



Victoria File: 26250-20/25968  
Site ID: 25968

Date: November 30, 2022

John Reid  
PC Urban (2660 Barnet Hwy) Holdings Corp.  
880-1090 West Georgia Street,  
Vancouver, BC V6E 3V7  
[jreid@pcurban.ca](mailto:jreid@pcurban.ca)

Dear John Reid:

**Re: Preliminary Determination – 2660 Barnet Highway, Coquitlam, 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 [site@gov.bc.ca](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney, P. Ag.  
Senior Professional Reliance Officer

Enclosure

cc: Don, Luymes, City of Coquitlam  
(BY EMAIL) [planninganddevelopment@coquitlam.ca](mailto:planninganddevelopment@coquitlam.ca)

Winston Szeto, The Bank of Nova Scotia  
(BY EMAIL) [Winston.szeto@scotiabank.com](mailto:Winston.szeto@scotiabank.com)

David Mitchell, Approved Professional, Active Earth Engineering Ltd.  
(BY EMAIL) [david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca)

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria  
(BY EMAIL) [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.

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Date Issued

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Colleen Delaney  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 2660 Barnet Highway, Coquitlam, British Columbia, which is more particularly known and described as:

LOT 5 EXCEPT: FIRSTLY: SOUTH 40 FEET  
SECONDLY: PARCEL "A" (EXPLANATORY PLAN 16768)  
THIRDLY: PART ON EXPROPRIATION PALN 22328  
FOURTHLY: PART SUBDIVIDED BY PLAN 32594,  
FIFTHLY: PART ON STATUTORY RIGHT OF WAY PLAN 57445  
DISTRICT LOT 238 GROUP 1 NEW WESTMINSTER DISTRICT PLAN

PID: 006-287-981

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


Latitude:	49°	16'	38.6"
Longitude:	122°	48'	49.6"

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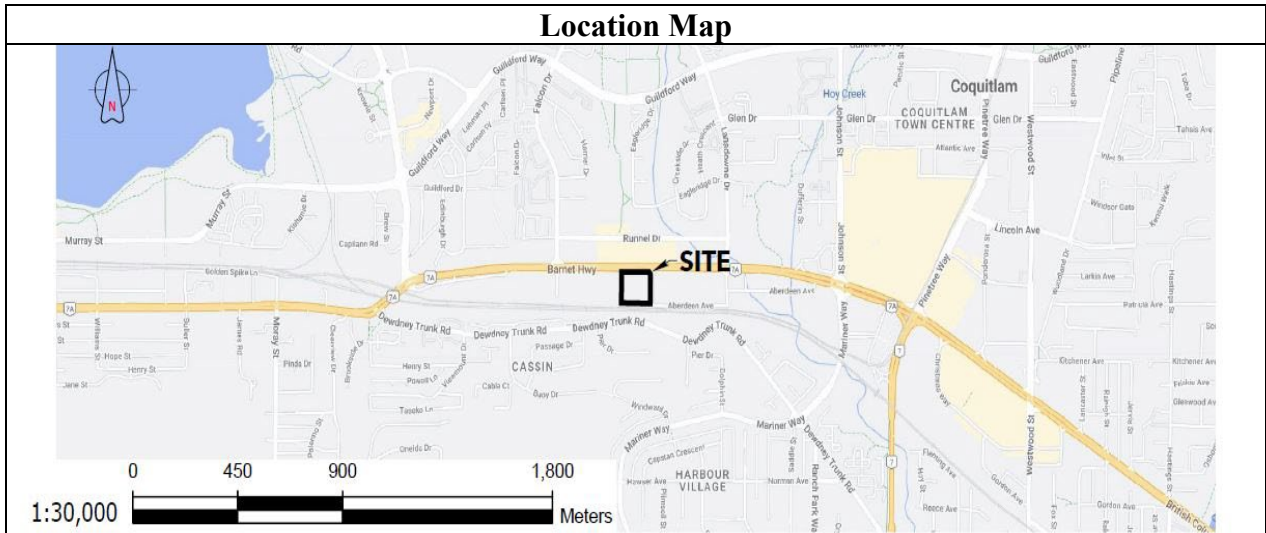
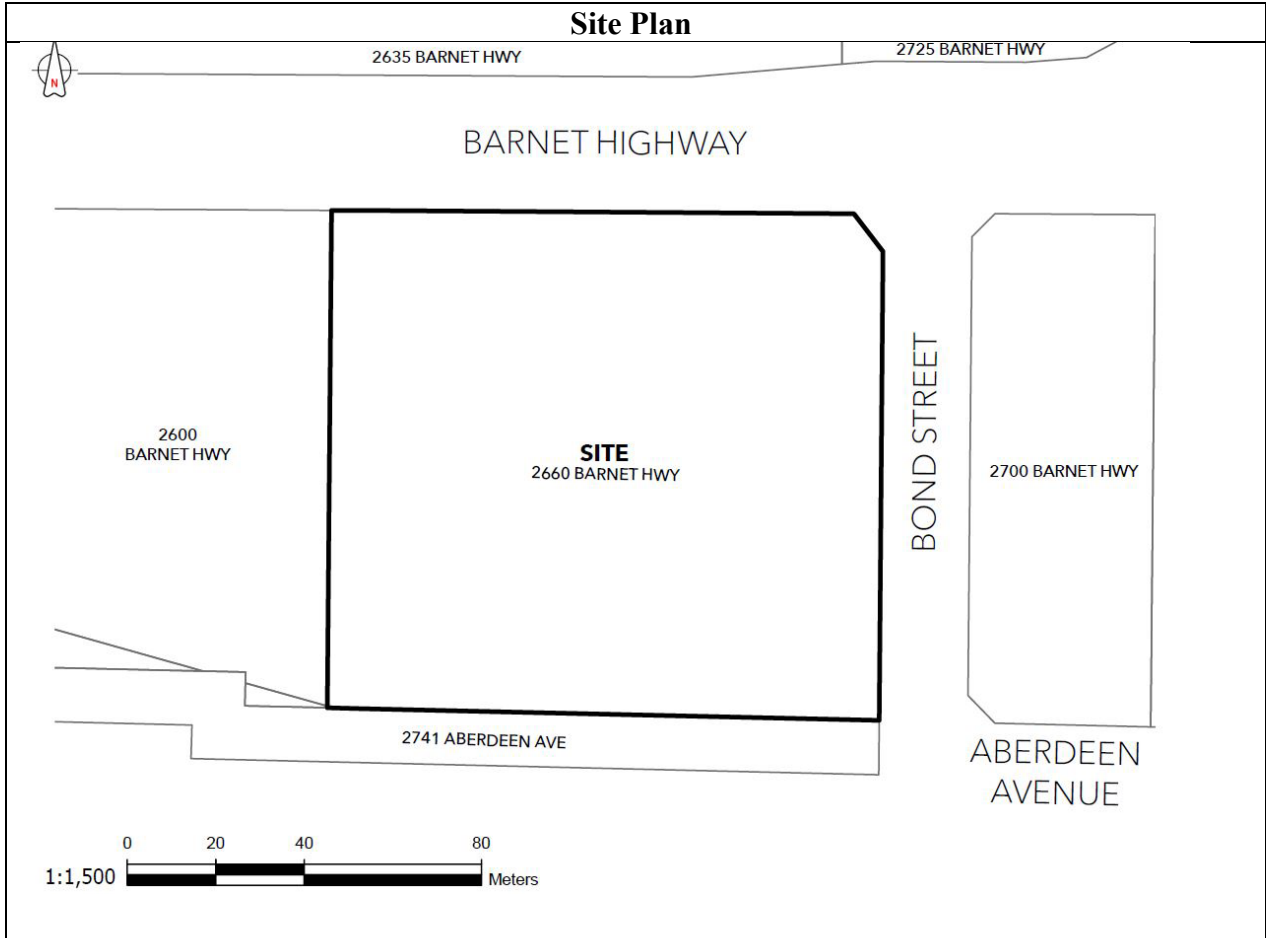
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## Schedule B

### Requirements and Conditions

Any changes in land, vapour, or 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 uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

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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	dibromomethane, 1,2-	106-93-4
acetone	67-64-1	dibromochloromethane	124-48-1
anthracene	120-12-7	dichlorobenzene, 1,2-	95-50-1
aluminum	7429-90-5	dichlorobenzene, 1,3-	541-73-1
antimony	7440-36-0	dichlorobenzene, 1,4-	106-46-7
arsenic	7440-38-2	dichlorodifluoromethane	75-71-8
barium	7440-39-3	dichloroethane, 1,1-	75-34-3
benz(a)anthracene	56-55-3	dichloroethane, 1,2-	107-06-2
benzene	71-43-2	dichloroethylene, 1,1-	75-35-4
benzo(a)pyrene	50-32-8	dichloroethylene, cis-1,2-	56-59-2
benzo(b+j)fluoranthenes	205-99-2,205-82-3	dichloroethylene, trans-1,2-	156-60-5
benzo(k)fluoranthene	207-08-9	dichloromethane	75-09-02
beryllium	7440-41-7	dichloropropane, 1,2-	106-93-4
bromobenzene	108-86-1	dichloropropene, cis+trans, 1,3-	542-75-6
bromodichloromethane	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	fluoranthene	206-44-0
bromomethane	74-83-9	fluorene	86-73-7
butadiene, 1,3-	106-99-0	HEPHs	NA
cadmium	7440-43-9	indeno(1,2,3-cd) pyrene	193-39-5
carbon disulfide	75-15-0	isopropylbenzene	98-82-8
carbon tetrachloride	56-23-5	lead	7439-92-1
chrysene	218-01-9	LEPHs	NA
chloride ion	16887-00-6	mercury	7439-97-6
chlorobenzene	108-90-7	methyl ethyl ketone [MEK]	78-93-3
chloroform	67-66-3	methyl tert-butyl ether[MTBE]	1634-04-4
chromium	7440-47-3	methylnaphthalene, 2-	91-57-6
cobalt	7440-48-4	molybdenum	7439-98-7
copper	7440-50-8	naphthalene	91-20-3
dibenz(a,h)anthracene	53-70-3	nickel	7440-02-0

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phenanthrene	85-01-8	trichloroethane, 1,1,1-	71-55-6
pyrene	129-00-0	trichloroethane, 1,1,2-	79-00-5
selenium	7782-49-2	trichloroethylene	79-01-6
silver	7440-22-4	trichlorofluoromethane	75-69-4
sodium ion	17341-25-2	trimethylbenzene, 1,3,5-	108-67-8
styrene	100-42-5	triethylene glycol	112-27-6
tetrachloroethane, 1,1,1,2-	630-20-6	uranium	7440-61-1
tetrachloroethane, 1,1,2,2-	79-34-5	vanadium	7440-62-2
tetrachloroethylene	127-18-4	vinyl chloride	75-01-4
thallium	7440-28-0	VPHs	NA
tin	7440-31-5	xylene, total	1330-20-7
toluene	108-88-3	zinc	7440-66-6
trichlorobenzene, 1,2,4-	120-82-1		

***Substances evaluated in vapour for commercial land vapour use:***

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

benzene	71-43-2	methyl tert-butyl ether[MTBE]	1634-04-4
butadiene, 1,3-	106-99-0	naphthalene	21-20-3
carbon tetrachloride	56-23-5	n-decane	124-18-5
chloroethane	75-00-3	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
dibromomethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	127-18-4
dichloroethylene, cis-1,2-	56-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, trans-1,2	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	75-09-2	toluene	108-88-3
ethylbenzene	100-41-4	vinyl chloride	75-01-4
isopropylbenzene	98-82-8	VPHv(C6-C13)	NA
methylcyclohexane	108-87-2	xylene, total	1330-20-7

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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	lead	7439-92-1
acridine	260-94-6	LEPHw	NA
anthracene	120-12-7	molybdenum	7439-98-7
antimony	7440-36-0	methyl tert-butyl ether[MTBE]	1634-04-4
arsenic	7440-38-2	naphthalene	91-20-3
benzene	71-43-2	nickel	7440-02-0
benz(a)anthracene	56-55-3	phenanthrene	85-01-8
benzo(a)pyrene	50-32-8	pyrene	129-00-0
barium	7440-39-3	propylene glycol, 1,2-	57-55-6
beryllium	7440-41-7	quinoline	91-22-5
boron	7440-42-8	selenium	7782-49-2
cadmium	7440-43-9	silver	7440-22-4
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	thallium	7440-28-0
cobalt	7440-48-4	titanium	7440-32-6
copper	7440-50-8	tetrachloroethylene	127-18-4
carbon tetrachloride	56-23-5	trichloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
dichloromethane	75-09-2	uranium	7440-61-1
ethylbenzene	100-41-4	VPHw	NA
EPHw10-19	NA	VHw6-10	NA
fluoranthene	206-44-0	xylenes, total	1330-20-7
fluorene	86-73-7	zinc	7440-66-6

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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	iron	7439-89-6
anthracene	120-12-7	isopropylbenzene	98-82-8
aluminum	7429-90-5	lead	7439-92-1
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
benzene	71-43-2	molybdenum	7439-98-7
		methyl tert-butyl ether	1634-04-4
		[MTBE]	
benz(a)anthracene	56-55-3	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	nickel	7440-02-0
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	pyrene	129-00-0
barium	7440-39-3	propylene glycol, 1,2-	57-55-6
beryllium	7440-41-7	quinoline	91-22-5
boron	7440-42-8	selenium	7782-49-2
butadiene, 1,3-	106-99-0	silver	7440-22-4
cadmium	7440-43-9	sodium	17341-25-2
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	tin	7440-31-5
copper	7440-50-8	tungsten	7440-33-7
carbon tetrachloride	56-23-5	tetrachloroethylene	127-18-4
dibenz(a,h)anthracene	53-70-3	trichloroethane, 1,1,1-	71-55-6
dibromoethane, 1,2-	106-93-4	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,1-	75-35-4	triethylene glycol	112-27-6
dichloroethylene, cis- 1,2-	56-59-2	toluene	108-88-3
dichloroethylene, trans-1,2-	156-60-5	uranium	7440-61-1
dichloromethane	75-09-2	vanadium	7440-62-2
dichloropropene,cis+trans, 1,3-	542-75-6	VHw6-10	NA
ethylbenzene	100-41-4	vinyl chloride	75-01-4
EPHw10-19	NA	xylenes, total	1330-20-7
fluoranthene	206-44-0	zinc	7440-66-6
fluorene	86-73-7		

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## Schedule D

### Documents

*Summary of Site Condition, 2660 Barnet Hwy, Coquitlam, BC, Active Earth Engineering Ltd., August 2022;*

*Stage 1 Preliminary Site Investigation, 2660 Barnet Hwy, Coquitlam, BC, Active Earth Engineering Ltd., August 2022;*

*Stage 2 Preliminary Site Investigation, 2660 Barnet Hwy, Coquitlam, BC, Active Earth Engineering Ltd., August 2022.*

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