



Ministry of  
Environment

**PRELIMINARY DETERMINATION**  
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination 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.

This is to advise that I will consider submissions received 30 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

Sept 22, 2015  
Date Issued

Peggy Evans  
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For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 6560 McMillan Way,  
Richmond, British Columbia which is more particularly known and described as:

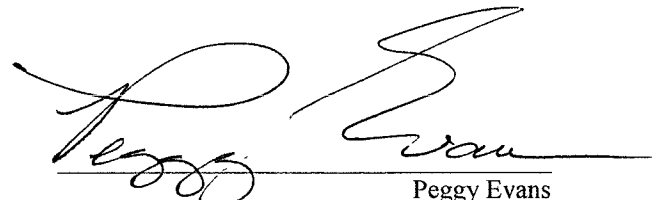
Parcel A Section 9 Block 4 North Range 4 West New Westminster District Plan LMP39235

PID: 024-239-879

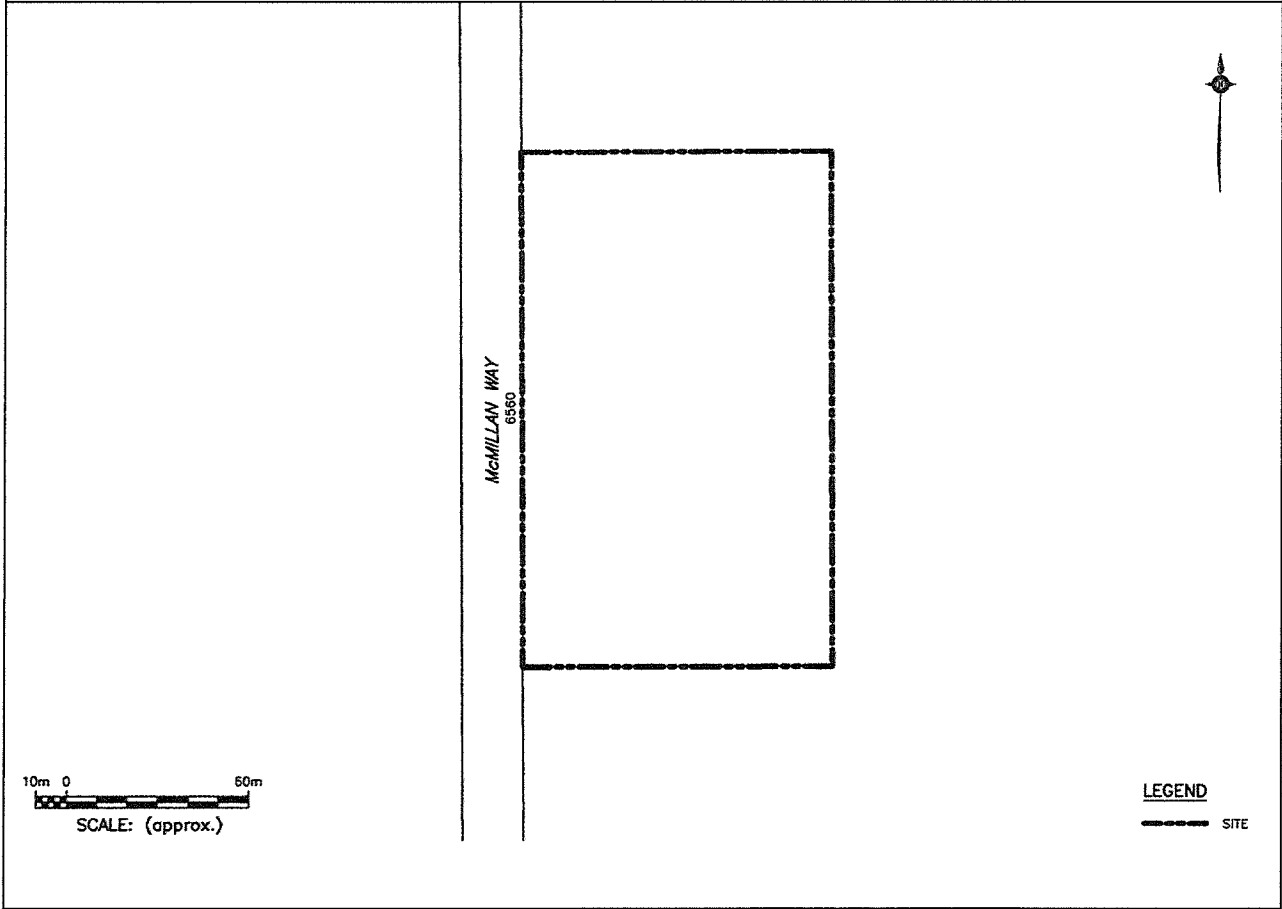
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 0.7"  
Longitude: 122° 59' 35.6"

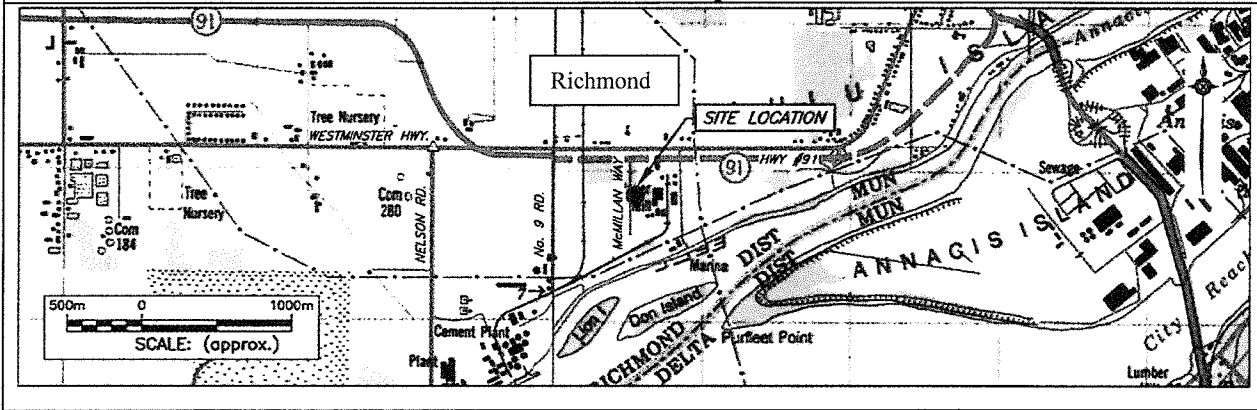
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### Site Plan

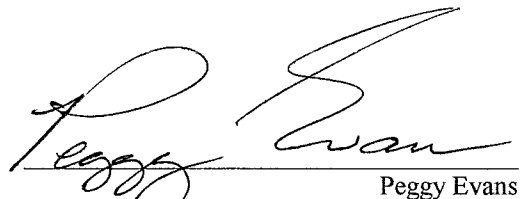


### Location Map



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## 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 Determination of Contaminated Site 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 the site. These assumptions include the following:

- (a) Building foundations must have no contact with groundwater;

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 in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for commercial land soil use:*

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, tin, vanadium and zinc;
- VPHs, LEPHs and HEPHs;
- Benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indol[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Benzene, toluene, ethylbenzene and xylene; and
- Bromobenzene, Bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, 1,2-dibromomethane, dibromomethane, dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,1-dichloroethylene, dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), 4-methyl-2-pentanone, methyl tert-butyl ether (MTBE), monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11) and trichloromethane (chloroform).

#### *Substances evaluated in vapour for commercial land vapour use:*

To meet numerical standards prescribed for defining whether a site is contaminated:

- Bromodichloromethane (BDCM), benzene, 1,3-butadiene, chlorobenzene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane (methyl chloride), decane (nC10), 1,2-dibromoethane (ethylene dibromide) (EDB), dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), ethylbenzene, hexane (nC6), isopropyl benzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), toluene, tribromomethane (bromoform), 1,1,1-trichloroethane, 1,1,2-trichloroethane,

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trichloroethylene (TCE), trichlorofluoromethane (Freon 11), trichloromethane (chloroform), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and xylenes;

- Naphthalene; and
- VPHv.

***Substances evaluated in water for drinking water use:***

To meet numerical standards prescribed for defining whether a site is contaminated:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium and zinc;
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene(cis), 1,2-dichloroethene(trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene(cis), 1,3-dichloropropene(trans), monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane and vinyl chloride;
- Benzene, toluene, ethylbenzene and xylenes; and
- Benzo[a]pyrene.

***Substances evaluated in water for marine aquatic life water use:***

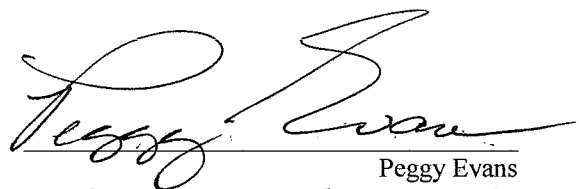
To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- VPHw, LEPHw, VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Ethylene glycol and propylene glycol;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene and trichloroethene;
- Benzene, toluene, and ethylbenzene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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*Substances evaluated in water for freshwater aquatic life water use:*

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- VPHw, LEPHw, VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Ethylene glycol and propylene glycol;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene and trichloroethene;
- Benzene, toluene, and ethylbenzene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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## Schedule D

### Documents

- *Summary of Site Conditions, 6560 McMillan Way, Richmond, BC*, prepared by Michael Geraghty P.Geo., Keystone Environmental Ltd., August 18, 2015;
- *Addendum Report, 6560 McMillan Way, Richmond, BC, Site Registry Identification: 17263. Parcel Identifier: 024-239-87*. Prepared by Keystone Environmental Ltd. August 18, 2015;
- *Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, 6560 McMillan Way, Richmond, BC*, prepared by Keystone Environmental for 453671 BC Ltd. April, 2015;
- *Release Request – Scenario 5 Development Permit Application, 6560 McMillan Way, Richmond, BC PID: 024-239-879 Site Registry Site ID: 17263*, prepared by Keystone Environmental Ltd. for BC Ministry of Environment. January, 2015;
- *Report of Findings – Phase II Environmental Site Assessment, 6560 McMillan Way, Richmond, BC*, prepared by Keystone Environmental for Beedie Construction Ltd. December 2014; and
- *Phase I Environmental Site Assessment, 6560 McMillan Way, Richmond, BC*. prepared by EBA Engineering Consultants Ltd. for Beedie Group. July 2007.

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