



VIA EMAIL: MHowey@AnthemProperties.com

Victoria File: 26250-20/28591
Site ID: 28591

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 - Portion of North Road, Young Drive, Alderson Avenue, Delestre Avenue, and Portion of Cashore Way, 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

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Chris McBeath, City of Coquitlam
cmcbeath@coquitlam.ca

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

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at Portion of North Road, Young Drive, Alderson Avenue, Delestre Avenue, and Portion of Cashore Way, Coquitlam, British Columbia which is more particularly known and described as:

Starting at the Northwest Corner of Lot 1 District Lot 3 Group 1 New Westminster District Plan EPP80800:

The Point of Commencement.

Thence 90° 28' 11" for 39.652 meters:

Thence 179° 12' 22" for 7.678 meters:

Thence 89° 05' 39" for 181.526 meters:

Thence 180° 00' 00" for 12.001 meters:

Thence 269° 05' 39" for 109.989 meters:

Thence 224° 22' 40" for 4.264 meters:

Thence 179° 39' 40" for 65.916 meters:

Thence 179° 39' 40" for 10.341 meters:

Thence southerly being an arc of a 95.050 meter radius curve having a radial bearing of 89° 39' 40" to the center of said curve and a radial bearing of 55° 07' 32" to the end of said curve an arc distance of 57.292 meters;

Thence 97° 04' 29" for 4.081 meters:

Thence 259° 13' 18" for 24.967 meters:

Thence northerly being an arc of a 115.050 meter radius curve having a radial bearing of 58° 50' 46" to the center of said curve and a radial bearing of 89° 39' 42" to the end of said curve an arc distance of 61.877 meters;

Thence 359° 39' 40" for 76.059 meters:

Thence 314° 22' 40" for 4.222 meters:

Thence 269° 05' 39" for 69.395 meters:

Thence 224° 00' 55" for 4.237 meters:

Thence 178° 56' 11" for 39.636 meters:

Thence 270° 32' 01" for 4.522 meters:

Thence 335° 19' 54" for 10.628 meters:

Thence 343° 31' 53" for 15.910 meters:

Thence 359° 39' 40" for 38.100 meters:

Returning to the Point of Commencement.

Starting at the northeast corner of Lot 1 District Lot 3 Group 1 New Westminster District Plan EPP80800:

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Thence 123° 24' 45" for 118.161 meters;
Thence 207° 00' 39" for 12.697 meters;

To the point of commencement.

Thence 207° 00' 29" for 3.604 meters;
Thence 270° 33' 30" for 5.029 meters;
Thence 180° 39' 20" for 36.400 meters;
Thence 270° 39' 21" for 12.038 meters;
Thence 41° 55' 11" for 3.469 meters;
Thence 00° 39' 20" for 22.687 meters;
Thence easterly being an arc of a 11.250 meter radius curve having a radial bearing of 34° 49' 49" to the center of said curve and a radial bearing of 244° 03' 47" to the end of said curve an arc distance of 41.082 meters;

Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on December 7, 2023.

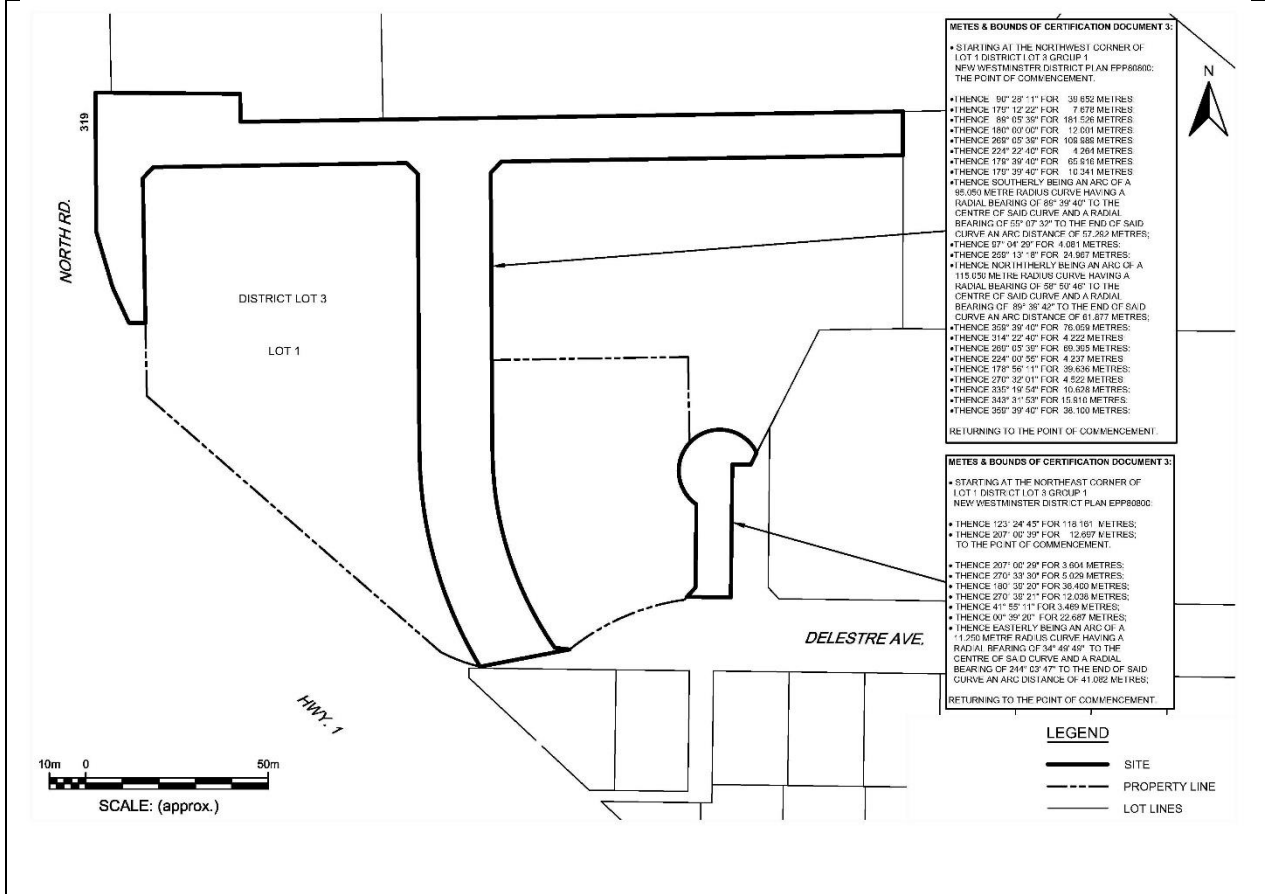
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 34.65"
Longitude: 122° 53' 28.05"

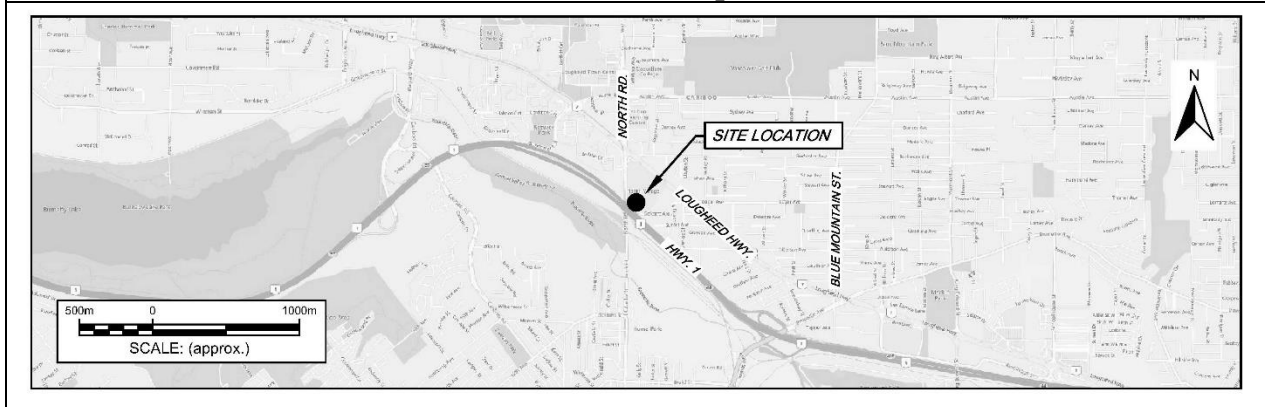
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Site Plan



Location Map



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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 site will remain as a roadway with any structures as slab on grade.”*

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.

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Schedule C


Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

naphthalene 91-20-3

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Schedule D

Documents

Summary of Site Condition, Portion of North Road, Young Drive, Alderson Avenue, Delestre Avenue, and Portion of Cashore Way, 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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