



**REGISTERED MAIL**

Victoria File: 26250-20/22304  
Site ID: 22304

Date: October 9, 2020

Jeff Lin  
1176782 BC Ltd.  
c/o Risesun North America Real Estate Ltd.  
Suite 400 – 999 West Broadway  
Richmond, BC V5Z 1K5  
By Email: [jlin@risesun.ca](mailto:jlin@risesun.ca)

Dear Mr. Lin:

**Re: Preliminary Determination – 8100, 8128 & 8180 Westminster Highway,  
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 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 [james.plett@gov.bc.ca](mailto:james.plett@gov.bc.ca).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: Steven De Sousa, City of Richmond, email: [SDeSousa@richmond.ca](mailto:SDeSousa@richmond.ca)

David Mitchell, Approved Professional, Active Earth Engineering Ltd.  
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3 ([david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca))  
(By E-mail)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.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.

October 9, 2020  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 8100, 8128 & 8180 Westminster Highway, Richmond, British Columbia, which is more particularly known and described as:

Lot 1 Section 9 Block 4 North Range 6 West New Westminster District Plan 8649  
PID: 004-060-547

Lot 2 Section 9 Block 4 North Range 6 West New Westminster District Plan 8649  
PID: 011-316-454


Lot 3 Section 9 Block 4 North Range 6 West New Westminster District Plan 8649  
PID: 011-316-462

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

Latitude:      49°   10'   11.50"  
Longitude:    123°   8'   5.30"

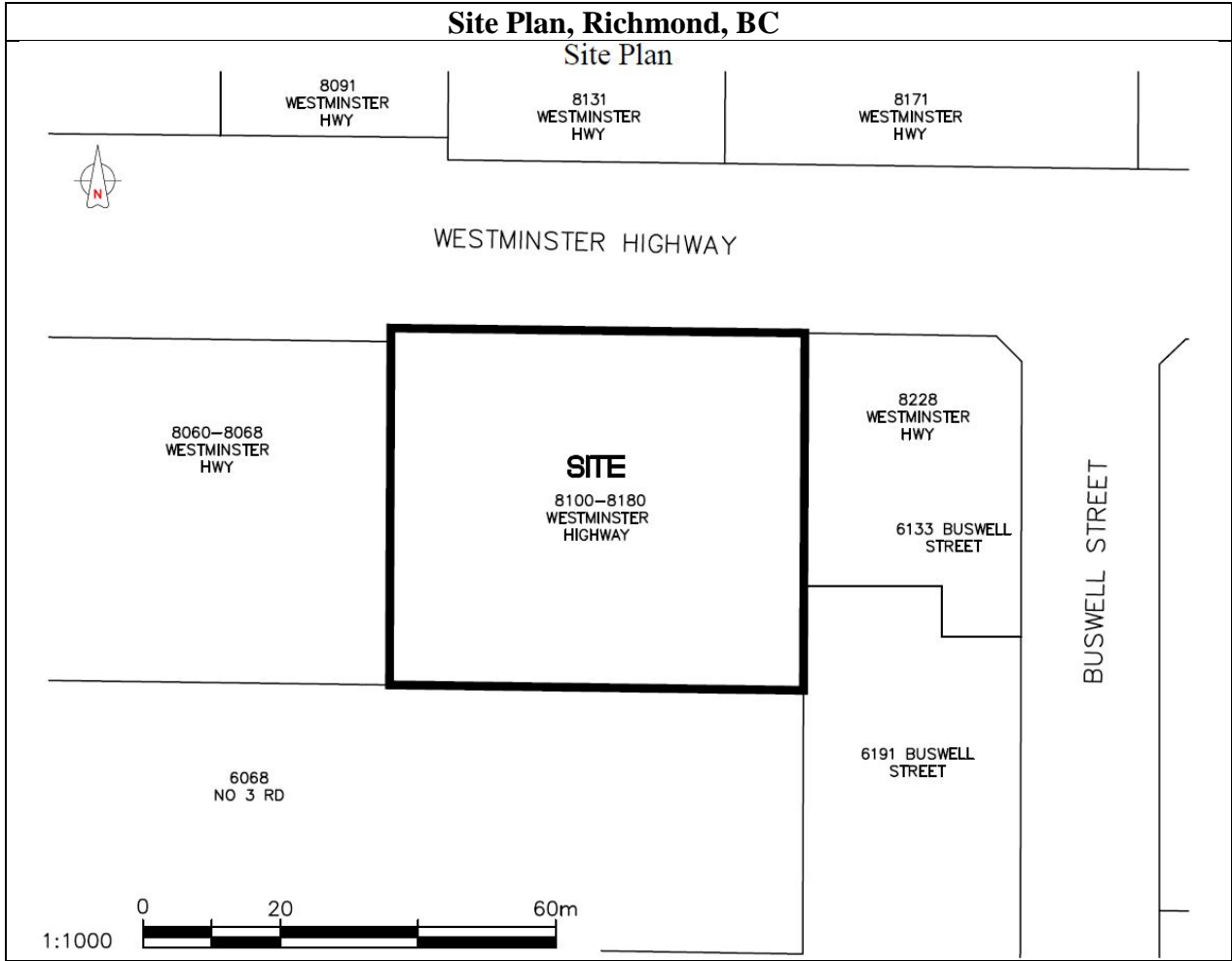
October 9, 2020  
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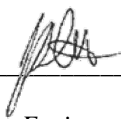
**Schedule B**  
**Requirements and Conditions**

This Schedule contains no requirements or conditions.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for commercial land soil use:*

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

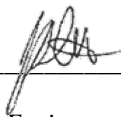
acenaphthene	83-32-9	dichlorobenzene, 1,2-	95-50-1
acetone	67-64-1	dichlorobenzene, 1,3-	541-73-1
anthracene	120-12-7	dichlorobenzene, 1,4-	106-46-7
antimony	7440-36-0	dichloroethane, 1,1-	75-34-3
arsenic	7440-38-2	dichloroethane, 1,2-	107-06-2
barium	7440-39-3	dichloroethylene, 1,1-	75-35-4
benz(a)anthracene	56-55-3	dichloroethylene, 1,2-cis	156-59-2
benzene	71-43-2	dichloroethylene, 1,2-trans	156-60-5
benzo(a)pyrene	50-32-8	dichloromethane	75-09-02
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	dichloropropane, 1,2-	78-87-5
benzo(k)fluoranthene	207-08-9	ethylbenzene	100-41-4
beryllium	7440-41-7	fluoranthene	206-44-0
bromobenzene	108-86-1	fluorene	86-73-7
bromodichloromethane	75-27-4	HEPHs	NA
bromoform	75-25-2	indeno(1,2,3-cd)pyrene	193-39-5
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	lead	7439-92-1
cadmium	744-43-9	LEPHs	NA
carbon disulphide	75-15-0	mercury	7439-97-6
carbon tetrachloride	56-23-5	methyl tert-butyl ether	1634-04-4
chlorobenzene	108-90-7	methylnaphthalene, 1-	90-12-0
chloroform	67-66-3	molybdenum	7439-98-7
chromium	7440-47-3	naphthalene	91-20-3
chrysene	218-01-9	nickel	7440-02-0
cobalt	7440-48-4	phenanthrene	85-01-8
copper	7440-50-8	pyrene	129-00-0
dibenz(a,h)anthracene	53-70-3	selenium	7782-49-2
dibromochloromethane	124-48-1	silver	7440-22-4

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styrene	100-42-5	trichloroethylene	79-01-6
tetrachloroethane, 1,1,1,2-	630-20-6	trichlorobenzene, 1,2,4-	120-82-1
tetrachloroethane, 1,1,2,2-	79-34-5	trichlorofluoromethane	75-69-4
tetrachloroethylene	127-18-4	uranium	7440-61-1
thallium	7440-28-0	vanadium	7440-62-2
tin	7440-31-5	vinyl chloride	75-01-4
toluene	108-88-3	VPHs	NA
trichloroethane, 1,1,1-	71-55-6	xylenes	1330-20-7
trichloroethane, 1,1,2-	79-00-5	zinc	7440-66-6

***Substances evaluated in vapour for commercial and parkade vapour use:***

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


acetone	67-64-1	isopropylbenzene	98-82-8
benzene	71-43-2	methylcyclohexane	108-87-2
bromobenzene	108-8-1	methyl ethyl ketone	78-93-3
bromodichloromethane	75-27-4	methyl isobutyl ketone	108-10-1
bromomethane	74-83-9	methyl tert-butyl ether	1634-04-4
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
carbon disulfide	75-15-0	n-decane	124-18-5
carbon tetrachloride	56-23-5	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-06
dichloroethylene, 1,1-	75-35-4	trichloro-1,2,2-trifluoroethane,	76-13-1
dichloroethylene, 1,2- cis	156-59-2	1,2,2-	
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloromethane	75-0902	trimethylbenzene, 1,3,5-	108-67-8
dichloropropane, 1,2-	78-87-5	VPH	NA
ethyl acetate	141-78-6	vinyl chloride	75-01-4
ethylbenzene	100-41-4	xylenes, total	1330-20-7

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***Substances evaluated in water for drinking water use:***

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

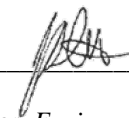
acenaphthene	83-32-9	dichloroethylene, 1,2-trans	156-60-5
acetone	67-64-1	dichloromethane	75-09-02
aluminum	7429-90-5	dichloropropane, 1,2-	78-87-5
anthracene	120-12-7	dichloropropene, 1,3-(cis+trans)	542-75-6
antimony	7440-36-0	EPHw10-19	NA
arsenic	7440-38-2	ethylbenzene	100-41-4
barium	7440-39-3	fluoranthene	206-44-0
benz(a)anthracene	56-55-3	fluorene	86-73-7
benzene	71-43-2	iron	7439-89-6
benzo(a)pyrene	50-32-8	isopropylbenzene	98-82-8
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	lead	7439-92-1
beryllium	7440-41-7	lithium	7439-93-2
boron	7440-42-8	manganese	7439-96-5
bromodichloromethane	75-27-4	methyl ethyl ketone	78-93-3
bromoform	75-25-2	methyl tert-butyl ether	1634-04-4
bromomethane	74-83-9	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
cadmium	7440-43-9	nickel	7440-02-0
carbon tetrachloride	56-23-5	propylbenzene, -1	103-65-1
chlorobenzene	108-90-7	pyrene	129-00-0
chloroform	67-66-3	quinoline	91-22-5
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	sodium ion	17341-25-2
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	toluene	108-88-3
dichloroethylene, 1,2-cis	156-59-2	trichlorobenzene, 1,2,4-	120-82-1

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trichloroethane, 1,1,1-	71-55-6	vanadium	7440-62-2
trichloroethane, 1,1,2-	79-00-5	VHw6-10	NA
trichloroethylene	79-01-06	vinyl chloride	75-01-4
trichlorofluoromethane	75-69-4	xylenes, total	1330-20-7
trimethylbenzene, 1,3,5-	108-67-8	zinc	7440-66-6
uranium	7440-61-1		

To meet local background concentrations:

Lithium	7439-93-2	Vanadium	7440-62-2
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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by David Mitchell/Active Earth Engineering Ltd., dated July 2020;
- *Stage 1 Update and Stage 2 Preliminary Site Investigation – 8100, 8128 & 8180 Westminster Highway, Richmond, BC*, prepared by Active Earth Engineering Ltd., dated June 2020;
- *Protocol 9 Application for Determination of a Local Background Concentration for Dissolved Vanadium in Groundwater – 8100, 8120 & 8180 Westminster Highway, Richmond, BC*, prepared by the Ministry of Environment & Climate Change Strategy, dated April 2020;
- *Stage 1 Preliminary Site Investigation Update – 8100, 8120 & 8180 Westminster Highway, Richmond, BC*, prepared by Active Earth Engineering Ltd., dated September 2018;
- *Stage 2 Preliminary Site Investigation Update – 8100, 8120 & 8180 Westminster Highway, Richmond, BC*, prepared by Active Earth Engineering Ltd., dated August 2018; and,
- *Stage 1 Preliminary Site Investigation – 8100, 8120 & 8180 Westminster Highway, Richmond, BC*, prepared by D. Kelly Environmental Consulting Ltd., dated September 2016.

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