



Victoria File: 26250-20/23146  
Site ID: 23146

Date: November 4, 2020

Harry Rosenfeld  
The Futura Corporation  
Suite 2970, 700 West Georgia Street  
Vancouver, BC V7Y 1A1  
By Email: [hrosenfeld@futura.com](mailto:hrosenfeld@futura.com)

Dear Harry Rosenfeld:

**Re: Preliminary Determination – 9779 190<sup>th</sup> 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 or 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.

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 236-468-2211 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in black ink, appearing to read "Stephen Dankey". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Stephen Dankey, M.Sc., P.Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Lauren Petersen, City of Surrey, [LYPetersen@surrey.ca](mailto:LYPetersen@surrey.ca)

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.  
[egerencher@slrconsulting.com](mailto:egerencher@slrconsulting.com)

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.

November 4, 2020

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Date Issued

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Stephen Dankev  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 9779 190<sup>th</sup> Street, Surrey, British Columbia which is more particularly known and described as:

Parcel A Section 4 Township 9 New Westminster District Reference Plan LMP1053

PID: 017-424-593

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

Latitude: 49° 10' 49.20"  
Longitude: 122° 41' 47.15"

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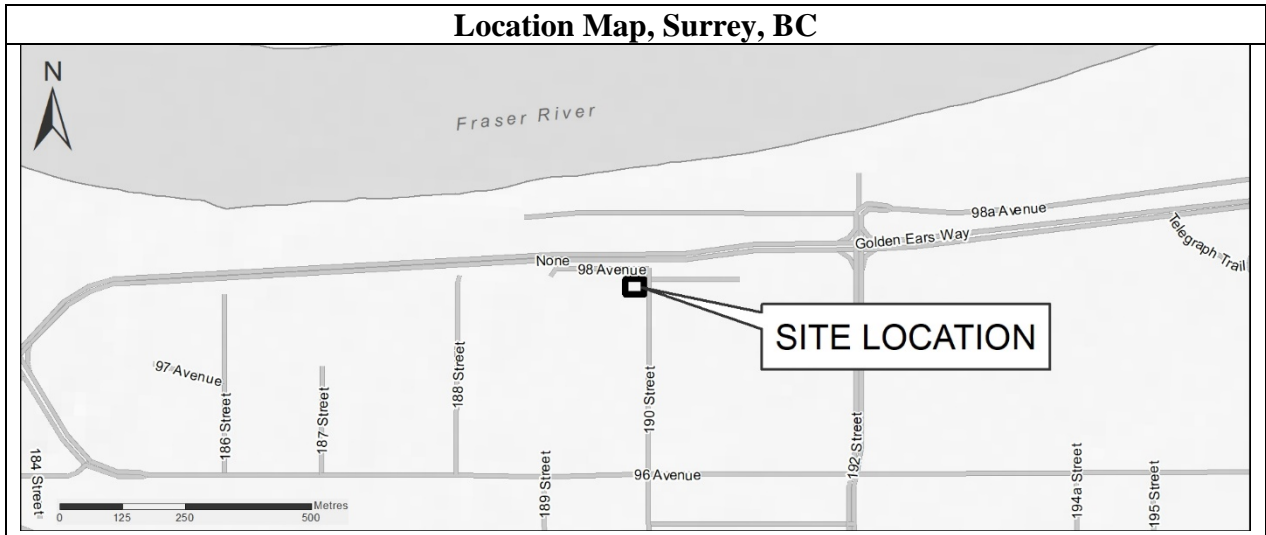
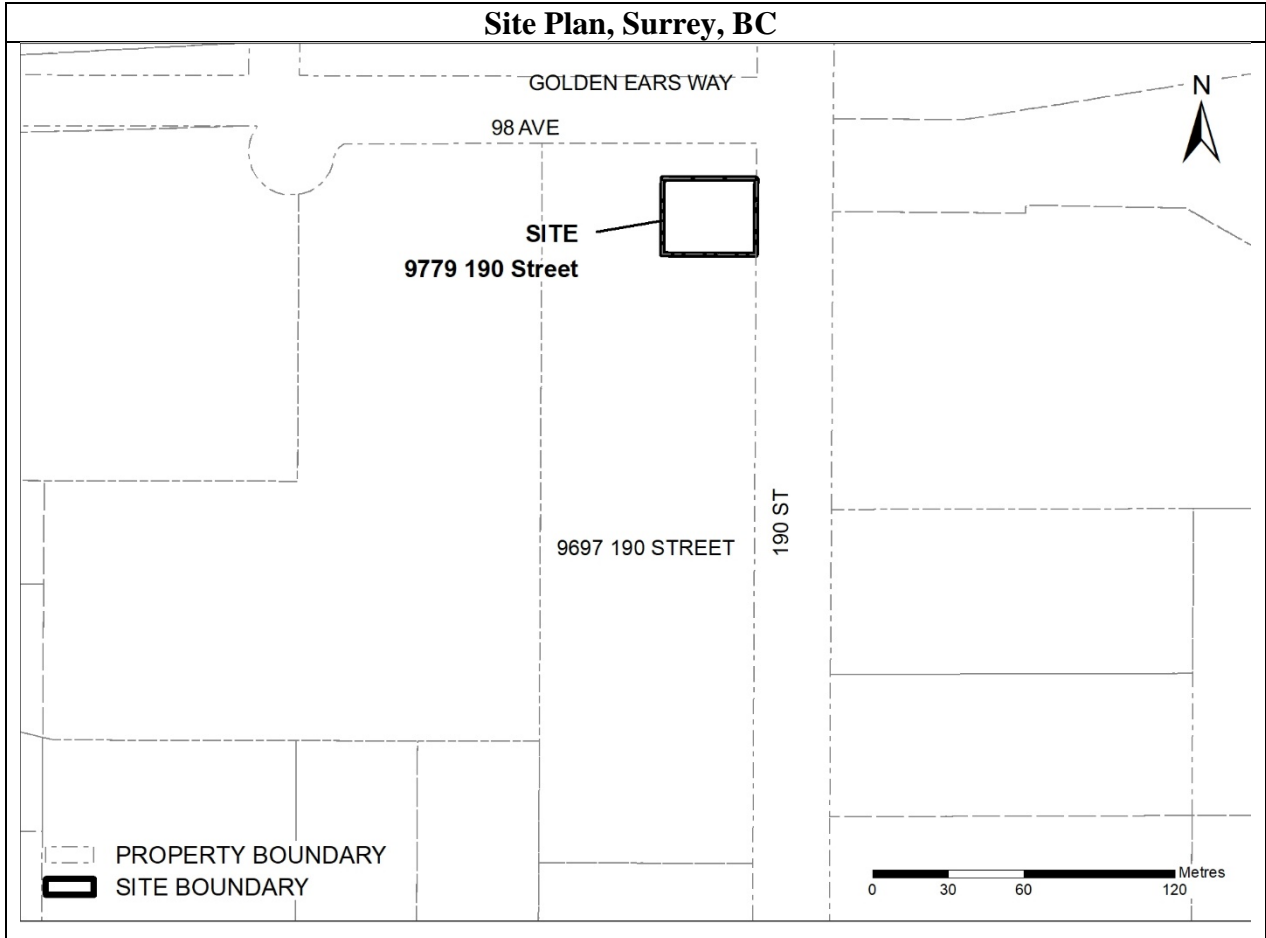
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For Director, *Environmental Management Act*



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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 industrial land soil use:*

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

#### Schedule 3.1 Part 1: Matrix Numerical Soil Standards

- chromium 7440-47-3
- copper 7440-50-8

#### Schedule 3.1 Part 2: Generic Numerical Soil Standards to Protect Human Health

- boron 7440-42-8

To meet local background concentrations:

- arsenic 7440-38-2

#### *Substances evaluated in vapour for industrial land vapour use:*

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

#### Schedule 3.3 Generic Numerical Vapour Standards

- ammonia (as N) 7664-41-7

#### *Substances evaluated in water for freshwater aquatic life water use:*

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

#### Schedule 3.2 Generic Numerical Water Standards

- arsenic 7440-38-2
- boron 7440-42-8
- chromium, hexavalent 18540-29-9
- chromium, trivalent 16065-83-1
- copper 7440-50-8
- chloride ion 16887-00-6
- ammonia, total (as N) 7664-41-7

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## Schedule D

### Documents

- *Emails regarding 9779 190<sup>th</sup> Street, Surrey, BC – Preliminary Determination*, Eva Gerencher, SLR Consulting (Canada) Ltd., October 30, 2020 and November 3, 2020.
- *Summary of Site Condition, 9779 190<sup>th</sup> Street, Surrey, BC*, Eva Gerencher, SLR Consulting (Canada) Ltd., August 5, 2020.
- *Stage 1 and 2 Preliminary Site Investigation, 9779 190<sup>th</sup> Street, Surrey, BC*, SLR Consulting (Canada) Ltd., August 5, 2020.
- *Record of AG11 Correspondence with City of Surrey*. SLR Consulting (Canada) Ltd., July 29, 2020.
- *Protocol 4 Application for Local Background Soil Quality Determination for Arsenic in Soil at 9779 190<sup>th</sup> Street, Surrey, BC* (Ministry of Environment and Climate Change Strategy (ENV) approval/release letter), ENV, March 27, 2020.
- *Stage 1 Preliminary Site Investigation and Detailed Site Investigation, 9697 190<sup>th</sup> Street, Surrey*, SLR Consulting (Canada) Ltd., July 27, 2016.

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