



Victoria File: 26250-20/23275

Site ID: 23275

February 27, 2020

Mr. Adam Donnelly
Beedie (Sumner Ave) Holdings Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
adam.donnelly@beediegroupp.ca

Dear Adam Donnelly:

**Re: Preliminary Determination – 3133 Sumner Avenue, Burnaby,
British Columbia**

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, City of Burnaby, Environmental Services Office
4949 Canada Way, Burnaby, BC, V5G 1M2,
saleh.haidar@burnaby.ca

Wes McCroie, Director, Real Estate, Royal Bank of Canada
4th Floor, 1055 West Georgia Street, Vancouver, B.C. V6E 3S5,
wesley.mccroie@rbc.com

Michael Geraghty, P.Geo. – Approved Professional - Keystone Environmental Ltd.
mgeraghty@keystoneenviro.com

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
Csp_cio@Victoria1.gov.bc.ca



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.

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Schedule A

The site covered by this Preliminary Determination is located at 3133 Sumner Avenue, Burnaby, British Columbia which is more particularly known and described as:

Parcel "One" (Reference Plan 21795) Lot "E" District Lot 70 Group 1 New Westminster District Plan 14996

PID# 010-039-775

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

Latitude:	49°	15'	20.80"
Longitude:	123°	0'	33.00"

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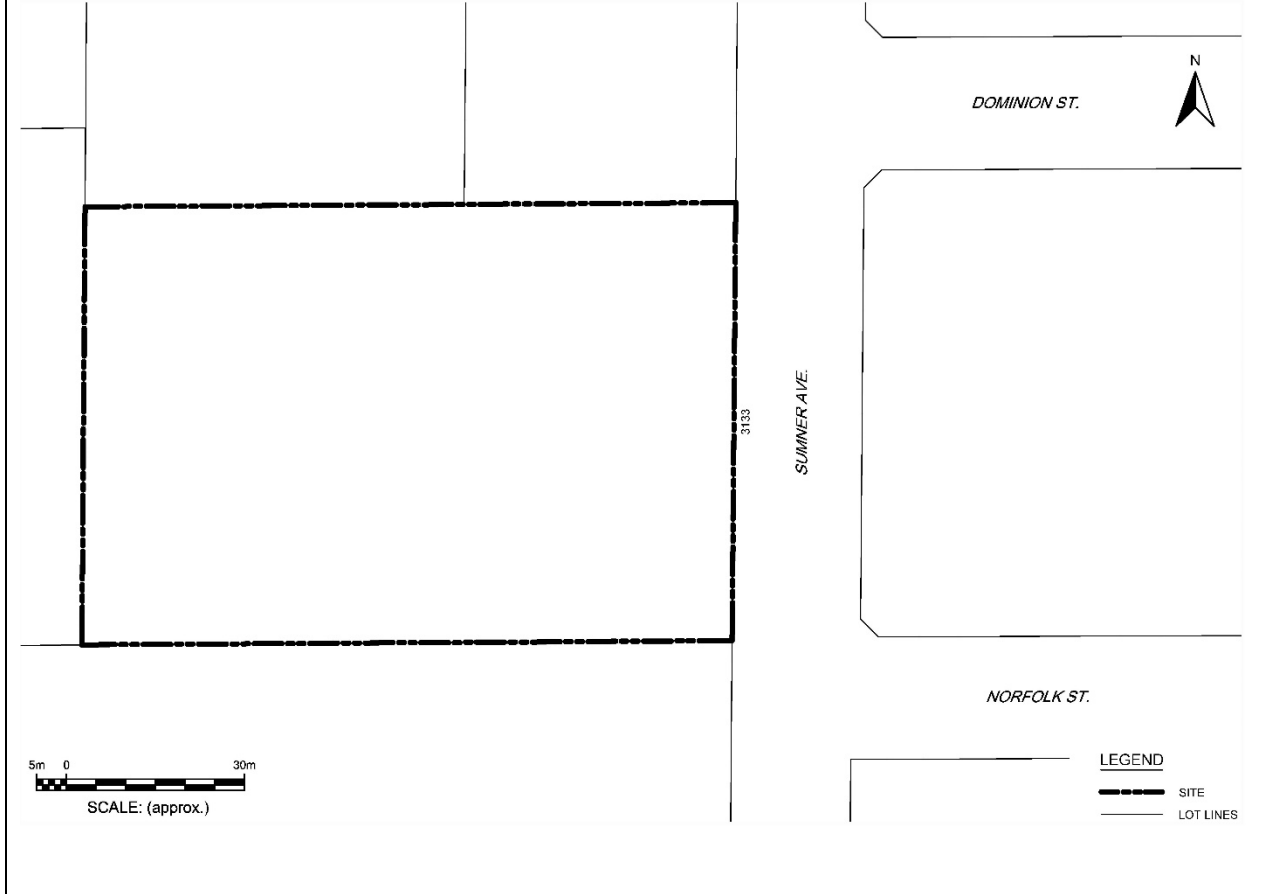
Date Issued



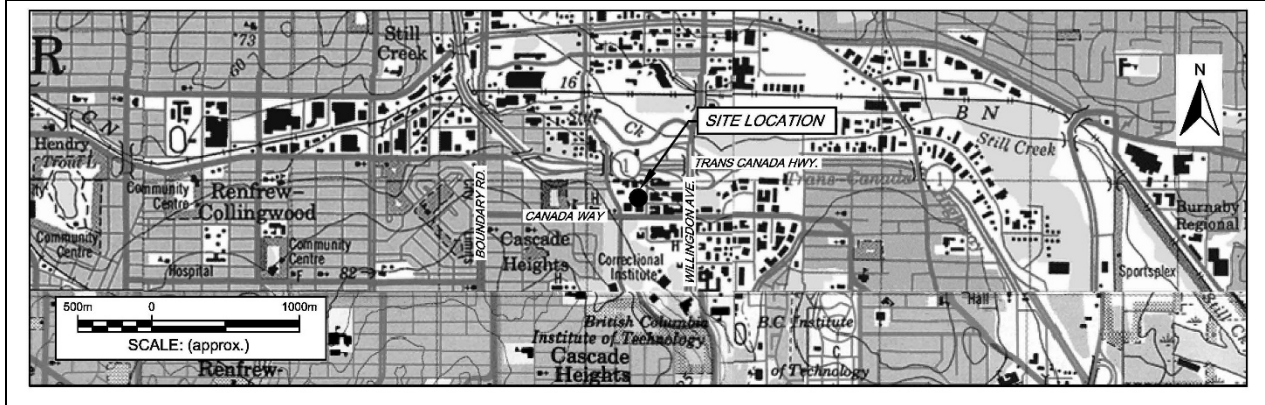
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Site Plan, Burnaby, BC



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 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 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) Buildings will be constructed in accordance with 2012 or later BC Building Code.

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 persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site 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:

acenaphthene	83-32-9	dibromochloromethane	124-48-1
acetone	67-64-1	dibromoethane, 1,2-	106-93-4
aluminum	7429-90-5	dichlorobenzene, 1,2-	95-50-1
anthracene	120-12-7	dichlorobenzene, 1,3-	541-73-1
antimony	7440-36-0	dichlorobenzene, 1,4-	106-46-7
arsenic	7440-38-2	dichlorodifluoromethane	75-71-8
barium	7440-39-3	dichloroethane, 1,1-	75-34-3
benzene	71-43-2	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,1	75-35-4
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2-cis-	156-59-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloroethylene, 1,2-trans-	156-60-5
benzo(k)fluoranthene	207-08-9	dichloromethane	75-09-2
beryllium	7440-41-7	dichloropropane, 1,2-	78-87-5
boron	7440-42-8	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane	75-27-4	fluorathene	206-44-0
bromoform	75-25-2	fluorene	86-73-7
bromomethane	74-83-9	formaldehyde	50-00-0
butadiene, 1,3-	106-99-0	HEPHs	NA
cadmium	7440-43-9	hexachlorobutadiene	87-68-3
carbon tetrachloride	56-23-5	indeno(1,2,3-cd)pyrene	193-39-5
chlorobenzene	108-90-7	iron	7439-89-6
chloroform	67-66-3	isopropylbenzene	98-82-8
chromium	7440-47-3	lead	7439-92-1
chrysene	218-01-9	LEPHs	NA
cobalt	7440-48-4	lithium	7439-93-2
copper	7440-50-8	manganese	7439-96-5
dibenz(a,h)anthracene	53-70-3	mercury	7439-97-6
		methyl ethyl ketone [MEK]	78-93-3

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methyl tert-butyl ether [MTBE]	1634-04-4	toluene	108-88-3
methylnaphthalene, 1-	90-12-0	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
methylnaphthalene, 2-	91-57-6	trichlorobenzene, 1,2,3-	87-61-1
molybdenum	7439-98-7	trichlorobenzene, 1,2,4-	120-82-1
naphthalene	91-20-3	trichloroethane, 1,1,1-	71-55-6
nickel	7440-02-0	trichloroethane, 1,1,2-	79-00-5
phenanthrene	85-01-8	trichloroethylene	79-01-6
pyrene	129-00-0	trichlorofluoromethane	75-69-4
quinoline	91-22-5	trimethylbenzene, 1,3,5-	108-67-8
selenium	7782-49-2	tungsten	7440-33-7
silver	7440-22-4	uranium	7440-61-1
strontium	7440-24-6	vanadium	7440-62-2
styrene	100-42-5	vinyl chloride	75-01-4
tetrachloroethane, 1,1,1,2-	630-20-6	VPHs	NA
tetrachloroethane, 1,1,2,2-	79-34-5	xylenes	1330-20-7
tetrachloroethylene	127-18-4	zinc	7440-66-6
thallium	7440-28-0		
tin	7440-31-5		

Substances evaluated in vapour for commercial land vapour use:

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

acetone	67-64-1	chlorophenol, 2-	95-57-8
ammonia (as N)	7664-41-7	chlorotoluene, 2-	95-49-8
benzene	71-43-2	dibromo-3-chloropropane, 1,2-	96-12-8
bromobenzene	108-86-1	dibromochloromethane [DBCM]	124-48-1
bromodichloromethane [BDCM]	75-27-4	dibromoethane, 1,2-	106-93-4
bromoform	75-25-2	dibromomethane	74-95-3
bromomethane	74-83-9	dichlorobenzene, 1,2-	95-50-1
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,3-	541-73-1
carbon tetrachloride	56-23-5	dichlorobenzene, 1,4-	106-46-7
chlorobenzene	108-90-7	dichlorodifluoromethane	75-71-8
chloroethane	75-00-3	dichloroethane, 1,1-	75-34-3
chloroform	67-66-3	dichloroethane, 1,2-	107-06-2
chloromethane	74-87-3	dichloroethylene, 1,1-	75-35-4

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dichloroethylene, 1,2-cis-	156-59-2	n-hexane	110-54-3
dichloroethylene, 1,2-trans-	156-60-5	styrene	100-42-5
dichloromethane	75-09-2	tetrachloroethane, 1,1,1,2-	630-20-6
dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,3-	142-28-9	tetrachloroethylene	127-18-4
dichloropropene, 1,3- (cis + trans)	542-75-6	toluene	108-88-3
ethyl acetate	141-78-6	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
isopropylbenzene	98-82-8	trichloroethylene	79-01-6
methyl ethyl ketone [MEK]	78-93-3	trichlorofluoromethane	75-69-4
methyl isobutyl ketone [MIBK]	108-10-1	trichloropropane, 1,2,3-	96-18-4
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,2,4-	95-63-6
methylcyclohexane	108-87-2	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	vinyl chloride	75-01-4
n-decane	124-18-5	VPHv	NA
		xylene, total	1330-20-7

Substances evaluated in vapour for parkade vapour use:

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

acetone	67-64-1	chlorophenol, 2-	95-57-8
ammonia (as N)	7664-41-7	chlorotoluene, 2-	95-49-8
benzene	71-43-2	dibromo-3-chloropropane, 1,2-	96-12-8
bromobenzene	108-86-1	dibromochloromethane [DBCM]	124-48-1
bromodichloromethane [BDCM]	75-27-4	dibromoethane, 1,2-	106-93-4
bromoform	75-25-2	dibromomethane	74-95-3
bromomethane	74-83-9	dichlorobenzene, 1,2-	95-50-1
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,3-	541-73-1
carbon tetrachloride	56-23-5	dichlorobenzene, 1,4-	106-46-7
chlorobenzene	108-90-7	dichlorodifluoromethane	75-71-8
chloroethane	75-00-3	dichloroethane, 1,1-	75-34-3
chloroform	67-66-3	dichloroethane, 1,2-	107-06-2
chloromethane	74-87-3	dichloroethylene, 1,1-	75-35-4

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dichloroethylene, 1,2-cis-	156-59-2	n-hexane	110-54-3
dichloroethylene, 1,2-trans-	156-60-5	styrene	100-42-5
dichloromethane	75-09-2	tetrachloroethane, 1,1,1,2-	630-20-6
dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,3-	142-28-9	tetrachloroethylene	127-18-4
dichloropropene, 1,3- (cis + trans)	542-75-6	toluene	108-88-3
ethyl acetate	141-78-6	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
isopropylbenzene	98-82-8	trichloroethylene	79-01-6
methyl ethyl ketone [MEK]	78-93-3	trichlorofluoromethane	75-69-4
methyl isobutyl ketone [MIBK]	108-10-1	trichloropropane, 1,2,3-	96-18-4
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,2,4-	95-63-6
methylcyclohexane	108-87-2	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	vinyl chloride	75-01-4
n-decane	124-18-5	VPHv	NA
		xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	bromobenzene	108-86-1
acetone	67-64-1	bromodichloromethane [BDCM]	75-27-4
aluminum	7429-90-5	bromoform	75-25-2
anthracene	120-12-7	bromomethane	74-83-9
antimony	7440-36-0	butadiene, 1,3-	106-99-0
arsenic	7440-38-2	cadmium	7440-43-9
barium	7440-39-3	carbon tetrachloride	56-23-5
benz(a)anthracene	56-55-3	chloride ion	16887-00-6
benzene	71-43-2	chlorobenzene	108-90-7
benzo(a)pyrene	50-32-8	chloroform	67-66-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	chromium, hexavalent	18540-29-9
beryllium	7440-41-7	chromium, trivalent	16065-83-1
boron	7440-42-8	chrysene	218-01-9
		cobalt	7440-48-4

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copper	7440-50-8	nickel	7440-02-0
dibenz(a,h)anthracene	53-70-3	nitrate (as N)	14797-55-8
dibromochloromethane [DBCM]	124-48-1	nitrate and nitrite (as N)	NA
dibromoethane, 1,2-	106-93-4	nitrite (as N)	14797-60-0
dichlorobenzene, 1,2-	95-50-1	pyrene	129-00-0
dichlorobenzene, 1,4-	106-46-7	quinoline	91-22-5
dichlorodifluoromethane	75-71-8	selenium	7782-49-2
dichloroethane, 1,1-	75-34-3	silver	7440-22-4
dichloroethane, 1,2-	107-06-2	sodium ion	17341-25-2
dichloroethylene, 1,1-	75-35-4	strontium	7440-24-6
dichloroethylene, 1,2-cis-	156-59-2	styrene	100-42-5
dichloroethylene, 1,2-trans-	156-60-5	sulfate	14808-79-8
dichloromethane	75-09-2	sulfide (as H ₂ S)	7783-06-4
dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,1,2-	630-20-6
dichloropropane, 1,3-	142-28-9	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropene, 1,3- (cis+trans)	542-75-6	tetrachloroethylene	127-18-4
EPHW ₁₀₋₁₉	NA	tin	7440-31-5
ethylbenzene	100-41-4	toluene	108-88-3
fluoranthene	206-44-0	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
fluorene	86-73-7	trichlorobenzene, 1,2,3-	87-61-6
fluoride	16984-48-8	trichlorobenzene, 1,2,4-	120-82-1
formaldehyde	50-00-0	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
iron	7439-89-6	trichloroethylene	79-01-06
isopropylbenzene	98-82-8	trichlorofluoromethane	75-69-4
lead	7439-92-1	trimethylbenzene, 1,3,5-	108-67-8
lithium	7439-93-2	uranium	7440-61-1
manganese	7439-96-5	vanadium	7440-62-2
mercury	7439-97-6	VHw6-10	NA
methyl ethyl ketone [MEK]	78-93-3	vinyl chloride	75-01-04
methyl tert-butyl ether [MTBE]	1634-04-4	xylene, total	1330-20-7
methylnaphthalene, 1-	90-12-0	zinc	7440-66-6
methylnaphthalene, 2-	91-57-6		
molybdenum	7439-98-7		
naphthalene	91-20-3		

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Substances evaluated in water for freshwater aquatic life water use:

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

acenaphthene	83-32-9	hexachlorobutadiene	87-68-3
acridine	260-94-6	lead	7439-92-1
ammonia, total (as N)	7664-41-7	LEPHw	NA
anthracene	120-12-7	mercury	7439-97-6
antimony	7440-36-0	methyl tert-butyl ether [MTBE]	1634-04-4
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	nitrate (as N)	14797-55-8
benzo(a)pyrene	50-32-8	nitrate and nitrite (as N)	NA
beryllium	7440-41-7	nitrite (as N)	14797-60-0
boron	7440-42-8	phenanthrene	85-01-08
cadmium	7440-43-9	pyrene	129-00-0
carbon tetrachloride	56-23-5	quinoline	91-22-5
chloride ion	16887-00-6	selenium	7782-49-2
chlorobenzene	108-90-7	silver	7440-22-4
chloroform	67-66-3	styrene	100-42-5
chromium, hexavalent	18540-29-9	sulfate	14808-79-8
chromium, trivalent	16065-83-1	sulfide (as H ₂ S)	7783-06-4
chrysene	218-01-9	tetrachloroethylene	127-18-4
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	titanium	7440-32-6
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,3-	87-61-6
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-06
EPH _{w10-19}	NA	uranium	7440-61-1
ethylbenzene	100-41-4	VHw6-10	NA
fluoranthene	206-44-0	VPHw	NA
fluorene	86-73-7	xylenes, total	1330-20-7
fluoride	16984-48-8	zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Conditions, 3133 Sumner Avenue, Burnaby, BC, Keystone Environmental Ltd., January 2020;*
- *Report of Finding – Stage 1 and 2 Preliminary Site Investigation, 3133 Sumner Avenue, Burnaby, BC, Keystone Environmental Ltd., November 2019;*
- *Phase I Environmental Site Assessment Update, 3133 Sumner Avenue, Burnaby, British Columbia, Pinchin Ltd., March 2018;*
- *Stage 1 Preliminary Site Investigation Update at 3133 Sumner Avenue, Burnaby, British Columbia, PHH ARC Environmental Ltd., February 2008;*
- *Stage 1 Preliminary Site Investigation, 3133 Sumner Road, Burnaby, BC, PHH ARC Environmental Ltd., October 2006;*
- *Stage 1 Preliminary Site Investigation, 4259-4299 Canada Way and 3133 Sumner Avenue, Burnaby, British Columbia, AGRA Earth & Environmental Limited, December 1997.*

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