



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.

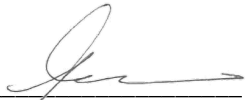
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2017-12-21
Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 1706, 1716, 1726, 1736, and 1746 Perkins St., Port Coquitlam, British Columbia which is more particularly known and described as:

Lot 9, Block 13, Section 17, Block 6, North Range 1 East, New Westminster District, Plan 2416; PID 012-645-575 (1706 Perkins St.)

Lot 8, Block 13, Section 17, Block 6, North Range 1 East, New Westminster District, Plan 2416; PID 012-645-559 (1716 Perkins St.)

Lot 7, Block 13, Section 17, Block 6, North Range 1 East, New Westminster District, Plan 2416; PID 012-645-516 (1726 Perkins St.)

Lot 6, Block 13, Section 17, Block 6, North Range 1 East, New Westminster District, Plan 2416; PID 012-645-486 (1736 Perkins St.)

Lot 5, Block 13, Sections 16 and 17, Block 6, North Range 1 East, New Westminster District, Plan 2416; PID 007-464-975 (1746 Perkins St.)

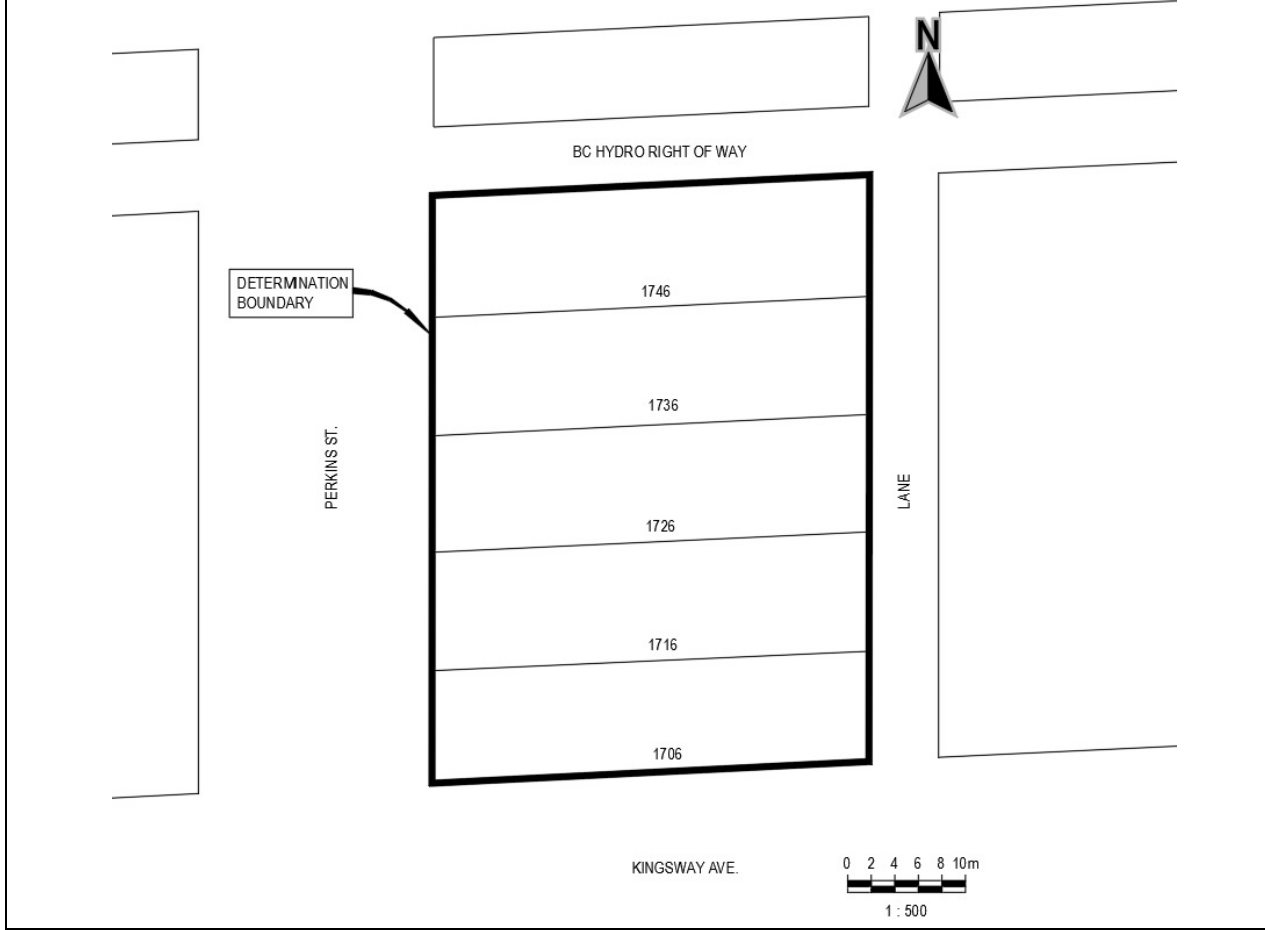
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 54.70"
Longitude: 122° 44' 06.60"

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Site Plan, Port Coquitlam, BC




Location Map, Port Coquitlam, BC



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Site Identification Number 21118
Version 8.0 R


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For Director, *Environmental Management Act*
3 of 7

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use 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:

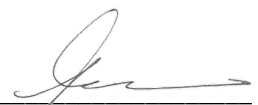
- (a) Any future buildings at the Site will be constructed slab on grade.

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 of Contaminated Site may be necessary.

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Version 8.0 R



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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, 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:

- Naphthalene;
- 2-Chlorophenol.

Substances evaluated in water for freshwater aquatic life water use:

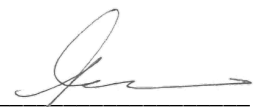
To meet numerical standards prescribed for defining whether a site is contaminated:

- 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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Site Identification Number 21118
Version 8.0 R



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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, lithium, magnesium, mercury, 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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Site Identification Number 21118
Version 8.0 R


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6 of 7

Schedule D

Documents

Summary of Site Condition, by Michael Muttersbach, NEXT Environmental Inc., dated October 24, 2017;

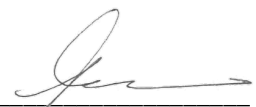
Stage 2 Preliminary Site Investigation, 1706, 1716, 1726, 1736, & 1746 Perkins Street, Port Coquitlam, BC, by Chris Steele & Gordon Guy, NEXT Environmental Inc., dated October 24, 2017;

Stage 1 Preliminary Site Investigation (Rev.1), 1706, 1716, 1726, 1736, & 1746 Perkins Street, Port Coquitlam, BC, by Chris Steele & Gordon Guy, NEXT Environmental Inc., dated April 8, 2016;
Revised October 24, 2017.

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7 of 7