



VIA EMAIL: hjambor@millenniumdevelopment.com

Victoria File: 26250-20/26476
Site ID: 26476

March 14, 2023

Hazel Jambor
Millennium Goring Limited Partnership
788 Richards Street
Vancouver, BC V6B 3A4

Dear Hazel Jambor:

Re: Preliminary Determination - 2230, 2252, 2270 Springer Avenue and 2330 Douglas Road, Burnaby, BC

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 and criteria 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.

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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental management Act*

Enclosure

cc: City of Burnaby,
(BY EMAIL) climateactionandenergy@burnaby.ca

Peter Malek, Director of 1039906 B.C. LTD. and 0932979 B.C. LTD.
(BY EMAIL) spmalek@millenniumdevelopment.com

Arjun S. Hair, Koffman Kalef LLP, Atrium Mortgage Investment Corporation
(BY EMAIL) ash@kkbl.com

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) david.mitchell@activeearth.ca

Anna Popova, CSAP Society
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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.

March 14, 2023
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 2230, 2252, 2270 Springer Avenue and 2330 Douglas Road, Burnaby, British Columbia which is more particularly known and described as:

LOT 2 DISTRICT LOT 125 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12069
PID: 003-403-033
2230 Springer Avenue, Burnaby

LOT 3 DISTRICT LOT 125 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12069
PID: 002-911-388
2252 Springer Avenue, Burnaby

LOT 4 DISTRICT LOT 125 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12069
PID: 009-640-568
2270 Springer Avenue, Burnaby

LOT 5 DISTRICT LOT 125 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12069
PID: 009-640-576
2330 Douglas Road, Burnaby

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

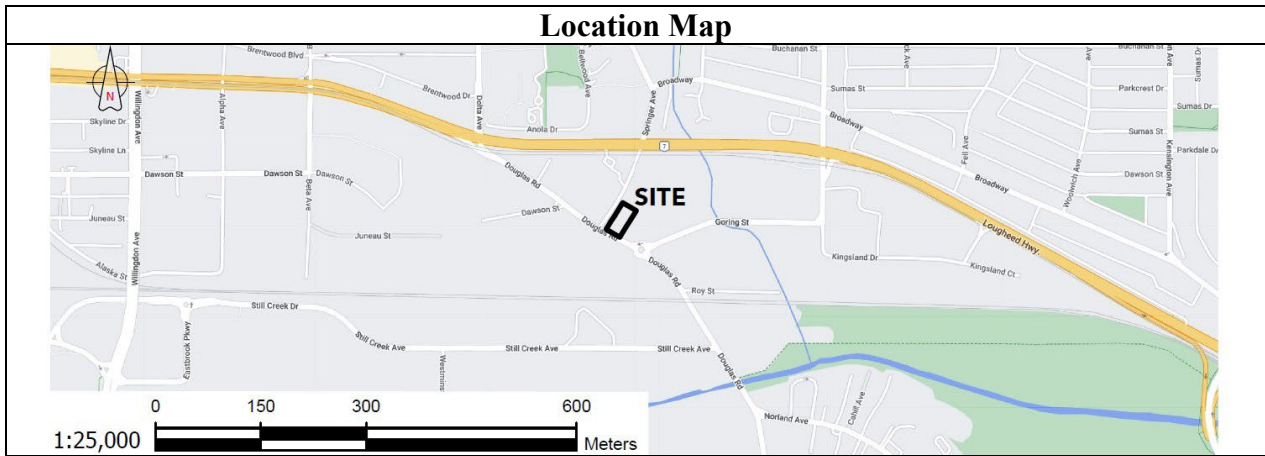
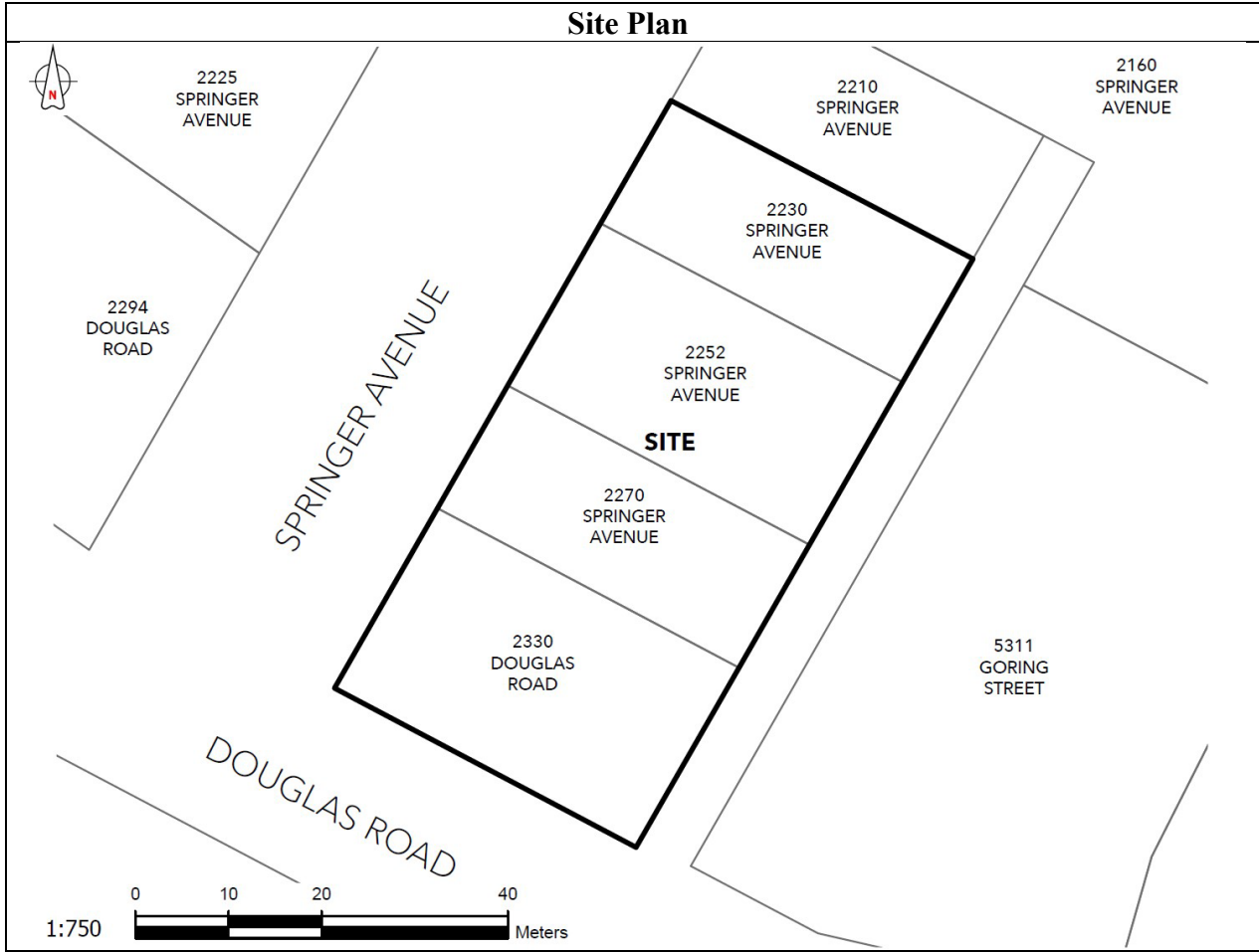
Latitude: 49° 15' 48.5"
Longitude: 122° 59' 16.5"

March 14, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Site Identification Number 26476
Version 9.0 R



March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R

Signing Authority
For Director, *Environmental Management Act*

3 of 9

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use 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 a Contaminated Sites Regulation numerical standard 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) Any building constructed at the Site will be either slab-on-grade or will have underground concrete parking structures to meet the 2012 BC Building Code or better.

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 person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

4 of 9

Schedule C

Substances and Uses

Substances evaluated in soil for residential high density land soil use:

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

| | | | |
|-------------------------|------------------------------|----------------------------------|-----------|
| acenaphthene | 83-32-9 | HEPHs | NA |
| aluminum | 7429-90-5 | indeno(1,2,3-cd) pyrene | 193-39-5 |
| anthracene | 120-12-7 | iron | 7439-89-6 |
| antimony | 7440-36-0 | lead | 7439-92-1 |
| arsenic | 7440-38-2 | LEPHs | NA |
| barium | 7440-39-3 | lithium | 7439-93-2 |
| benz(a)anthracene | 56-55-3 | manganese | 7439-96-5 |
| benzene | 71-43-2 | mercury | 7439-97-6 |
| benzo(a)pyrene | 50-32-8 205-99-2, 205-82- | methyl tert-butyl ether(MTBE) | 1634-04-4 |
| benzo(b+j)fluoranthenes | 3 | methylnaphthalene, 1- | 90-12-0 |
| benzo(k)fluoranthene | 207-08-9 | methylnaphthalene, 2- | 91-57-6 |
| beryllium | 7440-41-7 | molybdenum | 7439-98-7 |
| boron | 7440-42-8 | naphthalene | 91-20-3 |
| bromodichloromethane | 75-27-4 | nickel | 7440-02-0 |
| bromoform | 75-25-2 | phenanthrene | 85-01-8 |
| cadmium | 7440-43-9 | pyrene | 129-00-0 |
| carbon tetrachloride | 56-23-5 | quinoline | 91-22-5 |
| chrysene | 218-01-9 | selenium | 7782-49-2 |
| chlorobenzene | 108-90-7 | silver | 7440-22-4 |
| chloroform | 67-66-3 | strontium | 7440-24-6 |
| chromium | 7440-47-3 | styrene | 100-42-5 |
| cobalt | 7440-48-4 | tetrachloroethane, 1,1,1,2- | 630-20-6 |
| copper | 7440-50-8 | tetrachloroethane, 1,1,2,2- | 79-34-5 |
| dibenz(a,h)anthracene | 53-70-3 | tetrachloroethylene | 127-18-4 |
| dibromochloromethane | 124-48-1 | thallium | 7440-28-0 |
| dichlorobenzene, 1,2- | 95-50-1 | tin | 7440-31-5 |
| dichlorobenzene, 1,3- | 541-73-1 | trichloroethane, 1,1,1- | 71-55-6 |
| dichlorobenzene, 1,4- | 106-46-7 | trichloroethane, 1,1,2- | 79-00-5 |

March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

5 of 9

| | | | |
|-------------------------------------|----------|------------------------|-----------|
| dichloroethane, 1,1- | 75-34-3 | trichloroethylene | 79-01-6 |
| dichloroethane, 1,2- | 107-06-2 | trichlorofluoromethane | 75-69-4 |
| dichloroethylene, 1,1- | 75-35-4 | toluene | 108-88-3 |
| dichloroethylene, cis-1,2- | 56-59-2 | tungsten | 7440-33-7 |
| dichloroethylene, trans-1,2- | 156-60-5 | uranium | 7440-61-1 |
| dichloromethane | 75-09-02 | vanadium | 7440-62-2 |
| dichloropropane, 1,2- | 106-93-4 | vinyl chloride | 75-01-4 |
| dichloropropene, cis+trans, 1,3- | 542-75-6 | VPHs | NA |
| ethylbenzene | 100-41-4 | zinc | 7440-66-6 |
| fluoranthene | 206-44-0 | xylenes | 1330-20-7 |
| fluorene | 86-73-7 | | |

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 | fluoranthene | 206-44-0 |
| acridine | 260-94-6 | fluorene | 86-73-7 |
| anthracene | 120-12-7 | lead | 7439-92-1 |
| antimony | 7440-36-0 | LEPHw | NA |
| arsenic | 7440-38-2 | mercury | 7439-97-6 |
| benzene | 71-43-2 | molybdenum | 7439-98-7 |
| benz(a)anthracene | 56-55-3 | methyl tert-butyl ether (MTBE) | 1634-04-4 |
| benzo(a)pyrene | 50-32-8 | naphthalene | 91-20-3 |
| barium | 7440-39-3 | nickel | 7440-02-0 |
| beryllium | 7440-41-7 | phenanthrene | 85-01-8 |
| boron | 7440-42-8 | pyrene | 129-00-0 |
| cadmium | 7440-43-9 | quinoline | 91-22-5 |
| chromium | 7440-47-3 | selenium | 7782-49-2 |
| chrysene | 218-01-9 | silver | 7440-22-4 |
| cobalt | 7440-48-4 | styrene | 100-42-5 |
| copper | 7440-50-8 | thallium | 7440-28-0 |
| carbon tetrachloride | 56-23-5 | titanium | 7440-32-6 |
| chlorobenzene | 108-90-7 | tetrachloroethylene | 127-18-4 |
| chloroform | 67-66-3 | trichloroethylene | 127-18-4 |

March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

6 of 9

| | | | |
|-----------------------|----------|----------------|-----------|
| dichlorobenzene, 1,2- | 95-50-1 | toluene | 108-88-3 |
| dichlorobenzene, 1,3- | 541-73-1 | uranium | 7440-61-1 |
| dichlorobenzene, 1,4- | 106-46-7 | VPHw | NA |
| dichloroethane, 1,2- | 107-06-2 | VHw6-10 | NA |
| dichloromethane | 75-09-2 | xylenes, total | 1330-20-7 |
| ethylbenzene | 100-41-4 | zinc | 7440-66-6 |
| EPHw10-19 | NA | | |

Substances evaluated in water for drinking water use:

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

| | | | |
|-------------------------|------------------|-----------------------------|------------|
| acenaphthene | 83-32-9 | fluorene | 86-73-7 |
| anthracene | 120-12-7 | iron | 7439-89-6 |
| aluminum | 7429-90-5 | lead | 7439-92-1 |
| antimony | 7440-36-0 | lithium | 7439-93-2 |
| arsenic | 7440-38-2 | manganese | 7439-96-5 |
| benzene | 71-43-2 | mercury | 7439-97-6 |
| benz(a)anthracene | 56-55-3 | molybdenum | 7439-98-7 |
| benzo(a)pyrene | 50-32-8 | methylnaphthalene, 1- | 90-12-0 |
| benzo(b+j)fluoranthenes | 205-99-2,205-823 | methylnaphthalene, 2- | 91-57-6 |
| | | methyl tert-butyl | 1634-04-4 |
| barium | 7440-39-3 | ether(MTBE) | |
| beryllium | 7440-41-7 | naphthalene | 91-20-3 |
| boron | 7440-42-8 | nickel | 7440-02-0 |
| bromodichloromethane | 75-27-4 | pyrene | 129-00-0 |
| bromoform | 75-25-2 | quinoline | 91-22-5 |
| chromium | 7440-47-3 | selenium | 7782-49-2 |
| chrysene | 218-01-9 | silver | 7440-22-4 |
| cobalt | 7440-48-4 | sodium ion | 17341-25-2 |
| copper | 7440-50-8 | styrene | 100-42-5 |
| carbon tetrachloride | 56-23-5 | strontium | 7440-24-6 |
| chlorobenzene | 108-90-7 | tin | 7440-31-5 |
| chloroform | 67-66-3 | tungsten | 7440-33-7 |
| dibenz(a,h)anthracene | 53-70-3 | tetrachloroethane, 1,1,1,2- | 630-20-6 |
| dibromochloromethane | 124-48-1 | tetrachloroethane, 1,1,2,2- | 79-34-5 |
| dichlorobenzene, 1,2- | 95-50-1 | tetrachloroethylene | 127-18-4 |



March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R

Signing Authority

For Director, *Environmental Management Act*

7 of 9

| | | | |
|-------------------------------------|----------|-------------------------|-----------|
| dichlorobenzene, 1,4- | 106-46-7 | trichloroethane, 1,1,1- | 71-55-6 |
| dichloroethane, 1,1- | 75-34-3 | trichloroethane, 1,1,2- | 79-00-5 |
| dichloroethane, 1,2- | 107-06-2 | trichloroethylene | 127-18-4 |
| dichloroethylene, 1,1- | 75-35-4 | trichlorofluoromethane | 75-69-4 |
| dichloroethylene, cis- 1,2- | 56-59-2 | toluene | 108-88-3 |
| dichloroethylene, trans-1,2- | 156-60-5 | uranium | 7440-61-1 |
| dichloromethane | 75-09-2 | vanadium | 7440-62-2 |
| dichloropropane, 1,2- | 78-87-5 | VHw6-10 | NA |
| dichloropropene, cis+trans, 1,3- | 542-75-6 | | 75-01-4 |
| ethylbenzene | 100-41-4 | vinyl chloride | |
| EPHw10-19 | NA | xylenes, total | 1330-20-7 |
| fluoranthene | 206-44-0 | zinc | 7440-66-6 |

Substances evaluated in vapour for residential high density land soil vapour use:

| | | | |
|-----------------------------------|-----------|--------------------------|-----------|
| benzene | 71-43-2 | n-decane | 124-18-5 |
| butadiene, 1,3- | 106-99-0 | n-hexane | 110-54-3 |
| dibromoethane, 1,2- | 106-93-4 | styrene | 100-42-5 |
| dichloroethane, 1,2- | 107-06-2 | trimethylbenzene, 1,2,4- | 95-63-6 |
| ethylbenzene | 100-41-4 | trimethylbenzene, 1,3,5- | 108-67-8 |
| isopropylbenzene | 98-82-8 | toluene | 108-88-3 |
| methyl tert-butyl ether [MTBE] | 1634-04-4 | VPHv(C6-C13) | NA |
| methylcyclohexane | 108-87-2 | xylenes, total | 1330-20-7 |

March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

8 of 9

Schedule D

Documents

Summary of Site Condition, Springer Avenue and Douglas Road, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated February 2023;

Stage 1 & 2 Preliminary Site Investigation, 2230, 2252, 2270 Springer Avenue and 2330 Douglas Road, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated January 2023;

Phase 1 Environmental Site Investigation, 2252 Springer Avenue, Burnaby, BC, prepared by Envision Environmental, dated August 11, 2022.

March 14, 2023

Date Issued

Site Identification Number 26476

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

9 of 9