



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 30 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

April 10, 2017

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 6080 McKay Avenue, Burnaby, British Columbia which is more particularly known and described as:

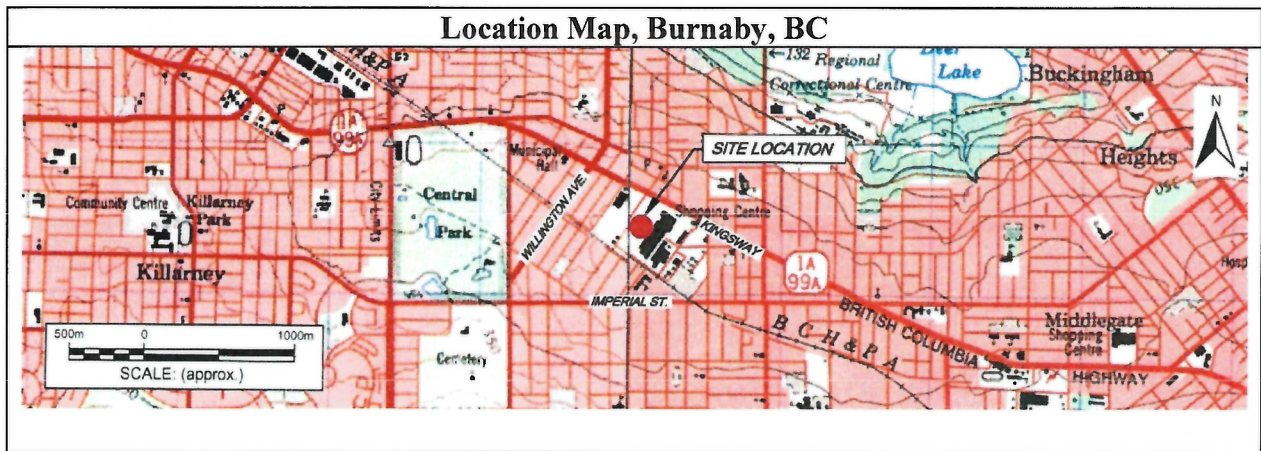
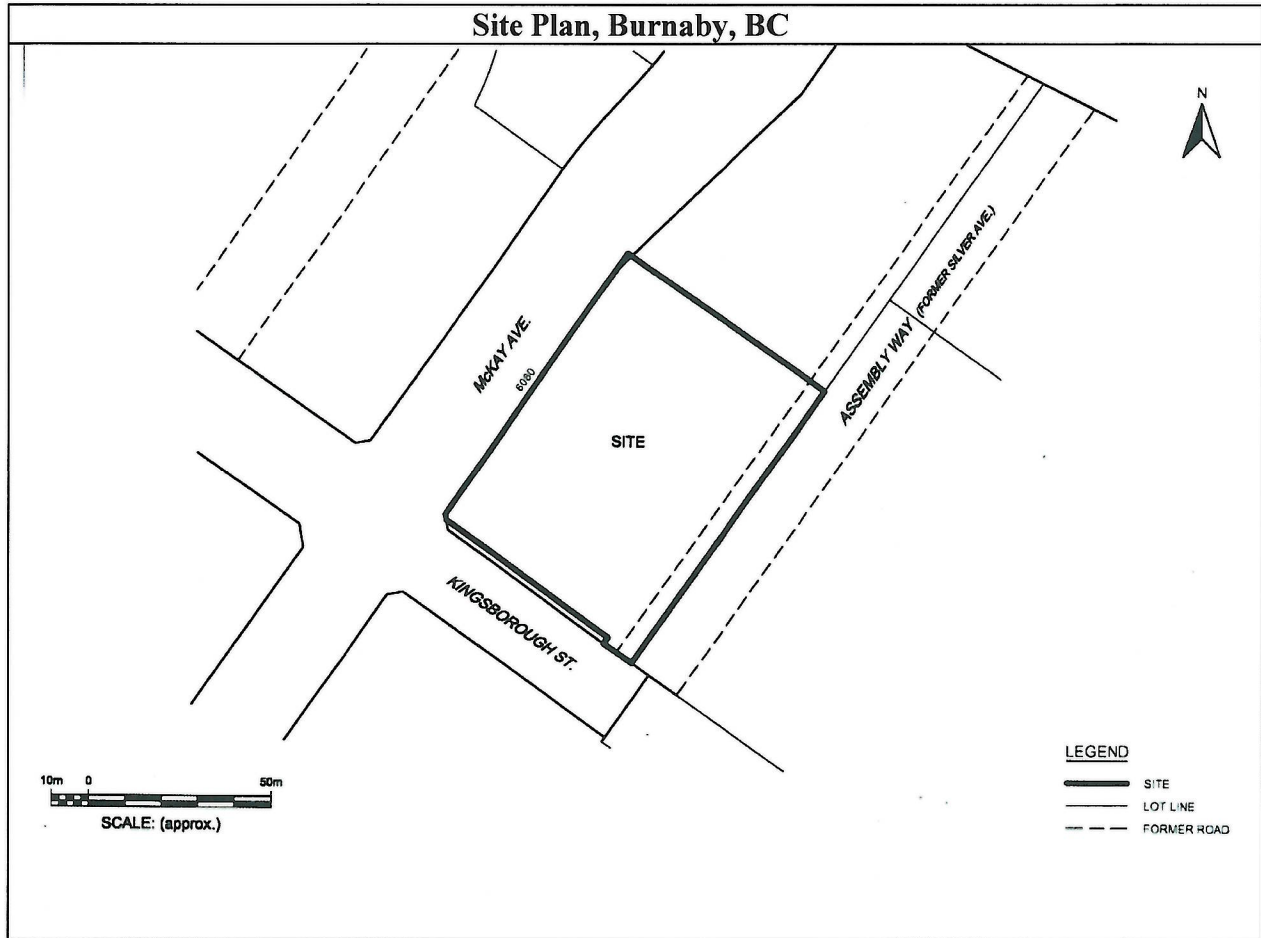
Lot 3 District Lot 153 Group 1 New Westminster District Plan BCP51090
PID: 028-888-073

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

Latitude: 49° 13' 41.2"
Longitude: 123° 0' 12.9"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) The base slab of the parkade will be at a geodetic elevation of 112.5 metres above sea level. Groundwater is not in contact with the parkade base slab.

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 may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, tin, vanadium and zinc;
- VPHs, LEPHs and HEPHs;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), monochlorobenzene, 1,1,1-trichloroethane and 1,1,2-trichloroethane;
- 2,3-Dichlorophenol, 2,4,&2,5-dichlorophenol, 2,6-dichlorophenol, 3,4-dichlorophenol, 3,5-dichlorophenol, 2-monochlorophenol, 3&4-monochlorophenol, pentachlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,5,6-tetrachlorophenol, 2,3,4-trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol;
- Cresol, 2,4,-dimethylphenol, 2,4-dinitrophenol, 2-methyl-4,6-dinitrophenol, 2-nitrophenol, 4-nitrophenol, phenol;
- Benzo[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;
- Benzene, ethylbenzene, toluene and xylene;
- Tetrachloroethylene (PERC) and trichloroethylene (TCE); and
- Bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, dibromochloromethane (DBCM), dibromomethane, dichlorodifluoromethane, 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane and trichlorofluoromethane (Freon 11).

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 2-chlorotoluene, n-decane, dibromochloromethane

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(DBCM), 1,2-dibromo-3-chloropropane, 1,2-dibromoethane (ethylene dibromide), dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), ethylbenzene, 1,3-hexachlorobutadiene, n-hexane, isopropyl benzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), 4-methyl-2-pentanone, monochlorobenzene, naphthalene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, sodium uranium and zinc;
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, monochlorobenzene, tetrachloroethene, trichloroethene and vinyl chloride (chloroethene);
- Bromodichloromethane, bromoform, carbon tetrachloride, dibromochloromethane and dichloromethane, trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes (total);
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol and trichlorophenol;
- Benzo[a]pyrene;
- Bromobenzene, bromomethane, 1,3-butadiene, 2-butanone, chloroethane, chloromethane, 1,2-dibromoethane, dibromomethane, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethene(cis), 1,2-dichloroethene(trans), 1,2-dichloropropane, 1,3-dichloropropene(cis), 1,3-dichloropropene(trans), 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, and, trichlorofluoromethane; and
- Nonchlorinated phenols (total).

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Schedule D

Documents

Summary of Site Condition, 6080 McKay Avenue, Burnaby, BC, Michael Geraghty, P.Geo., Keystone Environmental Ltd., February 2017;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, 6080 McKay Avenue, Burnaby, BC, Keystone Environmental Ltd., February 2017;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, 4670 Assembly Way and 4611 Kingsborough Street, Burnaby, BC, Keystone Environmental Ltd., November 2015;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 4650 Kingsway, Burnaby, BC, Keystone Environmental Ltd., December 2013;

Report of Findings, Preliminary Site Investigation – Stage 1: Station Square Shopping Centre, 4600 Block Kingsway, Burnaby, BC, Keystone Environmental Ltd., April 2004;

Letter Report Update of Preliminary Site Investigation – Stage 1 & 2: Station Square Shopping Centre, Burnaby, BC, Keystone Environmental Ltd., April 2001; and

Report of Findings, Preliminary Site Investigation – Stage 1 & 2: Station Square Shopping Centre, Burnaby, BC, Keystone Environmental Ltd., June 1998.

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