



**By E:MAIL: [tyler.knoepfel@cedarcoast.com](mailto:tyler.knoepfel@cedarcoast.com)**

Victoria File: 26250-20/26513  
Regional File: 26250-20/26513  
Site ID: 26513

June 19, 2023

Cedar Coast  
Att: Tyler Knoepfel  
3300 – 1021 West Hastings Street  
Vancouver, BC V6E 0C3

Dear Tyler Knoepfel:

**Re: Preliminary Determination – Northern and Western Portions of 5501 204<sup>th</sup> St,  
Langley, 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 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future subsurface work at the site.

5. Groundwater at the site meets the applicable Contaminated Sites Regulation “no water use” standards for nonaqueous phase liquids. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act’s* Groundwater Protection Regulation.
7. 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,



Lavinia Zanini  
Senior Contaminated Sites Officer

Enclosure

cc: City of Langley  
20399 Douglas Crescent, Langley, BC V3A 4B3  
(BY EMAIL) [development@langleycity.ca](mailto:development@langleycity.ca)

Usman Vahidy, First West Credit Union  
200 – 19938 88 Avenue, Langley, BC V2Y 4K5  
(BY EMAIL) [uvahidy@envisionfinancial.ca](mailto:uvahidy@envisionfinancial.ca)

Jeff Taylor, Active Earth Engineering Ltd.  
201 – 3989 Henning Drive, Burnaby, BC V5C 6P8  
(BY EMAIL) [jeff.taylor@activeearth.ca](mailto:jeff.taylor@activeearth.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.

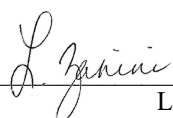
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

June 19, 2023  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 5501 204<sup>th</sup> Street, Langley, British Columbia which is more particularly known and described as the western and northern portions as follows:

Commencing at the southwest corner of Lot 375, District Lot 36, Group 2, New Westminster District, Plan 46221 (PID 004-111-192), the point of beginning, thence northerly along a bearing of N01°28'40"E a distance of 106.938 metres;  
Thence northerly along a curve to the right, having a radius of 92.964 metres and an arc distance of 11.288 metres;  
Thence northerly along a curve to the right, having a radius of 30.480 metres and an arc distance of 12.255 metres;  
Thence northerly along a curve to the left, having a radius of 30.480 metres and an arc distance of 6.388 metres;  
Thence northerly along a bearing of N19°29'40"E a distance of 36.933 metres;  
Thence northeasterly along a curve to the right, having a radius of 3.048 metres and an arc distance of 4.457 metres;  
Thence easterly along a curve to the left, having a radius of 97.536 metres and an arc distance of 19.888 metres;  
Thence easterly along a bearing of N91°35'50"E a distance of 160.362 metres;  
Thence southeasterly along a curve to the right, having a radius of 3.048 metres and an arc distance of 4.781 metres;  
Thence southerly along a bearing of S01°28'20"W a distance of 88.553 metres;  
Thence westerly along a bearing of N88°35'50"W a distance of 85.135 metres;  
Thence southerly along a bearing of S01°28'20"W a distance of 78.500 metres;  
Thence westerly along a bearing of N88°35'50"W a distance of 120.063 metres to the point of beginning.

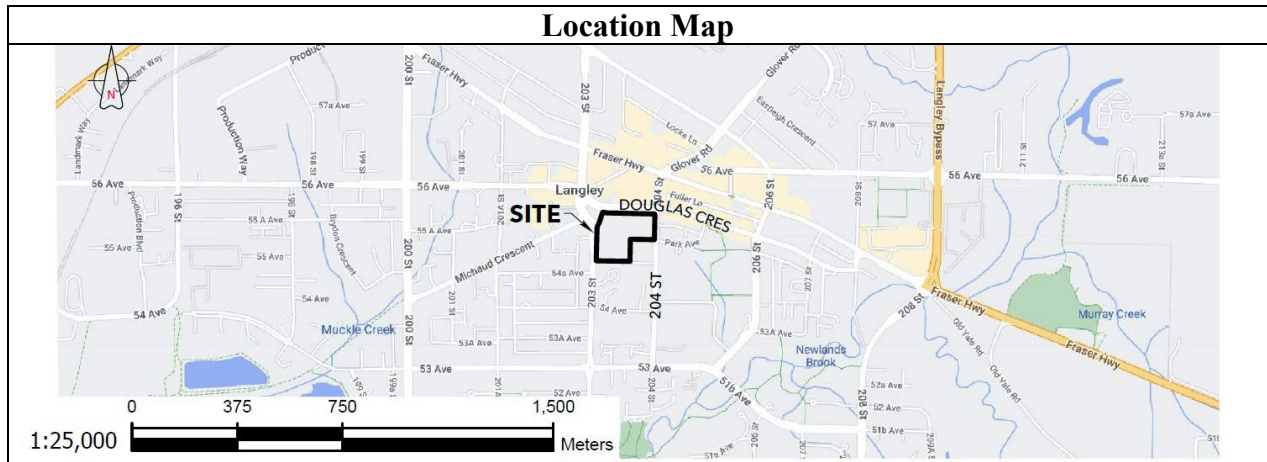
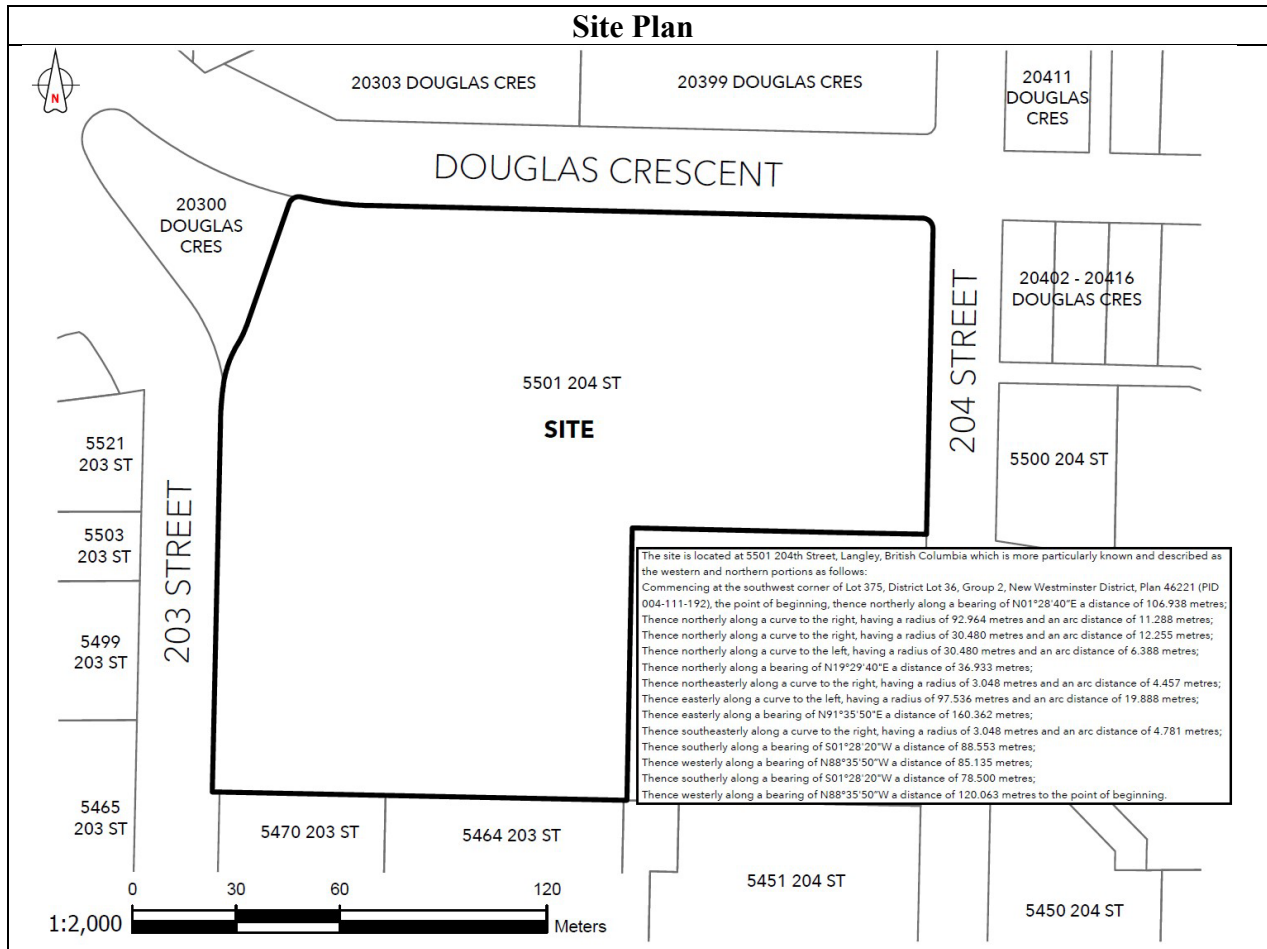
The site contains part of a legal parcel depicted in an engineering drawing prepared by Active Earth Engineering Ltd. on May 24, 2023.

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

Latitude:	49°	06'	09.8"
Longitude:	122°	39'	29.0"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water use 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 a Contaminated Sites Regulation numerical standard the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

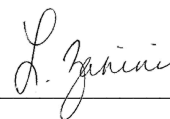
(a) *“The Site will be redeveloped to include commercial use at grade with two levels of underground parking”.*

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 commercial soil use:***

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

acetic acid, 2-methyl-4-chlorophenoxy-[MCPA]	94-74-6	dichlorophenoxy butyric acid, 2,4- [2,4-DB]	94-82-6
aluminum	7429-90-5	dichlorophenoxyacetic acid, 2,4-[2,4-D]	94-75-7
antimony	7440-36-0	dichloropropane, 1,2-	106-93-4
arsenic	7440-38-2	dichloropropene, cis+trans, 1,3-	542-75-6
atrazine	1912-24-9	diuron	330-54-1
barium	7440-39-3	ethylbenzene	100-41-4
beryllium	7440-41-7	glyphosate	1071-83-6
boron	7440-42-8	iron	7439-89-6
bromodichloromethane	75-27-4	lead	7439-92-1
bromoform	75-25-2	lithium	7439-93-2
cadmium	7440-43-9	linuron	330-55-2
carbon tetrachloride	56-23-5	manganese	7439-96-5
chloride ion	16887-00-6	mercury	7439-97-6
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroform	67-66-3	molybdenum	7439-98-7
chromium	7440-47-3	nickel	7440-02-0
cobalt	7440-48-4	selenium	7782-49-2
copper	7440-50-8	silver	7440-22-4
dibromochloromethane	124-48-1	simazine	123-34-9
dichlorobenzene, 1,2-	95-50-1	sodium ion	17341-25-2
dichlorobenzene, 1,3-	541-73-1	strontium	7440-24-6
dichlorobenzene, 1,4-	106-46-7	styrene	100-42-5
dichloroethane, 1,1-	75-34-3	tebuthiuron	34014-18-1
dichloroethane, 1,2-	107-06-2	tetrachloroethane, 1,1,1,2-	630-20-6
dichloroethylene, 1,1-	75-35-4	tetrachloroethane, 1,1,2,2-	79-34-5
dichloroethylene, cis-1,2-	56-59-2	tetrachloroethylene	127-18-4

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dichloroethylene, trans-1,2-	156-60-5	thallium	7440-28-0
dichloromethane	75-09-02	tin	7440-31-5
toluene	108-88-3	uranium	7440-61-1
trichloroethane, 1,1,1-	71-55-6	vanadium	7440-62-2
trichloroethane, 1,1,2-	79-00-5	vinyl chloride	75-01-4
trichloroethylene	79-01-6	xylenes, total	1330-20-7
trichlorofluoromethane	75-69-4	zinc	7440-66-6
tungsten	7440-33-7		

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

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

benzene	71-43-2	dichloropropane, 1,2-	106-93-4
bromodichloromethane	75-27-4	dichloropropene, cis+trans, 1,3-	542-75-6
bromoform	75-25-2	ethylbenzene	100-41-4
carbon tetrachloride	56-23-5	methyl tert-butyl ether [MTBE]	1634-04-4
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
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	toluene	108-88-3
dichloroethylene, cis-1,2-	56-59-2	vinyl chloride	75-01-4
dichloroethylene, trans-1,2	156-60-5	xylenes, total	1330-20-7
dichloromethane	75-09-2		

***Substances evaluated in water for no specified water use:***


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

Nonaqueous phase liquids not present

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## Schedule D

### Documents

*Summary of Site Condition, Northern and Western Portions of 5501 204<sup>th</sup> Street, Langley, BC, prepared by Active Earth Engineering Ltd., dated October 2022*

*Stage 1 Preliminary Site Investigation Update, 5501 204<sup>th</sup> Street, Langley, BC, prepared by Active Earth Engineering Ltd., dated August 2022*

*Stage 2 Preliminary Site Investigation, Northern and Western Portions of 5501 204<sup>th</sup> Street, Langley, BC, prepared by Active Earth Engineering Ltd., dated August 2022*

*Detailed Site Investigation Langley Mall, 5501 204<sup>th</sup> Street, Langley, BC, prepared by Thurber Engineering Ltd, dated November 18, 2021*

*Stage 1 Preliminary Site Investigation, 5501 204<sup>th</sup> Street and 2030 Douglas Crescent, Langley, BC, prepared by Dr. J. Blair Wallace, dated April 2021*

*Phase 1 Environmental Site Assessment Langley Mall, 5501 204<sup>th</sup> Street, Langley, BC, prepared by Thurber Engineering Ltd., dated November 20, 2020*

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