



**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.

February 20, 2018  
Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 5495 Regent Street (road dedication), Burnaby, British Columbia which is more particularly known and described as:

Part of Lot 1, District Lot 74, Group 1, New Westminster District, Plan 77777  
PID: 011-085-711

As described by the metes and bounds:

Commencing from the northeast corner of Lot 1 (the point of beginning);  
Thence westerly along the bearing N 89 degrees 46' 58" W a distance of 3.039 metres;  
Thence southerly along the bearing S 8 degrees 58' 40" E a distance of 36.298 metres;  
Thence westerly along the bearing S 53 degrees 50' 36" W a distance of 6.658 metres;  
Thence westerly along the bearing N 89 degrees 46' 58" W a distance of 157.456 metres;  
Thence southerly along the bearing S 0 degrees 6' 40" W a distance of 3.500 metres;  
Thence easterly along the bearing N 90 degrees 13' 02" E a distance of 157.910 metres;  
Thence northeasterly along the bearing N 40 degrees 35' 23" E a distance of 11.860 metres;  
Thence northerly along the bearing N 8 degrees 58' 40" W a distance of 34.690 metres to the point of beginning containing an approximate area of 675.1 m<sup>2</sup>.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Hemmera Envirochem Inc. on October 20, 2017.

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

Latitude:	49°	15'	30.26"
Longitude:	122°	59'	3.92"

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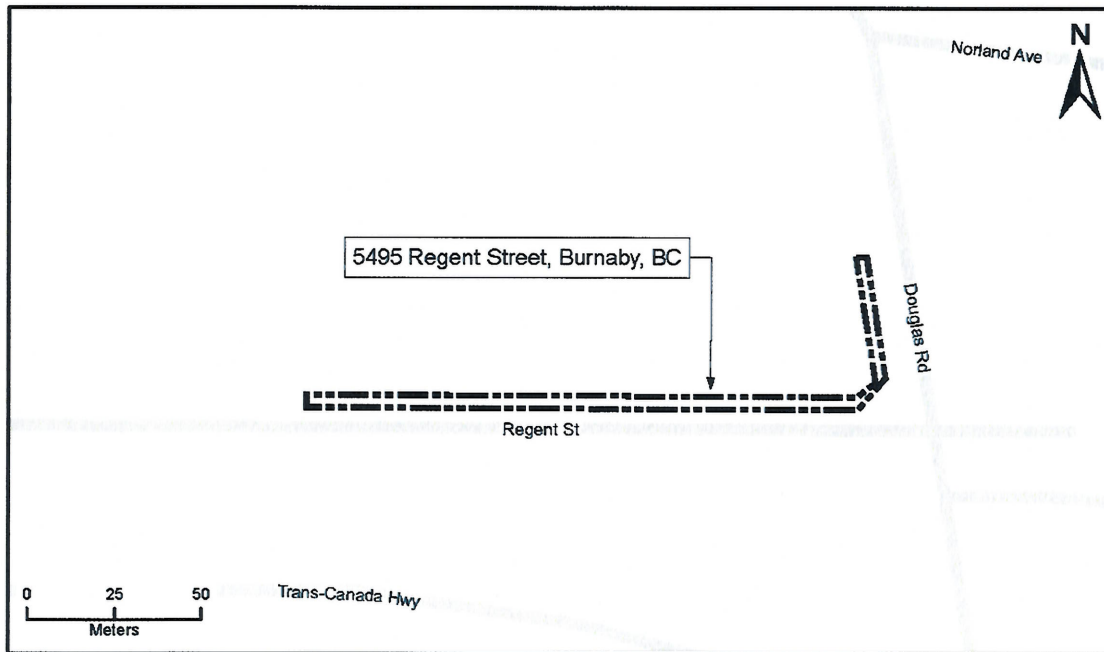
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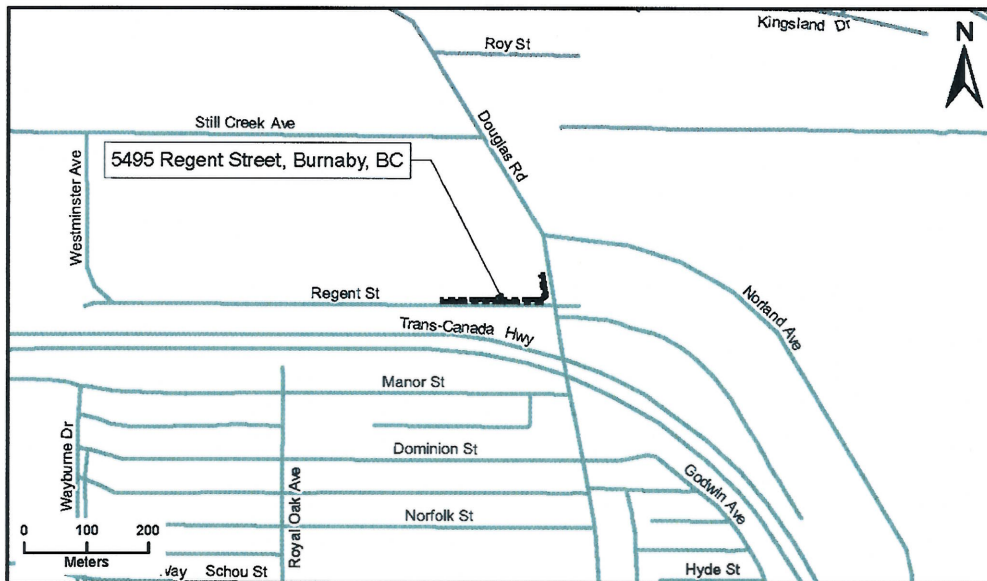
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## Site Plan



## Location Map, Burnaby, BC



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## **Schedule B**

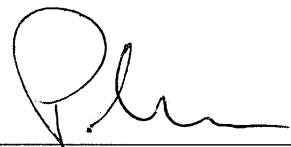
### **Requirements and Conditions**

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person 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.

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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, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, zinc
- LEPHs, and HEPHs;
- Benz[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;
- chlorophenol isomers (ortho, meta, para), dichlorophenols (2,6-, 2,5-, 2,4-, 3,5-, 2,3-, 3,4), trichlorophenols (2,4,6-, 2,3,6-, 2,4,5-, 2,3,5-, 2,3,4-, 3,4,5-), and tetrachlorophenols (2,3,5,6-, 2,3,4,5-, 2,3,4,6-), pentachlorophenol.
- 2,4-dimethylphenol, 2,4-dinitrophenol, 2-methyl 4,6-dinitrophenol, nitrophenol (2-, 4-), phenol, and cresol.

#### *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, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, stontium, tin, uranium, and zinc;
- EPHw<sub>10-19</sub>;
- Benzo[a]pyrene;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol.

#### *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;
- LEPHw, and EPHw<sub>10-19</sub>;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, trichlorophenol, nonchlorinated phenols (total).

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

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

- Naphthalene.

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## Schedule D

### Documents

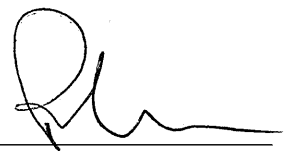
- *Summary of Site Condition*, prepared by Hemmera, dated October 2017;
- *Stage 1 & 2 Preliminary Site Investigation and Detailed Site Investigation, 5495 Regent Street, Burnaby, BC*, prepared by Hemmera, dated October 2017;
- *Supplemental Subsurface Investigation at 5495 Regent Street, Burnaby, BC*, prepared by XCG Consultants Ltd., dated July 2015;
- *Results Summary for Assessments to date at 5495 Regent Street, Burnaby, BC*, prepared by Sage Environmental Consulting Ltd., dated December 2014;
- *Detailed Assessment 5495 Regent Street, Burnaby, BC*, prepared by Sage Environmental Consulting Ltd., dated November 2014;
- *Supplemental Phase II Environment Site Assessment 5495 Regent Street, Burnaby, BC*, prepared by Sage Environmental Consulting Ltd., dated August 2014; and
- *Phase I Environmental Site Assessment 5495 – 5499 Regent Street, Burnaby, BC*, prepared by Hemmera, dated August 2008.

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