



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.

January 29, 2018
Date Issued

Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 855 & 859 Kingsway Avenue, Port Coquitlam, British Columbia, which is more particularly known and described as:

855 Kingsway Avenue:

Parcel "B" (Explanatory Plan 7600), Lot 3, Section 17, Block 6 North, Range 1 East, New Westminster District, Plan 1033;
PID: 001-266-004

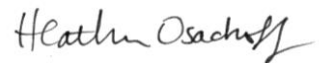
859 Kingsway Avenue:

Parcel "C" (Explanatory Plan 7600), Lot 4 Except: Part Taken Highway on Statutory Right of Way, Plan 62344, Section 17, Block 6 North, Range 1 East, New Westminster District, Plan 1033;
PID: 001-266-012

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

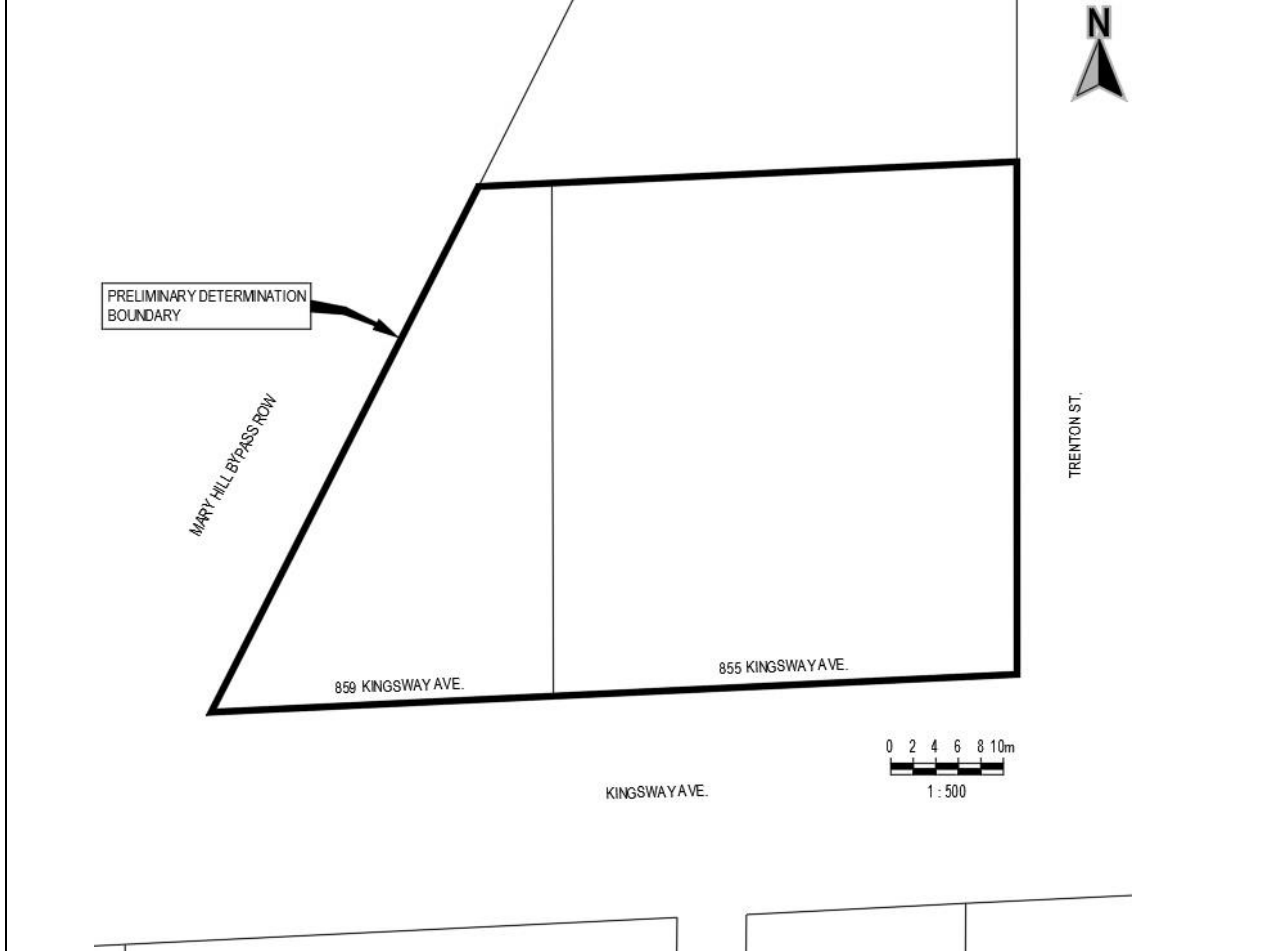
Latitude: 49° 14' 54.20"
Longitude: 122° 44' 16.50"

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Site Plan, Port Coquitlam, BC



Location Map, Port Coquitlam, BC



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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 a Contaminated Sites Regulation numerical standard 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) Buildings on the site will be slab on grade construction.

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 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, lithium, manganese, mercury (inorganic), molybdenum, nickel, selenium, silver, strontium, stable, tin, uranium, vanadium, zinc;
- LEPHs, HEPHs;
- Benz[a]anthracene, benzo[a]pyrene (B[a]P), benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, pyrene;
- 2,4-Dimethylphenol, 2,4-dinitrophenol, 2,6-dimethylphenol, 3,4-dimethylphenol, 2-methyl-4,6-dinitrophenol, nitrophenol (2-, 4-), phenol, cresol;
- Chlorophenol isomers (ortho, meta, para), dichlorophenols (2,6-, 2,5-, 2,4-, 3,5-, 2,3-, 3,4-), trichlorophenols (2,4,6-, 2,3,6-, 2,4,5-, 2,3,5-, 2,3,4-, 3,4,5-), tetrachlorophenols (2,3,5,6-, 2,3,4,5-, 2,3,4,6-), pentachlorophenol.

Substances evaluated in vapour for residential land vapour use:

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

- 2-Chlorophenol and naphthalene.

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, zinc;
- LEPHw, EPHw10-19;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, quinoline;
- Nonchlorinated phenols (total);
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol.

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Substances evaluated in water for drinking water use:

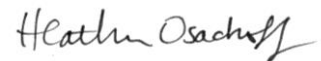
To meet numerical standards prescribed for defining whether a site is contaminated:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury (inorganic), molybdenum, selenium, strontium, stable, tin, uranium, zinc;
- EPHw10-19;
- Benzo[a]pyrene;
- 2,4-Dimethylphenol, 2,6-dimethylphenol, 3,4-dimethylphenol, 2-methyl-4,6-dinitrophenol, phenol;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol.

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Schedule D

Documents

Summary of Site Condition by Michael Muttersbach, Next Environmental Inc., October 23, 2017;

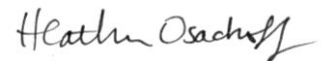
Stage 2 Preliminary Site Investigation, 855 & 859 Kingsway Ave., Port Coquitlam, BC, by Chris Steele & Gordon Guy, Next Environmental Inc., October 23, 2017; and

Stage 1 Preliminary Site Investigation, 855 & 859 Kingsway Ave., Port Coquitlam, BC, by Chris Steele & Gordon Guy, Next Environmental Inc., April 28, 2016; Revised October 23, 2017.

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