



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 7, 2018

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination are two portions of former 567, 571 and 577 Clarke Road, Coquitlam, British Columbia which are more particularly known and described by the following metes and bounds for each area:

Dedicated City Lands Area A: starting at the southwest corner of Lot 2, District Lot 9, Group 1, New Westminster District, Plan EPP72641: the Point of Commencement;

- thence 309° 33' 04" for 2.895 metres;
- thence 46° 12' 37" for 34.462metres;
- thence 358° 25' 17" for 20.861metres;
- thence 34° 12' 57" for 1.560 metres;
- thence 85° 44' 09" for 4.543metres;
- thence 185° 33' 44" for 0.465metres;
- thence 221° 25' 18" for 3.607 metres;
- thence 178° 25' 17" for 13.827 metres;
- thence northerly being an arc of a 14.977 metre radius curve having a radial bearing of 268° 25' 17" to the centre of said curve and a radial bearing of 316° 12' 37" to the end of said curve an arc distance of 12.492 metres;
- thence 226° 12' 37" for 28.842 metres;
- returning to the Point of Commencement.

Dedicated City Lands Area B: starting at the southeast corner of Lot 2, District Lot 9, Group 1, New Westminster District, Plan EPP72641: the Point of Commencement;

- thence 129° 33' 04" for 6.350 metres;
- thence 40° 03' 12" for 67.668 metres;
- thence 310° 41' 49" for 6.350metres;
- thence 220° 03' 12" for 67.795metres;
- returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on August 27, 2018.

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

Latitude: 49° 15' 46.00"
Longitude: 122° 53' 23.50"

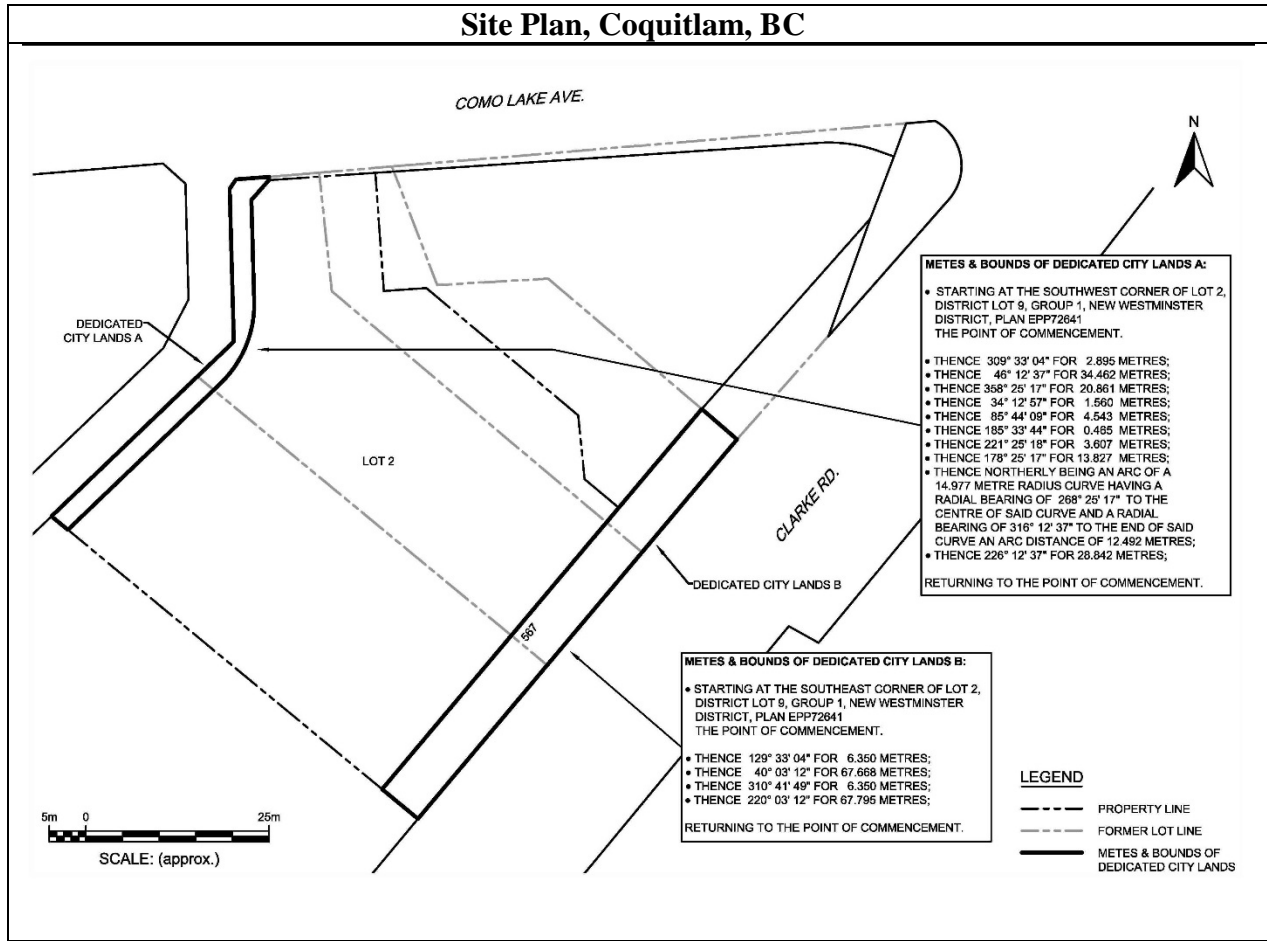


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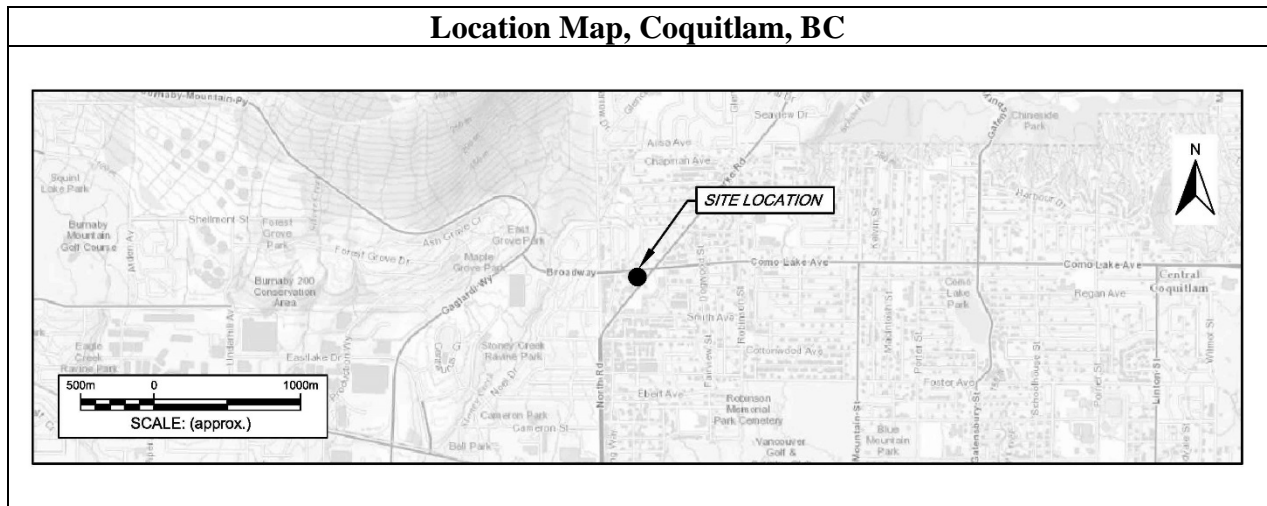
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Site Plan, Coquitlam, BC



Location Map, Coquitlam, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The site will remain a roadway with no buildings.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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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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:

acenaphthene	83-32-9	antimony	7440-36-0
anthracene	120-12-7	barium	7440-39-3
arsenic	7440-38-2	benz(a)anthracene	56-55-3
beryllium	7440-41-7	benzo(a)pyrene	50-32-8
benzene	71-43-2	benzo(b+j)fluoranthenes	205-99-2&205-82-3
benzo(k)fluoranthene	207-08-9	bromodichloromethane	75-27-4
bromoform	75-25-2	carbon tetrachloride	56-23-5
cadmium	7440-43-9	chromium	7440-47-3
chloroform	67-66-3	chlornaphthalene, 2-	91-58-7
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
dibromochloromethane	124-48-1	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3	dichloroethane, 1,2-	107-06-2
dichlorethene, 1,1-	75-35-4	dichloroethene, 1,2-cis-	156-59-2
trans-1,2-dichloroethene	156-60-5	dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5	dichloropropene, 1,3-(cis+trans)	542-75-6
ethylbenzene	100-41-4	fluoranthene	206-44-0
fluorene	86-73-7	HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5	lead	7439-92-1
LEPHs	N/A	manganese	7439-96-5
1-methylnaphthalene	90-12-0	methyl tert-butyl ether	1634-04-4
mercury	7439-97-6	methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7	naphthalene	91-20-3
nickel	7440-02-0	phenanthrene	92-84-2
selenium	7782-49-2	pyrene	29-00-0
styrene	100-42-5	silver	7440-22-4
tetrachloroethane, 1,1,1,2,2-	79-34-5	tin	7440-31-5
toluene	108-88-3	tetrachloroethylene	127-18-4
trichloroethane, 1,1,2-	79-00-5	trichloroethane, 1,1,1-	71-55-6
trichlorofluoromethane	75-69-4	trichloroethylene	79-01-06
vinyl chloride	75-01-4	vanadium	7440-62-2
xylenes	1330-20-7	VPHs	N/A
		zinc	7440-66-6



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Substances evaluated in vapour for industrial land vapour use:

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

acetone	67-64-1	benzene	71-43-2
bromobenzene	108-86-1	bromodichloromethane	75-27-4
bromoform	75-25-2	butadiene, 1,3-	106-99-0
butanone, 2-	78-93-3	carbon disulfide	75-15-0
carbon tetrachloride	56-23-5	chlorobenzene	108-90-7
chloroethane	75-00-3	chloroform	67-66-3
chlorotoluene, 2-	95-49-8	dibromochloromethane	75-71-8
dibromo-3-chloropropane, 1,2-	96-12-8	dibromomethane	74-95-3
dibromoethane, 1,2-	106-93-4	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8	dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2	dichlorethene, 1,1-	75-35-4
dichloroethene, 1,2-cis	156-59-2	dichloroethene, 1,2-trans-	156-60-5
dichloropropane, 1,3-	142-28-9	dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3-cis-	542-75-6	dichloropropene, 1,3- trans-	542-75-6
ethyl acetate	140-88-5	ethylbenzene	100-41-4
hexachlorobutadiene	118-74-1	isopropylbenzene	98-82-8
methylcyclohexane	108-87-2	methyl tert-butyl ether	1634-04-4
methyl-2-pentanone, 4-	108-10-1	n-decane	124-18-5
n-hexane	110-54-3	naphthalene	91-20-3
styrene	100-42-5	tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethylene	127-18-4	trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6	tetrachloroethane, 1,1,2,2-	79-34-5
trichloroethylene	79-01-06	toluene	108-88-3
trimethylbenzene, 1,2,4-	95-63-6	trichlorofluoromethane	75-69-4
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4	trichloropropane, 1,2,3-	98-18-4
xylene, total	1330-20-7	VPHv	N/A



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Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	aluminum	7429-90-5
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
benz(a)anthracene	56-55-3	benzene	71-43-2
benzo(a)pyrene	50-32-8	benzo(b+j)fluoranthenes	205-99-2&205-82-3
beryllium	7440-41-7	boron	7440-42-8
cadmium	7440-43-9	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chloroform	67-66-3
chromium	7440-47-3	chrysene	218-08-9
cobalt	7440-48-4	copper	7440-50-8
dibenz(a,h)anthracene	53-70-3	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7	dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2	dichlorethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2	dichloroethylene, 1,2- trans-	156-60-5
dichloromethane	75-09-2	dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9	dichloropropene, 1,3- (cis+trans)	542-75-6
EPH _{w10-19}	N/A	ethylbenzene	100-41-4
fluoranthene	206-44-0	fluorene	86-73-7
iron	7439-89-6	lead	7439-92-1
lithium	7439-93-2	manganese	7439-96-5
mercury	7439-97-6	methyl tert-butyl ether	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3
nickel	7440-02-0	quinoline	91-22-5
selinium	7782-49-2	silver	7440-22-4
sodium	7440-23-5	strontium	7440-24-6
tetrachloroethylene	127-18-4	tetrachloroethane, 1,1,2,2-	79-34-5
toluene	108-88-3	trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	uranium	7440-61-1
tungsten	7400-33-7	vanadium	7440-62-2
vinyl chloride	75-01-4	VH _{w6-10}	N/A
xylene, total	1330-20-7	zinc	7440-66-6



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Substances evaluated in water for freshwater aquatic life water use:

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

acenaphthene	83-32-9	anthracene	120-12-7
antimony	7440-36-0	arsenic	7440-38-2
barium	7440-39-3	benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8	benzene	71-43-2
beryllium	7440-41-7	boron	7440-42-8
cadmium	7440-43-9	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chromium	7440-47-3
chloroform	67-66-3	cobalt	7440-48-4
copper	7440-50-8	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2	dichloroethane, 1,1-	75-34-3
dichloromethane	75-09-2	ethylbenzene	100-41-4
EPH _{W10-19}	N/A	fluorene	86-73-7
fluoranthene	206-44-0	lead	7439-92-1
LEPHw	N/A	mercury	7439-97-6
methyl tert-butyl ether	1634-04-4	molybdenum	7439-98-7
naphthalene	91-20-3	nickel	7440-02-0
quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	tetrachloroethylene	127-18-4
thallium	7440-28-0	toluene	108-88-3
trichloroethylene	79-01-06	uranium	7440-61-1
VH _{W6-10}	N/A	VPHw	N/A
xylenes, total	1330-20-7	zinc	7440-66-6



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Schedule D

Documents

- *Summary of Site Conditions, Portion of Former 567, 571 & 577 Clarke Road, Coquitlam, BC (Dedicated City Lands)*, Keystone Environmental Ltd., November 2018;
- *Administrative Guidance 11: Communication Record between City of Coquitlam and Keystone Environmental Ltd.* November 2018;
- *Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 567 Clarke Road, Coquitlam, BC*, Keystone Environmental Ltd., October 2018;
- *Report of Findings – Phase II Environmental Site Assessment, 567, 571 and 577 Clarke Road, Coquitlam, BC*, Keystone Environmental Ltd., April 2014;
- *Stage 2 Preliminary Site Investigation, 567 Clarke Road, Coquitlam, BC*, PHH ARC Environmental Ltd., February 2008; and
- *Stage 1 Preliminary Site Investigation, 567 Clarke Road, Coquitlam, BC*, PHH ARC Environmental Ltd., January 2008.



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