

Phase I Environmental Site Assessment for 3596 Innes Court, Coquitlam, BC

Submitted to:
CITY OF COQUITLAM

Date of Report Validity:
September 19, 2024

Investigator

Kayla Stefaniuk, B.Env.
Field Lead, Detailed Site Investigations



Reviewer

Brent Couper-Cruickshank, B.Sc., P.Ag.
Project Lead, Preliminary Site Investigations

Compliance Statement

Next Environmental Inc. recognizes that we are located on the ancestral and unceded homelands of the hənq̓əminəm and Skwxwú7mesh speaking peoples and are grateful to be on this territory.

This report was completed in accordance with the Environmental Management Act and the regulations thereto as in effect at the date of the report. The staff of Next Environmental Inc. ("NEXT") has over 120 years of combined experience in environmental investigation and remediation of contaminated sites. NEXT has completed over 10,000 environmental studies including Stage 1 and Stage 2 Preliminary Site Investigations, Detailed Site Investigations, Remediation Plans, Remediations, Risk Assessments, Confirmatory Sampling and Monitoring Reports. The reviewer has participated in, coordinated and/or reviewed all types of environmental studies. The field staff has worked under the direct supervision of the reviewer and has experience in on-site evaluations and investigations. Both the undersigned field staff and reviewer were directly involved in this project. Report does not constitute warranty. The assessment and conclusions in this report are based on the interpretation of information collected during the investigation and/or from relevant knowledgeable parties/resources. The accuracy of the information available to or presented to NEXT cannot be warranted and/or is the responsibility of the issuers. NEXT does not therefore warrant the information contained in this report. The responsibility of NEXT is to express an opinion on the information as obtained/presented regarding the environmental status of the Site and the degree to which it constitutes a potential environmental liability, as at the date of the report. Services considered confidential and cannot be relied on by third parties. The contents of this report are confidential and are intended for the exclusive use of the Client unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this report. Any use of the report or reliance on or decision made based on its contents by any third party is at the risk of said party. NEXT is not responsible for any representations made by the Client to a third party based on the contents of this report. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this report.



NEXT ENVIRONMENTAL INC

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Date of Report Validity:
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Next Environmental Inc. ("NEXT") was engaged by City of Coquitlam ("Client") to conduct a Phase I Environmental Site Assessment ("Phase I ESA") for a property located at 3596 Innes Court, Coquitlam, BC (herein referred to as the "Site"). This report has been prepared in support of facilitating due diligence for the Site. Authorization to proceed with this evaluation was provided by Justin Jay on September 11, 2024.

This report summarizes the results of a Phase I Environmental Site Assessment conducted by Next Environmental Inc. Areas of Potential Environmental Concern ("**APECs**") and Items of Low Potential Environmental Concern ("**Items**") are noted in the text throughout Part 1 to Part 4 when identified from information sources, and then summarized and discussed further in Part 5 and 6. APECs generally warrant further investigation if identified. Items are not considered to be a significant environmental concern and do not require additional investigation. Please refer to the Appendices for the Methodology (including data sources), List of Acronyms, and other pertinent information provided by others.

In compliance with the Canadian Standards Association Standard Z768-01 (R2022) for Phase I Assessments, this report assesses the likelihood of contamination by reviewing available information, following generally accepted consulting practice and standards. The accuracy of historical and current information provided by others cannot be warranted. Our responsibility is to express an opinion on the likelihood of contamination based on our review.

APECs Present	No
Further Investigation Recommended	No

