VIA EMAIL: Terri.Bonnet@dfo-mpo.gc.ca

Victoria File: 26250-20/28554
Site ID: 28554

July 24, 2024

Terri Bonnet
Fisheries and Oceans Canada, Pacific Region
200 – 401 Burrard Street
Vancouver, BC V6S 3RS

Dear Ms. Terri Bonnet:

Re: Final Determination – 3800 Bayview Street, Richmond, B.C.

Please find enclosed a Final Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Final 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 Final 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 Final Determination will restrict or impair the Director's power in that 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. A streamside protection and enhancement area bordering the Fraser River may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.

6. Groundwater at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VH_{w6-10} and/or EPH_{w10-19}. 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.

7. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

8. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

Issuance of this Final Determination is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Final 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: Chad Paulin, City of Richmond, chad.paulin@richmond.ca
Brenda Hatch, BC Hydro, brenda.hatch@bchydro.com
Paddy McManus, Fisheries and Oceans Canada, Paddy.McManus@dfo-mpo.gc.ca
Ingo Lambrecht, Approved Professional, PGL Environmental Consultants, ilambrecht@pggroup.com
Cory Cavazzi, PGL Environmental Consultants, ccavazzi@pggroup.com
CSAP Society, submissions@csapsociety.bc.ca
Client Information Officer, ENV, csp_cio@victoria1.gov.bc.ca
John Nixon, Steveston Waterfront Properties Inc., Incorporation No. 324662 Johnnixon@shaw.ca

Ministry of
Environment and
Climate Change Strategy

FINAL DETERMINATION

(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

July 24, 2024
Date Issued

Hong Yan
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 3800 Bayview Street, Richmond, British Columbia which is more particularly known and described as:

Parcel "One" Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 80414

PID: 013-036-581

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

Latitude:	49°	07'	26.30"
Longitude:	123°	11'	03.50"

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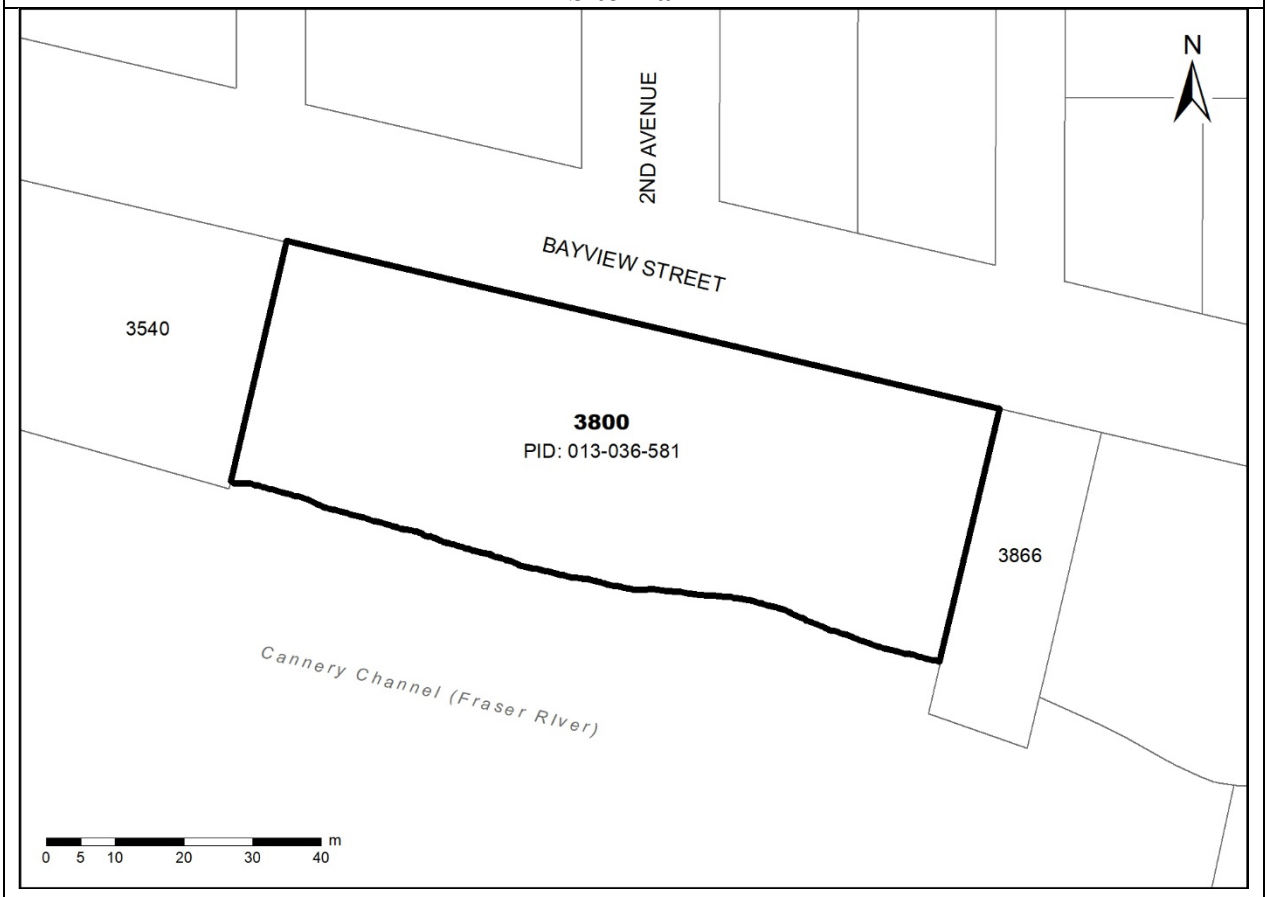
Site Plan



Location Map

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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.

   The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

   (a) The site will remain in its current configuration; or,
   (b) Any future building(s) will be underlain by a concrete slab; or
   (c) Any future building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.

   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.

Schedule C

Substances and Uses

Substances evaluated in soil for Residential Low Density 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
cadmium	7440-43-9
chloronaphthalene, 2-	91-58-7
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-9-1
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	85-01-8
pyrene	129-00-0

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selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VPHs	N/A
xylenes	1330-20-7
zinc	7440-66-6

Substances evaluated in vapour for Residential vapour use:

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

acetone	67-64-1
acrylonitrile	107-13-1
allyl chloride	107-05-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane (BDCM)	75-27-4
bromoform	75-25-2
butadiene, 1,3-	106-99-0
carbon disulfide	75-15-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chlorotoluene, 2-	95-49-8
decane, n-	124-18-5
dibromo-3-chloropropane, 1,2-	96-12-8
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
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

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dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
diethyl ether	60-29-7
ethyl acetate	141-78-6
ethyl methacrylate	97-63-2
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
hexachloroethane	67-72-1
hexane, n-	110-54-3
isopropylbenzene	98-82-8
methacrylonitrile	126-98-7
methyl acrylate	96-33-3
methyl ethyl ketone (MEK)	78-93-3
methyl isobutyl ketone (MIBK)	108-10-1
methyl methacrylate	80-62-6
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
nitrobenzene	98-95-3
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
tetrahydrofuran	109-99-9
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2- (cfc-113)	76-13-1
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 (cfc-11)	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
VPH_v	N/A
xylenes, total	1330-20-7

Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9
acridine	260-94-6

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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
beryllium	7440-41-7
boron	7440-42-8
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
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
EPH_{w10-19}	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-9-1
$LEPH_w$	N/A
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichloroethylene	79-01-6
uranium	7440-61-1
VH_{w6-10}	N/A
VPH_w	N/A
xylenes, total	1330-20-7

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For Director, *Environmental Management Act*

zinc	7440-66-6

Substances evaluated in sediment for marine sensitive sediment use:

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

acenaphthene	83-32-9
acenaphthylene	208-96-8
anthracene	120-12-7
arsenic	7440-38-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
cadmium	7440-43-9
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-9-1
mercury	7439-97-6
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
PAHs (sum of total)	N/A
phenanthrene	85-01-8
pyrene	129-00-0
zinc	7440-66-6

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For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition*, prepared by Tom Berger/ PGL Environmental Consultants Ltd, dated January 31, 2024.
- *Stage 1 and 2 Preliminary Site Investigation – 3800 Bayview Street, Richmond, BC*, prepared by PGL Environmental Ltd., dated October 2023.

July 24, 2024
Date Issued

Hong Yan
For Director, *Environmental Management Act*