



BY EMAIL

Regional File: 26250-20/10170
Site ID: 10170

Date: January 3, 2020

Baldev Khanna
Khanna Management Ltd., Inc.No. 694951
8240 Fraser Street
Vancouver, BC V5X 3X6
bobkhanna@gmail.com

Dear Mr. Baldev Khanna:

Re: Preliminary Determination – 8910 120 Street, Surrey, British Columbia

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

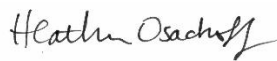
1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental 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.

6. Groundwater at the site meets the applicable Contaminated Sites Regulation “aquatic life freshwater water use” standards for metals, volatile organic compounds, petroleum hydrocarbons, and polycyclic aromatic hydrocarbons. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
7. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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 236-468-2243 or at Heather.Osachoff@gov.bc.ca.

Yours truly,



Heather Osachoff, MSc, PhD, RPBio
Manager, Risk Assessment and Remediation

Enclosure

cc: City of Surrey (BY MAIL)
13450 104 Avenue, Surrey, BC V3T 1V8

Triple K. Investment Ltd., Inc. No. BC0433319 (CA4027164) (BY MAIL)
2061 East 2nd Avenue, Vancouver BC V5N 1E6

Bancorp Growth Mortgage Fund II Ltd., Inc. No. BC0856914 (CA7490262 and CA7490263) (BY MAIL)
Suite 1420 - 1090 W Georgia St, Vancouver, BC V6E 3V7

Bancorp Financial Services Inc., BC0712503 (CA7490262 and CA7490263) (BY MAIL)
Suite 1420 - 1090 W Georgia St, Vancouver, BC V6E 3V7

Bancorp Balanced Mortgage Fund II Ltd., BC0856913 (CA7490262 and CA7490263) (BY MAIL)
Suite 1420 - 1090 W Georgia St, Vancouver, BC V6E 3V7

Fisgard Capital Corporation, Inc. No. C0603095 (CA7490262 and CA7490263) (BY MAIL)

3378 Douglas Street, Victoria, BC V8Z 3L3

Gary Hamilton, Approved Professional (BY EMAIL)

2636 Templeton Drive, Vancouver, BC V5N 4W3 garyhamilton49@gmail.com

Bimsara Dissanayake, Dhillon Consulting Ltd. (BY EMAIL)

Suite 510 - 3820 Cessna Drive, Richmond, BC V7B 0A2 bdissanayake@dillon.ca

Anna Popova, CSAP Society (BY EMAIL)

613-744 West Hastings Street, Vancouver, BC V6C 1A5 apopova@csapsociety.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.

January 3, 2020
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 8910 120 Street, Surrey, British Columbia, which is more particularly known and described as:

Lot 1 Section 31 Township 2 New Westminster District Reference Plan 80895

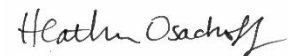
PID 014-527-707

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

Latitude: 49° 09' 56.48"
Longitude: 122° 53' 23.81"

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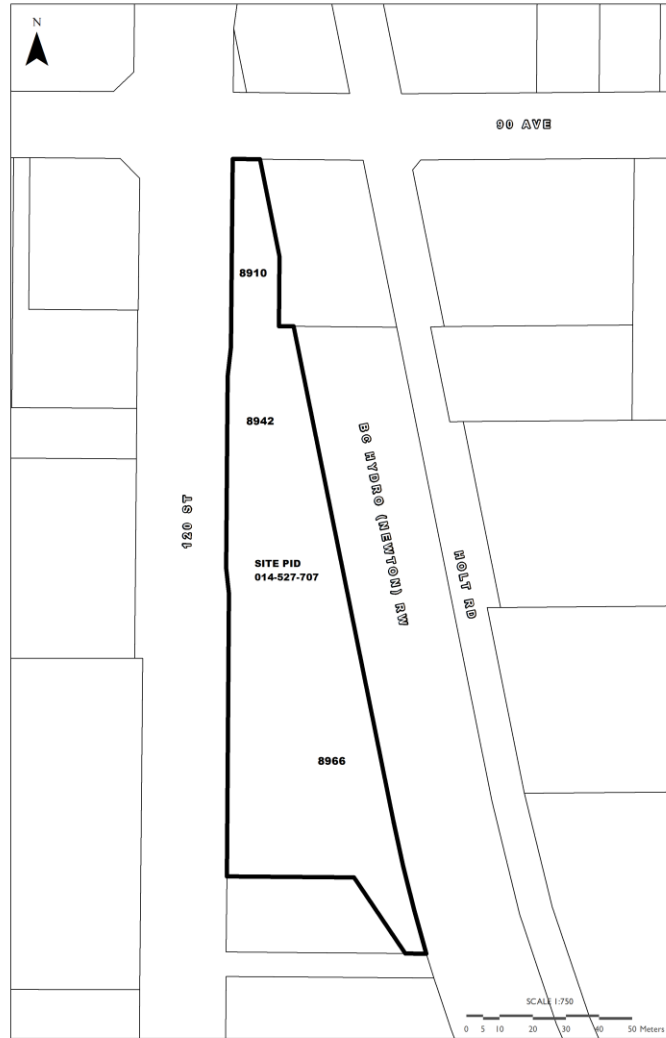
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Site Plan



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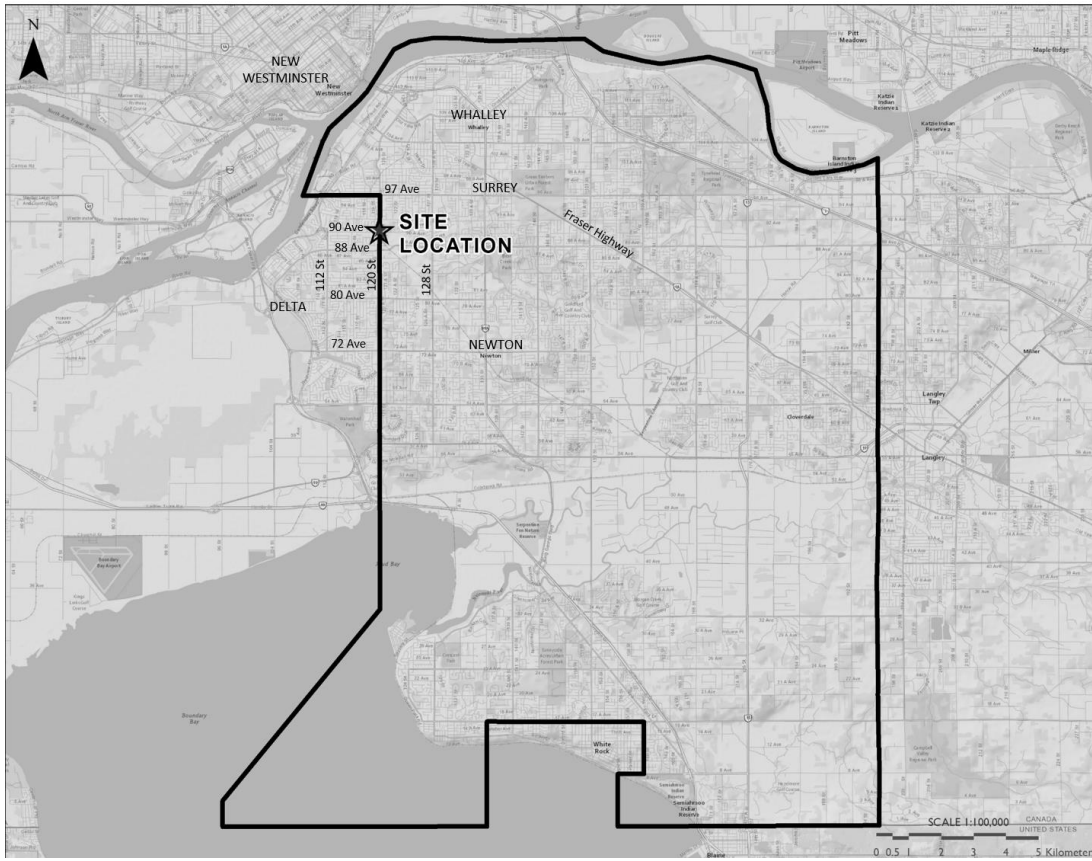
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Location Map, Surrey, BC



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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 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 expected at the site. These assumptions include the following:

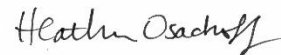
- (a) Groundwater is not in contact with the building foundation.

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 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, Uses and Chemical Abstract Service Numbers

Substances evaluated in soil for commercial land soil use:

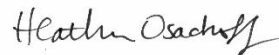
To meet numerical standards prescribed for defining whether a site is contaminated:

antimony	7440-36-0	lead	7439-92-1
acenaphthene	83-32-9	LEPH _s	N/A
anthracene	120-12-7	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether [MTBE]	1634-04-4
benzene	71-43-2	molybdenum	7439-98-7
benzo(a)pyrene	50-32-8	naphthalene	91-20-3
benzo(b)fluoranthene	205-99-2	nickel	7440-02-0
benzo(k)fluoranthene	207-08-9	phenanthrene	85-01-8
beryllium	7440-41-7	polychlorinated biphenyls, total	1336-36-3
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	selenium	7782-49-2
cadmium	7440-43-9	silver	7440-22-4
chromium	7440-47-3	strontium	7440-24-6
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	tin	7440-31-5
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
dibromoethane, 1,2-	106-93-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethane, 1,2-	107-06-2	uranium	7440-61-1
ethylbenzene	100-41-4	vanadium	7440-62-2
fluoranthene	206-44-0	VPH _s	N/A
fluorene	86-73-7	xylenes	1330-20-7
HEPH _s	N/A	zinc	7440-66-6
indeno(1,2,3-c,d)pyrene	193-39-5		
isopropylbenzene	98-82-8		

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Substances evaluated in water for freshwater aquatic life water use:

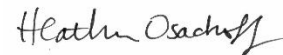
To meet numerical standards prescribed for defining whether a site is contaminated:

aluminium	7429-90-5	dichloroethane, 1,1-	75-34-3
acenaphthene	83-32-9	dichloroethane, 1,2-	107-06-2
acridine	260-94-6	dichloroethene, 1,1-	75-35-4
anthracene	120-12-7	dichloroethene, cis-1,2-	156-59-2
antimony	7440-36-0	dichloroethene, trans-1,2-	156-60-5
arsenic	7440-38-2	dichloromethane	75-09-02
barium	7440-39-3	dichloropropane, 1,2-	78-87-5
benzene	71-43-2	dichloropropene, 1,3-	142-28-9
benzo(a)anthracene	56-55-2	EPH _{W10-19}	N/A
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
	205-99-2 & 205-	fluoranthene	206-44-0
benzo(b+j)fluoranthenes	82-3	fluorene	86-73-7
beryllium	7440-41-7	iron	7439-89-6
boron	7440-42-8	isopropylbenzene	98-82-8
bromodichloromethane [BDCM]	75-27-4	lead	7439-92-1
bromoform	75-25-2	LEPHw	N/A
butadiene, 1,3-	106-99-0	lithium	7439-93-2
cadmium	7440-43-9	manganese	7439-96-5
calcium	7440-70-2	mercury	7439-97-6
carbon tetrachloride	56-23-5	methyl tert-butyl ether [MTBE]	1634-04-4
chlorobenzene	108-90-7	methylnaphthalene, 1-	90-12-0
chloroform	67-66-3	methylnaphthalene, 2-	91-57-6
chloronaphthalene, 2-	91-58-7	molybdenum	7439-98-7
chromium, hexavalent	18540-29-9	naphthalene	91-20-3
chromium, trivalent	16065-83-1	nickel	7440-02-0
chrysene	218-01-9	phenanthrene	85-01-08
cobalt	7440-48-4	pyrene	129-00-0
copper	7440-50-8	quinoline	91-22-5
dibenz(a,h)anthracene	53-70-2	selenium	7782-49-2
dibromoethane, 1,2-	106-93-4	silver	7440-22-4
dichlorobenzene, 1,2-	95-50-1	sodium	17341-25-2
dichlorobenzene, 1,3-	541-73-1	strontium	7440-24-6
dichlorobenzene, 1,4-	106-46-7		

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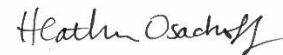
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styrene	100-42-5	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,2,2-	79-34-5	trimethylbenzene, 1,3,5-	108-67-8
tetrachloroethylene	127-18-4	tungsten	7440-33-7
thallium	7440-28-0	uranium	7440-61-1
tin	7440-31-5	vanadium	7440-62-2
titanium	7440-32-6	VH _{W6-10}	N/A
toluene	108-88-3	vinyl chloride	75-01-04
trichloroethane, 1,1,1-	71-55-6	VPH _W	N/A
trichloroethane, 1,1,2-	79-00-5	xylenes, total	1330-20-7
trichloroethylene	79-01-06	zinc	7440-66-6

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Substances evaluated in soil vapour for commercial land vapour use:

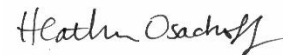
To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1	dichloropropene, 1,3- (cis + trans)	542-75-6
acrylonitrile	107-13-1	diethyl ether	60-29-7
allyl chloride	107-05-1	ethyl acetate	141-78-6
benzene	71-43-2	ethyl methacrylate	97-63-2
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane [BDCM]	75-27-4	hexachlorobutadiene	87-68-3
bromoform	75-25-2	hexachloroethane	67-72-1
butadiene, 1,3-	106-99-0	isopropylbenzene	98-82-8
carbon disulfide	75-15-0	methacrylonitrile	126-98-7
carbon tetrachloride	56-23-5	methyl acrylate	96-33-3
chlorobenzene	108-90-7	methyl ethyl ketone [MEK]	78-93-3
chloroethane	75-00-3	methyl isobutyl ketone [MIBK]	108-10-1
chloroform	67-66-3	methyl methacrylate	80-62-6
chlorotoluene, 2- dibromo-3- chloropropane, 1,2- dibromochloromethane [DBCM]	95-49-8 96-12-8 124-48-1	methyl tert-butyl ether [MTBE]	1634-04-4
dibromoethane, 1,2- dibromomethane	106-93-4 74-95-3	methylcyclohexane	108-87-2
dichlorobenzene, 1,2- dichlorobenzene, 1,3- dichlorobenzene, 1,4- dichlorodifluoromethane	95-50-1 541-73-1 106-46-7 75-71-8	Naphthalene	91-20-3
dichloroethane, 1,1- dichloroethane, 1,2- dichloroethylene, 1,1- dichloroethylene, cis-1,2- dichloroethylene, trans- 1,2- dichloromethane	75-34-3 107-06-2 75-35-4 156-59-2 156-60-5 75-09-2	n-decane	124-18-5
dichloropropane, 1,2- dichloropropane, 1,3-	78-87-5 142-28-9	n-hexane	110-54-3
		nitrobenzene	98-95-3
		styrene	100-42-5
		tetrachloroethane, 1,1,1,2- tetrachloroethane, 1,1,2,2- tetrachloroethylene tetrahydrofuran	630-20-6 79-34-5 127-18-4 109-09-9
		toluene	108-88-3
		trichloro-1,2,2- trifluoroethane, 1,1,2- trichloroethane, 1,1,1- trichloroethane, 1,1,2-	76-13-1 71-55-6 79-00-5

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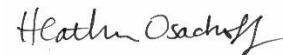
trichloroethylene 79-01-06
trichlorofluoromethane 75-69-4
trichloropropane, 1,2,3- 96-18-4
trimethylbenzene, 1,2,4- 95-63-6

trimethylbenzene, 1,3,5- 108-67-8
vinyl chloride 75-01-4
VPH_v N/A
xylenes, total 1330-20-7

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Schedule D

Documents

Supplemental Groundwater Sampling Memo. Prepared by Dillon Consulting Limited, dated December 5, 2019.

Summary of Site Condition. Prepared by Dillon Consulting Limited, dated October 22, 2019.

Detailed Site Investigation, 8910-120th Street, Surrey, BC. Prepared by Dillon Consulting Limited, dated September 30, 2019.

Stage 2 Preliminary Site Investigation, 8910-120th Street, Surrey, BC. Prepared by Tetra Tech, dated September 13, 2016.

Stage 1 Preliminary Site Investigation, 8910-120th Street, Surrey, BC. Prepared by Dillon Consulting Limited, dated January 2016, Revised September 24, 2019.

Domo Gas Bar Decommissioning Report, Domo Gasoline Corporation Ltd., Domo Gas Bar, 8910 120th Street, Surrey, BC. Prepared by Dillon Consulting Limited, dated October 30, 2006.

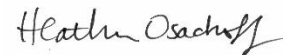
Subsurface Investigation, Domo Gasoline Corporation Ltd., Domo Gas Bar 8910 120th Street, Surrey, BC. Prepared by Dillon Consulting Limited, dated March 13, 2006.

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