



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.

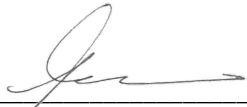
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2016-09-20
Date Issued



Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 100 Braid Street (proposed Lot A), New Westminster, British Columbia which is more particularly known and described as:

Part of Lot 1, Suburban Block 1, Plan 85982
PID: 016-191-412

As described by the metes and bounds:

All of that portion of proposed Lot A, Suburban Block 1, Formerly Plan 85982 which can be more particularly described as follows:

Commencing at the northwestern corner of proposed Lot A;

Thence easterly at a bearing North 90°56'21" East for 39.121 meters along the north boundary of proposed Lot A;

Thence southerly along bearing South 01°00'00" West for 44.450 meters;

Thence westerly along bearing South 89°00'00" West for 4.872 meters;

Thence southerly along bearing South 01°00'00" West for 24.512 meters; Thence westerly at a bearing South 90°03'22" for 34.208 meters along the south boundary of proposed Lot A;

Thence northerly at a bearing North 00°57'56" for 68.955 meters along the west boundary of said Lot A to the point of commencement;

Containing by admeasurement 2,577 square meters more or less.

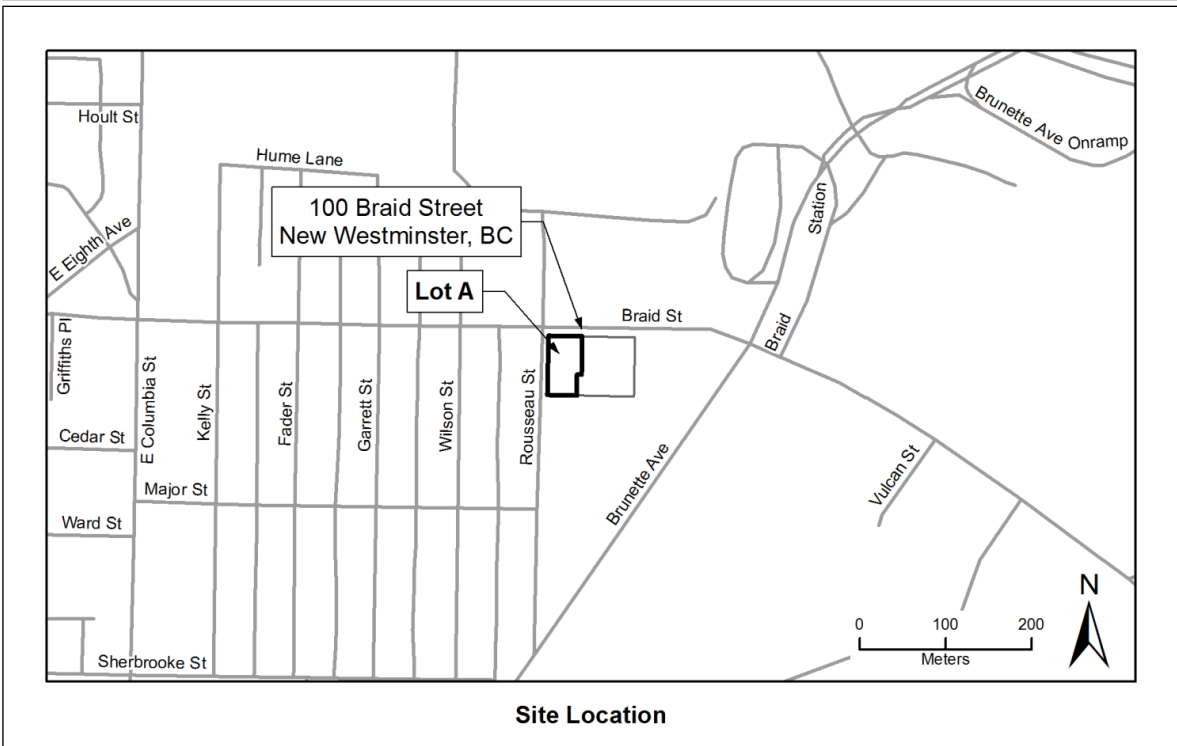
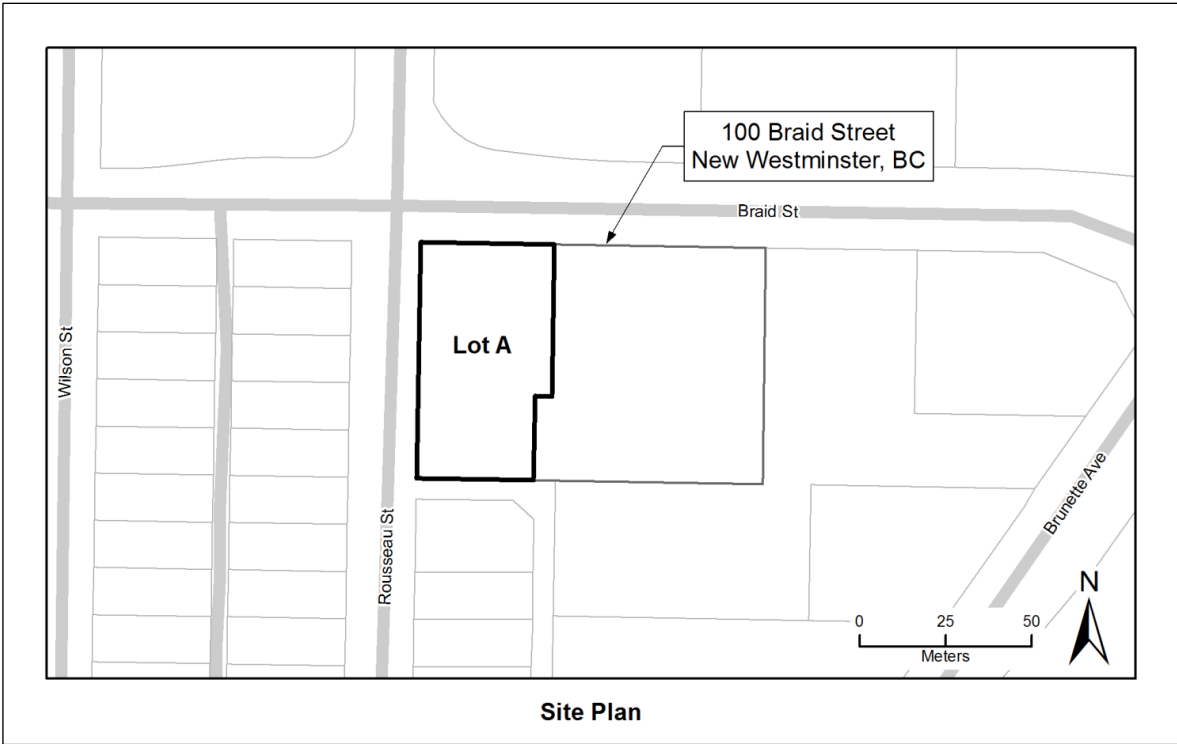
As depicted in a legal sketch plan 30970-3 of the proposed subdivision plan of Lot 1, Suburban Block 1, New Westminster District, Plan 85982, prepared by Mike E. Shaw, B.C. Land Surveyor on July 7, 2016.

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

Latitude: 49° 13' 51.9"
Longitude: 122° 53' 9.3"


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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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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, lithiummercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- Styrene, benzene, ethylbenzene, toluene, xylene;
- Methyl tert-butyl ether (MTBE);
- VPHs, LEPHs, and HEPHs;
- Carbon tetrachloride, chloroform, dichloroethane (1,1-, 1,2-), 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), tetrachloroethylene (PERC), trichloroethane (1,1,1-, 1,1,2-), and trichloroethylene (TCE);
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and monochlorobenzene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Ethylene glycol and propylene glycol (1,2-propanediol);
- Bromobenzene, bromodichloromethane (BDCM), bromomethane (methyl bromide), 1,3-butadiene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), dibromochloromethane (DBCM), dibromomethane (methylene bromide), methyl chloride (chloromethane), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tribromomethane (bromoform), and trichlorofluoromethane (Freon 11).

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 tertiary butyl ether (MTBE);
- VPHw, LEPHw, VHW₆₋₁₀, and EPHw₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, and toluene;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, hexachlorobutadiene, 1,3, monochlorobenzene, 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene;
- 1,2-Dichloroethane, tetrachloroethylene, and trichloroethylene;

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- Ethylene glycol and 1,2-propylene glycol;
- Dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform); and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethylene, dichloromethane (methylene chloride), monochlorobenzene, tetrachloroethylene, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloroethylene, trichloromethane (chloroform), and vinyl chloride;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene; and,
- Bromobenzene, bromomethane (methyl bromide), 1,3-butadiene, chloroethane (ethyl chloride), chloromethane (methyl chloride), dibromomethane (methylene bromide), 1,2-dibromoethane (ethylene dibromide), dichlorodifluoromethane (Freon 12), 1,1-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane (propylene dichloride), trichlorofluoromethane (Freon 11), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, and 1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113).


Substances evaluated in soil vapour for residential land vapour use:

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

- Benzene, bromodichloromethane (BDCM), bromomethane (methyl bromide), carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane (Freon 12), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis

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(1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), ethylbenzene, methylene dibromide (dibromomethane), methyl isobutyl ketone (4-methyl-2-pentanone), , styrene, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PCE) (PERC), toluene, tribromomethane (bromoform), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), and xylenes, mixture, VPHv.

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Schedule D

Documents

Summary of Site Condition, prepared by Chuck Jochems / Hemmera, dated July 21, 2016;

Stage 1 and 2 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, prepared by Daniel D'Angelo and James Mair / Hemmera, dated July 2016;

Stage 1 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, prepared by Marina Makovetski and Neil Shah / Levelton Consultants Ltd., dated September 10, 2015;

Stage 1 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, prepared by Aaron Enquist and Umaakant Narang / Levelton Consultants Ltd., dated December 21, 2007;

Contaminated Soil Remediation and Confirmatory Sampling, 100 Braid Street, New Westminster, BC, prepared by Sonny Bernales and Umaakant Narang / Levelton Engineering Ltd., dated November 28, 2002; and,

Stage 1 Preliminary Site Investigation, 100 Braid Street, New Westminster, BC, prepared by Sonny Bernales and Umaakant Narang / Levelton Engineering Ltd., dated April 30, 2002.

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