



Ministry of  
Environment

**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.

Aug 13, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Final Determination is located at 4460-4482 Dawson St. and 2273-2275 Willingdon Ave., Burnaby, British Columbia which is more particularly known and described as:

Lot 6 Block 10 District Lot 119 Group 1 New Westminster District Plan 2855  
PID: 010-735-739, 4460 Dawson St.

Lot 7 Block 10 District Lot 119 Group 1 New Westminster District Plan 2855  
PID: 010-735-771, 4482 Dawson St.

Lot 8 Block 10 District Lot 119 Group 1 New Westminster District Plan 2855  
PID: 010-735-798, (no civic address)

Lot 9 except Part on Bylaw Plan 52808: District Lot 119 Group 1 New Westminster District Plan 2855

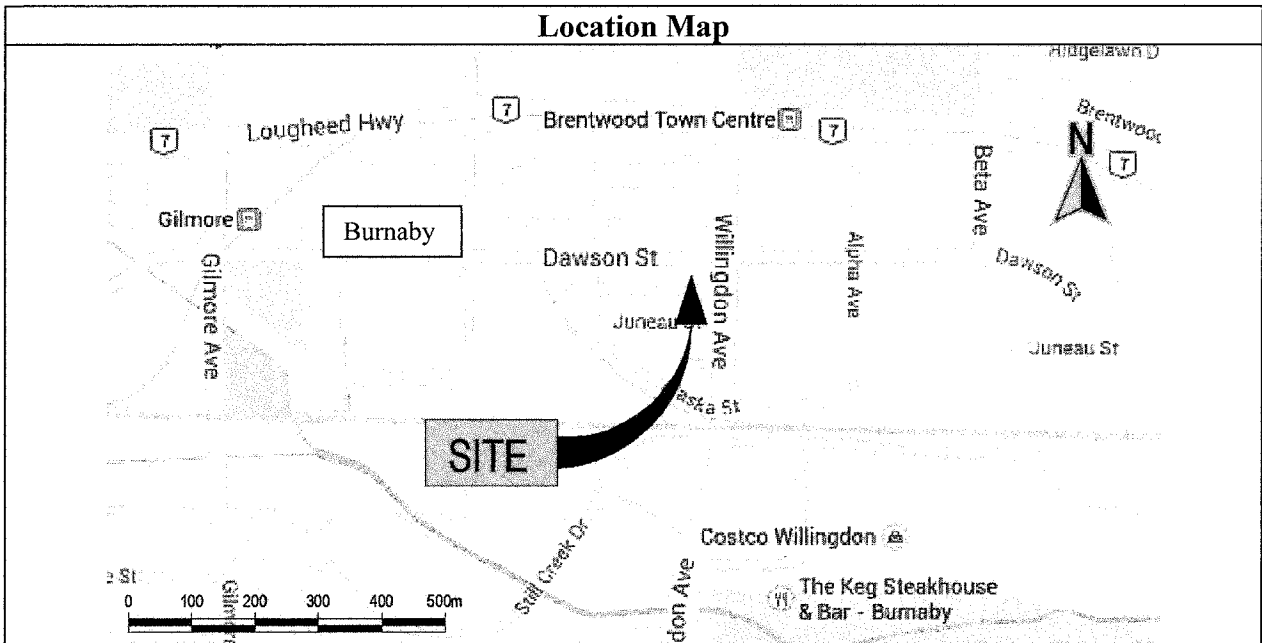
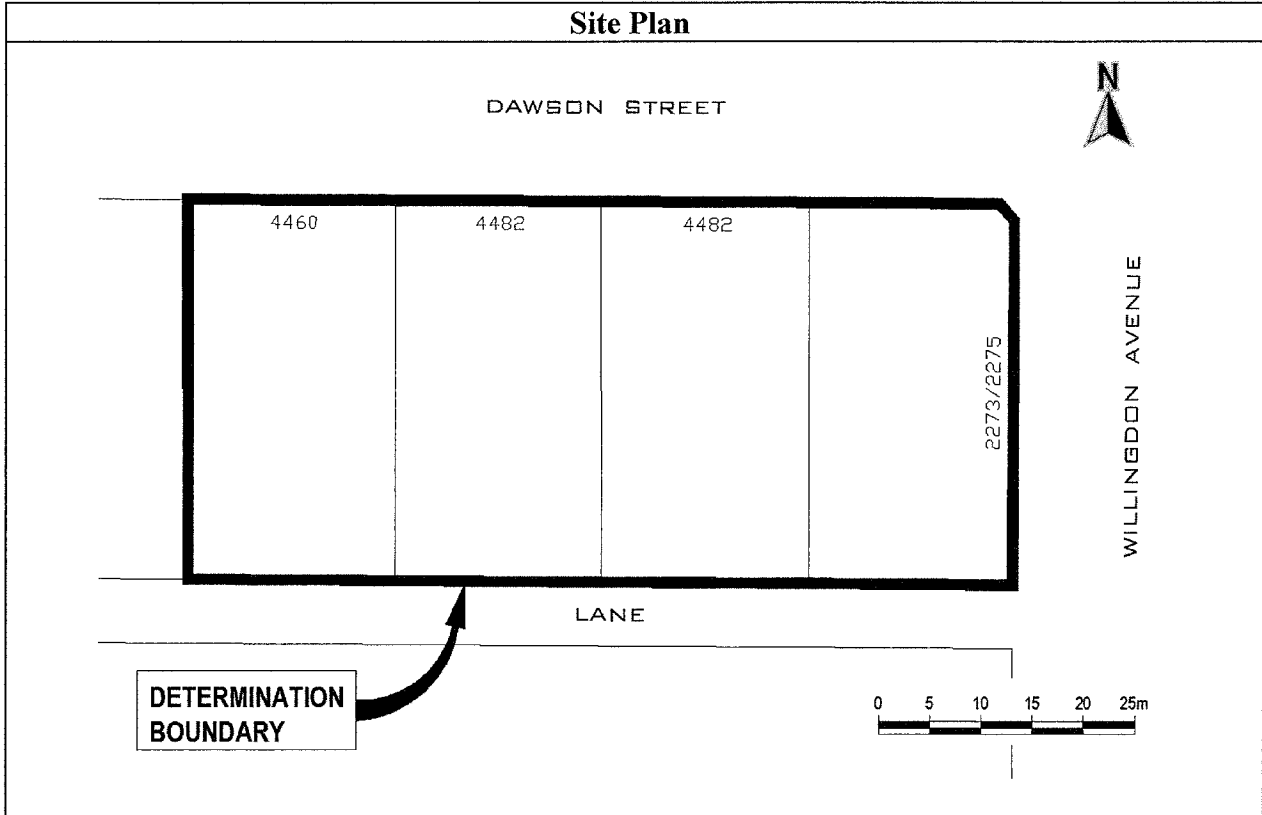
PID: 010-735-828, 2273/2275 Willingdon Ave.

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

Latitude: 49° 15' 50.9"  
Longitude: 123° 00' 14.1"

Aug 13, 2015  
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Site Identification Number 17497  
Version 8.0 R

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3 of 8

**Schedule B**  
**Requirements and Conditions**

This Schedule contains no requirements or conditions.

Aug 13, 2015  
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Site Identification Number 17497  
Version 8.0 R

Peggy Evans  
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4 of 8

## 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, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, and zinc;
- Nonaqueous phase liquids, VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, styrene, toluene and xylene;
- 1,1,1-Trichloroethane, 1,1,2,2-tetrachloroethane, 1,1,2-trichloroethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dibromoethane, 1,2-dichloroethane, 1,2-dichloropropane, bromodichloromethane, bromoform, carbon tetrachloride, chloroform, cis-1,2-dichloroethene, cis-1,3-dichloropropene, dibromomethane, dibromochloromethane (DBCM), dichloromethane, methyl tert-butyl ether, trans-1,2-dichloroethene, trans-1,3-dichloropropene, trichloroethene, trichlorofluoromethane, vinyl chloride, and tetrachloroethene;
- 1,2-Ddichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene and monochlorobenzene;
- 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
- Ethylene glycol.

#### *Substances evaluated in vapour for residential land vapour use:*

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

- Acetone, acrylonitrile, allyl chloride, benzene, bromobenzene, bromodichloromethane, bromoform, 1,3-butadiene, carbon disulfide, carbon tetrachloride, chlorobenzene (monochlorobenzene), chloroethane, chloroform, 2-chlorotoluene, cis-1,3-dichloropropene, n-decane, 1,2-dibromo-3-chloropropane, 1,2-dibromoethane, dibromomethane, dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethene (cis) (1,2-dichloroethylene (cis)), 1,2-dichloroethene (trans) (1,2-dichloroethylene (trans)), dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, dichloromethane, 1,2-

Aug 13, 2015

Date Issued

Site Identification Number 17497  
Version 8.0 R

  
Peggy Evans  
For Director, Environmental Management Act

5 of 8

dichloropropane, 1,3-dichloropropane, ethyl acetate, ethyl ether, ethyl methacrylate, ethylbenzene, Freon 113, hexachlorobutadiene, hexachloroethane, n-hexane, isopropylbenzene, methacrylonitrile, methyl acrylate, methyl ethyl ketone, methyl methacrylate, methylcyclohexane, methyl tert-butyl ether, 4-methyl-2-pentanone, naphthalene, nitrobenzene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, tetrahydrofuran, toluene, trans-1,3-dichloropropene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane, 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, and xylenes.

***Substances evaluated in water for freshwater aquatic life water use:***

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether, nonaqueous phase liquids, VPHw, LEPHw, VHW6-10, and EPHw10-19;
- Dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, dichloroethane, 1,2-, monochlorobenzene, tetrachloroethylene, and trichloroethylene;
- Ethylene glycol and propylene glycol, 1,2-;
- Dichloromethane, tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Benzene, ethylbenzene, styrene, and toluene; and
- Acenaphthene, acridine, anthracene, benzo(a)anthracene, benzo(a)pyrene, chrysene, fluoranthene, fluorine, naphthalene, phenanthrene, pyrene, and quinolone.

***Substances evaluated in water for drinking water use:***

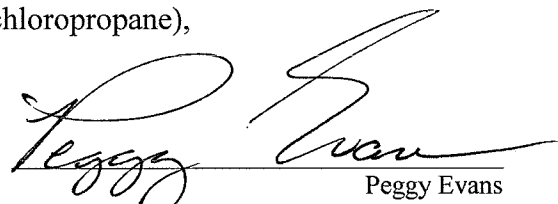
To meet numerical standards prescribed for defining whether a site is contaminated:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, strontium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), nonaqueous phase liquids, VHW6-10 and EPHw10-19;
- Chloroethane, dichlorobenzene, 1,2-, dichlorobenzene, 1,4-, dichloroethane, 1,2-, 1,1-dichloroethane, 1,2-dichloroethene (cis) (1,2-dichloroethylene (cis)), 1,2-dichloroethene (trans) (1,2-dichloroethylene (trans)), dichloroethylene, 1,1- (dichloroethene, 1,1-), EDB (ethylene dibromide) (1,2-dibromoethane), monochlorobenzene, propylene dichloride (1,2-dichloropropane),

Aug 13, 2015

Date Issued

Site Identification Number 17497  
Version 8.0 R

  
Peggy Evans  
For Director, Environmental Management Act


6 of 8

1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane,  
1,1,2-trichloroethane, trichloroethylene, and vinyl chloride;

- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), dibromomethane (methylene bromide), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichlorofluoromethane and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene, xylenes (total); and
- Benzo(a)pyrene.

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Site Identification Number 17497  
Version 8.0 R

  
Peggy Evans  
For Director, *Environmental Management Act*  
7 of 8

## Schedule D

### Documents

*Summary of Site Condition*, by Harm Gross, Next Environmental Inc., April 20, 2015;

*Stage 1 Preliminary Site Investigation, 4460-4482 Dawson Street & 2272 Willingdon Avenue, Burnaby, BC* for Amacon Development (Dawson) Corp. by Ricki Sahota, Michael Muttersbach, Next Environmental Inc. April 10, 2015;

*Stage 2 Preliminary Site Investigation, 4460-4482 Dawson Street & 2272 Willingdon Avenue, Burnaby, BC* for Amacon Development (Dawson) Corp. by Ricki Sahota, Michael Muttersbach, Next Environmental Inc. April 8, 2015;

*Phase 1 Environmental Site Investigation 4450 and 4460 Dawson Street, Burnaby, BC* for Amacon by Carla Shaw, Duncan Macdonald, Pottinger Gaherty Environmental Consultants Ltd. October 2013;  
and

*Phase 1 and Phase 2 Environmental Site Investigations 4470-4482 Dawson Street and 2272 Willingdon Avenue, Burnaby, BC* for Amacon by Carla Shaw, Cory Nelson, Keith Gagne, Pottinger Gaherty Environmental Consultants Ltd. June 2013.

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8 of 8