



**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.

Date Issued

April 3, 2017

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

## Schedule A

The site covered by this Preliminary Determination is located at 5580 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

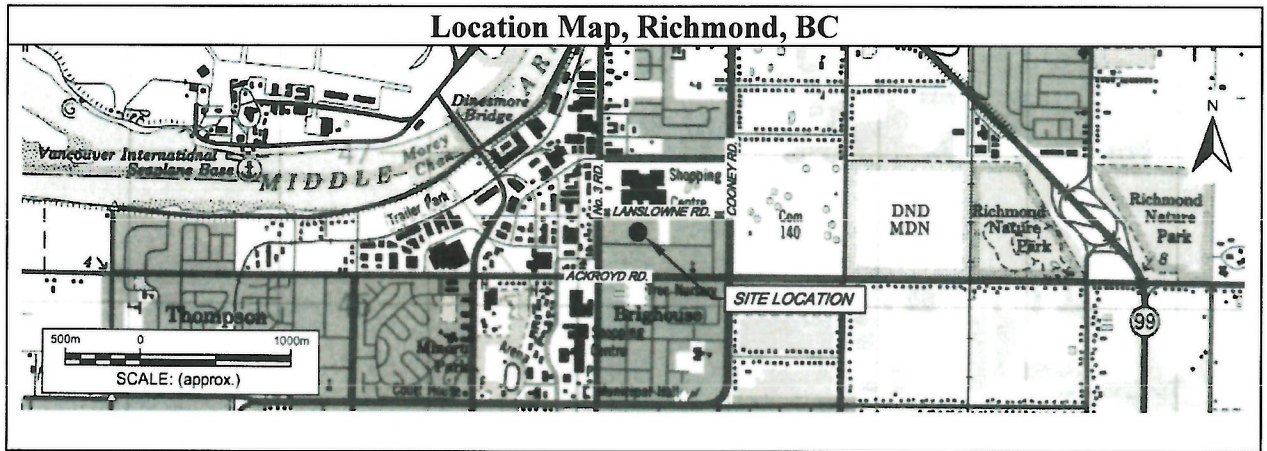
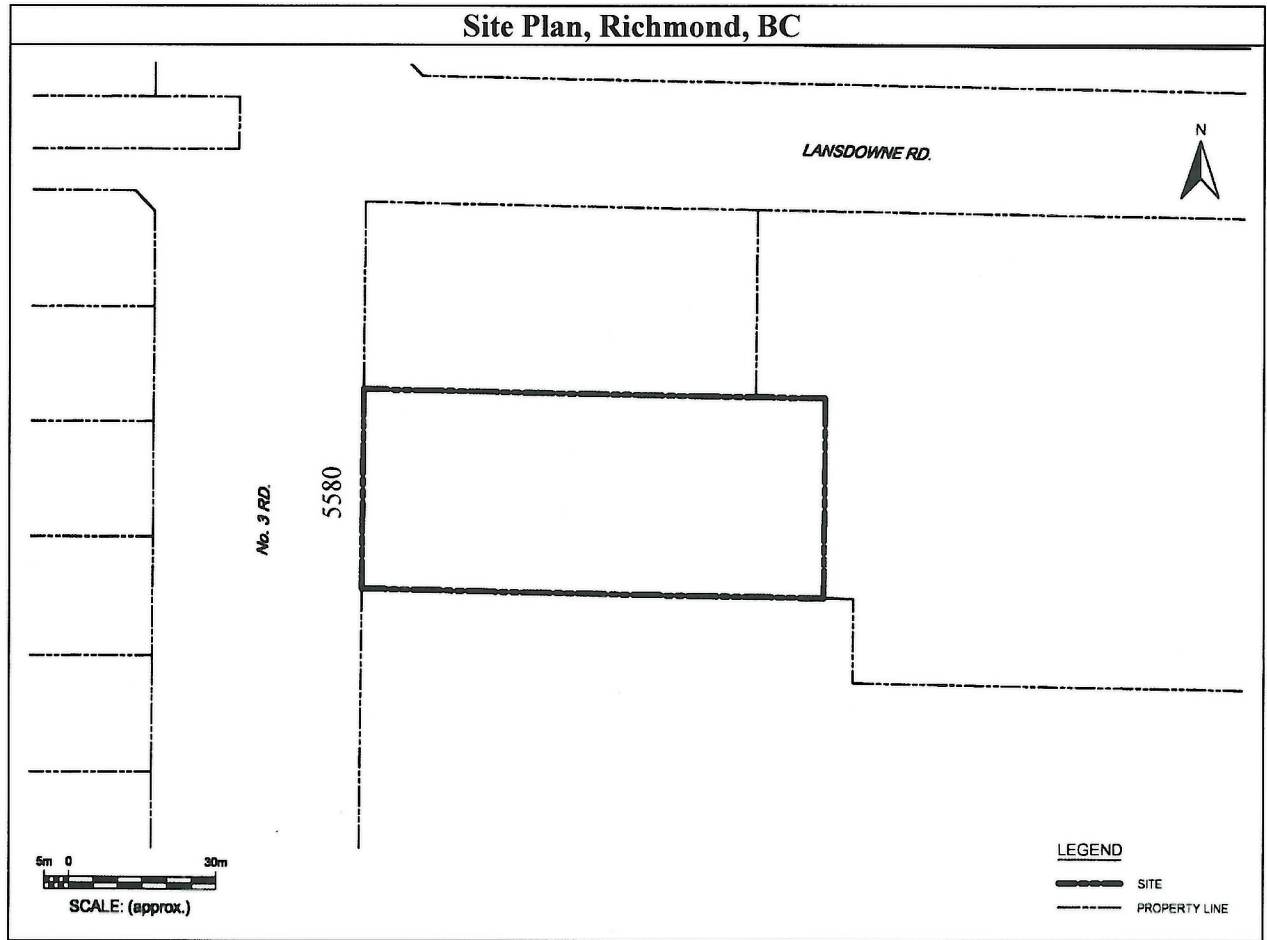
Lot 62 Except: Part Subdivided by Plan 53415; Section 4 Block 4 North Range 6 West  
New Westminster District Plan 40661  
PID: 004-885-473

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

Latitude: 49° 10' 23.70"  
Longitude: 123° 8' 8.70"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, and 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 buildings existing or expected at the site. These assumptions include the following:

- (a) Groundwater must not be in contact with the building foundation slab.

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 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;
- Carbon tetrachloride, chloroform, 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-dichloropropane (cis), 1,3-dichloropropane (trans), monochlorobenzene, 1,1,1-trichloroethane and 1,1,2-trichloroethane;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indo[1,2,3-cd]pyrene, naphthalene, phenanthrene and pyrene;
- Benzene, ethylbenzene, toluene and xylene;
- Ethylene glycol;
- Tetrachloroethylene (PERC) and trichloroethylene (TCE);
- Bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, dibromochloromethane (DBCM), 1,2-dibromomethane, dibromomethane, dichlorodifluoromethane, 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane and trichlorofluoromethane (Freon 11).

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

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

- Benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 2-chlorotoluene, n-decane, dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane, 1,2-dibromoethane (ethylene dibromide), 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 (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), ethylbenzene, 1,3-hexachlorobutadiene, n-hexane, isopropyl benzene (cumene),

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methylcyclohexane, methyl tert-butyl ether (MTBE), 4-methyl-2-pentanone, monochlorobenzene, naphthalene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.

***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;
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, monochlorobenzene, tetrachloroethylene, trichloroethylene and vinyl chloride (chloroethylene);
- Bromodichloromethane, bromoform, carbon tetrachloride, dibromochloromethane and dichloromethane, trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes (total);
- Benzo[a]pyrene; and
- Bromobenzene, bromomethane, 1,3-butadiene, 2-butanone, chloroethane, chloromethane, 1,2-dibromoethane, dibromomethane, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethene(cis), 1,2-dichloroethene(trans), 1,2-dichloropropane, 1,3-dichloropropene(cis), 1,3-dichloropropene(trans), 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, and, trichlorofluoromethane.

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## Schedule D

### Documents

*Summary of Site Conditions, 5580 No. 3 Road, Richmond, BC, Keystone Environmental Ltd., February 28, 2017;*

*Report of Findings – Preliminary Site Investigation Stage 1 and Supplemental Site Investigation, 5580 No. 3 Road, Richmond, BC, Keystone Environmental Ltd., February 2017;*

*Phase I Environmental Site Assessment Update, 5500-5580 No. 3 Road, Richmond, BC, Thurber Engineering Ltd., May 2014;*

*Phase II Environmental Site Assessment, 5500 and 5580 No. 3 Road, Richmond, BC, Thurber Engineering Ltd., February 2013; and*

*Phase I Environmental Site Assessment, 5500 and 5580 No. 3 Road, Richmond, BC, Thurber Engineering Ltd., August 2012.*

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