



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.

January 3, 2018
Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at:

- a) A 2m wide and 101.152m long strip of land along the south and southeast property boundary of 6231 Kingsway, Burnaby, British Columbia (Dedicated Land A); and
- b) A triangular area (3m x 3m x 4.19m) at the northeast corner of 6231 Kingsway, Burnaby, British Columbia (Dedicated Land B)

which is more particularly known and described as:

- Dedicated Land A:

Area denoted as ROAD (202.3m²) on New Westminster District Plan EPP57101
and

- Dedicated Land B:

Area denoted as ROAD (4.5m²) on New Westminster District Plan EPP57101

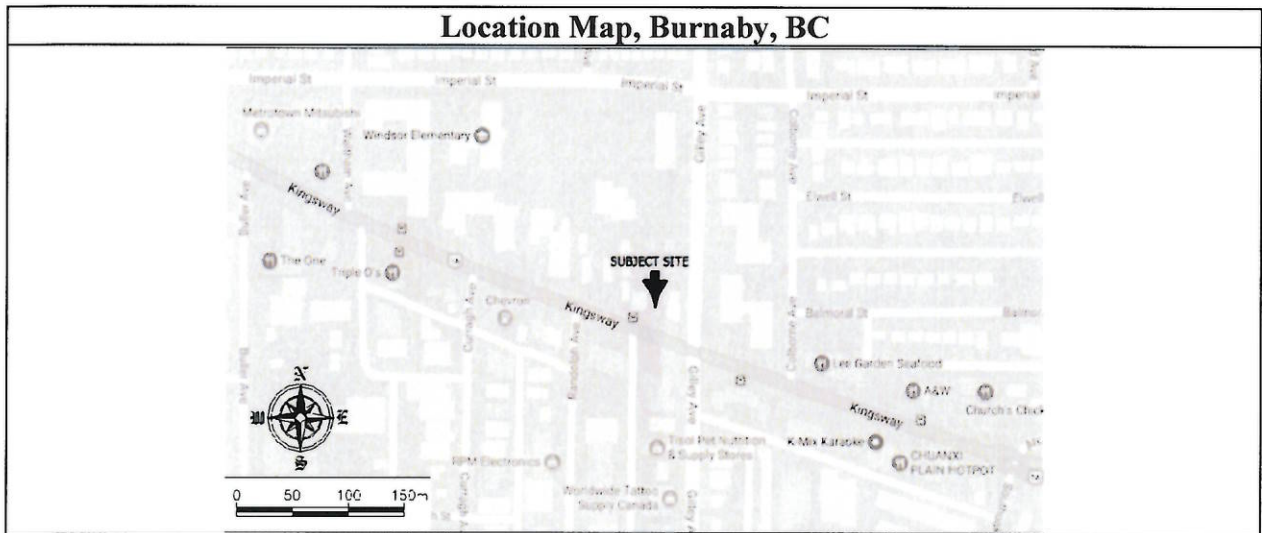
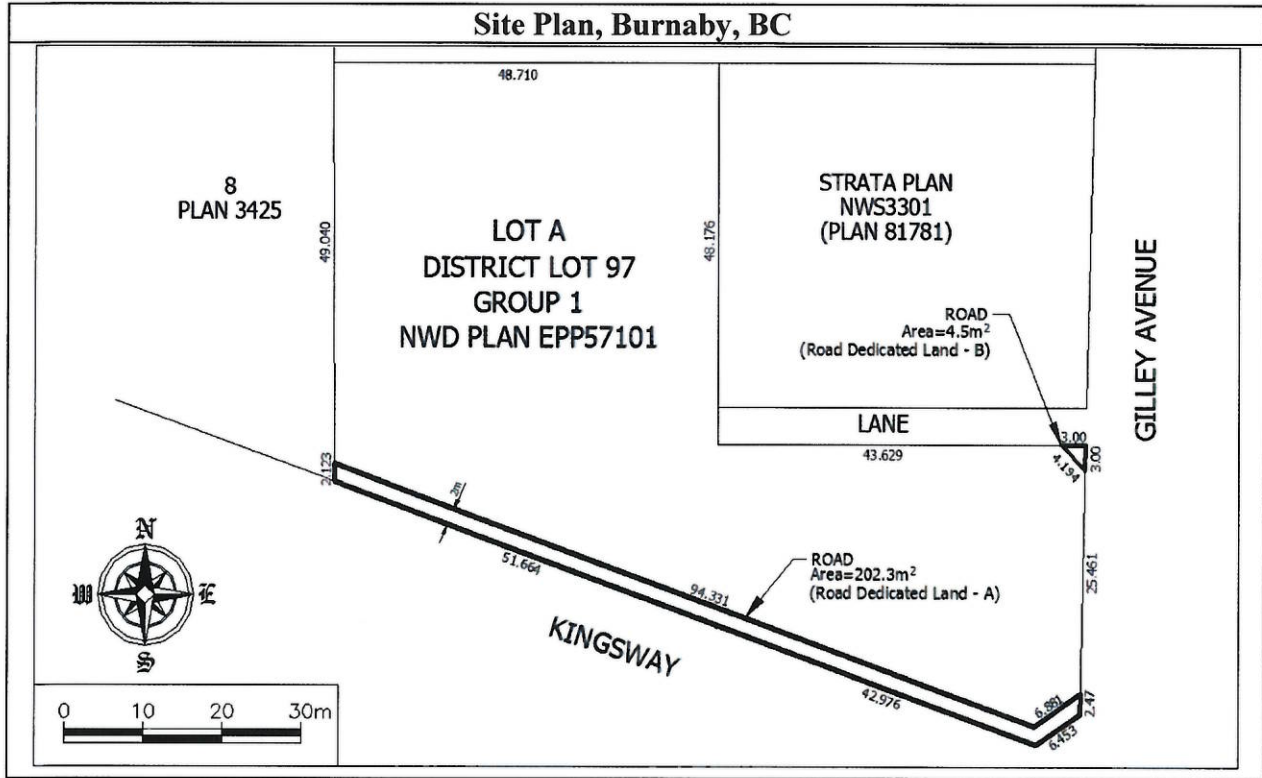
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

- Dedicated Land A
Latitude: 49° 13' 12.95"
Longitude: 122° 58' 22.68"
- Dedicated Land B
Latitude: 49° 13' 13.41"
Longitude: 122° 58' 19.83"

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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 of Contaminated Site may be necessary. The uses to which this condition applies are described in Schedule C and in the investigation documents listed in Schedule D.

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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:

Dedicated Land A:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium, and zinc;
- Benzene, ethylbenzene, toluene and xylenes;
- HEPHs, LEPHs, and VPHs;
- Benzo [a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and
- Bromodichloromethane (BDCM), bromoform (tribromomethane), chlorobenzene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), dibromochloromethane (DBCM), 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-dichloropropane (cis), 1,3-dichloropropane (trans), methyl tert-butyl ether (MTBE), styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), and trichlorofluoromethane (Freon 11).

Dedicated Land B:

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, vanadium, and zinc;
- HEPHs and LEPHs;
- Benzo [a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and

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- Carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, and trichloroethylene (TCE).

Substances evaluated in water for drinking water use:

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

Dedicated Land A:

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium (total), cobalt, copper, lead, lithium, mercury, molybdenum, selenium, sodium, uranium and zinc;
- Benzene, ethylbenzene, toluene and xylenes (total);
- EPH_{w10-19}, LEPA_w, VH_{w6-10}, and VPA_w;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline; and
- Bromodichloromethane (BDCM), bromoform (tribromomethane), chlorobenzene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), methyl tert-butyl ether (MTBE), styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11).

Dedicated Land B:

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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium (total), cobalt, copper, lead, lithium, mercury, molybdenum, selenium, sodium, uranium and zinc;
- EPH_{w10-19} and LEPA_w;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;

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- Carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, and trichloroethylene (TCE).

Substances evaluated in vapour for residential land vapour use:

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

Dedicated Land A:

- Benzene, ethylbenzene, toluene and xylenes;
- Naphthalene;
- VPHv; and
- Bromodichloromethane (BDCM), bromoform (tribromomethane), chlorobenzene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), methyl tert-butyl ether (MTBE), styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11).

Dedicated Land B:

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

- Naphthalene; and
- Carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, and trichloroethylene (TCE).

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Schedule D

Documents

- *Summary of Site Condition for Dedicated Lands A and B, prepared by Mr. Mike Guther, P. Eng., of Tallink Management Consulting Inc., September 25, 2017;*
- *Addendum Environmental Report, Dedicated Lands A and B, Adjacent to 6231 Kingsway, Burnaby, BC, prepared by Jas Minhas, R. P. Bio. and Sushil Dogra, P. Eng. of WSP Canada Inc., September 25, 2017;*
- *Supplementary Stage 1 and 2 Preliminary Site Investigation, Dedicated Lands A and B, Adjacent to 6231 Kingsway, Burnaby, BC, prepared by Jas Minhas, R. P. Bio. and Sushil Dogra, P. Eng. of WSP Canada Inc., 17 January, 2017; and*
- *Stage 1 and 2 Preliminary Site Investigation at 6205 (former civic #s 6205, 6255 & 6261) Kingsway, Burnaby, BC (including Dedicated Lands A & B), prepared by Neil Shah, P. Eng. and Sushil Dogra, B. Tech., of Levelton Consultants Ltd, 25 August 2015.*

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