



**REGISTERED MAIL**

Victoria File: 26250-20/ 22397  
Site ID: 22397

June 17, 2019

Kevin House  
BC Transportation Financing Authority  
PO Box 9850, Stn Prov Govt  
Victoria, BC V8W 9T5  
Phone: 778-698-9493  
[Kevin.House@gov.bc.ca](mailto:Kevin.House@gov.bc.ca)

Dear Mr. House:

**Re: Preliminary Determination – 321 and 323 Howes Street, New Westminster,  
British Columbia**

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.

This is to advise that the Director will consider submissions received within 30 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at [peggy.evans@gov.bc.ca](mailto:peggy.evans@gov.bc.ca) or 778-698-4855 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in black ink, appearing to read "Peggy Evans", with a long, sweeping horizontal stroke extending to the right.

Peggy Evans  
Manager, Risk Assessment and Remediation

Enclosure

cc: City of New Westminster  
511 Royal Avenue, New Westminster, BC V3L 1H9

CSAP Society  
613 – 744 West Hastings Street, Vancouver, BC V6C 1A5

Chad M. Taylor, M.Sc., P.Eng., CSAP, SNC-Lavalin Inc.,  
8648 Commerce Court, Burnaby, BC V5A 4N6



**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.

June 17, 2019

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Date Issued

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For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 321 and 323 Howes Street, New Westminster, British Columbia which is more particularly known and described as:

321 Howes Street, New Westminster, BC:

Lot 70, Except: Part on SRW Plan 74467 District Lot 757 Group 1 Plan 45010

PID: 002-334-241

323 Howes Street, New Westminster, BC:

Lot 69, Except: Part on SRW Plan 74467 District Lot 757 Group 1 Plan 45010

PID: 005-840-287

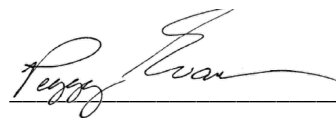
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 16.08"

Longitude: 122° 56' 49.20"

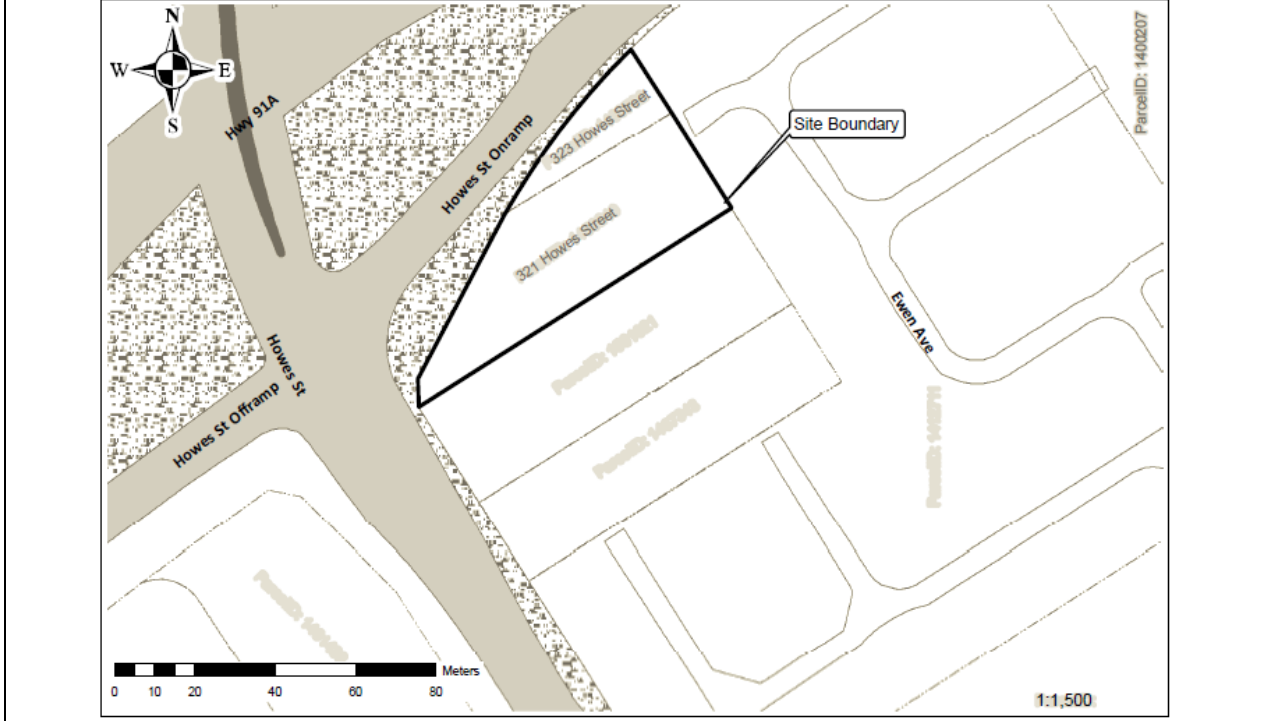
June 17, 2019

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Date Issued

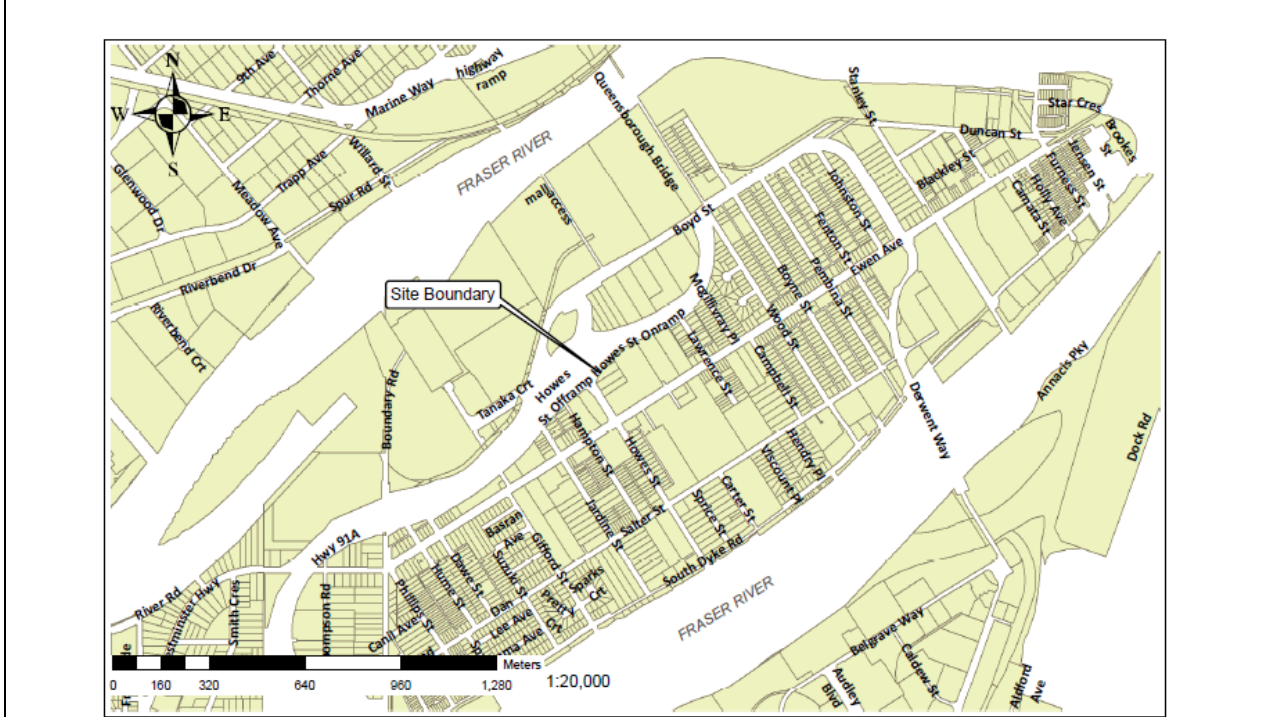


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For Director, *Environmental Management Act*

### Site Plan, New Westminster, BC



### Location Map, New Westminster, BC



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## Schedule B

### Requirements and Conditions

This Schedule contains no requirements or conditions.

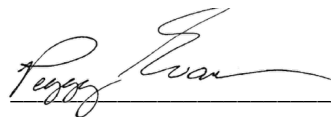
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## Schedule C

### Substances and Uses

*Substances evaluated in soil for low density residential soil use:*

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

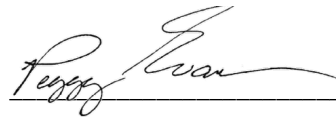
acenaphthene	83-32-9	iron	7439-89-6
aluminum	7429-90-5	lead	7439-92-1
anthracene	120-12-7	lithium	7439-93-2
antimony	7440-36-0	manganese	7439-96-5
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
benzo(b+j)fluoranthenes	205-99-2	naphthalene	91-20-3
	& 205-82-3	nickel	7440-02-0
benzo(k)fluoranthene	207-08-9	phenanthrene	85-01-8
beryllium	7440-41-7	pyrene	129-00-0
boron	7440-42-8	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-49-2
chromium	7440-47-3	silver	7440-22-4
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	tin	7440-31-5
dibenz(a,h)anthracene	53-70-3	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
indeno(1,2,3-cd)pyrene	193-39-5	zinc	7440-66-6

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## Schedule D

### Documents

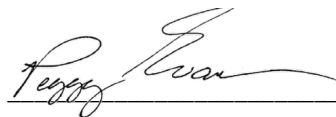
- *Summary of Site Condition, 321 and 323 Howes Street, New Westminster, BC*, prepared by Chad M. Taylor, SNC-Lavalin Inc., dated May 3, 2019;
- *Stage 1 Preliminary Site Investigation, 321 and 323 Howes Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., dated March 15, 2019; and
- *Stage 2 Preliminary Site Investigation, 321 and 323, Howes Street, New Westminster, BC*, prepared by SNC-Lavalin Inc., dated March 15, 2019.

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