



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 35 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.

July 13, 2016  
Date Issued

  
J.A. Brooke  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 518 and 522 Clarke Road, Coquitlam, British Columbia which is more particularly known and described as:

Lot 2, District Lot 7, Group 1, New Westminster District Plan 11275, Except Plan EPP21532  
PID: 009-492-640 518 Clarke Road

Lot 1, District Lot 7, Group 1, New Westminster District Plan 11275, Except Parcel "A"  
(Bylaw Plan 43189) and Plan EPP21532  
PID: 001-550-527 522 Clarke Road

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

Latitude:	49°	15'	36.0"
Longitude:	122°	53'	29.4"

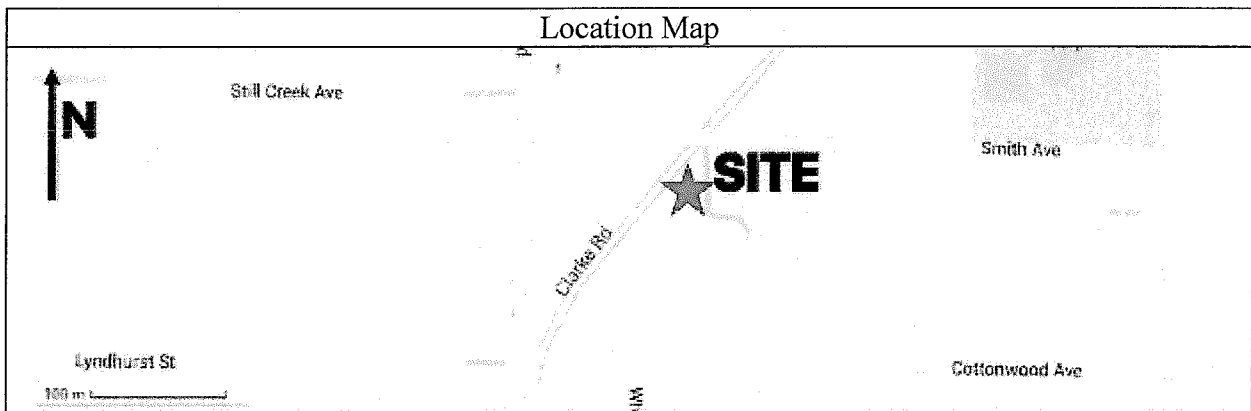
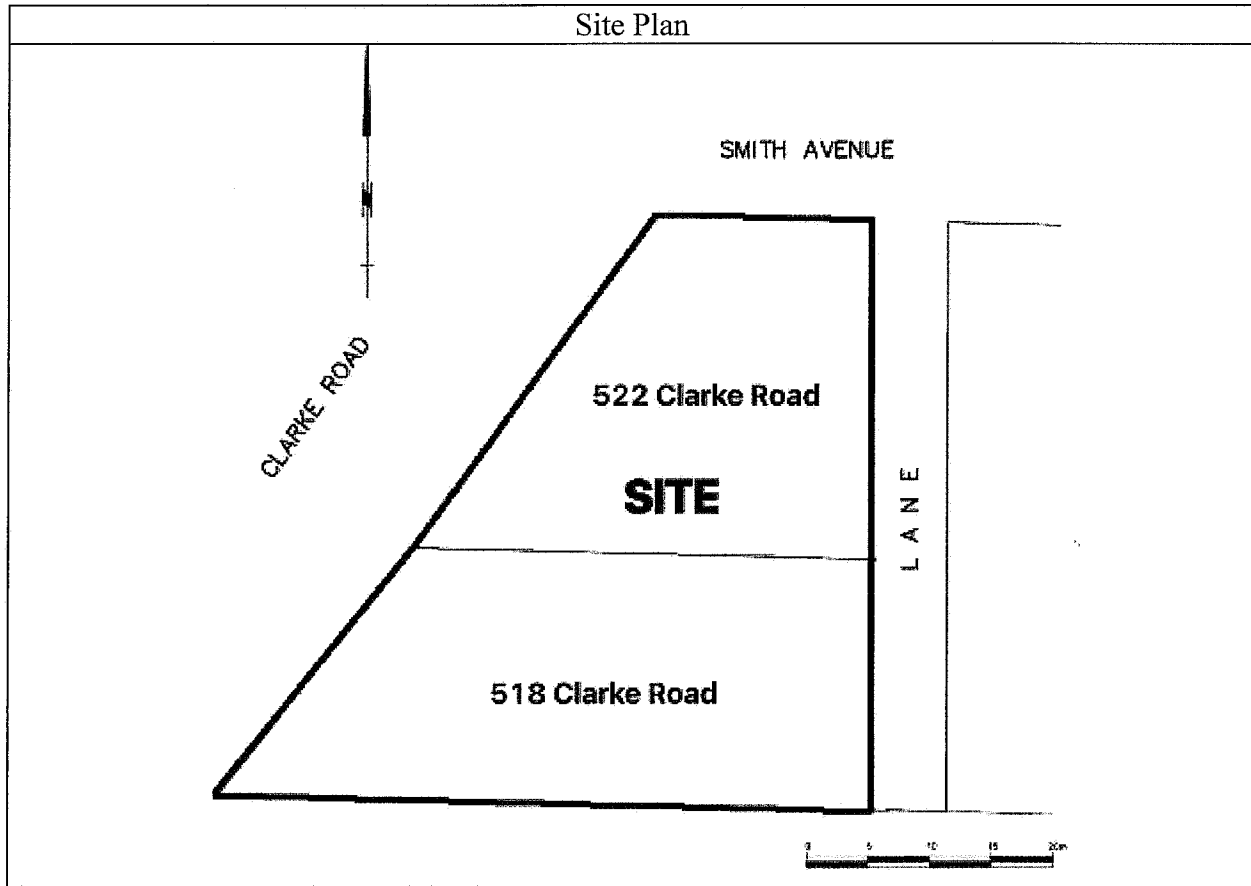
Date Issued

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SITE Identification Number 19186  
Version 8.0 R

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2 of 7



Date Issued July 13, 2016

SITE Identification Number 19186  
Version 8.0 R

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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 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 existing or expected at the site. These assumptions include the following:

- a) Any buildings at the Site will not extend more than 12m below surface grade, including underground parking structures.

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

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4 of 7

## Schedule C

### Substances and Uses

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

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium and zinc;
- LEPHs, HEPHs, VPHs, and methyl tert-butyl ether (MTBE);
- Bromodichloromethane, bromoform, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, styrene, toluene, and xylene;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and,
- Ethylene glycol, and propylene glycol.

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

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

- Acetone, benzene, bromobenzene, bromodichloromethane, bromomethane, 1,3-butadiene, 2-butanone, carbon disulfide, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, cumene, 1,2-dibromoethane, 1,2-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene, cis, 1,2-dichloroethene, trans, dichloromethane, 1,2-dichloropropane, ethyl acetate, ethylbenzene, 4-methyl-2-pentanone, methylcyclohexane, MTBE (methyl tert-butyl ether), naphthalene, n-decane, n-hexane, styrene, 1,1,2,2-tetrachloroethane, tetrachloroethylene, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, vinyl chloride, VPHv, and xylenes, mixture.

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5 of 7

***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, magnesium, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tert-butyl ether (MTBE),  $VH_{w6-10}$ , and  $EPH_{w10-19}$ ;
- Chloroethane, chloromethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,2-dichloropropane, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- 1,2-Propylene glycol;
- Bromodichloromethane dibromochloromethane, dichloromethane, carbon tetrachloride, bromoform, chloroform and 1,3-dichloropropene;
- Benzene, ethylbenzene, toluene, and xylenes (total); and,
- Benzo[a]pyrene.

***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;
- Methyl tert-butyl ether (MTBE),  $VPH_w$ ,  $LEPH_w$ ,  $VH_{w6-10}$ , and  $EPH_{w10-19}$ ;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, monochlorobenzene, tetrachloroethylene, trichloroethylene;
- Ethylene glycol, and 1,2-propylene glycol;
- Dichloromethane, carbon tetrachloride, and chloroform;
- Benzene, ethylbenzene, toluene, and styrene; and,
- Acenaphthene, acridine, anthracene, benzo(a)anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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6 of 7

## Schedule D

### Documents

*Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated May 2016;

*Site Conditions Update - 518 & 522 Clarke Road, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated April 2016;

*Stage 2 Preliminary Site Investigation - 518 & 522 Clarke Road, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated July 2014;

*Phase II Environmental Site Assessment - 522 Clarke Road, Coquitlam, BC*, prepared by Golder Associates, dated December 2011;

*Phase I Environmental Site Assessment - 518 Clarke Road, Coquitlam, BC*, prepared by Golder Associates, dated December 2011; and

*Phase I Environmental Site Assessment - 522 Clarke Road, Coquitlam, BC*, prepared by Golder Associates, dated December 2011.

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7 of 7