
Coquitlam, BC  
(Adjacent to 515 Cottonwood Avenue [formerly 503 Cottonwood Avenue],  
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 Regulation and may be encountered during any future subsurface 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Jeff Denney, City of Coquitlam  
3000 Guildford Way, Coquitlam, BC V3B 7N2  
[jDenney@coquitlam.ca](mailto:jDenney@coquitlam.ca)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.  
201-3989 Henning Drive, Burnaby, BC V5C 6P8  
[jeff.taylor@activeearth.ca](mailto:jeff.taylor@activeearth.ca)

Scott Steer, Approved Professional, Steer Environmental Consulting  
1515 Holland Street, Nelson, BC V1L 3E2  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

Anna Popova, CSAP Society  
744 W Hastings St, Vancouver, BC V6C 1A5  
[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)



**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 20, 2023  
Date Issued

George Szefer  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at Portion of Clarke Road and Cottonwood Avenue (Adjacent to 515 Cottonwood Avenue), Coquitlam, British Columbia which is more particularly described as:

All of that part of land, being portions of Cottonwood Avenue and Clarke Road, situated in Coquitlam, B.C as shown within the heavy outline on a Survey Plan prepared by Butler Sundvick, drawing No. 4841-SK1 (M&B), dated November 5, 2020, which part may be more particularly described as follows;

Commencing at the Southwesterly corner of Lot B Plan EPP106445

Thence Easterly at a bearing of 91°04'27" a distance of 12.769 meters

Thence along a curve having a 13.725 meter radius, and a radial bearing of 128°40'03" to the centre of said curve and a radial bearing of 49°41'21" to the end of said curve, having an arc distance of 24.199 meters

Thence along a curve having a 4.343 meter radius and a radial bearing of 49°41'21" to the centre of said curve and a radial bearing of 215°44'20" to the end of said curve, having an arc distance of 1.057 meters

Thence Southerly at a bearing of 181°04'27" a distance of 12.391 meters

Thence Westerly at a bearing of 271°04'27" a distance of 45.487 meters

Thence Northeasterly at a bearing of 18°20'29" a distance of 30.916 meters

Thence southeasterly at a bearing of 112°37'30" a distance of 6.522 meters, more or less to the point on the Westerly boundary of said Lot B Plan EPP106445

Thence Southwesterly at a bearing of 202°37'30" a distance of 12.567 meters

Thence Southerly at a bearing of 178°38'17" a distance of 3.050 meters, more or less to a point of commencement, said part containing 722.5m<sup>2</sup> square meters more or less.

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

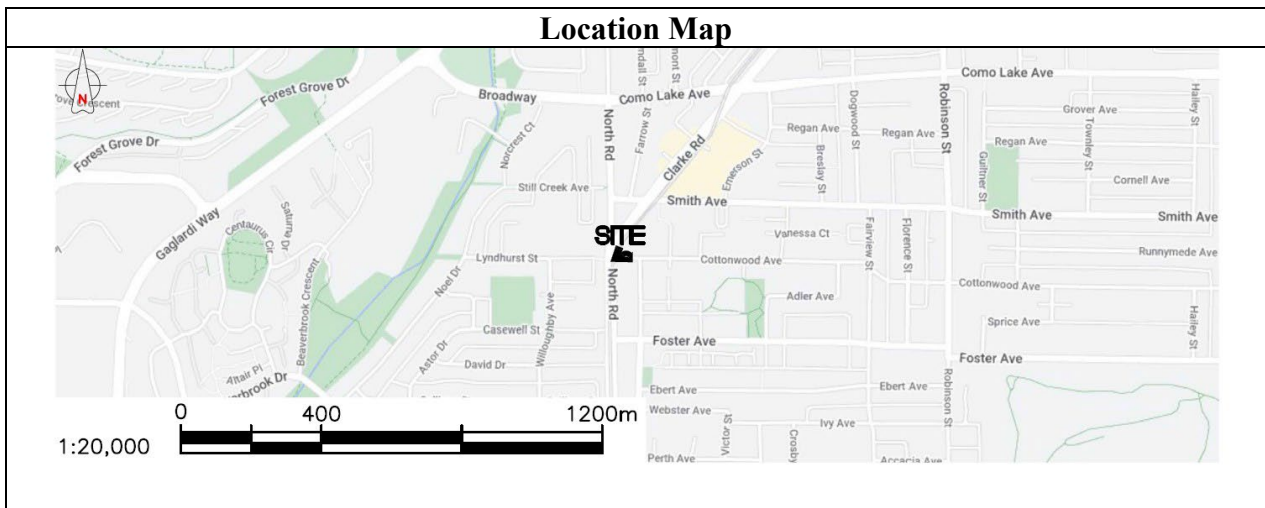
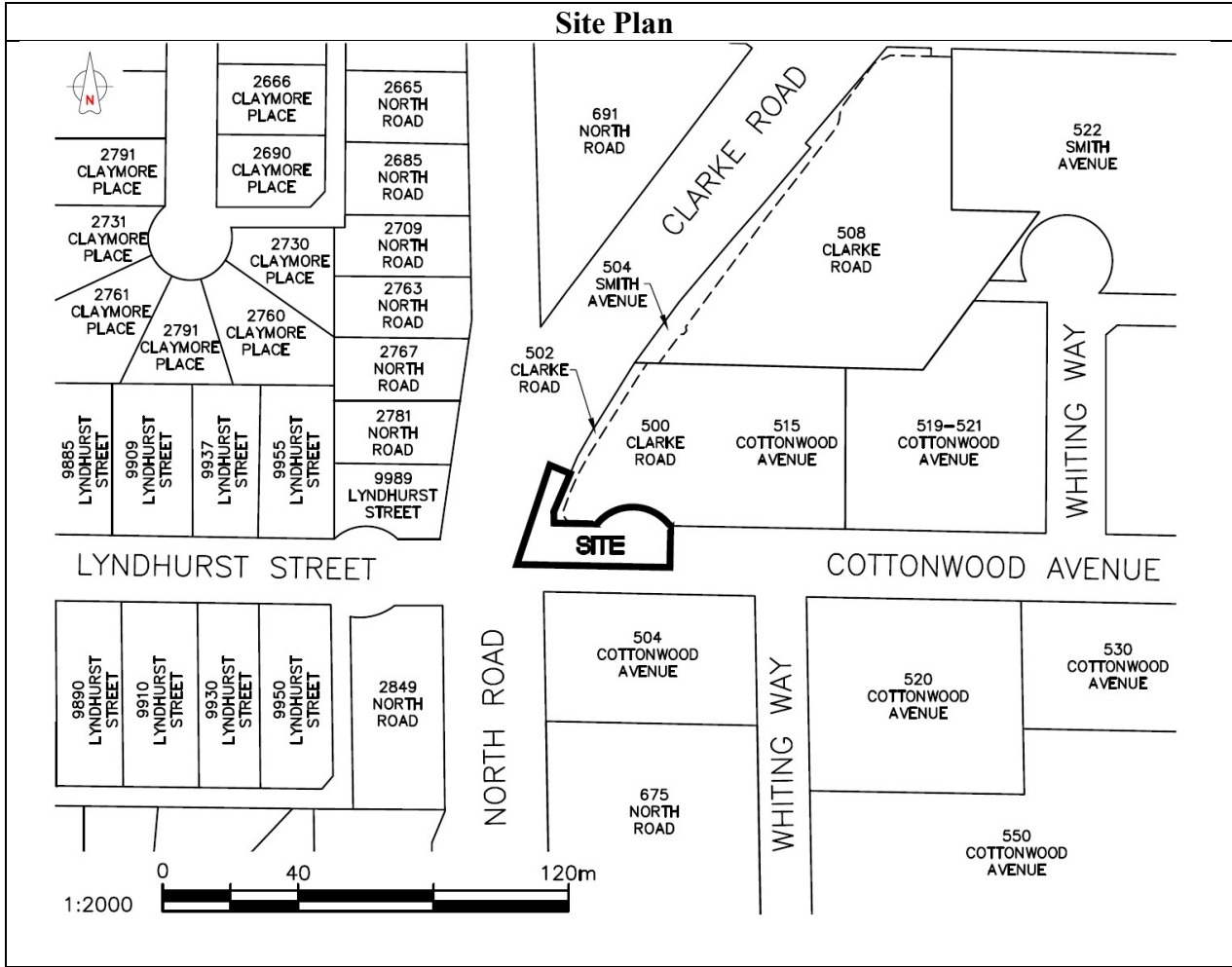
Latitude: 49° 15' 32.1"  
Longitude: 122° 53' 33.2"

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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 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on the assumption that:

*(a) The site will continue to be used for city streets/sidewalks.*

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 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) Site groundwater must not be used as drinking water.*
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.

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For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**

*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

tetrachloroethylene                      127-18-4

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For Director, *Environmental Management Act*

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## Schedule D

### Documents

*Summary of Site Condition, Portions of Clarke Road and Cottonwood Avenue, Coquitlam, BC, Active Earth Engineering Ltd., August 2023*

*Detailed Risk Assessment, Portions of Clarke Road and Cottonwood Avenue, Coquitlam, BC, Active Earth Engineering Ltd., August 2023*

*Preliminary and Detailed Site Investigation, Portions of Clarke Road and Cottonwood Avenue, Coquitlam, BC, Active Earth Engineering Ltd., August 2023*

*Protocol 6 Pre-approval, Portions of Clarke Road and Cottonwood Avenue, Coquitlam, BC, Active Earth Engineering Ltd., November 2020*

*Site Investigation Summary and Opinion of Probable Costs, 503 and 511-515 Cottonwood Avenue, Coquitlam, BC, Keystone Environmental Ltd., October 2016*

*Supplemental Site Investigation, 503, 511 and 515 Cottonwood Avenue, Coquitlam, BC, Hemmera Environmental Consulting, June 2016*

*Stage 2 Preliminary Site Investigation, 503 Cottonwood Avenue, Coquitlam, BC, Active Earth Engineering Ltd., September 2012*

*Phase II Environmental Site Assessment, 503 Cottonwood Avenue, Coquitlam, BC, Golder Associates, June 2011*

*Phase I Environmental Site Assessment, 503 Cottonwood Avenue, Coquitlam, BC, Golder Associates, May 2011*

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