VIA EMAIL: sjellicoe@bchousing.org

Victoria File: 26250-20/25710
Site ID: 25710

July 6, 2022

Sara Jellicoe
BC Housing
Suite 1701 4555 Kingsway
Burnaby, BC V5H 4V8

Dear Sara Jellicoe:

Re: Preliminary Determination - 7460 Hurd Street, Mission, 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 Part 8 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.

6. 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 George.Szefer@gov.bc.ca.

Yours truly,

George Szefer, M.Eng., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Mike Younie, City of Mission, myounie@mission.ca

Tadd Berger, M.Sc., EP, P.Ag., CSAP, Pinchin Ltd., tberger@pinchin.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

Ministry of
Environment and
Climate Change Strategy

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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Schedule A

The site covered by this Preliminary Determination is located at 7460 Hurd Street, Mission, British Columbia which is more particularly known and described as:

LOT 298 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 50882
PID: 004-212-118

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

Latitude:	49°	08'	15.23"
Longitude:	122°	19'	53.98"

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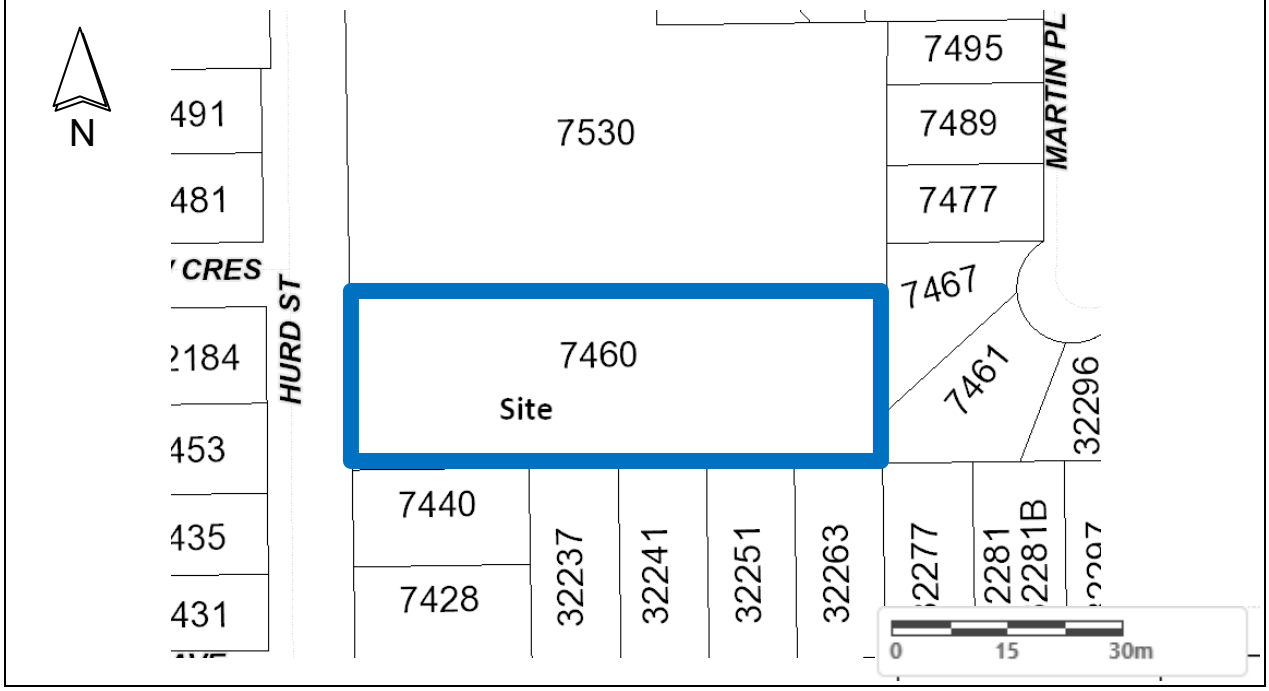
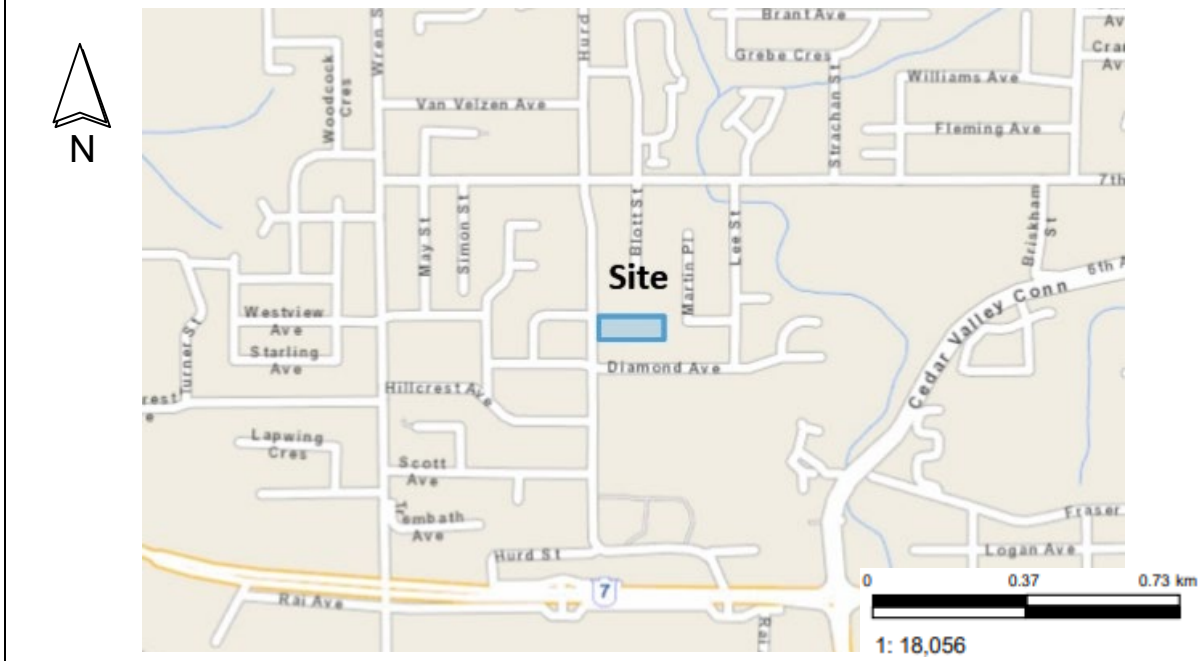
Site Plan, Mission, BC



Location Map, Mission, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water, or sediment uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use 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 existing or expected at the site. These assumptions include the following:

   (a) Site buildings will not be in contact with groundwater.

   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 person 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 and Uses

Substances evaluated in soil for high density residential land 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)
- Antimony (7440-36-0)
- Anthracene (120-12-7)
- 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)
- Beryllium (7440-41-7)
- Boron (7440-42-8)
- Cadmium (7440-43-9)
- Carbon Tetrachloride (56-23-5)
- Chloride ion (16887-00-6)
- Chromium (Cr)-Total (7440-47-3)
- Chrysene (218-01-9)
- Cobalt (7440-48-4)
- Copper (7440-50-8)
- Dibenz(a,h)anthracene (53-70-3)
- Ethylbenzene (100-41-4)
- Ethylene glycol (107-21-1)
- Fluoranthene (206-44-0)
- Fluorene (86-73-7)
- HEPHs (n/a)
- Indeno(1,2,3-cd)pyrene (193-39-5)
- Iron (7439-89-6)
- Lead (7439-92-1)
- LEPHs (n/a)

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- Manganese (7439-96-5)
- Mercury (7439-97-6)
- Methyl Ethyl Ketone [MEK] (78-93-3)
- Methylnaphthalene, 1- (90-12-0)
- Methylnaphthalene, 2- (91-57-6)
- Molybdenum (7439-98-7)
- Naphthalene (91-20-3)
- Nickel (7440-02-0)
- Phenanthrene (85-01-8)
- Pyrene (129-00-0)
- Quinoline (91-22-5)
- Selenium (782-49-2)
- Silver (7440-22-4)
- Sodium ion (17341-25-2)
- Strontium (7440-24-6)
- Tetrachloroethylene (127-18-4)
- Thallium (7440-28-0)
- Tin (7440-31-5)
- Toluene (108-88-3)
- Triethylene glycol (122-27-6)
- Trimethylbenzene, 1,3,5- (108-67-8)
- Tungsten (7440-33-7)
- Uranium (7440-61-1)
- Vanadium (7440-62-2)
- VPHs (n/a)
- Xylenes (1330-20-7)
- Zinc (12122-67-7)

Substances evaluated in soil for urban park land 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)
- Antimony (7440-36-0)
- Anthracene (120-12-7)
- Arsenic (7440-38-2)
- Barium (7440-39-3)

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- 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)
- Beryllium (7440-41-7)
- Boron (7440-42-8)
- Cadmium (7440-43-9)
- Carbon Tetrachloride (56-23-5)
- Chloride ion (16887-00-6)
- Chromium (Cr)-Total (7440-47-3)
- Chrysene (218-01-9)
- Cobalt (7440-48-4)
- Copper (7440-50-8)
- Dibenz(a,h)anthracene (53-70-3)
- Ethylbenzene (100-41-4)
- Ethylene glycol (107-21-1)
- Fluoranthene (206-44-0)
- Fluorene (86-73-7)
- HEPHs (n/a)
- Indeno(1,2,3-cd)pyrene (193-39-5)
- Iron (7439-89-6)
- Lead (7439-92-1)
- LEPHs (n/a)
- Manganese (7439-96-5)
- Mercury (7439-97-6)
- Methyl Ethyl Ketone [MEK] (78-93-3)
- Methylnaphthalene, 1- (90-12-0)
- Methylnaphthalene, 2- (91-57-6)
- Molybdenum (7439-98-7)
- Naphthalene (91-20-3)
- Nickel (7440-02-0)
- Phenanthrene (85-01-8)
- Pyrene (129-00-0)
- Quinoline (91-22-5)
- Selenium (782-49-2)
- Silver (7440-22-4)
- Sodium ion (17341-25-2)
- Strontium (7440-24-6)

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- Tetrachloroethylene (127-18-4)
- Thallium (7440-28-0)
- Tin (7440-31-5)
- Toluene (108-88-3)
- Triethylene glycol (122-27-6)
- Trimethylbenzene, 1,3,5- (108-67-8)
- Tungsten (7440-33-7)
- Uranium (7440-61-1)
- Vanadium (7440-62-2)
- VPHs (n/a)
- Xylenes (1330-20-7)
- Zinc (12122-67-7)

Substances evaluated in vapour for residential land vapour use:

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

- Acetone (67-64-1)
- Benzene (71-43-2)
- Carbon Tetrachloride (56-23-5)
- Ethylbenzene (100-41-4)
- Methyl Ethyl Ketone [MEK] (78-93-3)
- Methyl Isobutyl Ketone [MIBK] (108-10-1)
- Methylcyclohexane (108-87-2)
- Naphthalene (91-20-3)
- N-Decane (124-18-5)
- N-Hexane (110-54-3)
- Tetrachloroethylene (127-18-4)
- Toluene (108-88-3)
- Trichloroethylene (79-01-6)
- Trimethylbenzene, 1,2,4- (95-63-6)
- Trimethylbenzene, 1,3,5- (108-67-8)
- VPHv (n/a)
- Xylenes, total (1330-20-7)

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Substances evaluated in vapour for urban park land vapour use:

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

- Acetone (67-64-1)
- Benzene (71-43-2)
- Carbon Tetrachloride (56-23-5)
- Ethylbenzene (100-41-4)
- Methyl Ethyl Ketone [MEK] (78-93-3)
- Methyl Isobutyl Ketone [MIBK] (108-10-1)
- Methylcyclohexane (108-87-2)
- Naphthalene (91-20-3)
- N-Decane (124-18-5)
- N-Hexane (110-54-3)
- Tetrachloroethylene (127-18-4)
- Toluene (108-88-3)
- Trichloroethylene (79-01-6)
- Trimethylbenzene, 1,2,4- (95-63-6)
- Trimethylbenzene, 1,3,5- (108-67-8)
- VPHv (n/a)
- Xylenes, total (1330-20-7)

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)
- Aluminum (7429-90-5)
- Antimony (7440-36-0)
- Anthracene (120-12-7)
- 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)
- Beryllium (7440-41-7)
- Boron (7440-42-8)

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- Cadmium (7440-43-9)
- Carbon Tetrachloride (56-23-5)
- Chloride ion (16887-00-6)
- 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)
- Ethylbenzene (100-41-4)
- Ethylene glycol (107-21-1)
- Fluoranthene (206-44-0)
- Fluorene (86-73-7)
- Lead (7439-92-1)
- Mercury (7439-97-6)
- Methyl Ethyl Ketone [MEK] (78-93-3)
- Methylnaphthalene, 1- (90-12-0)
- Methylnaphthalene, 2- (91-57-6)
- Molybdenum (7439-98-7)
- Naphthalene (91-20-3)
- Nickel (7440-02-0)
- Propylene glycol, 1,2- (57-55-6)
- Pyrene (129-00-0)
- Quinoline (91-22-5)
- Selenium (782-49-2)
- Silver (7440-22-4)
- Sodium ion (17341-25-2)
- Strontium (7440-24-6)
- Tetrachloroethylene (127-18-4)
- Tin (7440-31-5)
- Toluene (108-88-3)
- Triethylene glycol (122-27-6)
- Trimethylbenzene, 1,3,5- (108-67-8)
- Tungsten (7440-33-7)
- Uranium (7440-61-1)
- Vanadium (7440-62-2)
- Xylenes, total (1330-20-7)
- Zinc (12122-67-7)

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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:

- Acenaphthene (83-32-9)
- Acridine (260-94-6)
- Antimony (7440-36-0)
- Anthracene (120-12-7)
- Arsenic (7440-38-2)
- Barium (7440-39-3)
- Benz(a)anthracene (56-55-3)
- Benzene (71-43-2)
- Benzo(a)pyrene (50-32-8)
- Beryllium (7440-41-7)
- Boron (7440-42-8)
- Cadmium (7440-43-9)
- Carbon Tetrachloride (56-23-5)
- Chloride ion (16887-00-6)
- Chromium, hexavalent (18540-29-9)
- Chromium, trivalent (16065-83-1)
- Chrysene (218-01-9)
- Cobalt (7440-48-4)
- Copper (7440-50-8)
- Ethylbenzene (100-41-4)
- Ethylene glycol (107-21-1)
- Fluoranthene (206-44-0)
- Fluorene (86-73-7)
- Lead (7439-92-1)
- LEPHs (n/a)
- Mercury (7439-97-6)
- Molybdenum (7439-98-7)
- Naphthalene (91-20-3)
- Nickel (7440-02-0)
- Phenanthrene (85-01-8)
- Propylene glycol, 1,2- (57-55-6)
- Pyrene (129-00-0)
- Quinoline (91-22-5)
- Selenium (782-49-2)
- Silver (7440-22-4)
- Tetrachloroethylene (127-18-4)

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- Thallium (7440-28-0)
- Titanium (7440-32-6)
- Toluene (108-88-3)
- Uranium (7440-61-1)
- VPHs (n/a)
- Xylenes, total (1330-20-7)
- Zinc (12122-67-7)

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Schedule D

Documents

- *Summary of Site Condition,* prepared by Pinchin Ltd., dated May 6, 2022.
- *Addendum for Stage 1 and 2 Preliminary Site Investigation, 7460 Hurd Street, Mission, British Columbia"* prepared by Pinchin Ltd., and dated May 6, 2022.
- *Stage 1 Preliminary Site Investigation, 7460 Hurd Street, Mission, British Columbia"* prepared by Pinchin Ltd. and dated March 11, 2022.
- *Stage 2 Preliminary Site Investigation, 7460 Hurd Street, Mission, British Columbia"* prepared by Pinchin Ltd., and dated March 14, 2022.

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