



VIA EMAIL

Victoria File: 26250-20/26621
Site ID: 26621

February 7, 2024

Perminder Tung
1235633 BC LTD.
400 – 8621 201 Street
Langley, BC V2Y 0G9
ptung@lklaw.ca

Dear Mr. Perminder Tung:

Re: Preliminary Determination - 10216 128 Street, Surrey, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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.

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.

Yours truly,

A handwritten signature in blue ink that reads "C. Delaney".

Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: City of Surrey, 13450 104 Ave, Surrey, BC V3T 1V8, planningdevelopment@surrey.ca

Canadian Western Bank, 300 – 750 Cambie Street, Vancouver, BC V6B 0A2,
amar.sandhu@cwbank.com

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5,
apopova@csapsociety.bc.ca

Gavin Leung, Approved Professional, 8545 Commerce Court, Burnaby, BC V5A 4N4,
gleung@nextenvironmental.com

Client Information Officer, BC Ministry of Environment and Climate Change
Strategy, Land Remediation Section, vsp_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.

February 7, 2024

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 10216 128 Street, Surrey, BC which is more particularly known and described as:

Lot "A", Section 28, Block 5 North, Range 2 West, New Westminster District, Plan 20811
PID: 003-097-129

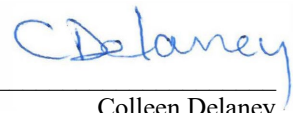
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 18.31"
Longitude: 122° 52' 1.96"

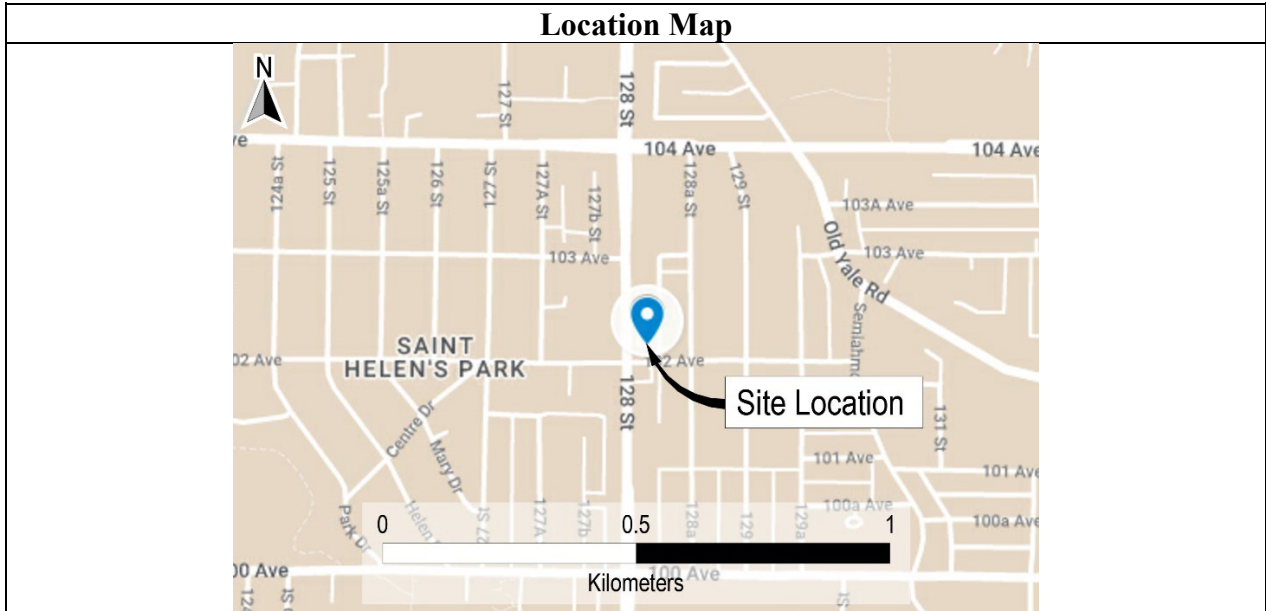
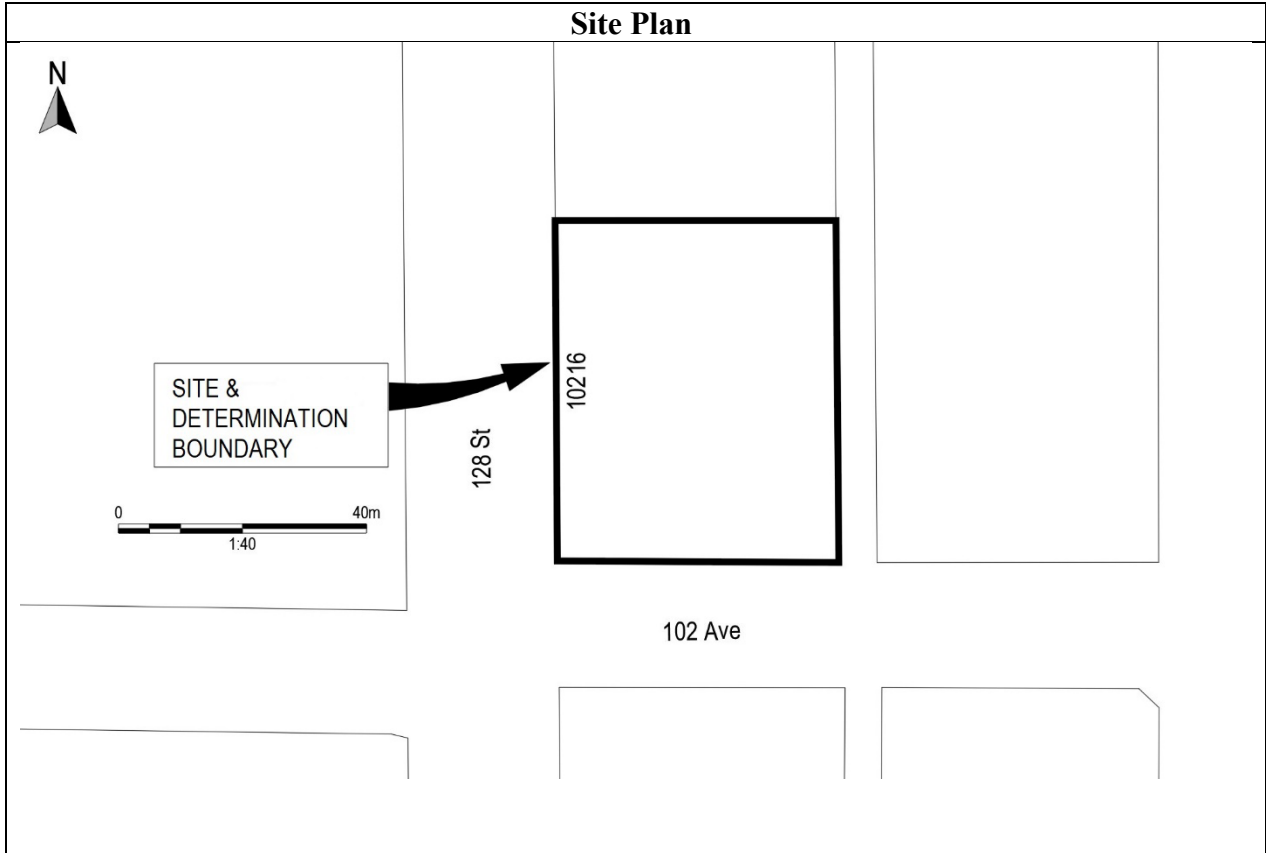
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Schedule B

Requirements and Conditions

1. Any changes in land or vapour 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 uses 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 standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site. These assumptions include the following:

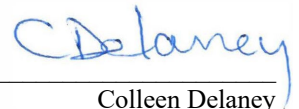
(a) future site development will have an unrestricted number of underground parking levels

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 residential low density land soil use:

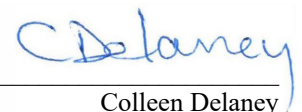
To meet numerical standards prescribed for defining whether a site is contaminated:

aluminum	7429-90-5	iron	7439-89-6
antimony	7440-36-0	isobutanol	78-83-1
arsenic	7440-38-2	isopropanol	67-63-0
barium	7440-39-3	lead	7439-92-1
benzene	71-43-2	lithium	7439-93-2
beryllium	7440-41-7	manganese	7439-96-5
bromobenzene	108-86-1	mercury	7439-97-6
bromodichloromethane	75-27-4	methanol	67-56-1
bromoform	75-25-2	methyl tert-butyl ether [MTBE]	1634-04-4
butanol, 2-	78-92-2	molybdenum	7439-98-7
butanol, n-	71-36-3	nickel	7440-02-0
cadmium	7440-43-9	selenium	7782-49-2
carbon tetrachloride	56-23-5	silver	7440-22-4
chlorobenzene	108-90-7	strontium	7440-24-6
chloroform	67-66-3	styrene	100-42-5
chromium	7440-47-3	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibromochloromethane [DBCM]	124-48-1	thallium	7440-28-0
dibromoethane, 1,2-	106-93-4	tin	740-31-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
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	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	uranium	7440-61-1
dichloroethylene, 1,2-cis-	156-59-2	vanadium	7440-62-2
dichloroethylene, 1,2-trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPHs	n/a
dichloropropane, 1,2-	78-87-5	xylenes	1330-20-7
dichloropropene, 1,3- (cis+trans)	542-75-6	zinc	7440-66-6
ethylbenzene	100-41-4		

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Substances evaluated in water for freshwater aquatic life and drinking water use:

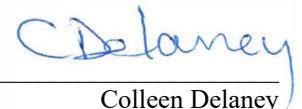
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	fluoranthene	206-44-0
acridine	260-94-6	fluorene	86-73-7
aluminum	7429-90-5	indeno(1,2,3-c,d)pyrene	193-39-5
anthracene	120-12-7	iron	7439-89-6
antimony	7440-36-0	isobutanol	78-83-1
arsenic	7440-38-2	isopropanol	67-63-0
barium	7440-39-3	isopropylbenzene	98-82-8
benz(a)anthracene	56-55-3	lead	7439-92-1
benzene	71-43-2	LEPHw	N/A
benzo(a)pyrene	50-32-8	lithium	7439-93-2
benzo(b+j)fluoranthenes	n/a	manganese	7439-96-5
benzo(k)fluoranthene	207-08-9	mercury	7439-97-6
beryllium	7440-41-7	methanol	67-56-1
bromobenzene	108-86-1	methyl ethyl ketone [MEK]	78-93-3
bromodichloromethane [BDCM]	75-27-4	methyl tert-butyl ether [MTBE]	1634-04-4
bromoform	75-25-2	methylnaphthalene, 1-	90-12-0
bromomethane	74-83-9	methylnaphthalene, 2-	91-57-6
butadiene, 1,3-	106-99-0	molybdenum	7439-98-7
butanol, 2-	78-92-2	naphthalene	91-20-3
butanol, n-	71-36-3	nickel	7440-02-0
butylbenzene, n-	104-51-8	nonane, n-	111-84-2
butylbenzene, sec-	135-98-8	phenanthrene	85-01-8
butylbenzene, tert-	98-06-6	propylbenzene, 1-	103-65-1
cadmium	7440-43-9	propylene glycol, 1,2-	57-55-6
carbon tetrachloride	56-23-5	pyrene	129-00-0
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
chromium, <u>hexavalent</u>	<u>18540-29-9</u>	silver	7440-22-4
<u>chromium, trivalent</u>	<u>16065-83-1</u>	strontium	7440-24-6
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethane, 1,1,1,2-	630-20-6
copper	7440-50-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethylene	127-18-4

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dibromochloromethane [DBCM]	124-48-1	thallium	7440-28-0
dibromoethane, 1,2-	106-93-4	tin	740-31-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
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	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	triethylene glycol	112-27-6
dichloroethylene, 1,2-cis-	156-59-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-trans-	156-60-5	uranium	7440-61-1
dichloromethane	75-09-2	vanadium	7440-62-2
dichloropropane, 1,2-	78-87-5	vinyl chloride	75-01-4
dichloropropene, 1,3- (cis+trans)	542-75-6	VHw6-10	N/A
EPHw10-19	N/A	VPHw	N/A
ethylbenzene	100-41-4	xylenes, total	1330-20-7
ethylene glycol	107-21-1	zinc	7440-66-6

Substances evaluated in vapour for residential land vapour use:

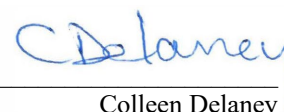
To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1	dichloropropene, 1,3- (cis+trans)	542-75-6
benzene	71-43-2	methyl ethyl ketone [mek]	78-93-3
bromobenzene	108-86-1	methyl isobutyl ketone [MIBK]	108-10-1
bromodichloromethane [BDCM]	75-27-4	methyl tert-butyl ether [MTBE]	1634-04-4
bromoform	75-25-2	methylcyclohexane	108-87-2
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	n-decane	124-18-5
chloroform	67-66-3	n-hexane	110-54-3
chloromethane	74-87-3	styrene	100-42-5
chlorophenol, 2-	95-57-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6

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dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2-cis-	156-59-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPHv	N/A
dichloropropane, 1,2-	78-87-5	xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 10216 128 Street, Surrey, BC, Next Environmental Inc., dated December 1, 2023

Prediction of Vapour Intrusion into Potential Future Underground Parkade, 10216 128 Street, Surrey, BC, by Aio Haberli & Gavin Leung, Next Environmental Inc., dated November 15, 2023

Stage 1 Preliminary Site Investigation Update, 10216 128 Street, Surrey, BC, by Kayla Stefaniuk & Phil Zylka, Next Environmental Inc., dated November 15, 2023

Stage 1 Preliminary Site Investigation Update, 10216 128 Street, Surrey, BC, by Jevan Friedlander & Gavin Leung, Next Environmental Inc., dated December 1, 2022

Supplemental Site Investigation, 10216 128 Street, Surrey, BC, by Jevan Friedlander, Phil Zylka, & Gavin Leung, Next Environmental Inc., dated December 1, 2022

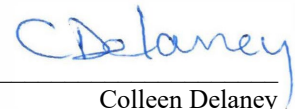
Stage 2 Preliminary Site Investigation, 10216 128 Street, Surrey, BC, by Jevan Friedlander, Phil Zylka, & Aio Haberli, Next Environmental Inc., dated December 1, 2022

Phase I Environmental Site Assessment, 10216 128 Street, Surrey, BC, by Alison Lundgren & Kaitlyn Munn, Next Environmental Inc., dated June 14, 2022

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