



December 6, 2024

File No.: 64615

Ministry of Transportation and Transit
4C – 940 Blanshard Street
PO Box 9850 Stn Prov Govt
Victoria, BC V8W 9T5

Attention: Julie Sandusky, P.Geo.

**STEP A SCREENING SUMMARY
12663 COQUITLAM RIVER BRIDGE NO. 02696**

Dear Julie,

The Ministry of Transportation and Transit (MoTT) provided a framework for identifying and characterizing potentially contaminated soil in its Technical Circular document T-03/20 dated August 4, 2020. In accordance with MoTT's document, Thurber completed a "Step A – Screening Summary" for the 12663 Coquitlam River Bridge, Coquitlam, British Columbia (hereafter referred to as the "Project"), shown in Figure 1.

This summary was prepared for the exclusive use of MoTT, and Authorized Users as defined by contract 860CS5299. Any use which a third party makes of this report, or any reliance on decisions based on it are the responsibility of such third parties. Thurber accepts no responsibility for damage incurred by third parties as a result of decisions made or actions taken based on this report. It is a condition of this report that Thurber's performance of its professional services is subject to the attached Statement of Limitations and Conditions.

1. BACKGROUND

The Project area consists of a 275 m long stretch of Highway 7B, referred to as the Mary Hill Bypass, including the 12663 Coquitlam River Bridge. The 120 m long bridge consists of four lanes, two in either direction, with a barrier and a pedestrian path. The Project involves removing existing catch basins and installing new depressed combined catch basins with integrated oil grit separators.

2. RECORDS REVIEWED

The Project area was based on drawings entitled *Ministry of Transportation & Infrastructure Lower Mainland District Highway No. 7B Coquitlam River Bridge No. 02696 Storm Drain Plan* dated July 17, 2021, prepared by Mott Macdonald and provided by MoTT to Thurber via email on October 30, 2024.

3. SCOPE OF SERVICES

In accordance with our proposed scope, we completed the following:

- A desktop review of available current and historical information concerning the activities conducted in the project area and on nearby lands.
- Preparation of this summary report.

4. DESKTOP REVIEW

4.1 Site Registry

The Site Registry is a database maintained by the Ministry of Environment and Climate Change Strategy (ENV) that contains information on the contaminant status of listed properties. The Registry was searched using a 500 m radius area search procedure.

- Site ID 306: This listing is located at 70 Colony Farm Road, Coquitlam, located approximately 150 m to the northwest of the Project area. This listing pertains to the Colony Farm Hospital and was most recently updated in December 1994. A Contaminated Soil Remediation Plan and the decommissioning of a fueling facility were listed on the Registry in 1992. A Phase II assessment for soil and groundwater sampling program and delisting of a soil holding facility were listed in 1994. Based on the distance of this property, the Colony Farm Hospital has a low potential to impact the Project area.

The search results are included in Appendix B.

4.2 Federal Contaminated Sites Inventory

The Federal Contaminated Sites Inventory is a database maintained by the Federal government that contains information on the contaminant status of Federal land across Canada. The inventory was searched using each of the Project coordinates on the Online Map Navigator to identify properties within a 100 m radius of the Project.

No properties were identified within a 100 m radius of the Project area. The search results are provided in Appendix B.

4.3 Air Photographs

Historical aerial photographs for the Project area and the adjacent properties were obtained from the UBC Geographic Information Centre. Aerial photographs from 1938, 1946, 1954, 1959, 1963,

1969, 1974, 1979, 1984, 1989, 1994, 1999, 2004, 2009, and 2016 were reviewed. Additionally, aerial photographs from Google Earth from 2019 and 2024 were reviewed.

A summary of observations of the Project area and surrounding area is provided below.

YEARS	PROJECT
1938, 1946, 1954, 1959, 1963, 1969, 1974 and 1979	The project area consists of the Coquitlam River. The banks of the river are vegetated. The eastern portion of the Project area is agricultural land. No bridge is present.
1984	The Project area appears to be under construction. The eastern and western portion of the Project area appear to be excavated. No bridge is present.
1989, 1994, 1999, 2004, 2016, 2019 and 2024	The Project area appears to be occupied by Coquitlam River Bridge, part of Highway 7B.

For all aeriels reviewed, Coquitlam River runs north to south through the Project area below 12663 Coquitlam River Bridge. The Coquitlam River meets the Fraser River 80 m south of the Project area.

YEARS	NORTH	EAST	SOUTH	WEST
1938, 1946, 1954, 1959, 1963, 1969, 1974 and 1979	Coquitlam River with vegetated riverbanks. Followed by some structures, part of Kwikwetlem First Nation. Northwest is Colony Farm Hospital.	Forested area, followed by agricultural land.	Coquitlam River intercepting the Fraser River. Sand banks and vegetation surrounds the river.	Agricultural land.
1984		An excavated path assumed to be the future Highway 7B, surrounded by a forested area.		An excavated path assumed to be the future Highway 7B, surrounded by agricultural and vegetated land.
1989, 1994, 1999, 2004, 2016	Coquitlam River with vegetated riverbanks. Followed by small development of houses, part of Kwikwetlem First Nation. Northwest is Colony Farm Hospital.	Highway 7B continues through the forested Coquitlam River Wildlife Management Area, part of ʕéxətəm Regional Park.		Highway 7B continues through a vegetated and agricultural area.

YEARS	NORTH	EAST	SOUTH	WEST
2019, and 2024	Coquitlam River with vegetated riverbanks. Followed by small development of houses, part of Kwikwetlem First Nation. Northwest is Colony Farm Hospital.			Highway 7B continues through a vegetated and agricultural area. A perimeter road and access road has been built around Colony Farm Hospital to Highway 7B

4.4 Street Level Imagery

Web-based images of the Project area and surrounding area were reviewed for the years 2007, 2009, 2012, 2014, 2017, 2019 and 2020.

YEAR(S)	PROJECT
2007, 2009, 2012, 2014, 2017, 2019 and 2020	The Project area appears to be a section of Highway 7B including the Coquitlam River Bridge. The bridge consists of four lanes, two in either direction, with a barrier and a pedestrian path.
YEAR(S)	NORTH
2007, 2009, 2012, 2014, 2017, 2019 and 2020	Coquitlam River which bends to the northeast surrounded by ʕéxətəm Regional Park forested land, including a multi-use gravel path.
YEAR(S)	EAST
2007, 2009, 2012, 2014, 2017, 2019 and 2020	Highway 7B continues east through the forested Coquitlam River Wildlife Management Area, part of ʕéxətəm Regional Park.
YEAR(S)	SOUTH
2007, 2009, 2012, 2014, 2017, 2019 and 2020	Coquitlam River intercepting the Fraser River.
YEAR(S)	WEST
2007, 2009, 2012, 2014, 2017, 2019 and 2020	Highway 7B continues west through a vegetated and agricultural area, part of the Colony Farm Hospital property.

5. DISCUSSION

The historical review indicated that the Project area was under construction in 1989 and has been occupied by the Coquitlam River Bridge, part of Highway 7B, since at least 1994. Prior to 1984, the Project area was undeveloped and consisted of the Coquitlam River. The eastern side of the Coquitlam River consisted of agricultural and a vegetated area, while the western portion was a forested area.

Colony Farm Hospital has been present 150 m to the northwest of the Project area since at least 1938. The historical aerial review indicated that the Colony Farm Hospital footprint has increased over the years and has been surrounded by agricultural land. The Kwikwetlem First Nation community has been present north of the Project area beyond Coquitlam River, since at least 1938. Increased construction of houses and roads was visible in 2012.

No items of potential environmental concern were noted within 150 m of the Project area and the surrounding areas.

5.1 Schedule 2 Activities

Schedule 2 of the CSR is a list of commercial and industrial activities that ENV considers a potential risk to the environment. Based on our historical review and observations, no Schedule 2 Use activities were identified at or within 100 m of the Project area.

5.2 High Risk Sites

Based on our historical review, no high-risk sites were identified near or at the Project area.

6. RECOMMENDATIONS

As no Schedule 2 activities or high-risk sites were identified at or adjacent to the Project, a Step B Soil Characterization Report is not required for any cut soils to be relocated within the Project area or to a MoTT property as per the Technical Circular T- 03/20.

If any cut soils cannot be relocated within the Project area or to a MoTT property, a Step B Soil Characterization Report is recommended prior to any soils being disposed of at a third-party receiving facility.

If soils suspected to be contaminated or hazardous are identified during project works, soil must be handled in accordance with SS165.14.03 and Appendix 165-A of MoTT's "2020 Standard Specifications for Highway Construction" dated November 1, 2020. Suspect soils require



segregating, testing, handling, and disposal at an approved disposal site or licensed disposal facility.



7. CLOSURE

We trust this information meets your present needs. If you have any questions, please contact the undersigned at your convenience.

Yours truly,
Thurber Engineering Ltd.

A handwritten signature in black ink, appearing to read 'Ella R.' with a flourish at the end.

Ella Renzoni, EIT
Environmental Engineer

A handwritten signature in black ink, appearing to read 'T. Deeter' with a flourish at the end.

Travis Deeter, PAg, CSAP
Review Scientist

Attachments

Statement of Limitations and Conditions

Appendix A Figure 1

Appendix B Site Registry and Federal Contaminated Sites Inventory Findings



STATEMENT OF LIMITATIONS AND CONDITIONS

1. STANDARD OF CARE

This Report has been prepared in accordance with generally accepted engineering or environmental consulting practices in the applicable jurisdiction. No other warranty, expressed or implied, is intended or made.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report, which is of a summary nature and is not intended to stand alone without reference to the instructions given to Thurber by the Client, communications between Thurber and the Client, and any other reports, proposals or documents prepared by Thurber for the Client relative to the specific site described herein, all of which together constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. THURBER IS NOT RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF REPORT

The Report has been prepared for the specific site, development, design objectives and purposes that were described to Thurber by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the Report, subject to the limitations provided herein, are only valid to the extent that the Report expressly addresses proposed development, design objectives and purposes, and then only to the extent that there has been no material alteration to or variation from any of the said descriptions provided to Thurber, unless Thurber is specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client, the BC Ministry of Transportation and Transit (MOTT) and Authorized Users as defined in the MOTT Special Conditions Form H0461d. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT THURBER'S WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS THURBER MAY EXPRESSLY APPROVE. Any use which an unauthorized third party makes of the Report, is the sole responsibility of such third party. Thurber accepts no responsibility whatsoever for damages suffered by any unauthorized third party resulting from use of the Report without Thurber's express written permission.

5. INTERPRETATION OF THE REPORT

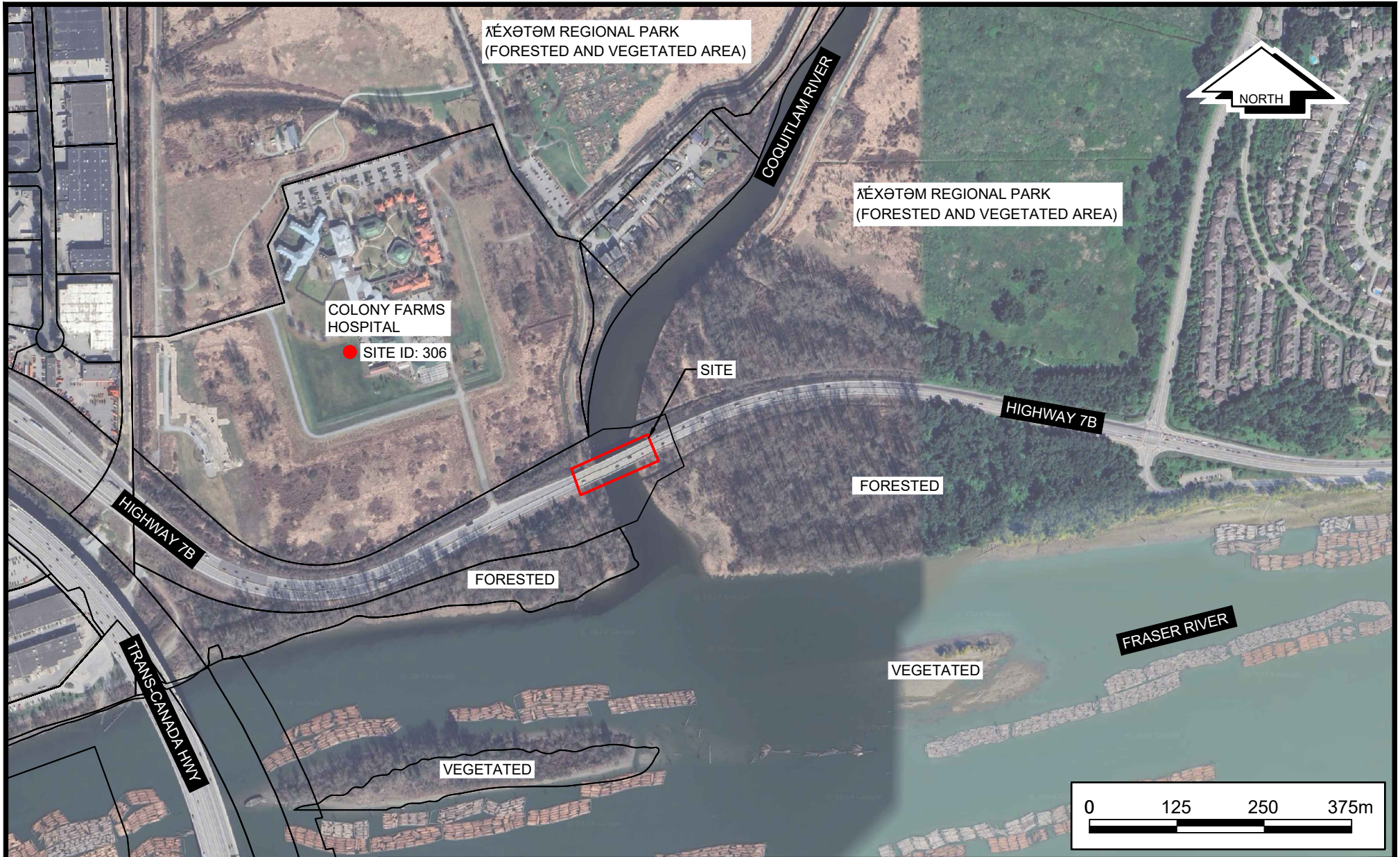
- a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and the Report is delivered subject to the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. If special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to Thurber. Thurber has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, Thurber does not accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by Thurber. Thurber is entitled to rely on such representations, information and instructions and is not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.
- c) Design Services: The Report may form part of design and construction documents for information purposes even though it may have been issued prior to final design being completed. Thurber should be retained to review final design, project plans and related documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the Report's recommendations and the final design detailed in the contract documents should be reported to Thurber immediately so that Thurber can address potential conflicts.
- d) Construction Services: During construction Thurber should be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions in order to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Thurber to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

6. RELEASE OF POLLUTANTS OR HAZARDOUS SUBSTANCES

Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause the escape, release or dispersal of those substances. Thurber shall have no liability to the Client under any circumstances, for the escape, release or dispersal of pollutants or hazardous substances, unless such pollutants or hazardous substances have been specifically and accurately identified to Thurber by the Client prior to the commencement of Thurber's professional services.

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The information, interpretations and conclusions in the Report are based on Thurber's interpretation of conditions revealed through limited investigation conducted within a defined scope of services. Thurber does not accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.

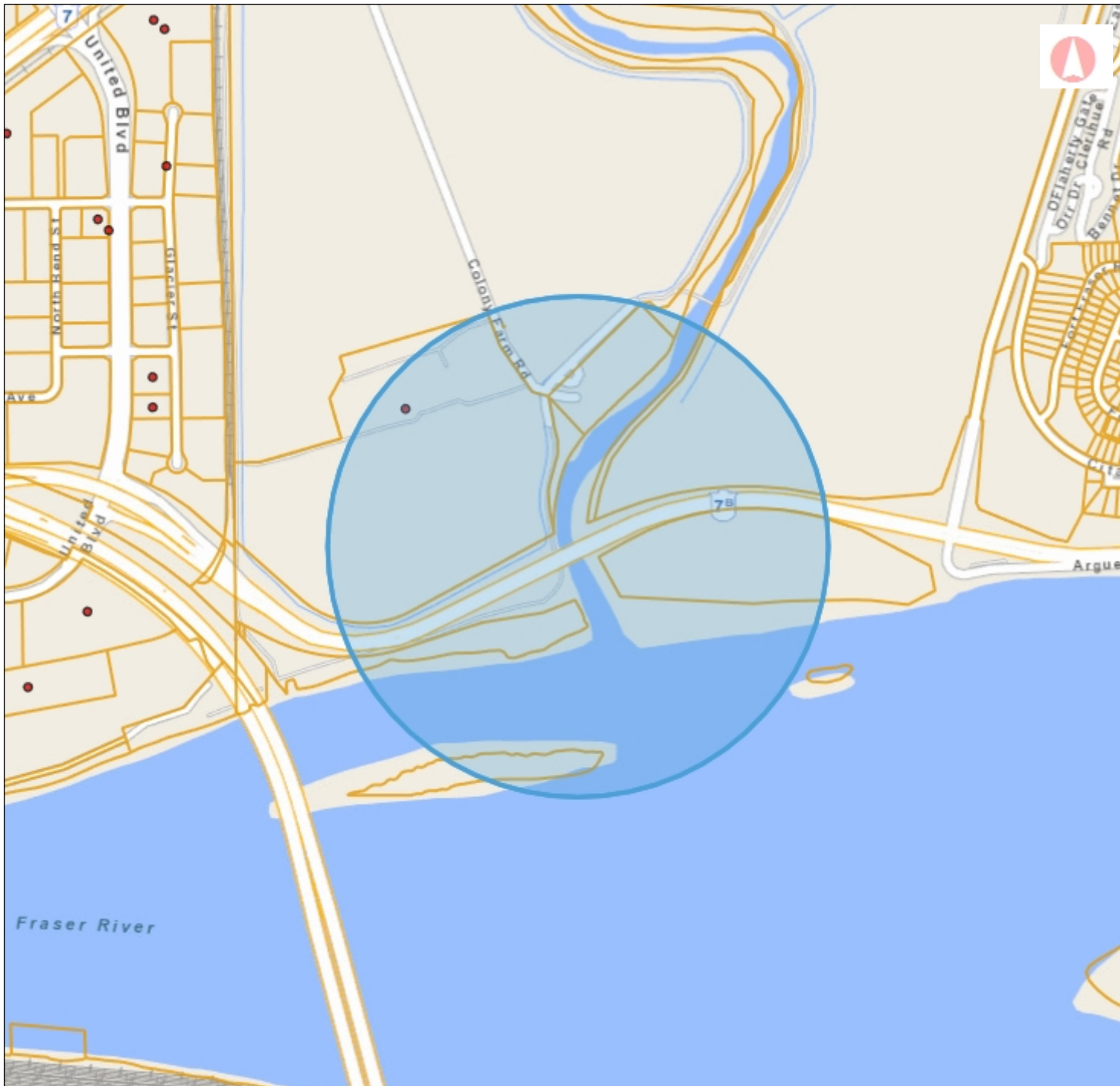


LEGEND:

- SITE BOUNDARY
- BC SITE REGISTRY LISTING

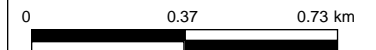


MINISTRY OF TRANSPORTATION AND TRANSIT					
SITE AND SURROUNDING LAND USE					
STEP A SCREENING SUMMARY - 12663 COQUITLAM RIVER BRIDGE NO. 02696					
COQUITLAM, BC					
DESIGNED EMR	DRAWN JL	APPROVED LP	DATE DEC. 05, 2024	SCALE 1:7500	PROJECT No. 64615
				FIGURE NO. 1	REV. -



Legend

- Environmental Remediation
- PMBC Parcel Cadastre - Ou



1: 18,056

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Datum: NAD83
 Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



Treasury Board of Canada Secretariat

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DFRP/FCSI - Map Navigator

Area: Coquitlam, Port Coquitlam **Content:** 0 Federal Property, 0 Federal Building, 0 Federal Contaminated Site



Layers

- ★ Federal Properties
- ★ Federal Buildings
- Active Federal Contaminated Sites
- Suspected Federal Contaminated Sites
- Closed Federal Contaminated Sites
- Economic Region
- Census Divisions
- Census Subdivisions
- Metropolitan Areas
- Federal Electoral Districts
- Treaty Areas

¹ This layer is visible only when the map scale is smaller than 1:3,000,000.

² ● Suspected ● Active ● Closed

³ Google base maps are only available when the map scale is smaller than 1:60,000.

The tables content is currently representing the actual map.

[UPDATE TABLES](#)

Federal Properties (0) / Parcels (0) **Federal Buildings (0)** **Federal Contaminated Sites (0)**

No record found.