



Ministry of
Environment

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.

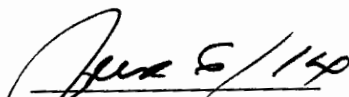
The site **does not have** concentrations of the substances specified in Schedule C that exceed the applicable standards prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

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.


Date Issued


John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

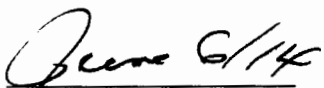
The site covered by this Preliminary Determination is located at 1050 Boyd Street,
New Westminster, British Columbia which is more particularly known and described as:

That Portion of District Lot 757, Group 1, New Westminster District Shown as Closed
Road on Plan BCP41511

PID: 027-967-140

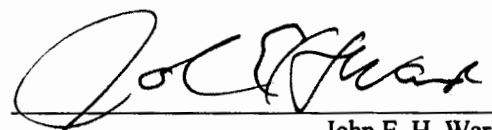
The approximate centre of the lands using the NAD (North American Datum) 1983 convention
is:

Latitude:	49°	11'	21.1"
Longitude:	122°	56'	56.4"



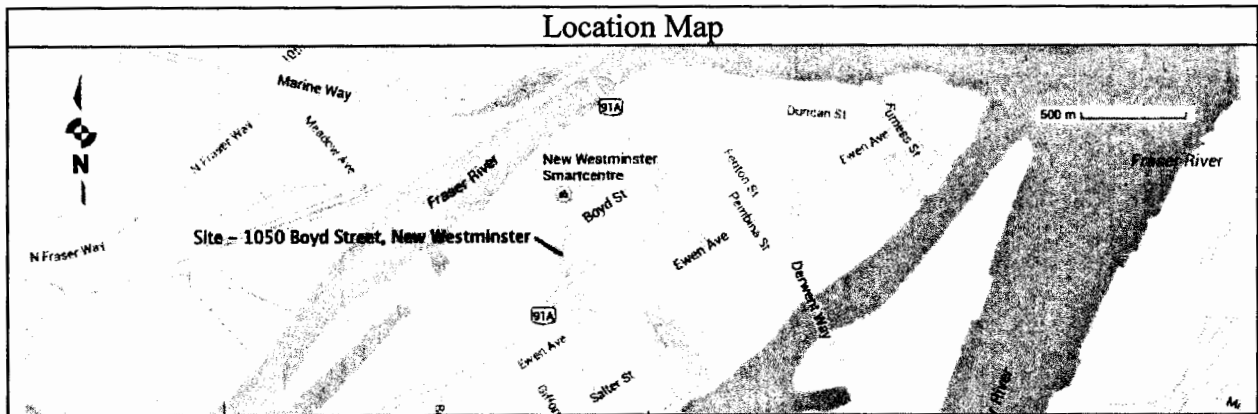
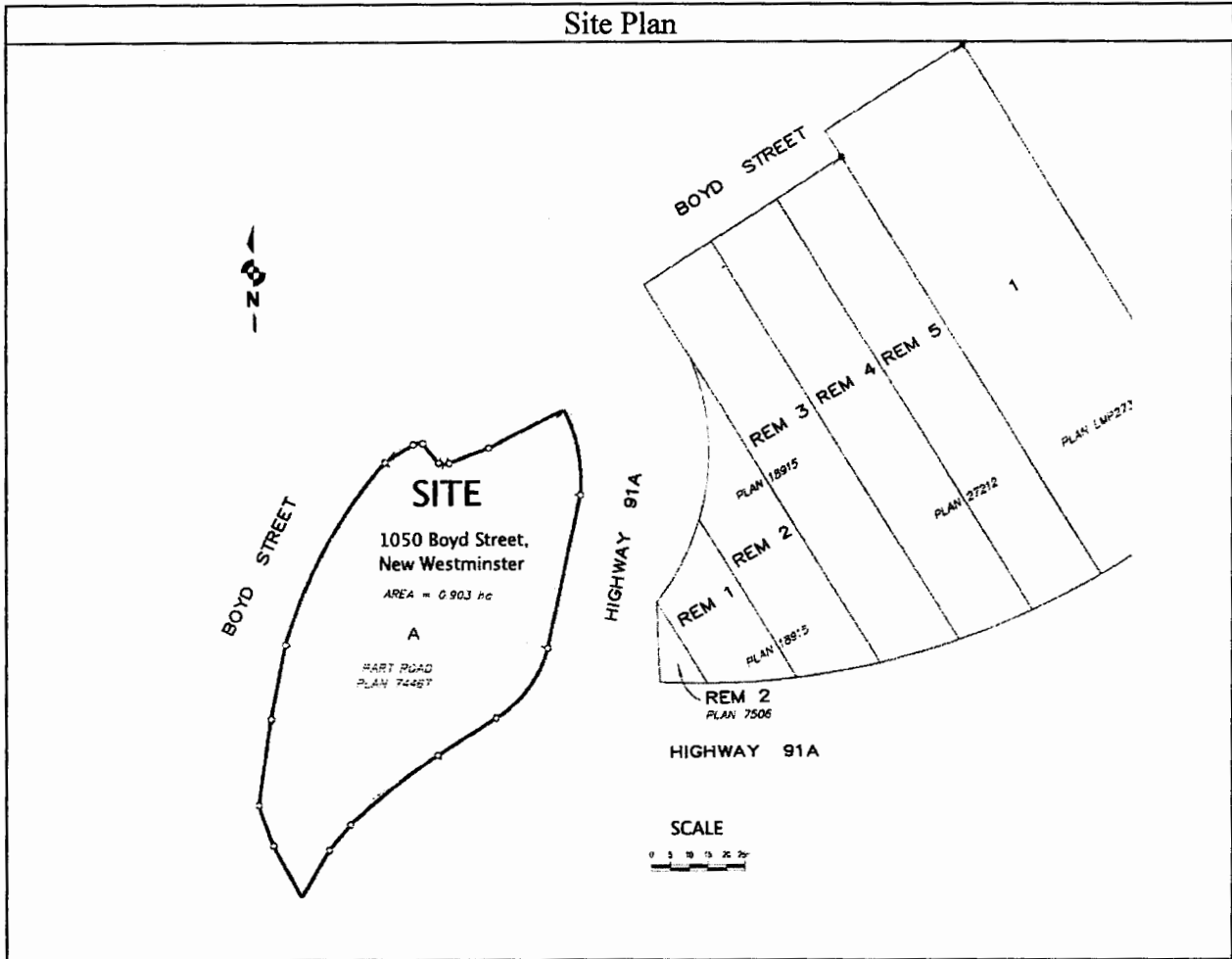
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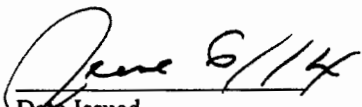
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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.


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Schedule C

Substances and Uses

Substances evaluated in soil for residential land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, tin, uranium, vanadium and zinc;
- LEPHs, HEPHs and VPHs;
- Benzene, ethylbenzene, styrene, toluene and xylene;
- Chlorinated phenols (2-,3-,4-chlorophenol, 2,3-, 2,4-, 2,5-, 2,6-, 3,4-, 3,5-dichlorophenol, 2,3,4-, 2,3,5-, 2,3,6-, 2,4,5-, 2,4,6-, 3,4,5-trichlorophenol, 2,3,4,5-, 2,3,4,6-, 2,3,5,6-tetrachlorophenol, pentachlorophenol);
- Nonchlorinated phenols (2,4-dimethylphenol, 2,4-dinitrophenol, 2-methyl 4,6-dinitrophenol, nitrophenol (2-, 4-), phenol, and o,m,p-cresol);
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene; and
- Diethylene glycol, ethylene glycol and 1,2-propylene glycol.

Substances evaluated in vapour for residential land vapour use:


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

- Benzene, 1,3-butadiene, n-decane, 1,2-dibromoethane, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, toluene, styrene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.

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

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

- Arsenic, antimony, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VPHw, LEPHw, VH_{w6-10} and EPH_{w10-19};
- Benzene, ethylbenzene, styrene, toluene and xylenes (total);


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- Chlorinated phenols (2,3,4-, 2,3,5-, 2,3,6-, 2,4,5-, 2,4,6-, 3,4,5-trichlorophenol, 2,3,4,5-, 2,3,4,6-, 2,3,5,6-tetrachlorophenol and pentachlorophenol);
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benz[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- Carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene and trichlorofluoromethane; and
- Diethylene glycol, ethylene glycol and 1,2-propylene glycol.


Substances evaluated in water for drinking water use:

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

- Antimony, barium, boron, cadmium, chromium, copper, lead, mercury, molybdenum, selenium, uranium and zinc;
- Methyl tert-butyl ether (MTBE), VH_{w6-10} and EPH_{w10-19} ;
- Benzene, ethylbenzene, toluene and xylenes (total);
- Chlorinated phenols (2,3,4-, 2,3,5-, 2,3,6-, 2,4,5-, 2,4,6-, 3,4,5-trichlorophenol, 2,3,4,5-, 2,3,4,6-, 2,3,5,6-tetrachlorophenol and pentachlorophenol);
- Benz[a]pyrene;
- Bromodichloromethane, bromoform, carbon tetrachloride, chlorobenzene, dibromochloromethane, chloroethane, chloroform, chloromethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, methyl tert-butyl ether (MTBE), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane and vinyl chloride; and
- Diethylene glycol, ethylene glycol and 1,2-propylene glycol.

To meet local background groundwater concentrations:

- Arsenic.


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Schedule D

Documents

- *Summary of Site Condition*, prepared by David Mitchell / Active Earth Engineering Ltd., dated 20 Mar 2014;
- *Stage 1 and 2 Preliminary Site Investigation - 1050 Boyd Street, New Westminster, BC*, prepared by Active Earth Engineering Ltd., dated March 2014; and
- *Phase II Environmental Site Assessment (DRAFT), 1050 Boyd Street, New Westminster, BC*, prepared by SNC Lavalin Inc., Environment Division, dated January 2012.


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