



VIA EMAIL

Victoria File: 26250-20/24185
Site ID: 24185

July 7, 2021

Antonio Marinelli
Conwest Ventures Ltd.
401 – 1930 Pandora Street
Vancouver, BC V5L 0C7
tony.marinelli@conwest.com

Dear Mr. Antonio Marinelli:

Re: Preliminary Determination - 13631 Vulcan Way, 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 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 Regulation and 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 Stephen.Dankevy@gov.bc.ca.

Yours truly,



Stephen Dankevy, M.Sc., P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: John Irving, Engineering and Public Works, Sustainability, City of Richmond
john.irving@richmond.ca

Mike Slipec, Commercial Account Manager, Royal Bank of Canada
6400 No. 3 Road, Richmond, BC V6Y 2C2, mike.slipec@rbc.com

CSAP Society
apopova@csapsociety.bc.ca

Frank Sirlin, Bulldog Bag Ltd.
13631 Vulcan Way, Richmond, BC, V6V 1K4, frank@bulldogbag.com

Richard Wells, Approved Professional, Keystone Environmental Ltd.
rwells@keystoneenvironmental.ca

Client Information Officer, Land Remediation Section, ENV Victoria
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 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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Stephen Dankev
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 13631 Vulcan Way, Richmond, British Columbia which is more particularly known and described as:

Lot 3 except: Part Subdivided by Plan 40855, District Lot 5917 Group 1 and of Sections 17 and 20 Block 5 North Range 5 New Westminster District Plan 19989

PID: 004-261-844

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

Latitude: 49° 11' 55.60"
Longitude: 123° 4' 26.20"

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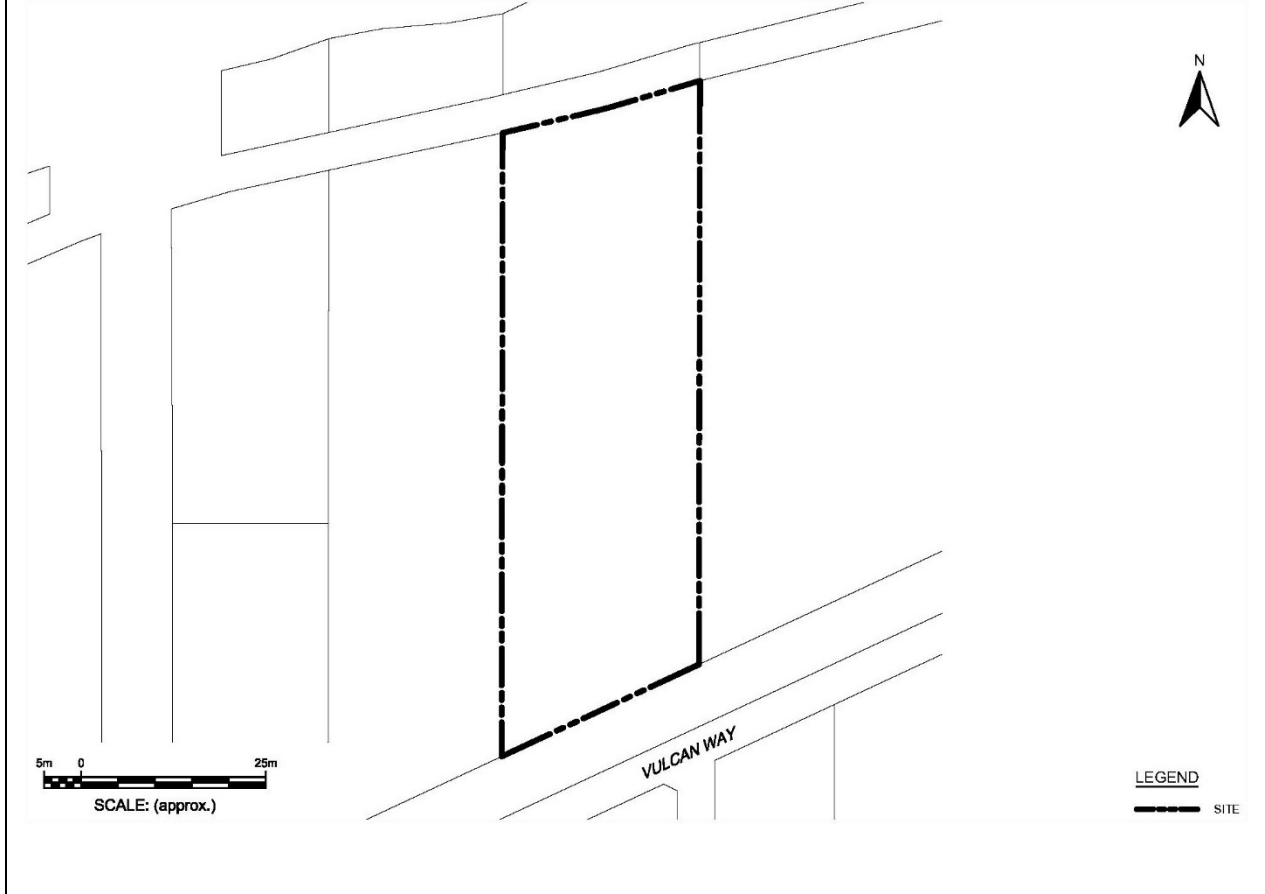
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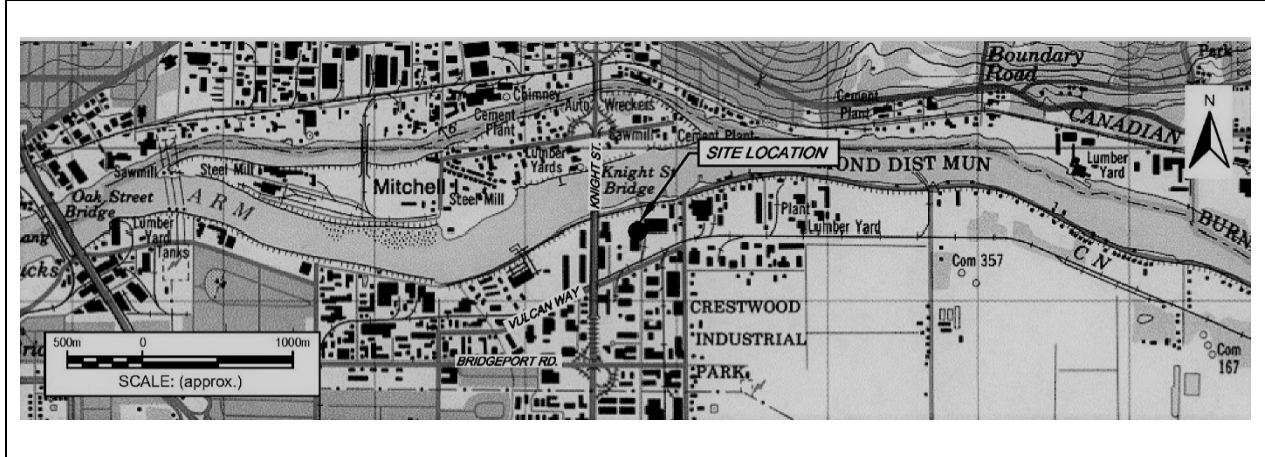


Stephen Dankey
For Director, *Environmental Management Act*

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 commercial land soil use:

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

acenaphthene	83-32-9	naphthalene	91-20-3
aluminum	7429-90-5	phenanthrene	85-01-8
anthracene	120-12-7	pyrene	129-00-0
antimony	7440-36-0	quinoline	91-22-5
arsenic	7440-38-2	selenium	7782-49-2
barium	7440-39-3	silver	7440-22-4
benz(a)anthracene	56-55-3	strontium	7440-24-6
benzo(a)pyrene	50-32-8	thallium	7440-28-0
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	tin	7440-31-5
benzo(k)fluoranthene	207-08-9	tungsten	74400-33-7
beryllium	7440-41-7	uranium	7440-61-1
boron	7440-42-8	vanadium	7440-62-2
cadmium	7440-43-9	zinc	7440-66-6
chromium	7440-47-3		
chrysene	218-01-9		
cobalt	7440-48-4		
copper	7440-50-8		
dibenz(a,h)anthracene	53-70-3		
fluoranthene	206-44-0		
fluorene	86-73-7		
HEPHs	NA		
indeno(1,2,3-cd)pyrene	193-39-5		
iron	7439-89-6		
lead	7439-92-1		
LEPHs	NA		
lithium	7439-93-2		
manganese	7439-96-5		
methylnaphthalene, 1-	90-12-0		
methylnaphthalene, 2-	91-57-6		

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mercury 7439-97-6
molybdenum 7439-98-7

Substances evaluated in vapour for commercial vapour use:

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

acetone	67-64-1	ethylbenzene	100-41-4
benzene	71-43-2	hexachlorobutadiene	87-68-3
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	methyl ethyl ketone	78-93-3
bromoform	75-25-2	methyl isobutyl ketone	108-10-1
bromomethane	74-83-9	methyl tert-butyl ether	1634-04-4
butadiene, 1,3-	106-99-0	methylcyclohexane	108-87-2
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	n-decane	124-18-5
chloroethane	75-00-3	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
chloromethane	74-87-3	tetrachloroethane, 1,1,1,2-	630-20-6
chlorophenol, 2-	95-57-8	tetrachloroethane, 1,1,2,2-	79-34-5
chlorotoluene, 2-	95-49-8	tetrachloroethylene	127-18-4
dibromo-3-chloropropane, 1,2-	96-12-8	toluene	108-88-3
dibromochloromethane	124-48-1	trichlorobenzene, 1,2,4-	120-82-1
dibromoethane, 1,2-	106-93-4	trichloroethane, 1,1,1-	71-55-6
dibromomethane	74-95-3	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,2-	95-50-1	trichloroethylene	79-01-06
dichlorobenzene, 1,3-	541-73-1	trichlorofluoromethane	75-69-4
dichlorobenzene, 1,4-	106-46-7	trichloropropane, 1,2,3-	96-18-4
dichlorodifluoromethane	75-71-8	trimethylbenzene, 1,2,4-	95-63-6
dichloroethane, 1,1-	75-34-3	trimethylbenzene, 1,3,5-	108-67-8
dichloroethane, 1,2-	107-06-2	vinyl chloride	75-01-4
dichloroethylene, 1,1-	75-35-4	VPHv	N/A
dichloroethylene, 1,2-cis	156-59-2	xylenes, total	1330-20-7
dichloroethylene, 1,2-trans-	156-60-5		
dichloromethane	75-09-2		
dichloropropane, 1,2-	78-87-5		
dichloropropane, 1,3-	142-28-9		

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dichloropropene, 1,3- trans-	542-75-6
dichloropropene, 1,3-cis-	542-75-6
ethyl acetate	141-78-6

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	dichloroethane, 1,1-	75-34-3
aluminum	7429-90-5	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloroethylene, 1,1-	75-35-4
antimony	7440-36-0	dichloroethylene, 1,2- trans-	156-60-5
arsenic	7440-38-2	dichloroethylene, 1,2-cis-	156-59-2
barium	7440-39-3	dichloromethane	75-09-2
benz(a)anthracene	56-55-3	dichlorophenol, 2,4 & 2,5-	120-83-2 & 583-78-8
benzene	71-43-2	dichloropropane, 1,2-	78-87-5
benzo(a)pyrene	50-32-8	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dimethyphenol, 2,4-	105-67-9
beryllium	7440-41-7	dimethyphenol, 2,6-	576-26-1
boron	7440-42-8	dimethyphenol, 3,4-	95-65-8
bromobenzene	108-86-1	dinitrophenol, 2,4-	51-28-5
bromodichloromethane	75-27-4	EPHW ₁₀₋₁₉	NA
bromoform	75-25-2	ethylbenzene	100-41-4
bromomethane	74-83-9	fluoranthene	206-44-0
butadiene, 1,3-	106-99-0	fluorene	86-73-7
cadmium	7440-43-9	hexachlorobutadiene	87-68-3
carbon tetrachloride	56-23-5	iron	7439-89-6
chlorobenzene	108-90-7	isopropylbenzene	98-82-8
chloroform	67-66-3	lead	7439-92-1
chlorophenol, 2-	95-57-8	lithium	7439-93-2
chromium, hexavalent	18540-29-9	manganese	7439-96-5
chromium, trivalent	16065-83-1	mercury	7439-97-6
chrysene	218-01-9	methyl ethyl ketone	78-93-3
copper	7440-50-8	methyl tert-butyl ether	1634-04-4
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 1-	90-12-0
dibromochloromethane	124-48-1	methylnaphthalene, 2-	91-57-6

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dibromomethane, 1,2-	106-93-4	methyphenol, 2-	95-48-7
dichlorobenzene, 1,2-	95-50-1	methyphenol, 3&4-	108-39-4 & 106-44-5
dichlorobenzene, 1,4-	106-46-7	molybdenum	7439-98-7
dichlorodifluoromethane	75-71-8	naphthalene	91-20-3
nickel	7440-02-0	vanadium	7440-62-2
pentachlorophenol	87-86-5	VHw ₆₋₁₀	NA
phenol	108-95-2	vinyl chloride	75-01-4
phenol, 2-methy-4,6-dinitro	534-521	xylenes, total	1330-20-7
pyrene	129-00-0	zinc	7440-66-6
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		
tetrachlorophenol, 2,3,4,6-	58-90-2		
tin	7440-31-5		
toluene	108-88-3		
trichloro-1,2,2-			
trifluoroethane, 1,1,2-	76-13-1		
trichlorobenzene, 1,2,3-	87-61-6		
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		
trichlorophenol, 2,4,5-	95-95-4		
trichlorophenol, 2,4,6-	88-06-02		
trimethylbenzene, 1,3,5-	108-67-8		
uranium	7440-61-1		

To meet interim provincial background groundwater estimate prescribed for defining whether a site is contaminated:

cobalt 7440-48-4

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Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9	dinitrophenol, 2,4-	51-28-5
acridine	260-94-6	EPHW ₁₀₋₁₉	NA
anthracene	120-12-7	ethylbenzene	100-41-4
antimony	7440-36-0	fluoranthene	206-44-0
arsenic	7440-38-2	fluorene	86-73-7
barium	7440-39-3	hexachlorobutadiene	87-68-3
benz(a)anthracene	56-55-3	lead	7439-92-1
benzene	71-43-2	LEPHw	NA
benzo(a)pyrene	50-32-8	mercury	7439-97-6
beryllium	7440-41-7	methyl tert-butyl ether	1634-04-4
boron	7440-42-8	methyphenol, 2-	95-48-7
cadmium	7440-43-9	methyphenol, 3&4-	108-39-4 & 106-44-5
carbon tetrachloride	56-23-5	molybdenum	7439-98-7
chlorobenzene	108-90-7	naphthalene	91-20-3
chloroform	67-66-3	nickel	7440-02-0
chlorophenol, 2-	95-57-8	pentachlorophenol	87-86-5
chlorophenol, 3 & 4-	108-43-0 & 106-48-9	phenanthrene	85-01-08
chromium, hexavalent	18540-29-9	phenol	108-95-2
chromium, trivalent	16065-83-1	phenol, 2-methy-4,6-dinitro	534-521
chrysene	218-01-9	pyrene	129-00-0
cobalt	7440-48-4	quinoline	91-22-5
copper	7440-50-8	selenium	7782-49-2
dichlorobenzene, 1,2-	95-50-1	silver	7440-22-4
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	tetrachlorophenol, 2,3,4,5-	4901-51-3
dichloromethane	75-09-2	tetrachlorophenol, 2,3,4,6-	58-90-2
dichlorophenol, 2,3-	576-24-9	tetrachlorophenol, 2,3,5,6-	935-95-5
dichlorophenol, 2,4 & 2,5-	120-83-2 & 583-78-8	thallium	7440-28-0
dichlorophenol, 2,6-	87-65-0	titanium	7440-32-6

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dichlorophenol, 3,4-	95-77-2	toluene	108-88-3
dichlorophenol, 3,5-	591-35-5		
trichlorobenzene, 1,2,3-	87-61-6		
trichlorobenzene, 1,2,4-	120-82-1		
trichloroethylene	79-01-06		
trichlorophenol, 2,3,4-	15950-66-0		
trichlorophenol, 2,3,5-	933-78-8		
trichlorophenol, 2,3,6-	933-75-5		
trichlorophenol, 2,4,5-	95-95-4		
trichlorophenol, 2,4,6-	88-06-02		
trichlorophenol, 3,4,5-	609-19-8		
uranium	7440-61-1		
VHW ₆₋₁₀	NA		
VPHw	NA		
xylenes, total	1330-20-7		
zinc	7440-66-6		

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	chromium, trivalent	16065-83-1
acridine	260-94-6	chrysene	218-01-9
anthracene	120-12-7	cobalt	7440-48-4
antimony	7440-36-0	copper	7440-50-8
arsenic	7440-38-2	dichlorobenzene, 1,2-	95-50-1
barium	7440-39-3	dichlorobenzene, 1,3-	541-73-1
benz(a)anthracene	56-55-3	dichlorobenzene, 1,4-	106-46-7
benzene	71-43-2	dichloroethane, 1,2-	107-06-2
benzo(a)pyrene	50-32-8	dichloromethane	75-09-2
beryllium	7440-41-7	dichlorophenol, 2,3-	576-24-9
boron	7440-42-8	dichlorophenol, 2,4 & 2,5-	120-83-2 & 583-78-8
cadmium	7440-43-9	dichlorophenol, 2,6-	87-65-0
carbon tetrachloride	56-23-5	dichlorophenol, 3,4-	95-77-2
chlorobenzene	108-90-7	dichlorophenol, 3,5-	591-35-5
chloroform	67-66-3	dinitrophenol, 2,4-	51-28-5
chlorophenol, 2-	95-57-8	EPHW ₁₀₋₁₉	NA

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chlorophenol, 3 & 4-	108-43-0 & 106-48-9	ethylbenzene	100-41-4
chromium, hexavalent	18540-29-9	fluoranthene	206-44-0
fluorene	86-73-7	VHw6-10	NA
hexachlorobutadiene	87-68-3	VPHw	NA
lead	7439-92-1	xylenes, total	1330-20-7
LEPHw	NA	zinc	7440-66-6
mercury	7439-97-6		
methyl tert-butyl ether	1634-04-4		
methyphenol, 2-	95-48-7		
methyphenol, 3&4-	108-39-4 & 106-44-5		
molybdenum	7439-98-7		
naphthalene	91-20-3		
nickel	7440-02-0		
pentachlorophenol	87-86-5		
phenanthrene	85-01-08		
phenol	108-95-2		
phenol, 2-methy-4,6-dinitro	534-521		
pyrene	129-00-0		
quinoline	91-22-5		
selenium	7782-49-2		
silver	7440-22-4		
styrene	100-42-5		
tetrachloroethylene	127-18-4		
tetrachlorophenol, 2,3,4,5-	4901-51-3		
tetrachlorophenol, 2,3,4,6-	58-90-2		
tetrachlorophenol, 2,3,5,6-	935-95-5		
thallium	7440-28-0		
titanium	7440-32-6		
toluene	108-88-3		
trichlorobenzene, 1,2,3-	87-61-6		
trichlorobenzene, 1,2,4-	120-82-1		
trichloroethylene	79-01-06		
trichlorophenol, 2,3,4-	15950-66-0		
trichlorophenol, 2,3,5-	933-78-8		
trichlorophenol, 2,3,6-	933-75-5		
trichlorophenol, 2,4,5-	95-95-4		
trichlorophenol, 2,4,6-	88-06-02		

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trichlorophenol, 3,4,5-
uranium

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Schedule D

Documents

Summary of Site Condition – 13631 Vulcan Way, Richmond, BC, Keystone Environmental Ltd., June 25, 2021;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, 13631 Vulcan Way, Richmond, BC, Keystone Environmental Ltd., January 29, 2021;

Environmental Site Assessment, B.C. Coast Vegetable Co-op Site, 13631 Vulcan Way, Richmond, BC, Envirochem Special Projects Inc., May 10, 1996.

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