



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.

December 12, 2017
Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 13868, 13874 and 13878 117 Avenue, Surrey, British Columbia which is more particularly known and described as:

That certain portion of Lot A Block 30 New Westminster District Plan EPP73567 more particularly described as follows:

Commencing at the iron post located at the northwest corner of Lot A Block 30 Group 2 New Westminster District Plan EPP73567;

Thence easterly along the northerly boundary of Lot A Block 30 New Westminster District Plan EPP73567 a distance of 27.350 metres more or less to the found iron post located along the northerly boundary of Lot A Block 30 New Westminster District Plan EPP73567, being the northeast corner of former Lot 3 Block 30 New Westminster District Plan 2546 except part on plan EPP162;

Thence at a bearing of 177 degrees 48 minutes 34 seconds, a distance of 21.017 metres more or less, to the iron post located at the westerly bend along the southerly boundary of Lot A Block 30 New Westminster District Plan EPP73567;

Thence southwesterly along the southerly boundary of Lot A Block 30 New Westminster District Plan EPP73567 a distance of 28.075 metres more or less to the southwest corner of Lot A Block 30 New Westminster District Plan EPP73567;

Thence northerly along the westerly boundary of Lot A Block 30 New Westminster District Plan EPP73567 a distance of 27.110 metres more or less to the point of commencement;

the said portion containing by admeasurement an area of 658.5 square metres more or less;

the said bearings being full circle grid bearings related to Government Control Monuments 5396 and 5397 located in the Integrated Survey Area number 1, City of Surrey, and the said distances being ground measured distances.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by McElhanney Associates Land Surveying Ltd.

PID: Part of 030-202-141

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

Latitude: 49° 12' 52.42"
Longitude: 122° 50' 15.28"

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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 persons 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 expected at the site. These assumptions include the following:

- (a) Any buildings on the site must be constructed with a concrete floor slab located at or above the site grade that existed on October 10, 2017; and
- (b) Groundwater will not come in contact with building foundations.

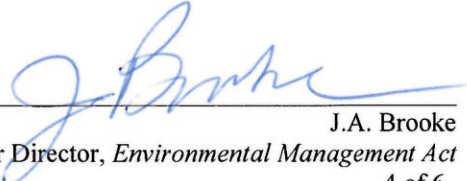
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons 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 industrial 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, strontium, tin, and zinc;
- LEPHs, and HEPHs; and
- 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.

Substances evaluated in vapour for residential land vapour use:

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

- Benzene, n-decane, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, toluene, VPHv, and xylenes.

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, VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, and toluene; 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, lead, lithium, magnesium, mercury, molybdenum, selenium, uranium, and zinc;
- VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- Benzene, ethylbenzene, toluene, and xylenes; and,
- Benzo[a]pyrene.

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., October 2017;
- *Stage 2 Preliminary Site Investigation, 13868, 13874 & 13878 117 Avenue, Surrey, BC, MOTI Site No. 110, 110A, 110B*, SLR Consulting (Canada) Ltd., October 2017;
- *Stage 1 and Limited Stage 2 Preliminary Site Investigation, Gateway Program - South Fraser Perimeter Road, 13868 & 13874 117 Avenue, Surrey, BC, MOTI Site No. 110 and 110A*, SLR Consulting (Canada) Ltd., March 2013; and
- *Limited Phase 2 Environmental Site Assessment, 13868 & 13874 King Road, Surrey, BC*, SLR Consulting (Canada) Ltd., November 27, 2009.

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