



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.

January 31, 2018
Date Issued

Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The “Empress Block” covered by this Preliminary Determination consists of 26 legal parcels, located at the five corners (Yale Road, Young Road, Empress Lane and Princess Avenue) near the center of the City of Chilliwack BC. The civic addresses, legal description and PID numbers for the 26 parcels are presented below:

Legal Parcel	Parcel Identifier Number (PID)	Civic Address	Number of Titles Comprising the Civic Address	Legal Description
1	006-983-472	9260 Young Road	1	Lot “A” Division “E” New Westminster District Plan 11743
2	003-916-880	9282 Young Road	1	Parcel “E” (Reference Plan 1061) Lot 1 except: part shown on Plan 11743 Block 18 Division “E” New Westminster District Plan 1737
3	000-782-599	46110 Yale Road	1	Parcel “C” (Reference Plan 5140) of Lot 1 Block 18 Division “E” New Westminster District Plan 1737
4	015-852-628	46116 Yale Road	1	Parcel “F” (Reference Plan 2140A) except: firstly: part on Plan with Bylaw filed 5210 and secondly: Parcel “C” (Reference Plan 5140); Lot 1 Block 18 Division “E” New Westminster District Plan 1737
5	001-783-637	46120 Yale Road	2	Parcel “A” (Reference Plan 2572A) of Lot 1 except: The Westerly 4 inches; Block 18 Division “E” New Westminster District Plan 1737
6	015-852-199			Parcel "G" (229327E) of Parcel "A" (Reference Plan 2572A) of Lot 1 Block 18 Division "E" New Westminster District Plan 1737
7	001-783-467	46122 Yale Road	1	Parcel “B” (Reference Plan 4953) of Lot 1 Block 18 Division “E” New Westminster District Plan 1737
8	001-665-821	46126 Yale Road	1	Parcel “D” (Reference Plan 1862) Lot 1 Block 18 Division “E” New Westminster District Plan 1737
9	007-855-702	46130 Yale Road	1	Parcel “B” (Reference Plan 1988B) Lot 2 Block 18 Division “E” New Westminster District Plan 1737
10	001-210-564	46138 Yale Road	3	Parcel "A" (Reference Plan 5229) of Lot 2 Block 18 Division "E" New Westminster District Plan

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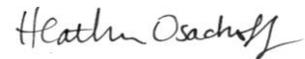
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				1737
11	001-210-459			Lot 2 Except: Firstly: Parcel "B" (Reference Plan 1988B) and Secondly: Parcel "A" (Reference Plan 5229); Block 18 Division "E" New Westminster District Plan 1737
12	001-210-505			Parcel "B" (Reference Plan 3516) of Lot 3 Except: Parcel "One" (Reference Plan 6112); Block 18 Division "E" New Westminster District Plan 1737
13	011-107-901	46152 Yale Road	1	Lot 1 Division "E" New Westminster District Plan 4786
14	011-107-910	46158 Yale Road	1	Lot 2 Division "E" New Westminster District Plan 4786
15	012-339-202	46166 Yale Road	1	Parcel A (explanatory Plan 12378) Lot 3 Block 18 Division "E" New Westminster District Plan 1737
16	012-339-652	46170 Yale Road		Parcel "C" (Reference Plan 10474) Lot 3 Block 18 Division "E" New Westminster District Plan 1737
17	012-339-555	Right of Way east adjacent to 46170 Yale Road	2	East 3 feet Parcel "A" (Reference Plan 1930) Lot 3 Block 18 Division "E" New Westminster District Plan 1737 Having a frontage of 3 feet on Yale Road with a depth of 100 feet and adjoining Lot 4
18	012-339-610	46176 Yale Road	1	Parcel "A" (Reference Plan 7048) Lot 4 Block 18 Division "E" New Westminster District Plan 1737
19	011-109-572	46182 Yale Road	1	Lot "A" Division "E" New Westminster District Plan 4998
20	002-078-449	46190 Yale Road	2	Lot "B" Except: Parcel "one" (Reference Plan 8980); Division "E" New Westminster District Plan 4998
21	002-266-415			Parcel "One" (Reference Plan 8980) Lot B Division E New Westminster District Plan 4998
22	012-339-237	46031 Empress Lane	1	Parcel "One" (Reference Plan 6112) Lot 3 Block 18 Division "E" New Westminster District Plan 1737
23	024-043-184	46060 Empress Lane	1	Lot "A" Division "E" New Westminster District Plan LMP36847
24	007-063-946	46027 Princess Avenue	1	Lot 11 Block 18 Division "E" New Westminster District Plan 1737
25	000-964-557	46039 Princess Avenue	1	Lot 10 Block 18 Division "E" New Westminster District Plan 1737
26	012-339-733	46055 Princess Avenue	1	Lot 9 Block 18 Division "E" New Westminster District Plan 1737

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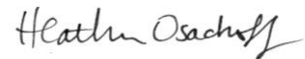
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The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 14.4"
Longitude: 121° 57' 4.9"

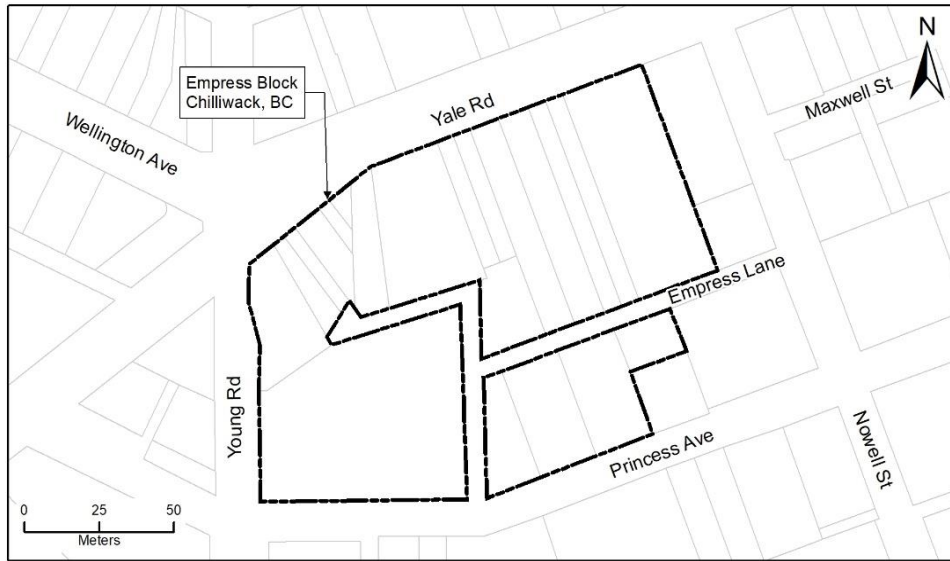
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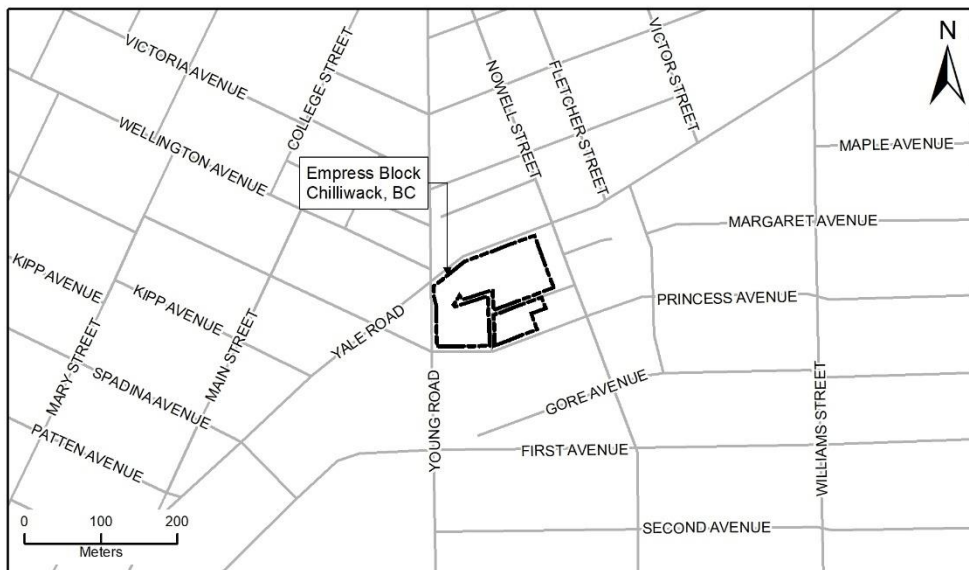


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Site Plan,



Location Map



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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) Any future subsurface concrete building foundation constructed on Site will not be greater than 2 m below 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 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, beryllium, cobalt, molybdenum, nickel, selenium, silver, thallium, tin, vanadium
- VPHs, LEPHs, and HEPHs;
- Styrene;
- Benzo[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- 1,1,1,2-Tetrachloroethane, 1,1,1-trichloroethane, 1,1,2,2-tetrachloroethane, 1,1,2-trichloroethane, 1,1-dichloroethane, 1,1-dichloroethylene, 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane, 1,3-dichlorobenzene, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), 1,4-dichlorobenzene, bromobenzene, bromodichloromethane (BDCM), bromomethane, chloroethane (ethyl chloride), chloroethene (vinyl chloride), dibromochloromethane (DBCM), dichloromethane (methylene chloride), methyl tert-butyl ether (MTBE), monochlorobenzene, monochloromethane (methyl chloride), tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichlorofluoromethane (Freon 11), trichloromethane (chloroform)
- Arsenic, barium, cadmium, chromium, copper, lead, mercury, sodium, and zinc;
- Benzene, benzo[a]pyrene, ethylbenzene, ethylene glycol, toluene, xylene
- Lithium, manganese, strontium, uranium
- Propylene glycol.

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Substances evaluated in vapour for residential land vapour use:

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

- Benzene, ethylbenzene, toluene, xylenes (mixture), styrene;
- VPHv;
- Naphthalene;
- 1,1,1-Trichloroethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2,4-trimethylbenzene, 1,2-dibromoethane (EDB), 1,2-dichloroethane, 1,2-dichloroethene, cis, 1,2-dichloroethene, trans, 1,3,5-trimethylbenzene, 1,3-butadiene, carbon tetrachloride, chloroethane, chloroethene (vinyl chloride), chloroform, dichloromethane, isopropyl benzene (cumene), methyl tert-butyl ether (MTBE), methylcyclohexane, n-decane (nC10), n-hexane, tetrachloroethylene (PCE), trichloroethylene (TCE).

Substances evaluated in water for drinking water use:


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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, iron, lead, lithium, magnesium, mercury, molybdenum, nickel, selenium, silver, sodium, strontium, thallium, titanium, tin, uranium, and zinc;
- Benzene, ethylbenzene, toluene, xylenes (total) and styrene;
- VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- 1,1,1,2-Tetrachloroethane, 1,1,1-trichloroethane, 1,1,2,2-tetrachloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113), 1,1,2-trichloroethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane, 1,3-butadiene, 1,3-dichlorobenzene, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), 1,4-dichlorobenzene, bromobenzene, bromodichloromethane (BDCM), bromomethane (methyl bromide), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane (methyl chloride), dibromochloromethane (DBCM), dibromomethane (methylene bromide), dichlorodifluoromethane (Freon 12), dichloromethane (methylene chloride), hexachloro-1,3-butadiene, methyl tert-butyl ether (MTBE), monochlorobenzene tetrachloroethylene (PERC), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloroethylene (TCE), trichlorofluoromethane (Freon 11), trichloromethane (chloroform);
- Ethylene glycol and propylene glycol.

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Schedule D

Documents

Summary of Site Condition, prepared by Hemmera, dated July 2017;

Stage 2 Preliminary Site Investigation; Empress Block - 46110 to 46190 Yale Road, 9260 and 9282 Young Road, 46027 to 46055 Princess Avenue, and 46031 and 46060 Empress Lane, Chilliwack BC, prepared by Hemmera, dated July 2017;

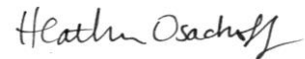
Addendum to the Stage 1 Preliminary Site Investigation Findings; Empress Block - 46110 to 46190 Yale Road, 9260 and 9282 Young Road, 46027 to 46055 Princess Avenue, and 46031 and 46060 Empress Lane, Chilliwack BC, prepared by Hemmera, dated July 2017; and

Stage 1 Preliminary Site Investigation Empress Block - 46110 to 46190 Yale Road, 9260 and 9282 Young Road, 46027 to 46055 Princess Avenue, and 46031 and 46060 Empress Lane, Chilliwack BC, prepared by Hemmera, dated October 2016.

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