



ENV File: 26250-20/1534
Site ID: 1534

May 12, 2021

Brad Stokes
Lougheed Mall Holdings Corp.
2020 One Bentall Centre,
505 Burrard Street, Box 206
Vancouver, BC, V7X 1M6
stokes@shapeproperties.com

Dear Brad Stokes:

Re: Preliminary Determination –9859 and 9861, Austin Road, 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 Regulation and 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.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.
900-1281 West Georgia, Vancouver, BC V6E 3J7
asorensen@thurber.ca

CSAP Society, apopova@csapsociety.bc.ca

Saleh Haidar, City of Burnaby (Charges BY142577, BY142579, BT251975, CA5452087, CA5452092, CA5452097, CA5452102, CA5452107, CA5452112, CA5452117, CA6941607, CA6941610, CA6941616, CA6941653, CA6941656)
4949 Canada Way, Burnaby, BC V5G 1M2, Salah.Haidar@burnaby.ca

Greg Lee, 1052021 B.C. Ltd., Incorporation No. BC1052021 (Charge BB1156590)
2020 One Bentall Centre, 505 Burrard Street, Box 206, Vancouver, BC, V7X 1M6
g.lee@shapeproperties.com

Bret Gloag, HSC Bank Canada (Charge CA4893975, CA4893976)
Commercial Real Estate | HSBC Bank Canada
6th Floor, 885 West Georgia Street, Vancouver, BC, V6C 3G1,
bret.g.gloag@hsbc.ca

BC Hydro and Power Authority (Charge CA6632576)
333 Dunsmuir Street, Vancouver, BC, V6B 5R3, Properties.helpdesk@bchydro.com

Telus Communications Inc. (Charge 6656846)
23rd Floor, 510 W Georgia Street, Vancouver, BC V6B 0M3, rightofway@telus.net

Site Information Advisor, ENV, Victoria Advisor.SiteInformation@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.

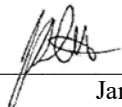
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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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Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 9859 and 9861 Austin Road, Burnaby, British Columbia which is more particularly known and described as:

9861 Austin Road, Burnaby BC
Lot 1, District Lot 4, Group 1, New Westminster District Plan EPP60170
PID: 030-526-540

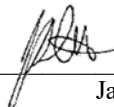
and

9859 Austin Road, Burnaby, BC
Lot 2, District Lot 4, Group 1, New Westminster District Plan EPP60170
PID: 030-526-558

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

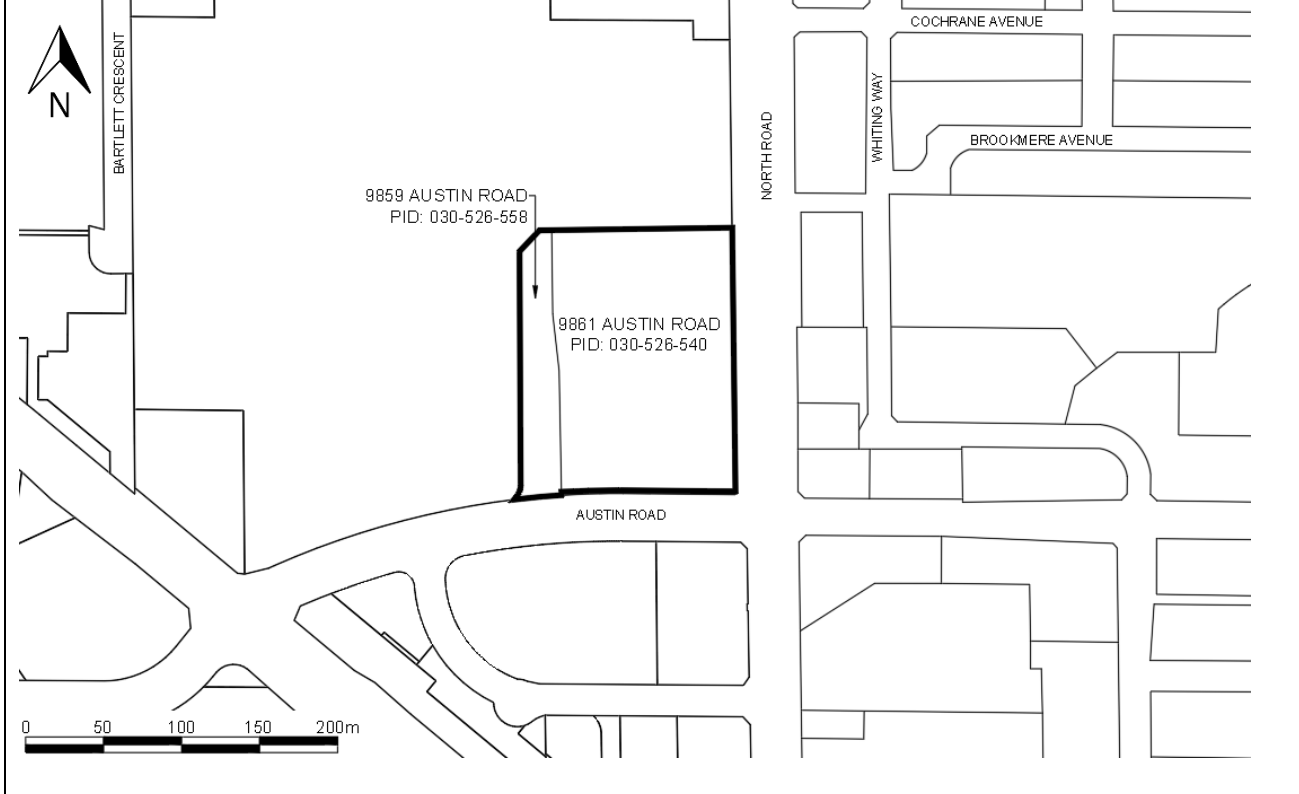
Latitude: 49° 14' 59.20"
Longitude: 122° 53' 39.20"

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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) The Site will consist of a mixed-use building with commercial use at grade and an underground parkade.

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
Aluminum	7429-90-5
Anthracene	120-12-7
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benz(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Benzo(k)fluoranthene	207-08-9
Beryllium	7440-41-7
Boron	7440-42-8
Cadmium	7440-43-9
Chromium	7440-47-3
Chrysene	218-01-9
Cobalt	7440-48-4
Copper	7440-50-8
Dibenz(a,h)anthracene	53-70-3
Fluoranthene	206-44-0
Fluorene	86-73-7
HEPHs	NA
Indeno(1,2,3-cd)pyrene	193-39-5
Iron	7439-89-6
Lead	7439-92-1
Lithium	7439-93-2
LEPHs	NA
Manganese	7439-96-5
Mercury	7439-97-6
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Molybdenum	7439-98-7
Naphthalene	91-20-3

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Nickel	7440-02-0
Phenanthrene	85-01-8
Pyrene	129-00-0
Quinoline	91-22-5
Selenium	7782-49-2
Silver	7440-22-4
Strontium	7440-24-6
Thallium	7440-28-0
Tin	7440-31-5
Toluene	108-88-3
Tungsten	7440-33-7
Uranium	7440-61-1
Vanadium	7440-62-2
Zinc	7440-66-6

Substances evaluated in vapour for commercial land vapour use:

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

Benzene	71-43-2
Butadiene, 1,3-	106-99-0
Dibromoethane, 1,2-	106-93-4
Dichloroethane, 1,2-	107-06-2
Ethylbenzene	100-41-4
Isopropylbenzene	98-82-8
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylcyclohexane	108-87-2
Naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
Toluene	108-88-3
Trimethylbenzene, 1,2,4-	95-63-6
Trimethylbenzene, 1,3,5-	108-67-8
VPHv	NA
Xylenes, 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
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Benzene	71-43-2
Butadiene, 1,3-	106-99-0
Dibromoethane, 1,2-	106-93-4
Dichloroethane, 1,2-	107-06-2
Ethylbenzene	100-41-4
Isopropylbenzene	98-82-8
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylcyclohexane	108-87-2
Naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
Toluene	108-88-3
Trimethylbenzene, 1,2,4-	95-63-6
Trimethylbenzene, 1,3,5-	108-67-8
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
Aluminum	7429-90-5
Anthracene	120-12-7
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benz(a)anthracene	56-55-3
Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Beryllium	7440-41-7
Boron	7440-42-8
Butadiene, 1,3-	106-99-0
Cadmium	7440-43-9
Chromium	7440-47-3
Chrysene	218-01-9
Copper	7440-50-8
Dibenz(a,h)anthracene	53-70-3
Dibromoethane, 1,2-	106-93-4
Dichloroethane, 1,2-	107-06-2

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EPH _{w10-19}	NA
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7
Isopropylbenzene	98-82-8
Lead	7439-92-1
Lithium	7439-93-2
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Molybdenum	7439-98-7
Naphthalene	91-20-3
Nickel	7440-02-0
Pyrene	129-00-0
Quinoline	91-22-5
Selenium	7782-49-2
Silver	7440-22-4
Strontium	7440-24-6
Styrene	100-42-5
Thallium	7440-28-0
Tin	7440-31-5
Toluene	108-88-3
Trimethylbenzene, 1,3,5-	108-67-8
Tungsten	7440-33-7
Uranium	7440-61-1
Vanadium	7440-62-2
VH _{w6-10}	NA
Xylenes, total	1330-20-7
Zinc	7440-66-6

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
Aluminum	7429-90-5
Anthracene	120-12-7
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benz(a)anthracene	56-55-3

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Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Beryllium	7440-41-7
Boron	7440-42-8
Butadiene, 1,3-	106-99-0
Cadmium	7440-43-9
Chromium	7440-47-3
Chrysene	218-01-9
Copper	7440-50-8
Dibenz(a,h)anthracene	53-70-3
Dibromoethane, 1,2-	106-93-4
Dichloroethane, 1,2-	107-06-2
EPH _{w10-19}	NA
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7
Isopropylbenzene	98-82-8
Lead	7439-92-1
LEPHw	NA
Methyl tert-butyl ether [MTBE]	1634-04-4
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Molybdenum	7439-98-7
Naphthalene	91-20-3
Nickel	7440-02-0
Phenanthrene	85-01-8
Pyrene	129-00-0
Quinoline	91-22-5
Selenium	7782-49-2
Silver	7440-22-4
Strontium	7440-24-6
Styrene	100-42-5
Thallium	7440-28-0
Tin	7440-31-5
Toluene	108-88-3
Trimethylbenzene, 1,3,5-	108-67-8
Tungsten	7440-33-7
Uranium	7440-61-1
Vanadium	7440-62-2
VHw ₆₋₁₀	NA

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VPHw	NA
Xylenes, total	1330-20-7
Zinc	7440-66-6

To meet local background concentrations:

Cobalt	7440-48-4
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Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition</i>	Thurber Engineering Ltd.	January 25, 2021
<i>Addendum to Stage 2 Preliminary Site Investigation, City of Lougheed (Phase 1) 9859 and 9861 Austin Road, Burnaby, BC</i>	Thurber Engineering Ltd.	January 25, 2021
<i>Stage 1 Preliminary Site Investigation, City of Lougheed (Phase 1), 9859 and 9861 Austin Road, Burnaby, BC</i>	Thurber Engineering Ltd.	November 5, 2020
<i>Stage 2 Preliminary Site Investigation, City of Lougheed (Phase 1), 9859 and 9861 Austin Road, Burnaby, BC</i>	Thurber Engineering Ltd.	November 5, 2020
<i>Request for Approval to Apply for a Legal Instrument for a Portion of Site At 9855 Austin Road, Burnaby, BC PID: 030-526-540 and 030-526-558 (Formerly part of 003-237-028)</i>	BC Ministry of Environment and Climate Change Strategy	September 25, 2020
<i>Request for Approval to Apply for a Legal Instrument for a Part of Site at 9859 and 9861 Austin Road, Burnaby PID: 030-526-540 and 030-526-558 (Formerly part of 003-237-028)</i>	Thurber Engineering Ltd.	September 16, 2019
<i>Environmental Risk Assessment Initial Review, Lougheed Town Centre, 9855 Austin Avenue, Burnaby, BC</i>	Riskcheck Environmental Ltd.	January 10, 2014
<i>Review of Environmental Reports at 9855 Austin Avenue, Burnaby, BC</i>	PHH ARC Environmental	March 18, 2010
<i>Phase II Environmental Site Assessment, Lougheed Town Centre, 9855 Austin Road, Burnaby, BC</i>	Stantec	February 12, 2010
<i>Phase I Environmental Site Assessment, Lougheed Town Centre, 9855 Austin Road, Burnaby, BC</i>	Stantec	February 27, 2009
<i>Stage 1 Preliminary Site Investigation, 9850 and 9855 Austin Road, Burnaby, BC</i>	EBA Engineering Consultants	October 19, 1998
<i>Phase I Environmental Assessment, Lougheed Shopping Centre, 9850 and 9855 Austin Ave, Burnaby, BC</i>	EBA Engineering Consultants	January 1995

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