



VIA EMAIL: jason.tonin@beedie.ca

Victoria File: 26250-20/28629
Site ID: 28629

April 29, 2024

Jason Tonin
Fraser Mills Properties Ltd. Inc. No. BC1439270
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Mr. Tonin:

Re: Certificate of Compliance - Development Area D – Parkland Adjacent to 88 Millside Street (formerly part of 1200 United Boulevard), 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 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 kevin.haines@gov.bc.ca.

Yours truly,



Kevin Haines,
Senior Risk Assessment Officer

Enclosure

cc: Jamieson Pritchard, City of Coquitlam
jpritchard@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.

29 April 2024

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to 88 Millside Street (formerly part of 1200 United Boulevard), Coquitlam, BC, which is more particularly known and described by the following metes and bounds:

Starting at the northwest corner of Lot 10 District Lot 48 Group 1 New Westminster District Plan EPP131268:

- thence $97^{\circ} 33' 38''$ for 47.355 metres; the point of commencement.
- thence easterly being an arc of a 236.00 radius curve having a radial bearing of $190^{\circ} 58' 07''$ the centre of said curve and a radial bearing of $198^{\circ} 12' 06''$ to the end of said curve an arc distance of 29.793 metres;
- thence $218^{\circ} 45' 35''$ for 27.422 metres;
- thence southerly being an arc of a 70.000 radius curve having a radial bearing of $128^{\circ} 44' 37''$ the centre of said curve and a radial bearing of $108^{\circ} 02' 40''$ to the end of said curve an arc distance of 25.289 metres; thence $00^{\circ} 21' 11''$ for 51.007 metres;

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 January 12, 2024.

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

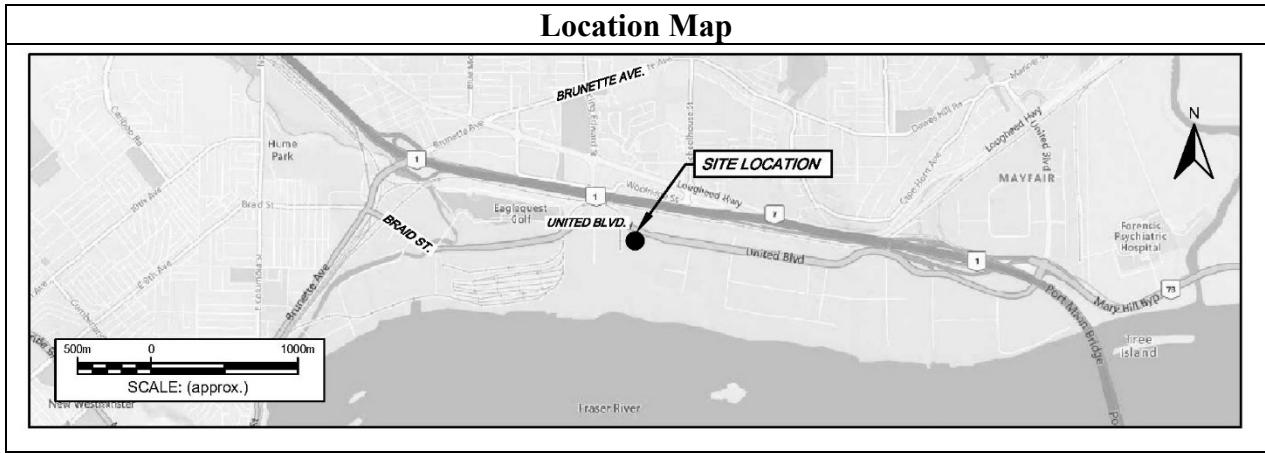
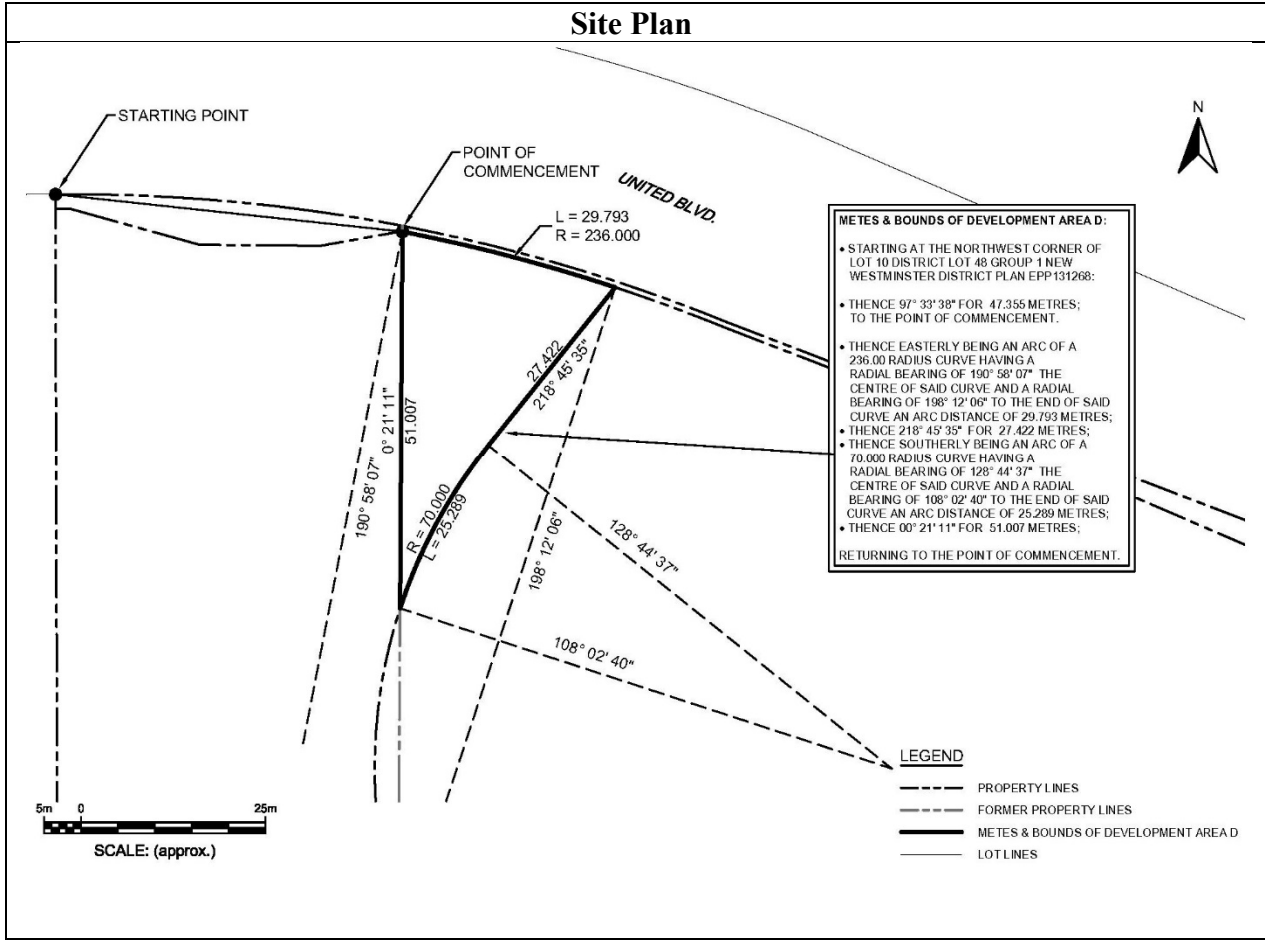
Latitude: $49^{\circ} 13' 48.7''$
Longitude: $122^{\circ} 51' 31.3''$

29 April 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*



29 April 2024

Date Issued

Site Identification Number 28629
Version 9.0 R

Signing Authority
For Director, *Environmental Management Act*

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 assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- a) *Any structures must be slab on grade.*

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<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

29 April 2024

Date Issued

Site Identification Number 28629
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

4 of 6

Schedule C

Substances and Uses

Substances remediated in soil for urban park land soil use:

To meet numerical remediation standards:

HEPHs	n/a
lead	7439-9-1
zinc	7440-66-6

29 April 2024

Date Issued

Site Identification Number 28629
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

5 of 6

Schedule D

Documents

Summary of Site Condition, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., January 12, 2024;

Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., January 12, 2024;

Summary of Site Condition, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Performance Verification Plan for Certificate of Compliance, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Report of Findings – Human Health and Ecological Risk Assessment, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Report of Findings – Preliminary Site Investigation – Stage 1, Detailed Site Investigation, Confirmation of Remediation and Remediation Plan, 1200 and 1316 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 8, 2023;

Protocol 6 Preapproval Application, Area Wide Fill Asserted, 1200 and 1316 United Boulevard, Coquitlam, BC, British Columbia Ministry of Environment and Climate Change Strategy, December 15, 2022;

Report of Findings Preliminary Site Investigation – Stage 2, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., July 2008;

Report of Findings Preliminary Site Investigation – Stage 1, 1200 United Boulevard, Coquitlam, BC, Keystone Environmental Ltd., May 6, 2008; and

Pacific Reach Business Park – Lot 29, Environmental and Contaminant Assessment, Thurber Engineering Ltd., March 2000.

29 April 2024

Date Issued



Signing Authority
For Director, *Environmental Management Act*