



VIA EMAIL: hjambor@millenniumdevelopment.com

Victoria File: 26250-20/25865
Site ID: 25865

May 24, 2023

Amrit Sahi
Grand Palazzo Holdings Ltd.
Unit 209, 6321 King George Blvd
Surrey, BC V3X 1G1

Dear Amrit Sahi:

Re: Preliminary Determination - 46274 Yale Road, Chilliwack, 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 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Chilliwack, Tara Friesen, Manager of Environmental Services,
info@chilliwack.com

Coast Capital, 13764-72 Avenue, Surrey, BC V3W 2P4,
kunal.grover@coastcapitalsavings.com

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Duncan Macdonald, Approved Professional, PGL Environmental Consultants,
dmacdonald@pggroup.com

CSAP Society, apopova@csapsociety.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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Schedule A


The site covered by this Preliminary Determination is located at 46274 Yale Rd, Chilliwack, British Columbia which is more particularly known and described as:

LOT 22 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 43563
PID: 001-445-197

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

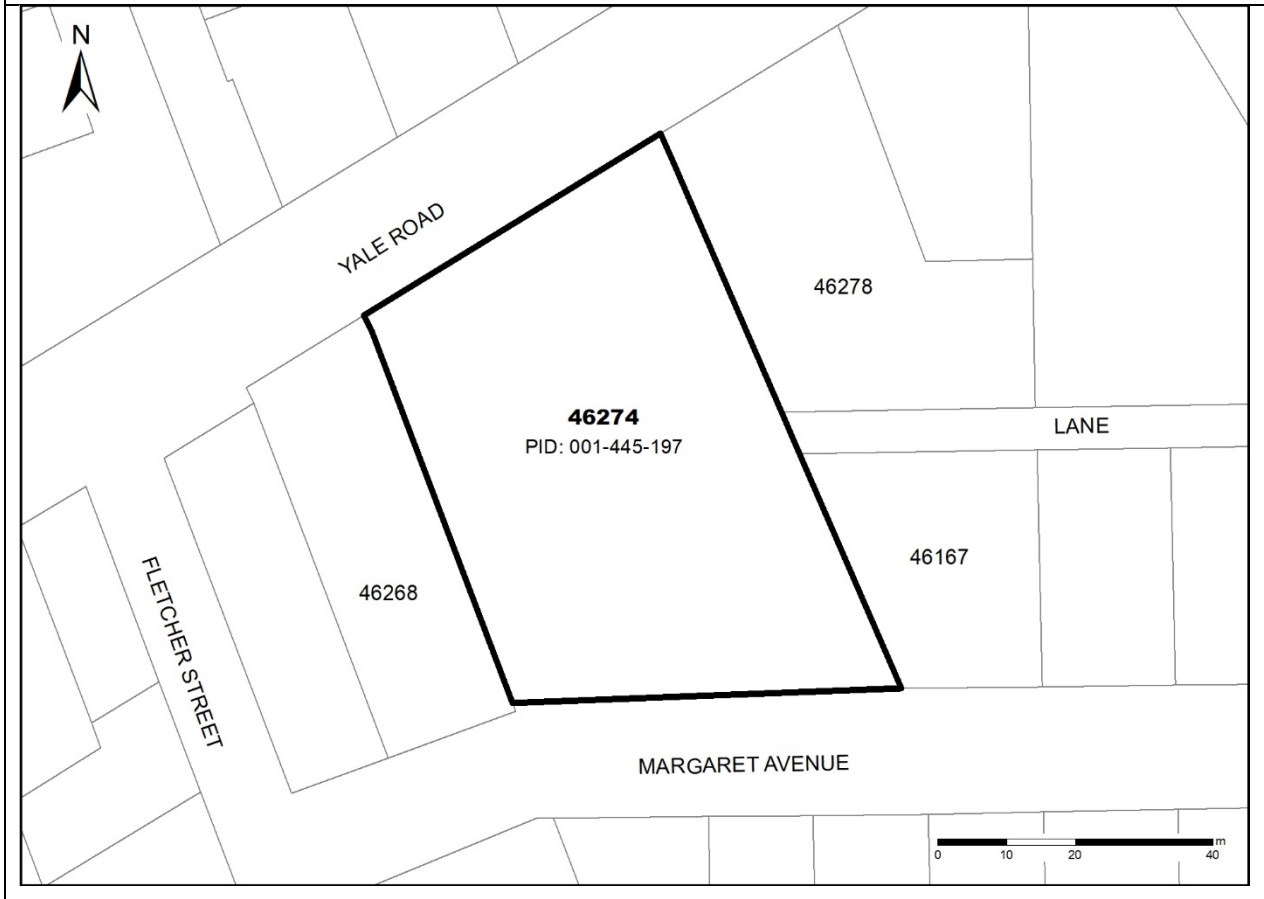
Latitude: 49° 10' 19.00"
Longitude: 121° 56' 52.90"

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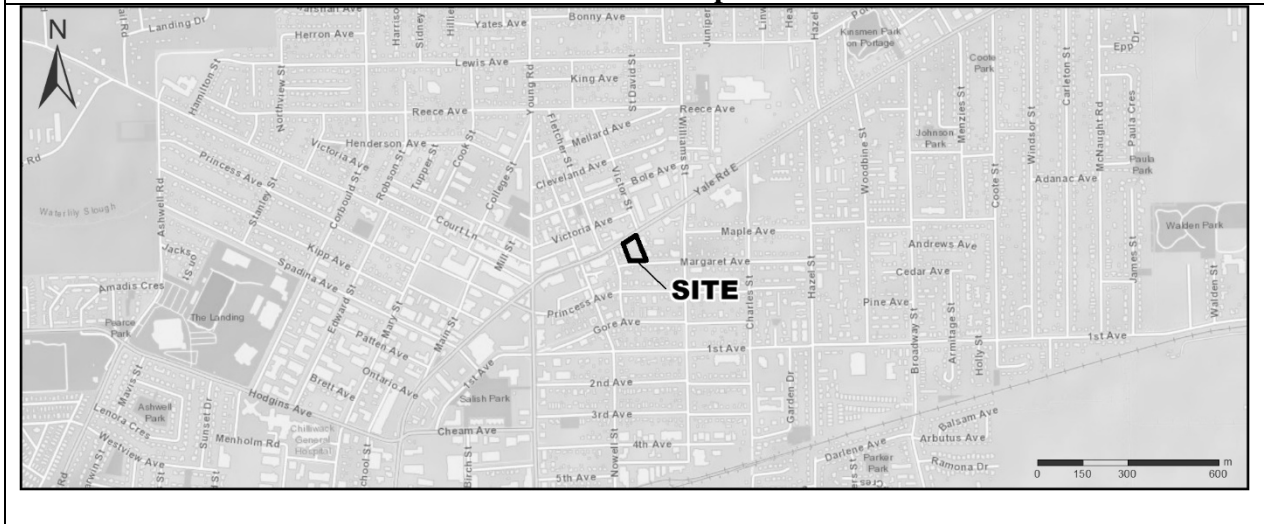

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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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) Any structure present at the Site will be underlain by a slab.

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)
aluminum (7429-90-5)
anthracene (120-12-7)
antimony (7440-36-0)
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)
bromodichloromethane (75-27-4)
bromoform (75-25-2)
bromomethane (74-83-9)
cadmium (7440-43-9)
carbon tetrachloride (56-23-5)
chlorobenzene (108-90-7)
chloroform (67-66-3)
chromium (7440 47 3)
chrysene (218-01-9)
cobalt (7440-48-4)
dibenz(a,h)anthracene (53-70-3)
dibromochloromethane (124-48-1)
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-cis- (156-59-2)

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dichloroethylene, 1,2-trans- (156-60-5)
dichloromethane (1975-09-02)
dichloropropane, 1,2- (78-87-5)
dichloropropene, 1,3- (cis + trans) (542-75-6)
dichloropropene, 1,3- (cis) (10061-01-5)
dichloropropene, 1,3- (trans) (10061-02-6)
ethylbenzene (100-41-4)
ethylene glycol (107-21-1)
fluoranthene (206-44-0)
fluorene (86-73-7)
HEPHs (n/a)
Hexachlorobutadiene (87-68-3)
indeno(1,2,3-cd)pyrene (193-39-5)
iron (7439-89-6)
isopropylbenzene (98-82-8)
lead (7439-92-1)
LEPHs (n/a)
lithium (7439-93-2)
manganese (7439-96-5)
mercury (7439-97-6)
methylnaphthalene, 1- (90-12-0)
methylnaphthalene, 2- (91-57-6)
molybdenum (7439-98-7)
naphthalene (91-20-3)
nickel (7440-02-0)
phenanthrene (1985-01-08)
pyrene (129-00-0)
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)
tetraethyl lead (78-00-2)
thallium (7440-28-0)
tin (7440-31-5)
toluene (108-88-3)
trichlorobenzene, 1,2,3- (87-61-6)
trichlorobenzene, 1,2,4- (120-82-1)
trichloroethane, 1,1,1- (71-55-6)

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trichloroethane, 1,1,2- (79-00-5)
trichloroethylene (1979-01-06)
trichlorofluoromethane (75-69-4)
triethylene glycol (112-27-6)
trimethylbenzene, 1,3,5- (1978-01-04)
tungsten (7440-33-7)
uranium (7440-61-1)
vanadium (7440-62-2)
vinyl chloride (1978-01-04)
VPHs (n/a)
xylenes (1330-20-7)
zinc (7440-66-6)

Substances evaluated in vapour for residential land vapour use:

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

benzene (71-43-2)
bromobenzene (108-86-1)
bromodichloromethane (75-27-4)
bromoform (75-25-2)
carbon tetrachloride (56-23-5)
chlorobenzene (108-90-7)
chloroethane (75-00-3)
chloroform (67-66-3)
chloromethane (74-87-3)
chlorotoluene, 2- (95-49-8)
dibromo-3-chloropropane, 1,2- (96-12-8)
dibromochloromethane (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)
dichlorodifluoromethane (75-71-8)
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)

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dichloropropane, 1,2- (78-87-5)
dichloropropane, 1,3- (142-28-9)
ethylbenzene (100-41-4)
hexachlorobutadiene (87-68-3)
isopropylbenzene (98-82-8)
methyl ethyl ketone [MEK] (78-93-3)
methyl isobutyl ketone (108-10-1)
naphthalene (91-20-3)
n-decane (124-18-5)
n-hexane (110-54-3)
styrene (100-42-5)
tetrachloroethane, 1,1,1,2- (630-20-6)
tetrachloroethane, 1,1,2,2- (79-34-5)
tetrachloroethylene (127-18-4)
toluene (108-88-3)
trichlorobenzene, 1,2,4- (120-82-1)
trichloroethane, 1,1,1- (71-55-6)
trichloroethane, 1,1,2- (79-00-5)
trichloroethylene (79-01-6)
trichlorofluoromethane (75-69-4)
trichloropropane, 1,2,3- (96-18-4)
trimethylbenzene, 1,2,4- (95-63-6)
trimethylbenzene, 1,3,5- (108-67-8)
vinyl chloride (75-01-4)
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)
aluminum (7429-90-5)
anthracene (120-12-7)
antimony (7440-36-0)
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)fluoranthene (205-99-2)

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benzo(b+j)fluoranthene (205-99-2 & 205-82-3)
beryllium (7440-41-7)
boron (7440-42-8)
bromobenzene (108-86-1)
bromodichloromethane (bdcM) (75-27-4)
bromoform (75-25-2)
bromomethane (74-83-9)
butadiene, 1,3- (1464-53-5)
cadmium (7440-43-9)
carbon tetrachloride (56-23-5)
chlorobenzene (108-90-7)
chloroform (67-66-3)
chromium (7440 47 3)
chrysene (218-01-9)
cobalt (7440-48-4)
copper (7440-50-8)
dibenz(a,h)anthracene (53-70-3)
dibromochloromethane (124-48-1)
dibromoethane, 1,2- (106-93-4)
dichlorobenzene, 1,2- (95-50-1)
dichlorobenzene, 1,4- (106-46-7)
dichlorodifluoromethane (75-71-8)
dichloroethane, 1,1- (75-34-3)
dichloroethane, 1,2- (107-06-2)
dichloroethylene, 1,1- (75-35-4)
dichloromethane (1975-09-02)
dichloropropane, 1,2- (78-87-5)
dichloropropane, 1,3- (142-28-9)
dichloropropene, 1,3- (cis + trans) (10061-01-5)
EPHw10-19 (n/a)
ethylbenzene (100-41-4)
ethylene glycol (107-21-1)
fluoranthene (206-44-0)
fluorene (86-73-7)
hexachlorobutadiene (87-68-3)
iron (7439-89-6)
isopropylbenzene (98-82-8)
lead (7439-92-1)
LEPHw (n/a)
manganese (7439-96-5)
methyl tert-butyl ether (1634-04-4)
methylnaphthalene, 1- (90-12-0)

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methylnaphthalene, 2- (91-57-6)
molybdenum (7439-98-7)
naphthalene (91-20-3)
nickel (7440-02-0)
propylene glycol (57-55-6)
pyrene (129-00-0)
quinoline (91-22-5)
selenium (7782-49-2)
silver (7440-22-4)
sodium (7440-23-5)
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)
tetraethyl lead (78-00-2)
thallium (7440-28-0)
tin (7440-31-5)
titanium (7440-32-6)
toluene (108-88-3)
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 (1979-01-06)
triethylene glycol (112-27-6)
trimethylbenzene, 1,3,5- (1978-01-04)
uranium (7440-61-1)
vanadium (7440-62-2)
VH C6-C10 (n/a)
vinyl chloride (1978-01-04)
VPHw (n/a)
xylenes, total (1330-20-7)
zinc (7440-66-6)

To meet local background concentrations:

lithium (7439-93-2)

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental, dated March 27, 2023.
- *Stage 1 and 2 Preliminary Site Investigation, 46274 Yale Road, Chilliwack, BC*, prepared by PGL Environmental Consultants, dated March, 2023.

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