



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.

April 8, 2019
Date Issued

SITE Identification Number 21395
Version 9.0 R

Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 6340, 6360, 6380 and 6390 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

Lot 169 Section 9 Block 4 North Range 6 West New Westminster District Plan 41547
PID: 000-586-919

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

Latitude:	49°	10'	1.22"
Longitude:	123°	8'	7.65"

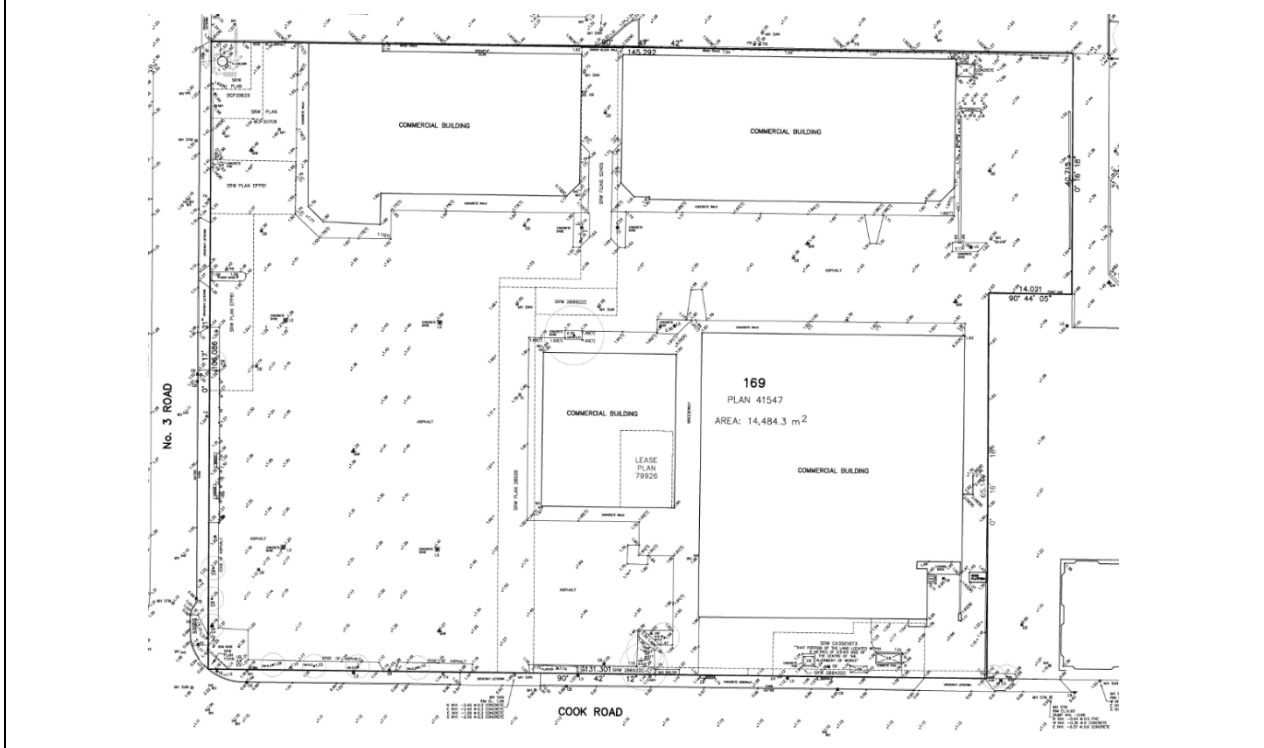
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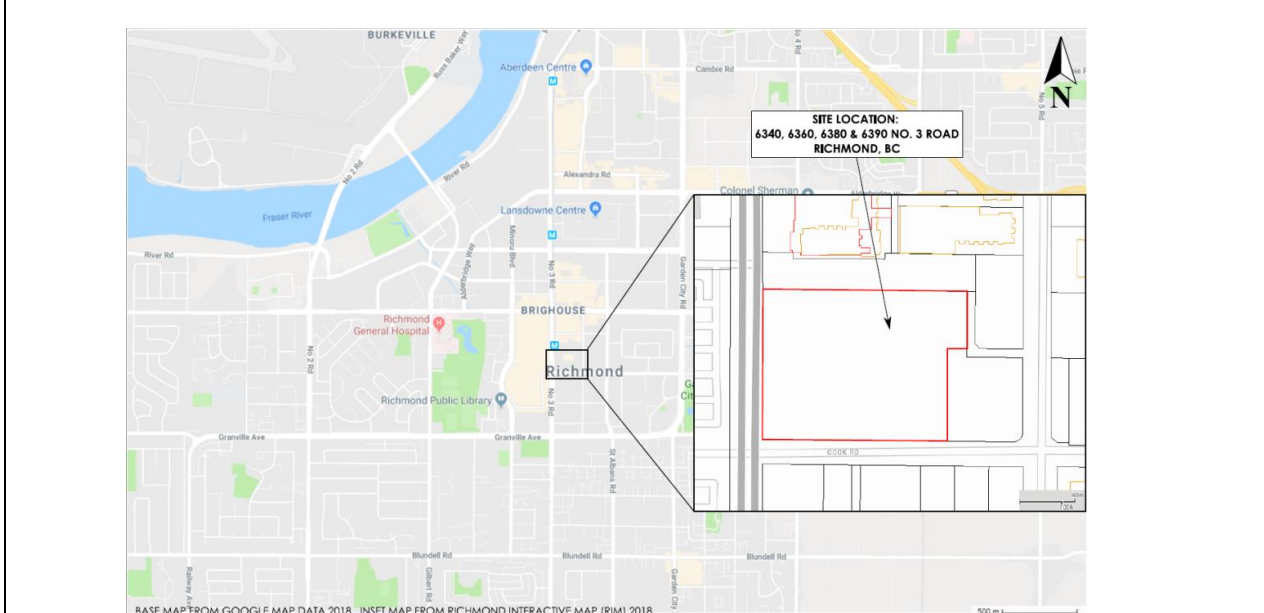


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Site Plan, Richmond, BC



Location Map, Richmond, BC



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Schedule B

Requirements and Conditions

1. Any changes in vapour uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site 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) Underground parkade will cover the entire site and will be built to the equivalent or better: 2012 or later BC Building Codes.

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 or persons 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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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:

Aluminum (7429-90-5), antimony (7440-36-0), arsenic (7440-38-2), barium (7440-39-3), beryllium (7440-41-7), benzene (71-43-2), cadmium (7440-43-9), carbon tetrachloride (56-23-5), chromium (7440-47-3), cobalt (7440-48-4), copper (7440-50-8), dichloroethylene, 1,2-cis (156-59-2), dichloroethylene, 1,2-trans (156-60-5), ethylbenzene (100-41-4), HEPHs (N/A), iron (7439-89-6), lead (7439-92-1), LEPHs (N/A), lithium (7439-93-2), manganese (7439-96-5), methyl ethyl ketone (78-93-3), mercury (7439-97-6), molybdenum (7439-98-7), nickel (7440-02-0), selenium (7782-49-2), silver (7440-22-4), tetrachloroethylene (127-18-4), thallium (7440-28-0), tin (7440-31-5), trichloroethane, 1,1,1- (71-55-6), trichloroethane, 1,1,2- (79-00-5), trichloroethylene (79-01-6), toluene (108-88-3), uranium (7440-61-1), vanadium (7440-62-2), vinyl chloride (75-01-4), VPHs (N/A), xylenes (1330-20-7), and zinc (7440-66-6).

Substances evaluated in soil for commercial land soil use:

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

Aluminum (7429-90-5), antimony (7440-36-0), arsenic (7440-38-2), barium (7440-39-3), beryllium (7440-41-7), benzene (71-43-2), cadmium (7440-43-9), carbon tetrachloride (56-23-5), chromium (7440-47-3), cobalt (7440-48-4), copper (7440-50-8), dichloroethylene, 1,2-cis (156-59-2), dichloroethylene, 1,2-trans (156-60-5), ethylbenzene (100-41-4), HEPHs (N/A), iron (7439-89-6), lead (7439-92-1), LEPHs (N/A), lithium (7439-93-2), manganese (7439-96-5), methyl ethyl ketone (78-93-3), mercury (7439-97-6), molybdenum (7439-98-7), nickel (7440-02-0), selenium (7782-49-2), silver (7440-22-4), tetrachloroethylene (127-18-4), thallium (7440-28-0), tin (7440-31-5), trichloroethane, 1,1,1- (71-55-6), trichloroethane, 1,1,2- (79-00-5), trichloroethylene (79-01-6), toluene (108-88-3), uranium (7440-61-1), vanadium (7440-62-2), vinyl chloride (75-01-4), VPHs (N/A), xylenes (1330-20-7), and zinc (7440-66-6).

Substances evaluated in vapour for residential land vapour use:

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

Benzene (71-43-2), carbon tetrachloride (56-23-5), dichloroethylene, 1,2-cis (156-59-2), dichloroethylene, 1,2-trans (156-60-5), tetrachloroethylene (127-18-4), trichloroethane, 1,1,1-

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(71-55-6), trichloroethylene (79-01-06), toluene (108-88-3), vinyl chloride (75-01-4), VPHv (N/A), and xylenes (1330-20-7).

Substances evaluated in vapour for commercial land vapour use:

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

Benzene (71-43-2), carbon tetrachloride (56-23-5), dichloroethylene, 1,2-cis (156-59-2), dichloroethylene, 1,2-trans (156-60-5), tetrachloroethylene (127-18-4), trichloroethane, 1,1,1- (71-55-6), trichloroethylene (79-01-06), toluene (108-88-3), vinyl chloride (75-01-4), VPHv (N/A), and xylenes (1330-20-7).

Substances evaluated in water for drinking water use:

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

Aluminum (7429-90-5), barium (7440-39-3), benzene (71-43-2), cadmium (7440-43-9), carbon tetrachloride (56-23-5), chromium (18540-29-9; 16065-83-1), cobalt (7440-48-4), dichloroethylene, 1,2-cis (156-59-2), dichloroethylene, 1,2-trans (156-60-5), ethylbenzene (100-41-4), lead (7439-92-1), LEPHw (N/A), mercury (7439-97-6), tetrachloroethylene (127-18-4), titanium (7440-32-6), trichloroethane, 1,1,1- (71-55-6), trichloroethane, 1,1,2- (79-00-5), trichloroethylene (79-01-06), toluene (108-88-3), vinyl chloride (75-01-04), VPHw (N/A), xylenes (1330-20-7), and zinc (7440-66-6).

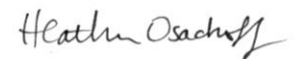
Substances evaluated in water for freshwater aquatic life water use:

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

Aluminum (7429-90-5), barium (7440-39-3), benzene (71-43-2), cadmium (7440-43-9), carbon tetrachloride (56-23-5), chromium (18540-29-9; 16065-83-1), cobalt (7440-48-4), dichloroethylene, 1,2-cis (156-59-2), dichloroethylene, 1,2-trans (156-60-5), ethylbenzene (100-41-4), lead (7439-92-1), LEPHw (N/A), mercury (7439-97-6), tetrachloroethylene (127-18-4), titanium (7440-32-6), trichloroethane, 1,1,1- (71-55-6), trichloroethane, 1,1,2- (79-00-5), trichloroethylene (79-01-06), toluene (108-88-3), vinyl chloride (75-01-04), VPHw (N/A), xylenes (1330-20-7), and zinc (7440-66-6).

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Gary Hamilton / CSR Environmental Ltd., dated 4 Jan 2019;
- *Stage 1 and 2 Preliminary Site Investigation Addendum 6340, 6360, 6380, 6390 No. 3 Road, Richmond, BC*, prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 17 Dec 2018;
- *Stage 1 and 2 Preliminary Site Investigation 6340, 6360, 6380, 6390 No. 3 Road Richmond*, prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 24 Aug 2018;
- *Suspect Underground Storage Tank Investigation*, prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 05 Jul 2018;
- *Phase 2 Environmental Site Assessment 6340, 6360, 6380 and 6390 No 3 Road, Richmond, BC*, prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 05 Jun 2017;
- *Phase 1 Environmental Site Assessment 5340, 6360, 6380 and 6390 No. 3 Road, Richmond, BC*, prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 03 Mar 2017;
- *Stage 2 Preliminary Site Investigation 6340, 6360, 6380 and 6390 No. 3 Road, Richmond, BC*, prepared by Rick Sahota and Gavin Leung / Next Environmental Inc., dated 15 Mar 2016; and
- *Report of Findings Phase 1 Environmental Site Assessment Brighthouse Square 6340, 6360, 6380, and 6390 No. 3 Road, Richmond, BC*, prepared by Kane Keating / Keystone Environmental Ltd., dated January 2016.

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