



By E-MAIL: ashok.mishra@vch.ca

Victoria File: 26250-20/25912
Site ID: 25912

September 7, 2022

Ashok Mishra
Vancouver Coastal Health Authority
7000 Westminster Highway
Richmond, BC V6X 1A2

Dear Ashok Mishra:

Re: Preliminary Determination – 7000 Westminster Highway, Richmond, BC

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. 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Warren Mills, City of Richmond, wmills@richmond.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



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.

September 7, 2022
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 7000 Westminster Highway, Richmond, British Columbia which is more particularly known and described as:

PARCEL "62" SECTION 8 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT REFERENCE PLAN 58611
PID: 003-871-878

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

Latitude: 49° 10' 08.27"
Longitude: 123° 08' 47.37"

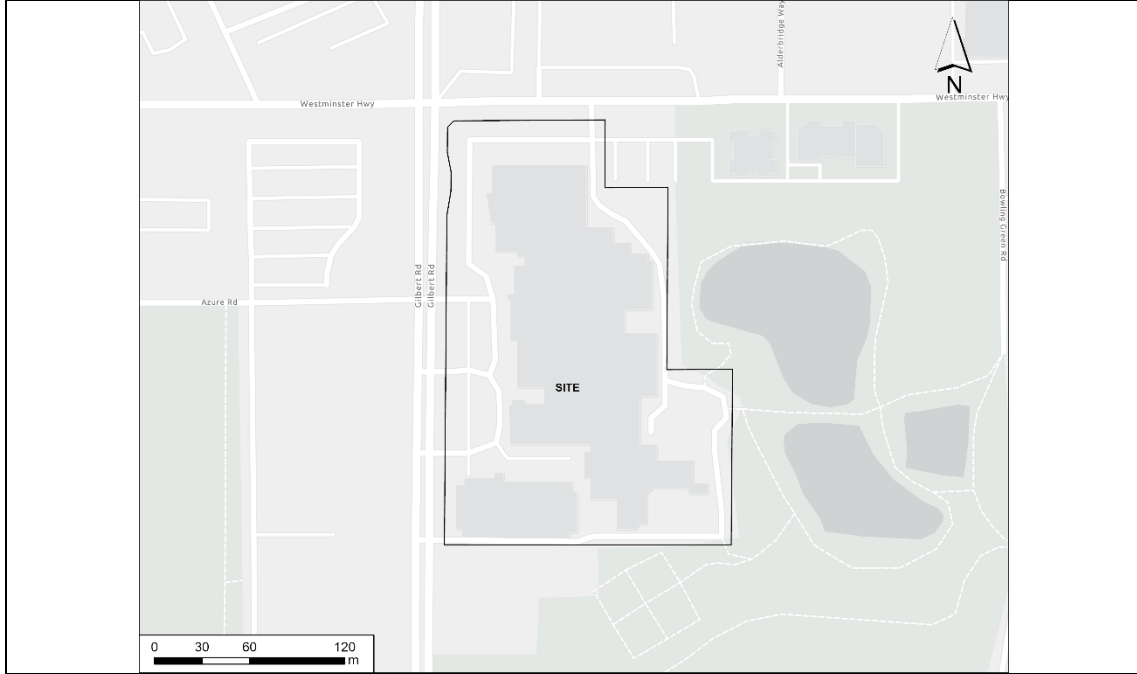
September 7, 2022

Date Issued



James Plett
For Director, *Environmental Management Act*

Site Plan, Richmond, BC



Location Map



September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R

James Plett
For Director, *Environmental Management Act*
3 of 12

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and water 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.

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

4 of 12

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
Anthracene	120-12-7
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
Bromodichloromethane	75-27-4
Bromoform	75-25-2
Bromomethane	74-83-9
Butadiene, 1,3-	106-99-0
Butanol, 2-	78-92-2
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chloronaphthalene, 2-	91-58-7
Chrysene	218-01-9
Copper	7440-50-8
Cyanide	57-12-5
Dibenz(a,h)anthracene	53-70-3
Dibromochloromethane [DBCM]	124-48-1
Dibromoethane, 1,2-	106-93-4
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichloroethane, 1,1-	75-34-3
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-35-4
Dichloroethylene, 1,2-trans-	156-60-5
Dichloroethylene, 1,2-cis-	156-59-2
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5

September 7, 2022

Date Issued

Site Identification Number 25912
Version 9.0 R



James Plett
For Director, *Environmental Management Act*
5 of 12


Dichloropropene, 1,3- (cis + trans)	542-75-6
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7
HEPHs	NA
Indeno(1,2,3-cd)pyrene	193-39-5
Isobutanol	78-83-1
Isopropanol	67-63-0
LEPHs	NA
Mercury	7439-97-6
Methanol	67-56-1
Methyl Ethyl Ketone [MEK]	78-93-3
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Naphthalene	91-20-3
Nonane, n-	111-84-2
Phenanthrene	85-01-8
Pyrene	129-00-0
Quinoline	91-22-5
Silver	7440-22-4
Styrene	100-42-5
Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Toluene	108-88-3
Trichloroethane, 1,1,1-	71-55-6
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
Vinyl chloride	75-01-4
VPHs	NA
Xylenes	1330-20-7

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

6 of 12

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
Bromobenzene	108-86-1
Bromodichloromethane [BDCM]	75-27-4
Bromoform	75-25-2
Butadiene, 1,3-	106-99-0
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroethane	75-00-3
Chloroform	67-66-3
Cyanide	57-12-5
Dibromochloromethane [DBCM]	124-48-1
Dibromoethane, 1,2-	106-93-4
Dibromomethane	74-95-3
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichloroethane, 1,1-	75-34-3
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-35-4
Dichloroethylene, 1,2- cis	156-59-2
Dichloroethylene, 1,2- trans	156-60-5
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5
Dichloropropene, 1,3- (cis + trans)	542-75-6
Ethyl methacrylate	97-63-2
Ethylbenzene	100-41-4
Methacrylonitrile	126-98-7
Methyl acrylate	96-33-3
Methyl Ethyl Ketone [MEK]	78-93-3
Methyl Isobutyl Ketone [MIBK]	108-10-1
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylcyclohexane	108-87-2
Naphthalene	91-20-3
n-Decane	124-18-5
n-Hexane	110-54-3
Styrene	100-42-5

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

7 of 12

Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Toluene	108-88-3
Trichloroethane, 1,1,1-	71-55-6
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
Vinyl chloride	75-01-4
VPHv	NA
Xylenes, total	1330-20-7

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

8 of 12

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
Anthracene	120-12-7
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
Bromodichloromethane [BDCM]	75-27-4
Bromoform	75-25-2
Butadiene, 1,3-	106-99-0
Butanol, 2-	78-92-2
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chloronaphthalene, 2-	91-58-7
Chrysene	218-01-9
Copper	7440-50-8
Cyanide	57-12-5
Dibenz(a,h)anthracene	53-70-3
Dibromochloromethane [DBCM]	124-48-1
Dibromoethane, 1,2-	106-93-4
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,4-	106-46-7
Dichloroethane, 1,1-	75-34-3
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-35-4
Dichloroethylene, 1,2-cis-	156-59-2
Dichloroethylene, 1,2-trans-	156-60-5
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5
Dichloropropene, 1,3- (cis + trans)	542-75-6
EPHw10-19	NA
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7
Isobutanol	78-83-1
Isopropanol	67-63-0

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

9 of 12

Mercury	7439-97-6
Methanol	67-56-1
Methyl Ethyl Ketone [MEK]	78-93-3
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Naphthalene	91-20-3
Nonane, n-	111-84-2
Pyrene	129-00-0
Quinoline	91-22-5
Silver	7440-22-4
Styrene	100-42-5
Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Toluene	108-88-3
Trichloroethane, 1,1,1-	71-55-6
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
VHw6-10	NA
Vinyl chloride	75-01-4
Xylenes, total	1330-20-7

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

10 of 12

Substances evaluated in water for aquatic life (freshwater) water use:

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

Acenaphthene	83-32-9
Acridine	260-94-6
Anthracene	120-12-7
Benz(a)anthracene	56-55-3
Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chrysene	218-01-9
Copper	7440-50-8
Cyanide	57-12-5
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichloroethane, 1,2-	107-06-2
Dichloromethane	75-09-2
EPHw10-19	NA
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7
LEPHw	NA
Mercury	7439-97-6
Methyl tert-butyl ether [MTBE]	1634-04-4
Naphthalene	91-20-3
Phenanthrene	85-01-8
Pyrene	129-00-0
Quinoline	91-22-5
Silver	7440-22-4
Styrene	100-42-5
Tetrachloroethylene	127-18-4
Toluene	108-88-3
Trichloroethylene	79-01-6
VHw6-10	NA
VPHw	NA
Xylenes, total	1330-20-7

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett
For Director, *Environmental Management Act*

11 of 12

Schedule D

Documents

- *Summary of Site Condition*, prepared by Pinchin Ltd., dated July 5, 2022.
- *Stage 2 Preliminary Site Investigation, 7000 Westminster Highway, Richmond, British Columbia*” prepared by Pinchin Ltd., and dated June 24, 2022.
- *Stage 1 Preliminary Site Investigation, 7000 Westminster Highway, Richmond, British Columbia*” prepared by Pinchin Ltd., and dated May 31, 2022.

September 7, 2022

Date Issued

Site Identification Number 25912

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

12 of 12