



**BY E-MAIL: calvin.chan@concordpacific.com**

Victoria File: 26250-20/25606  
Site ID: 25606

January 30, 2023

Calvin Chan  
Concord Brentwood (Nominee) Ltd. Inc. No. BC1012005  
Ninth Floor – 1095 West Pender Street,  
Vancouver, BC V6E 2M6

Dear Mr. Calvin Chan:

**Re: Preliminary Determination – Lougheed Highway Right of Way adjacent to 4720 and 4880 Lougheed Highway, 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 30 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 [site@gov.bc.ca](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, City of Burnaby, Engineering, 4949 Canada Way, Burnaby, BC,  
[saleh.haidar@burnaby.ca](mailto:saleh.haidar@burnaby.ca)

Client Information Officer, Ministry of Environment and Climate Change Strategy, Suite  
200 – 10470 152nd Street, Surrey, BC, V3R 0Y3, [csp\\_cio@victorial.gov.bc.ca](mailto:csp_cio@victorial.gov.bc.ca)

Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Duncan Macdonald, PGL, 1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Nick Dayal, Geostratus Consulting Inc., PO Box 77024 Kingsway Knight PO, Vancouver,  
BC, V5V 5E7 [nick@geostratus.ca](mailto:nick@geostratus.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.

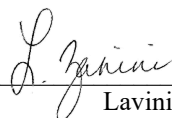
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

January 30, 2023  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is the Lougheed Highway Right of Way, adjacent to 4720 and 4880 Lougheed Highway Burnaby, British Columbia which is more particularly known and described as:

Legal description:

ALL THAT PART of land situated in Burnaby, B.C. as shown within the heavy outline on a Survey Plan prepared by Butler Sundvick, Drawing 4311-Metes and Bounds-5B dated January 27, 2022, which said part may be more particularly described as follows:

Commencing at the North West corner of Lot 1 District Lot 124 Group 1 New Westminster District Plan EPP56498,

Thence  $0^{\circ}16'30''$  for a distance of 6.805 metres, more or less,

Thence along the curve to the right having a 857.981 metre radius and a radial bearing of  $192^{\circ}43'38''$  to the centre of said curve and a radial bearing of  $19^{\circ}43'21''$  to the end of said curve having an arc distance of 104.754 metres, more or less,

Thence along the curve to the right having a 857.981 metre radius and a radial bearing of  $199^{\circ}43'21''$  to the centre of said curve and a radial bearing of  $21^{\circ}04'17''$  to the end of said curve having an arc distance of 20.199 metres, more or less,

Thence  $111^{\circ}10'59''$  for a distance of 1.229 metres, more or less, Thence  $180^{\circ}18'00''$  for a distance of 4.881 metres, more or less, Thence  $111^{\circ}08'14''$  for a distance of 57.899 metres, more or less, Thence  $102^{\circ}39'21''$  for a distance of 30.454 metres, more or less, Thence  $111^{\circ}10'56''$  for a distance of 14.333 metres, more or less,

Thence along the curve to the left having a 597.438 metre radius and a radial bearing of  $21^{\circ}11'38''$  to the centre of said curve and a radial bearing of  $197^{\circ}12'01''$  to the end of said curve having an arc distance of 41.642 metres, more or less

Thence  $111^{\circ}18'56''$  for a distance of 4.393 metres, more or less, Thence  $111^{\circ}18'56''$  for a distance of 4.396 metres, more or less, Thence  $122^{\circ}28'19''$  for a distance of 21.839 metres, more or less, Thence  $276^{\circ}32'45''$  for a distance of 16.358 metres, more or less,

Thence  $291^{\circ}08'50''$  for a distance of 6.777 metres, more or less,

Thence  $291^{\circ}08'50''$  for a distance of 30.329 metres, more or less,

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Thence 284°41'21" for a distance of 30.928 metres, more or less,

Thence 292°36'04" for a distance of 38.111 metres, more or less,

Thence 289°27'46" for a distance of 7.941 metres, more or less, to the North West corner of Lot 124 Group 1 New Westminster District Plan EPP56498,

Thence 289°27'46" for a distance of 29.161 metres, more or less, Thence 290°37'32" for a distance of 12.936 metres, more or less, Thence 290°37'32" for a distance of 21.453 metres, more or less, Thence 290°37'32" for a distance of 2.378 metres, more or less, Thence 287°23'50" for a distance of 38.032 metres, more or less, Thence 293°03'39" for a distance of 33.275 metres, more or less,

Thence 285°29'30" for a distance of 32.541 metres, more or less, to the point of commencement, said part in heavy outline containing 0.244 hectares (2439.4 square metres), more or less.

Thence 285°29'30" for a distance of 32.541 metres, more or less, to the point of commencement, said part in heavy outline containing 0.231 hectares (2314.3 square metres), more or less.

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

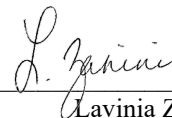
Latitude:	49°	15'	55.0"
Longitude:	122°	59'	36.7"

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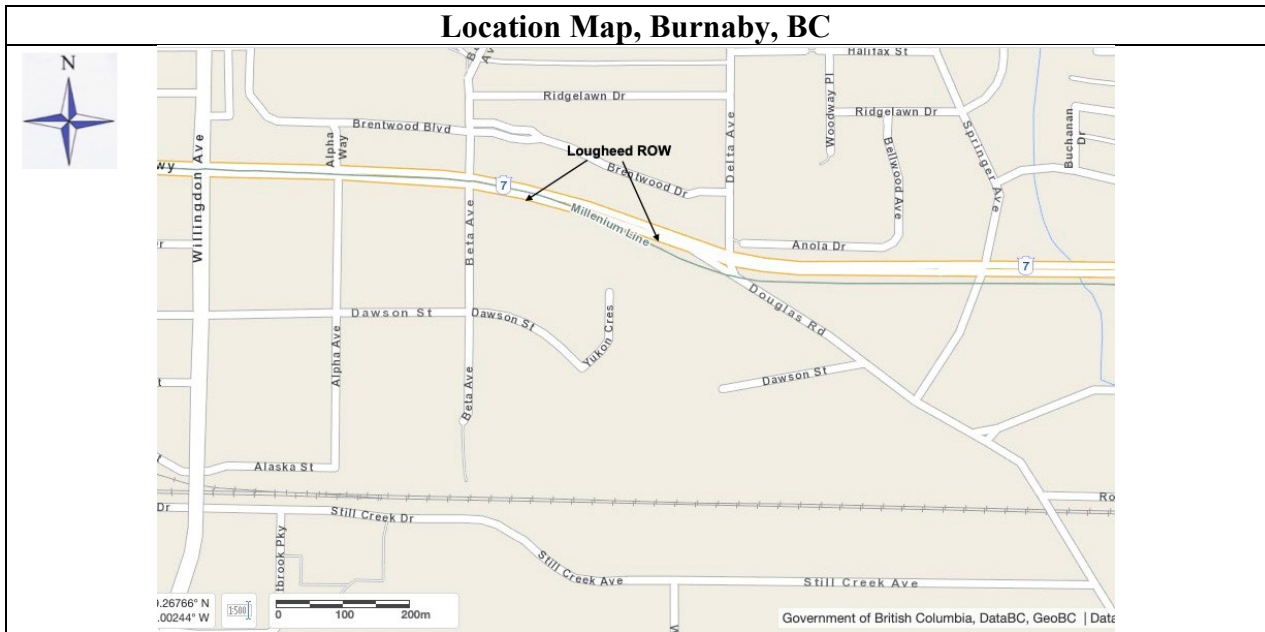
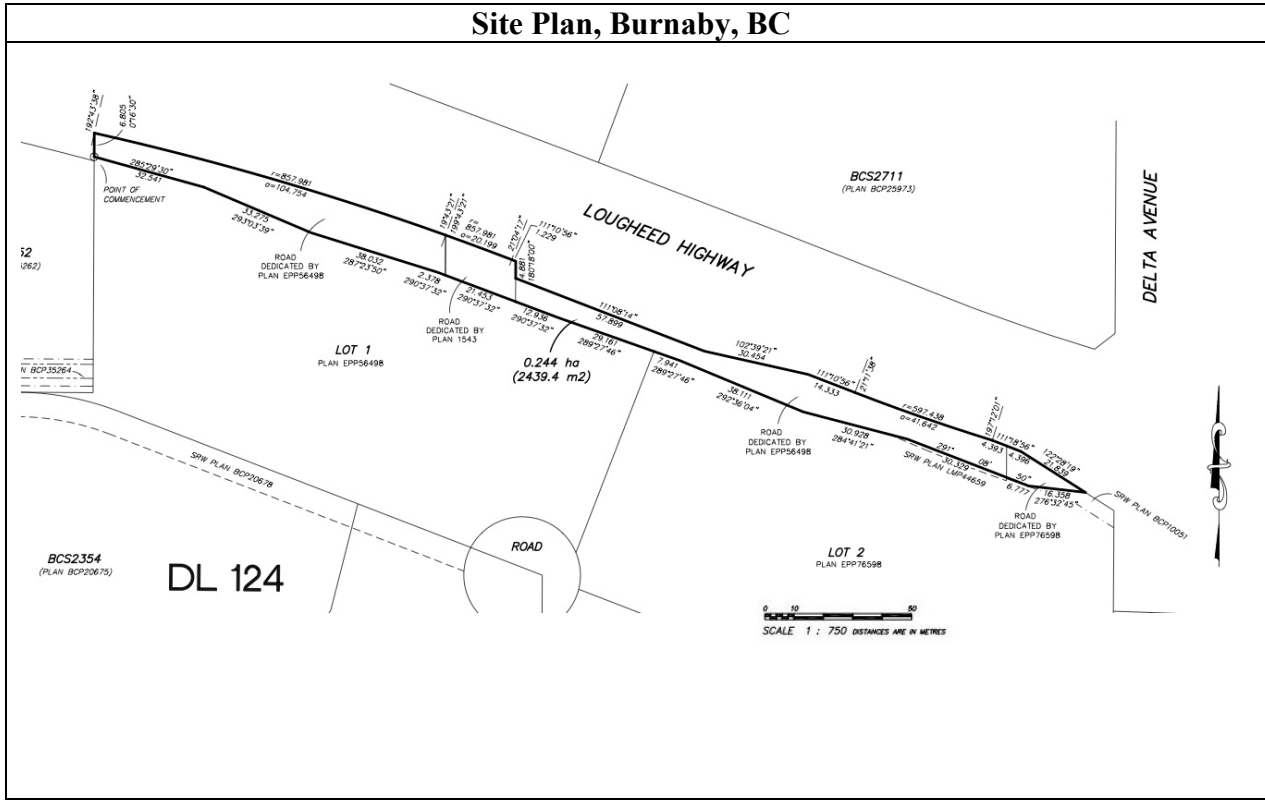
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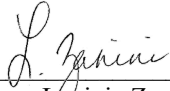
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## Schedule B

### 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 Certificate of Compliance 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 is and will remain a roadway and no buildings are onsite or expected to be onsite.”

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for industrial land soil use:*

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

acenaphthene	83-32-9
anthracene	120-12-7
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benzo(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
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2

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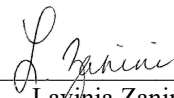
dichloroethylene 1,1-	75-35-41
dichloroethylene (cis), 1,2-	156-59-2
dichloroethylene (trans), 1,2-	156-60-5
dichloromethane	75-09-02
dichloropropane, 1,2 -	78-87-5
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
hexachlorobutadiene	87-68-3
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
LEPHs	NA
methyl tertiary butyl ether [MTBE]	1634-04-4
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-08
pyrene	129-00-0
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
vinyl chloride	75-01-04
VPHs	NA

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xylenes, total	1330-20-7
zinc	7440-66-6

***Substances evaluated in vapour for industrial land vapour use:***

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

benzene	71-43-2
ethylbenzene	100-41-4
naphthalene	91-20-3
toluene	108-88-3
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
anthracene	120-12-7
barium	7440-39-3
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9

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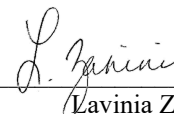
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene (cis), 1,2-	156-59-2
dichloroethylene (trans), 1,2-	156-60-5
dichloroethylene 1,1-	75-35-41
dichloromethane	75-09-02
dichloropropane, 1,2 -	78-87-5
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
lead	7439-92-1
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
pyrene	129-00-0
quinoline	91-22-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
toluene	108-88-3
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6

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trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
VHw6-10	NA
xylenes, total	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

arsenic	7440-38-2
iron	7439-89-6

***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
acridine	260-94-6
anthracene	120-12-7
barium	7440-39-3
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2

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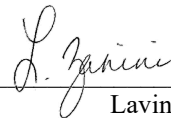
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dichloromethane	75-09-02
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
lead	7439-92-1
LEPHw	NA
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
phenanthrene	85-01-08
pyrene	129-00-0
quinoline	91-22-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
VHw6-10	NA
vinyl chloride	75-01-04
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

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## Schedule D

### Documents

*Summary of Site Condition – Road Dedication adjacent 4720 and 4880 Lougheed Highway, Burnaby, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., March 31, 2022;*

*Addendum Report: Additional Information for Determination Application, Lougheed Highway Right of Way (formerly part of 4720 and 4880 Lougheed Highway), Burnaby, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., March 23, 2022;*

*Stage 2 Preliminary Site Investigation – Lougheed Right of Way Adjacent to 4720 and 4880 Lougheed Highway, Burnaby, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., August 2021*

*Stage 1 Preliminary Site Investigation Update – Lougheed Right of Way Adjacent to 4720 and 4880 Lougheed Highway, Burnaby, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., July 2021*

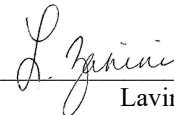
*Stage 1 Preliminary Site Investigation–Phase 1A - 4720 Lougheed Highway, Burnaby, BC, Arcadis Canada, October 2017*

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