



Victoria File: 26250-20/27113
Site ID: 27113

May 3, 2023

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Dear Sir/Madam:

Re: Certificate of Compliance – 819-823 Brunette 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) 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 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: City of Coquitlam
Coquitlam, BC V3B 7N2
(by Email: devinfo@coquitlam.ca)

CSAP Society

613 – 744 West Hastings Street, Vancouver, BC V6C 1A5

(by Email: apopova@csapsociety.bc.ca)

Gavin Leung, Approved Professional, Next Environmental Inc.

8545 Commerce Court, Burnaby, BC V5A 4N4

(by Email: gleung@nextenvironmental.com)

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.

1515 Holland Street, Nelson, BC V1L 3E2

(by Email: scott.steer@steerenvironmental.com)

Client Information Officer, ENV, Victoria

(by Email: 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.

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.

May 3, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 819-823 Brunette Avenue, Coquitlam, British Columbia which is more particularly known and described as:

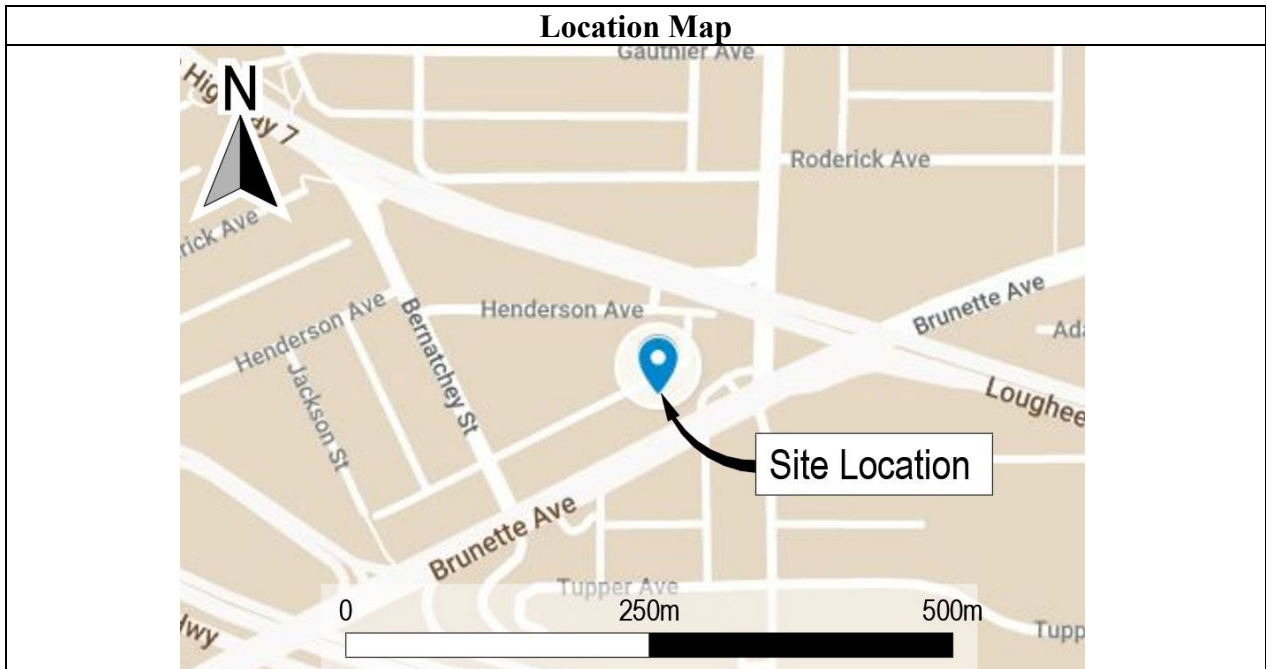
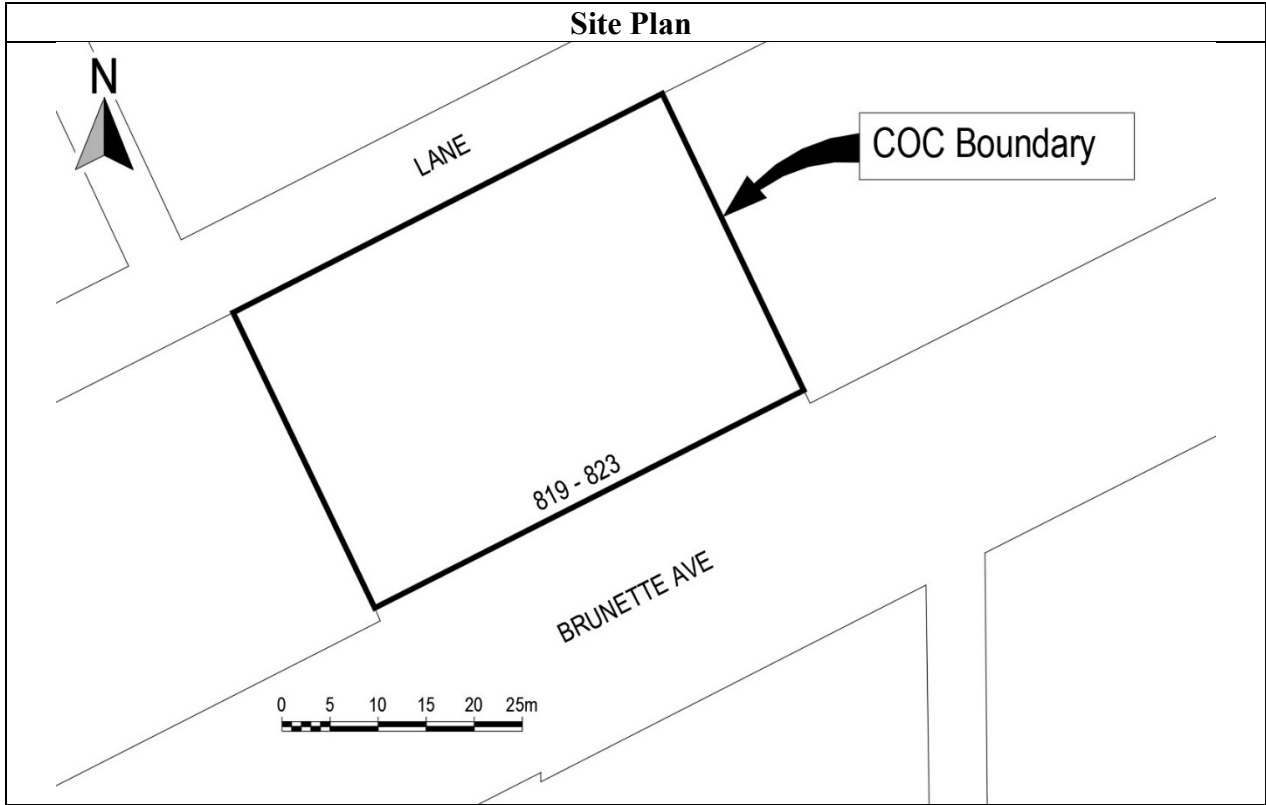
Lot 42 District Lot 1 Group 1 New Westminster District Plan 44764 : PID 007-560-761

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

Latitude: 49° 14' 10.2"
Longitude: 122° 52' 27.8"

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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 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 expected at the site. These assumptions include the following:

- (a) *“Future buildings will be slab on grade and no groundwater contact with the slab will occur.”*

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:


- Toluene [108-88-3]
- Xylenes [1330-20-7]

Substances remediated in water for drinking water use:

Evaluated to meet local background concentrations:

- Cobalt [7440-48-4]

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Schedule D

Documents

Summary of Site Condition, 819-823 Brunette Avenue, Coquitlam, BC, Next Environmental Inc., dated February 28, 2023

Human Health & Ecological Risk Assessment, 819-823 Brunette Avenue, Coquitlam, BC, prepared by Phil Zylka and Jeroen Wauters, Next Environmental Inc., dated February 23, 2023

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 819-823 Brunette Avenue, Coquitlam, BC, prepared by Riley Donaldson, Phil Zylka and Jeroen Wauters, Next Environmental Inc., dated February 23, 2023

Stage 1 Preliminary Site Investigation, 819-823 Brunette Avenue, Coquitlam, BC, prepared by Megan White, Riley Donaldson, Phil Zylka and Jeroen Wauters, Next Environmental Inc., dated February 23, 2023

Phase 1 Environmental Site Investigation, 819-823 Brunette Avenue, Coquitlam, BC, prepared by Kathleen P. Minehan and William Gaherty, PGL Environmental Consultants, dated October 30, 2015.

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Date Issued


James Plett
For Director, *Environmental Management Act*
