

Stage 1

Preliminary Site Investigation

for

3561 Gislason Avenue, Phase 2A, Coquitlam, BC

Submitted to:
CITY OF COQUITLAM

Date of Report Validity:
February 2, 2021

Investigator

Riley Donaldson, B.Sc., G.I.T.
Field Lead, Preliminary Site Investigations



Reviewer

Ryuji Marumo, B.Sc., P.Geo.
Manager, Field Investigations



Compliance Statement

This report was completed in general compliance with the Environmental Management Act and the regulations thereto, as well as the Canadian Standards Association Standard Z768-01 for Phase I Environmental Site Assessments as in effect at the date of the report. The staff at NEXT has over 120 years of combined experience in environmental investigation and remediation of contaminated sites. NEXT has completed over 8,000 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 staff work under the direct supervision of the senior 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 investigations 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, as at the date of the report. NEXT will render the Services outlined in the Contract to the Client with that degree of skill, care and diligence normally provided by environmental consultants in the performance of services in respect of projects of a similar nature to that contemplated by the Contract at the time and place that such Services are rendered. 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, the Ministry of Environment & Climate Change Strategy, and the Society of Contaminated Sites Approved Professionals ("CSAP Society") of BC 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.



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STAGE 1 PRELIMINARY SITE INVESTIGATION – OPINION

Date of Report Validity:
February 2, 2021

Next Environmental Inc. (“NEXT”) was engaged by City of Coquitlam (“Client”) to conduct a Stage 1 Preliminary Site Investigation (“Stage 1 PSI”) for a property located at 3561 Gislason Avenue, Phase 2A, Coquitlam, BC (herein referred to as the “Site”). This report has been prepared in support of due diligence. Authorization to proceed with this evaluation was provided by Curtis Scott on January 21, 2021.

This report summarizes the results of an environmental Stage 1 Preliminary Site Investigation 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 5 when identified from information sources, and then summarized and discussed further in Part 6 and 7. APECs require 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 Ministry’s Environmental Management Act and CSA Guidelines, 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. Please note that this summary should be read in conjunction with the entire report.

APECs Present	No
Further Investigation Recommended	No