



Victoria File: 26250-20/22674
Site ID: 22674

September 9, 2019

Mr. Brent Hanson
Alderbridge Way LP
200 – 1778 W 2nd Ave
Vancouver, BC V6J 1H6

Dear Mr. Hanson:

Re: Preliminary Determination - 5411 No.3 Road, Richmond, British Columbia

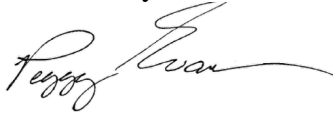
Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

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.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

This is to advise that the Director will consider submissions received within 35 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 778-698-4855 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peggy Evans
Manager, Risk Assessment and Remediation

Enclosure

cc: City of Richmond - 6911 No. 3 Road, Richmond, BC V6Y 2C1
Attention: Warren Mills

C15333 and C15336: John Holt Wilkinson Brighthouse and Jane Holt Wilkinson Brighthouse
1490 Mathews Avenue, Vancouver, BC V6H 1W9

CSAP Society

Lori C. Larsen, P.Ag. Approved Professional – TRI Environmental Consulting
6961 Russell Avenue, Burnaby, BC V5J 4R8 lori@tri.bc.ca



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.

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Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 5411 No 3 Road, Richmond, British Columbia which is more particularly known and described as:

PID: 003-587-100

LOT 46 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 34468 EXCEPT PART IN PLAN EPP87559

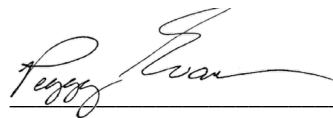
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 30.9"
Longitude: 123° 08' 13.8"

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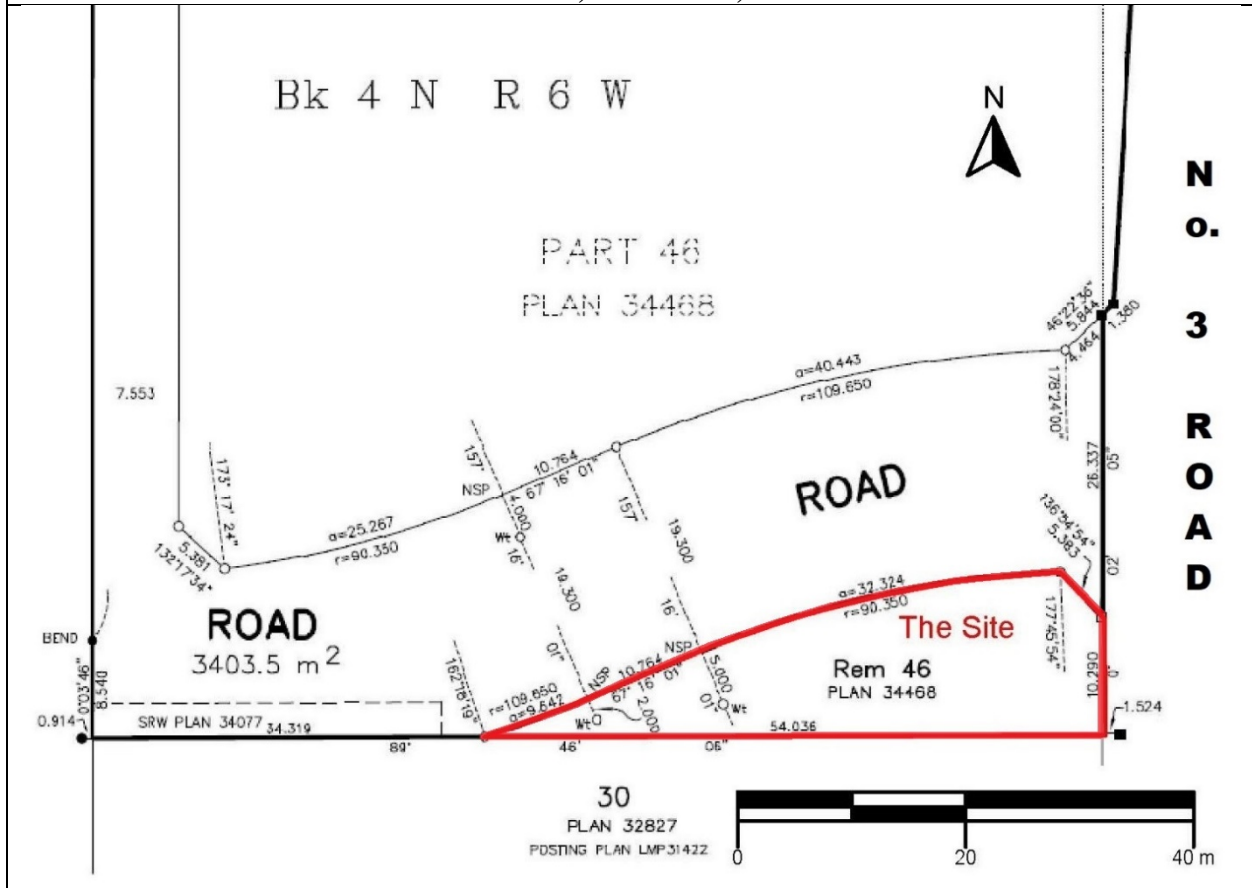
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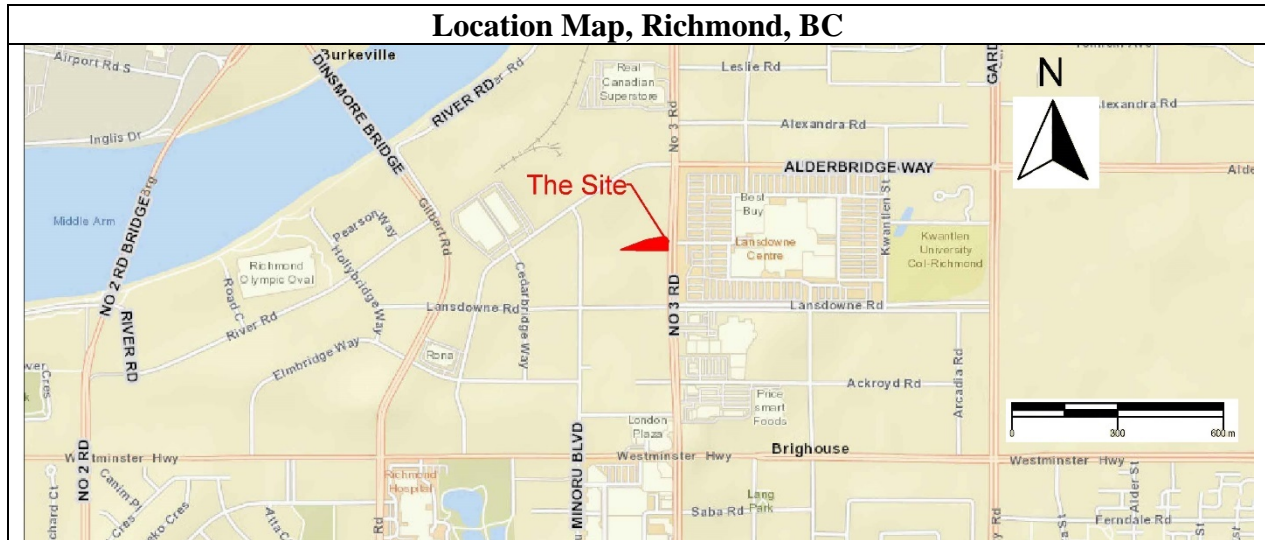


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Site Plan, Richmond, BC



Location Map, Richmond, BC



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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

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

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

acenaphthene	83-32-9	acetone	67-64-1
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	benzo(k)fluoranthene	207-08-9
benzyl chloride	100-44-7	beryllium	7440-41-7
boron	7440-42-8	bromodichloromethane	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
butadiene, 1,3-	106-99-0	cadmium	7440-43-9
carbon tetrachloride	56-23-5	chlorobenzene	108-90-7
chloroform	67-66-3	chromium	7440-47-3
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	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
dichloroethylene, 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	dichloropropene, 1,3- (cis+trans)	542-75-6
dichloropropene, cis-1,3-	10061-01-5	dichloropropene, 1,3- (cis + trans)	542-75-6
EPH10-19	n/a	EPH19-32	n/a
ethylbenzene	100-41-4	ethylene glycol	107-21-1
fluoranthene	206-44-0	fluorene	86-73-7
HEPHs	n/a	indeno(1,2,3-c,d)pyrene	193-39-5
iron	7439-89-6	isopropylbenzene	98-82-8
lead	7439-92-1	LEPHs	n/a
lithium	7439-93-2	manganese	7439-96-5
mercury	7439-97-6	methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4	methylnaphthalene, 1-	90-12-0

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methylnaphthalene, 2-	91-57-6	molybdenum	7439-98-7
naphthalene	91-20-3	nickel	7440-02-0
phenanthrene	85-01-08	pyrene	129-00-0
quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	strontium	7440-24-6
styrene	100-42-5	tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5	tetrachloroethylene	127-18-4
thallium	7440-28-0	tin	740-31-5
toluene	108-88-3	trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6	trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6	trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6	trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7	uranium	7440-61-1
vanadium	7440-62-2	vinyl chloride	75-01-4
VPHs	n/a	xylenes	1330-20-7
zinc	7440-66-6		

Substances evaluated in vapour for residential land low density vapour use:


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

acetone	67-64-1	acetonitrile	75-05-8
acrylonitrile	107-13-1	allyl chloride	107-05-1
benzene	71-43-2	benzyl chloride	100-44-7
bromobenzene	108-86-1	bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
butadiene, 1,3-	106-99-0	carbon disulfide	75-15-0
carbon tetrachloride	56-23-5	chlorobenzene	108-90-7
chlorobutane, 1-	109-69-3	chloroethane	75-00-3
chloroform	67-66-3	chloromethane	74-87-3
chlorotoluene, 2-	95-49-8	dibromo-3-chloropropane, 1,2-	96-12-8
dibromochloromethane [DBCM]	124-48-1	dibromoethane, 1,2-	106-93-4
dichloro-2- butene, 1,4-	764-41-0	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	dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2- trans	156-60-5	dichloroethylene, 1,2- cis	156-59-2
dichloromethane	75-09-2	dichloropropane, 1,2-	78-87-5

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dichloropropane,1,3-	142-28-9	dichloropropene,1,3- (cis + trans)	542-75-6
diethyl ether	60-29-7	ethyl acetate	141-78-6
ethyl methacrylate	97-63-2	ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3	hexachloroethane	67-72-1
isopropylbenzene	98-82-8	methacrylonitrile	126-98-7
methyl acrylate	96-33-3	methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	10 8-10-1	methyl methacrylate	80-62-6
methyl tert-butyl ether [MTBE]	1634-04-4	methylcyclohexane	108-87-2
naphthalene	91-20-3	n-decane	124-18-5
n-hexane	110-54-3	nitrobenzene	98-95-3
styrene	100-42-5	tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5	tetrachloroethylene	127-18-4
tetrahydrofuran	109-99-9	toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1	trichloroethane, 1,1,1-	71-55-6
trichloroethane. 1,1,2-	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	trichloropropane, 1,2,3-	96-18-4
trimethylbenzene, 1,2,4-	95-63-6	trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4	VPHv	NA
xylene, total	1330-20-7		

Substances evaluated in water for freshwater aquatic life water use:

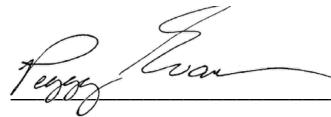
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	acetone	67-64-1
acridine	260-94-6	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
benzyl chloride	100-44-7	beryllium	7440-41-7
boron	7440-42-8	bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
butadiene, 1,3-	106-99-0	cadmium	7440-43-9
calcium	7440-70-2	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chlorofom	67-66-3
chromium hexavalent	18540-29-9	chromium trivalent	16065-83-1

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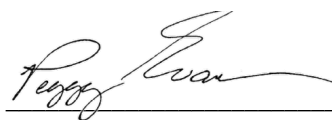
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3	dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4	dichloroethylene, 1,2-cis	156-59-2
dichloroethylene, 1,2-trans-	156-60-5	dichloromethane	75-09-02
dichloropropane, 1,2-	78-87-5	dichloropropene, 1,3- (cis + trans)	542-75-6
EPH W10-19	NA	ethylbenzene	100-41-4
ethylene glycol	107-21-1	fluoranthene	206-44-0
fluorene	86-73-7	iron	7439-89-6
isopropylbenzene	98-82-8	lead	7439-92-1
LEPHw	NA	lithium	7439-93-2
manganese	7439-96-5	mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3	methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3
nickel	7440-02-0	phenanthrene	85-01-08
propylene glycol, 1,2-	57-55-6	pyrene	129-00-0
quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	sodium ion	17341-25-2
strontium	7440-24-6	styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6	tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4	thallium	7440-28-0
tin	7440-31-5	titanium	7440-32-6
toluene	108-88-3	trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6	trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06	trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6	trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7	uranium	7440-61-1
vanadium	7440-62-2	VHw6-10	NA
vinyl chloride	75-01-04	VPHw6-10	NA
xylene, total	1330-20-7	zinc	7440-66-6

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Substances evaluated in water for marine aquatic water use:

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

acenaphthene	83-32-9	acetone	67-64-1
acridine	260-94-6	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
benzyl chloride	100-44-7	beryllium	7440-41-7
boron	7440-42-8	bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
butadiene, 1,3-	106-99-0	cadmium	7440-43-9
calcium	7440-70-2	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chlorofom	67-66-3
chromium hexavalent	18540-29-9	chromium trivalent	16065-83-1
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	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
dichloroethylene, 1,1-	75-35-4	dichloroethylene, 1,2-cis	156-59-2
dichloroethylene, 1,2-trans-	156-60-5	dichloromethane	75-09-02
dichloropropane, 1,2-	78-87-5	dichloropropene, 1,3- (cis + trans)	542-75-6
EPH W10-19	NA	ethylbenzene	100-41-4
ethylene glycol	107-21-1	fluoranthene	206-44-0
fluorene	86-73-7	iron	7439-89-6
isopropylbenzene	98-82-8	lead	7439-92-1
LEPHw	NA	lithium	7439-93-2
manganese	7439-96-5	mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3	methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3
nickel	7440-02-0	phenanthrene	85-01-08
propylene glycol, 1,2-	57-55-6	pyrene	129-00-0
quinoline	91-22-5	selenium	7782-49-2
silver	7440-22-4	sodium ion	17341-25-2

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strontium	7440-24-6	styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6	tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4	thallium	7440-28-0
tin	7440-31-5	titanium	7440-32-6
toluene	108-88-3	trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6	trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06	trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6	trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7	uranium	7440-61-1
vanadium	7440-62-2	VHw6-10	NA
vinyl chloride	75-01-04	VPHw6-10	NA
xylene, total	1330-20-7	zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	acetone	67-64-1
acridine	260-94-6	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
benzyl chloride	100-44-7	beryllium	7440-41-7
boron	7440-42-8	bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2	bromomethane	74-83-9
butadiene, 1,3-	106-99-0	cadmium	7440-43-9
calcium	7440-70-2	carbon tetrachloride	56-23-5
chlorobenzene	108-90-7	chlorofom	67-66-3
chromium hexavalent	18540-29-9	chromium trivalent	16065-83-1
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
dibromochloromethane [BDCM]	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
dichloroethylene, 1,1-	75-35-4	dichloroethylene, 1,2-cis	156-59-2
dichloroethylene, 1,2-trans-	156-60-5	dichloromethane	75-09-02

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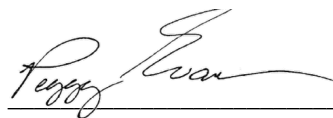
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dichloropropane, 1,2-EPH W10-19	78-87-5 NA	dichloropropene, 1,3- (cis + trans)	542-75-6
ethylene glycol	107-21-1	ethylbenzene	100-41-4
fluorene	86-73-7	fluoranthene	206-44-0
isopropylbenzene	98-82-8	iron	7439-89-6
LEPHw	NA	lead	7439-92-1
manganese	7439-96-5	lithium	7439-93-2
methyl ethyl ketone [MEK]	78-93-3	mercury	7439-97-6
molybdenum	7439-98-7	methyl tert-butyl ether [MTBE]	1634-04-4
nickel	7440-02-0	naphthalene	91-20-3
propylene glycol, 1,2-	57-55-6	phenanthrene	85-01-08
quinoline	91-22-5	pyrene	129-00-0
silver	7440-22-4	selenium	7782-49-2
strontium	7440-24-6	sodium ion	17341-25-2
tetrachloroethane, 1,1,1,2-	630-20-6	styrene	100-42-5
tetrachloroethylene	127-18-4	tetrachloroethane, 1,1,2,2-	79-34-5
tin	7440-31-5	thallium	7440-28-0
toluene	108-88-3	titanium	7440-32-6
trichloroethane, 1,1,1-	71-55-6	trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-06	trichloroethane, 1,1,2-	79-00-5
triethylene glycol	112-27-6	trichlorofluoromethane	75-69-4
tungsten	7440-33-7	trimethylbenzene, 1,3,5-	108-67-8
vanadium	7440-62-2	uranium	7440-61-1
vinyl chloride	75-01-04	VHw6-10	NA
xylene, total	1330-20-7	VPHw6-10	NA
		zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, Lori C. Larsen, P.Ag. Approved Professional, TRI Environmental Consulting, 31 May 2019;
- *Stage 1 PSI Update and Stage 2 PSI – 5411 No 3 Road, Richmond, BC*, TRI Environmental Consulting, 31 May 2019;
- *Memo – 5411 No 3 Road, Richmond, BC*. TRI Environmental Consulting, 22 April 2019; and
- *Phase 1 ESA – 5333 & 5411 No 3 Road and 7960 Alderbridge Way, Richmond, BC*, EXP Services Inc., December 2013.

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