



VIA EMAIL: Dave.English@townline.ca

Victoria File: 26250-28106
Site ID: 28106

March 11, 2024

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

Dear Dave English:

Re: Certificate of Compliance –504 Smith Avenue, Coquitlam, B.C.

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.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Jeff Denney, City of Coquitlam; jDenney@coquitlam.ca

Dan Giordano, LM Highpoint Homes Ltd., Registered Owner; dgiordano@ledmac.com

Rosalind Nair, Travelers Insurance Company of Canada; rosalind.nair@travelers.com

Andrew Gordon, HSBC Bank of Canada; andrew.g.gordon@hsbc.ca

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
david.mitchell@activeearth.ca

Scott Steer, Approved Professional, Steer Environmental Consulting;
scott.steer@steerenvironmental.com

Anna Popova, CSAP Society; apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria; 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.

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Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 504 Smith Avenue, Coquitlam, British Columbia which is more particularly known and described as:

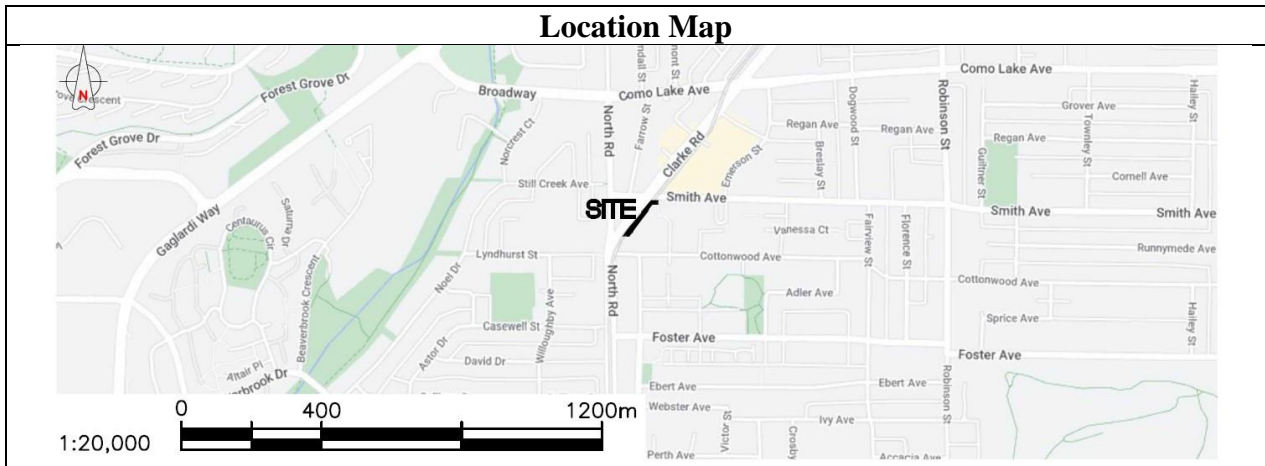
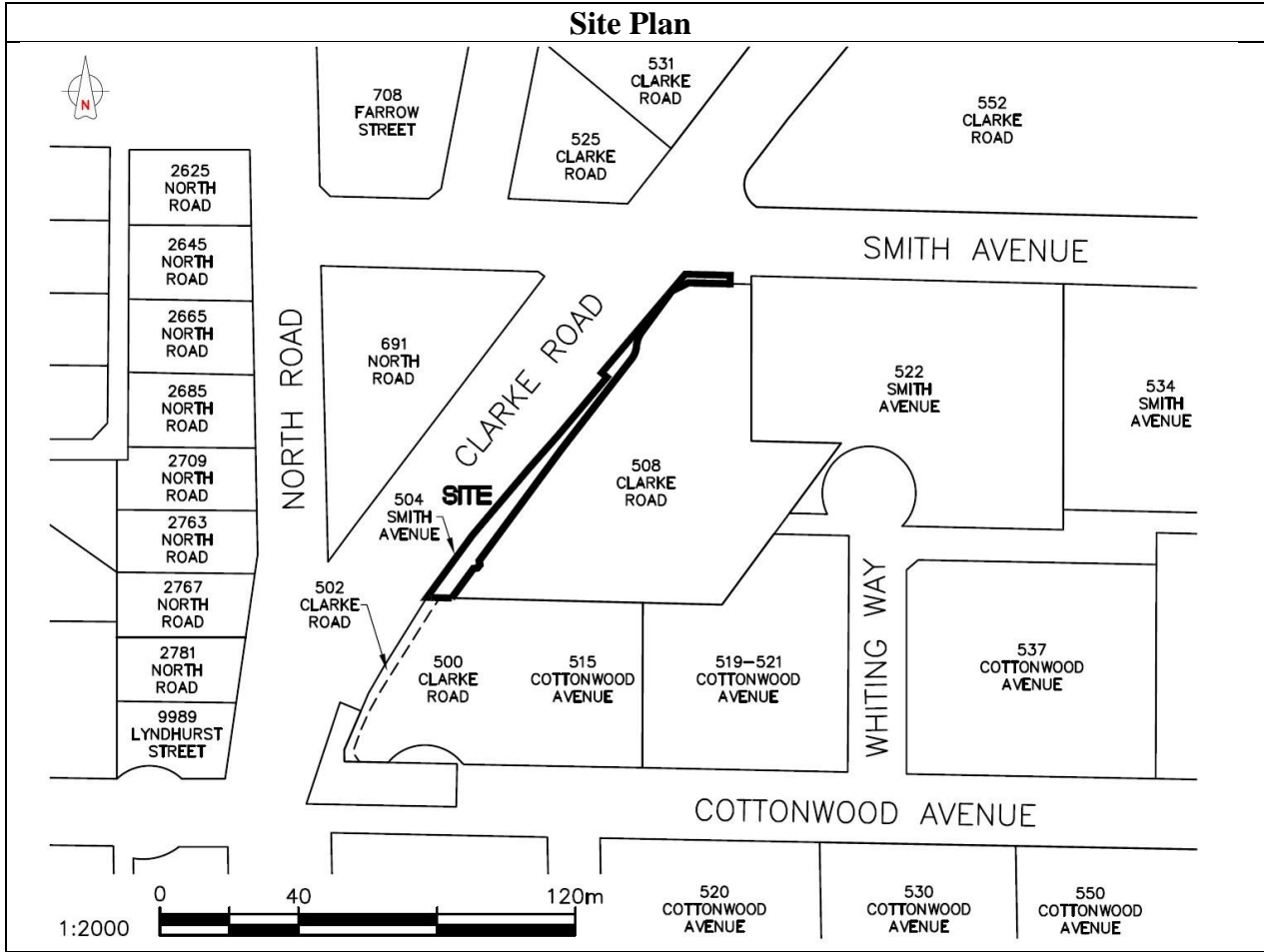
Lot 2 District Lot 7 Group 1 New Westminster District Plan EPP91891
PID: 031-211-682

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


Latitude: 49° 15' 35.6"
Longitude: 122° 53' 30.6"

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For Director, *Environmental Management Act*



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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.
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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Schedule C

Substances and Uses

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

dichloroethylene, cis-1,2-	56-59-2
tetrachloroethylene	127-18-4
trichloroethylene	79-01-6

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

tetrachloroethylene	127-18-4
trichloroethylene	79-01-6

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Schedule D

Documents

Summary of Site Condition, 504 Smith Avenue, Coquitlam, BC, Active Earth Engineering Ltd., June 2023;

Off-Site Communication Records, 519 Cottonwood Avenue and 508 Clarke Road, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated June 2023;

Detailed Risk Assessment, 515 & 519 Cottonwood Avenue and 508 Clarke Road, Coquitlam, BC, prepared by Active Earth Engineering Ltd., May 2023;

Preliminary and Detailed Site Investigation and Confirmation of Remediation Report, 515 & 519 Cottonwood Avenue and 508 Clarke Road, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Report of Findings – Stage 1 Update and Supplemental Site Investigation, 508 Clarke Road and 504 Smith Avenue, Coquitlam, BC, prepared by Keystone Environmental, dated May 2023;

Plume Stability Analysis, 508 Clarke Road and 504 Smith Avenue, Coquitlam, BC, prepared by AECOM, dated May 2023;

Subsurface Investigation Report, 508 Clarke Road and 504 Smith Avenue, Coquitlam, BC, prepared by AECOM, dated March 2023;

Detailed Risk Assessment, Portions of Clarke Road and Cottonwood Avenue, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated September 2022;

Preliminary and Detailed Site Investigation, Portions of Clarke Road and Cottonwood Avenue, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated September 2022;

Report of Findings – Phase I Environmental Site Assessment for 508 and 520-524 Clarke Road, Coquitlam, BC, prepared by Keystone Environmental, dated February 2017;

Site Investigation Summary and Opinion of Probable Costs, 503 and 511-515 Cottonwood Avenue, Coquitlam, BC, prepared by Keystone Environmental Ltd., dated October 19, 2016;

Supplemental Site Investigation, 503, 511 and 515 Cottonwood Avenue, Coquitlam, BC, prepared by Hemmera Envirochem, dated June 2, 2016;

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Stage 2 Preliminary Site Investigation, 518 & 522 Clarke Road, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated July 2014;

Stage 2 Preliminary Site Investigation, 503 Cottonwood Avenue, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated September 2012;

Phase I Environmental Site Assessment, 518 Clarke Road, Coquitlam, BC, prepared by Golder Associates, dated December 2011;

Phase I Environmental Site Assessment, 522 Clarke Road, Coquitlam, BC, prepared by Golder Associates, dated December 2011;

Phase II Environmental Site Assessment, 522 Clarke Road, Coquitlam, BC, prepared by Golder Associates, dated December 2011;

Stage 1 Preliminary Site Investigation, 508 Clarke Road, Coquitlam, BC, prepared by Active Earth Engineering Ltd., dated June 2011;


Report of Findings – Phase II Environmental Site Assessment for 508 Clarke Road, Coquitlam, BC, prepared by Keystone Environmental, dated June 2011;

Phase II Environmental Site Assessment, 503 Cottonwood Avenue, Coquitlam, BC, prepared by Golder Associates, dated June 3, 2011;

Phase I Environmental Site Assessment, 503 Cottonwood Avenue, Coquitlam, BC, prepared by Golder Associates, dated May 31, 2011;

Report of Findings – Phase I Environmental Site Assessment for 508 Clarke Road, Coquitlam, BC, prepared by Keystone Environmental, dated May 2011.

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Liliana Jerade
For Director, Environmental Management Act