



**VIA EMAIL: [shivonne.scott@beedie.ca](mailto:shivonne.scott@beedie.ca)**

Victoria File: 26250-20/10574  
Site ID: 10574 (part of)

June 15, 2023

BDC (Macpherson) Holdings Ltd., Inc. No. BC1333814  
Att: Shivonne Scott  
1790 – 1111 W Georgia Street  
Vancouver, BC V6E 4M3

Dear Shivonne Scott:

**Re: Preliminary Determination - Dedication Areas 2 and 3 – North and West  
Portions of 7118 and 7280 MacPherson Avenue, Burnaby, BC**

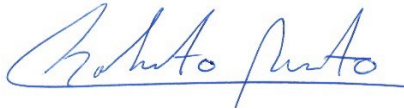
Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is no 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that may be encountered during any future 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 [Roberto.Prieto@gov.bc.ca](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read 'Roberto Prieto', written over a horizontal line.

Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, City of Burnaby  
[saleh.haidar@burnaby.ca](mailto:saleh.haidar@burnaby.ca)

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

Raminder Grewal, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenviro.com](mailto:mgeraghty@keystoneenviro.com)

Client Information Officer, Land Remediation Section, ENV  
[csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

June 15, 2023  
Date Issued

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Roberto Prieto  
For Director, *Environmental Management Act*

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## Schedule A

The site covered by this Preliminary Determination is the north and west portions of properties located at 7118 and 7280 MacPherson Avenue, Burnaby, BC (Dedication Areas 2 and 3). The PID and legal description of 7118 and 7280 MacPherson Avenue are:

Parcel 2 (Explanatory Plan 8505) Lot A District Lot 97 Group 1 New Westminster District Plan 3851  
007-500-416

Parcel "K" (Explanatory Plan 26138) of Parcel "One" (Reference Plan 17228) of Parcel "J" (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426  
005-034-892

The Site is legally known and described by the following two metes and bounds legal description:

Starting at the Southeast Corner of Parcel "K" (Explanatory Plan 26138) of Parcel "One" (Reference Plan 17228) of Parcel "J" (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426, the point of commencement:

Thence 270° 40' 48" for 1.502 metres;  
Thence 358° 00' 39" for 43.362 metres;  
Thence 358° 02' 36" for 5.374 metres;  
Thence 358° 02' 38" for 61.723 metres;  
Thence 107° 26' 10" for 38.775 metres;  
Thence 178° 01' 51" for 6.425 metres;  
Thence 287° 26' 10" for 37.186 metres;  
Thence 178° 02' 38" for 54.771 metres;  
Thence 178° 00' 52" for 48.806 metres;

Returning to the point of commencement.

The site contains part of a legal parcel depicted in engineering drawings prepared by Keystone Environmental Ltd. on March 17, 2023.

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

Latitude: 49° 13' 5.50"  
Longitude: 122° 58' 58.00"

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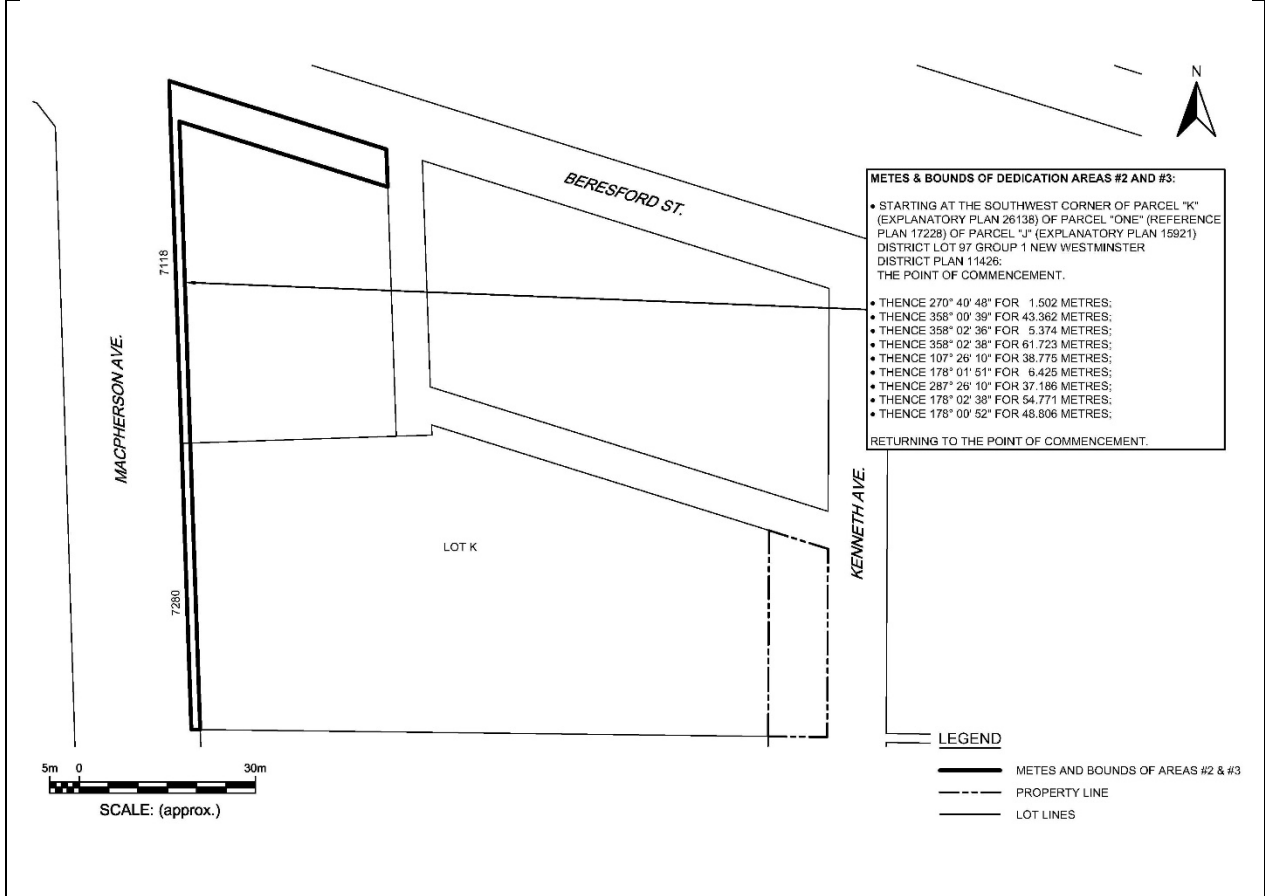
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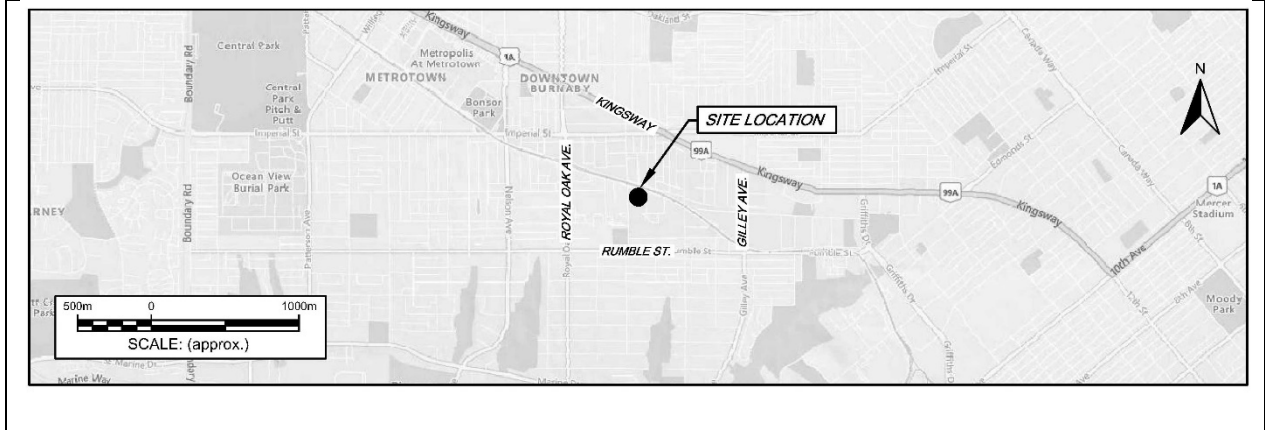
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## Site Plan



## Location Map



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## 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 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) *Current land use is vacant without buildings.*
- (b) *Future land use must be roadway or vacant without buildings.*

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.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for low-density residential land soil use:*

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

acenaphthene	83-32-9	methylnaphthalene, 2-	91-57-6
aluminum	7429-90-5	mercury	7439-97-6
antimony	7440-36-0	molybdenum	7439-98-7
arsenic	7440-38-2	naphthalene	91-20-3
barium	7440-39-3	nickel	7440-02-0
benz(a)anthracene	56-55-3	phenanthrene	85-01-8
benzo(a)pyrene	50-32-8	pyrene	129-00-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	quinoline	91-22-5
benzo(k)fluoranthene	207-08-9	selenium	7782-49-2
beryllium	7440-41-7	silver	7440-22-4
boron	7440-42-8	strontium	7440-24-6
cadmium	7440-43-9	thallium	7440-28-0
chromium	7440-47-3	tin	7440-31-5
chrysene	218-01-9	tungsten	74400-33-7
cobalt	7440-48-4	uranium	7440-61-1
copper	7440-50-8	vanadium	7440-62-2
dibenz(a,h)anthracene	53-70-3	zinc	7440-66-6
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		
LEPHs	NA		
lithium	7439-93-2		
manganese	7439-96-5		
methylnaphthalene, 1-	90-12-0		

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

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

acetone	67-64-1	ethylbenzene	100-41-4
benzene	71-43-2	hexachlorobutadiene	87-68-3
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	methyl ethyl ketone	78-93-3
bromoform	75-25-2	methyl isobutyl ketone	108-10-1
bromomethane	74-83-9	methyl tert-butyl ether	1634-04-4
butadiene, 1,3-	106-99-0	methylcyclohexane	108-87-2
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	n-decane	124-18-5
chloroethane	75-00-3	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
chloromethane	74-87-3	tetrachloroethane, 1,1,1,2-	630-20-6
chlorophenol, 2-	95-57-8	tetrachloroethane, 1,1,2,2-	79-34-5
chlorotoluene, 2-	95-49-8	tetrachloroethylene	127-18-4
dibromo-3-chloropropane, 1,2-	96-12-8	toluene	108-88-3
dibromochloromethane	124-48-1	trichlorobenzene, 1,2,4-	120-82-1
dibromoethane, 1,2-	106-93-4	trichloroethane, 1,1,1-	71-55-6
dibromomethane	74-95-3	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,2-	95-50-1	trichloroethylene	79-01-06
dichlorobenzene, 1,3-	541-73-1	trichlorofluoromethane	75-69-4
dichlorobenzene, 1,4-	106-46-7	trichloropropane, 1,2,3-	96-18-4
dichlorodifluoromethane	75-71-8	trimethylbenzene, 1,2,4-	95-63-6
dichloroethane, 1,1-	75-34-3	trimethylbenzene, 1,3,5-	108-67-8
dichloroethane, 1,2-	107-06-2	vinyl chloride	75-01-4
dichloroethylene, 1,1-	75-35-4	VPHv	N/A
dichloroethylene, 1,2-cis	156-59-2	xylenes, total	1330-20-7
dichloroethylene, 1,2-trans	156-60-5		
dichloromethane	75-09-2		
dichloropropane, 1,2-	78-87-5		
dichloropropane, 1,3-	142-28-9		
dichloropropene, 1,3- trans-	542-75-6		
dichloropropene, 1,3-cis-	542-75-6		
ethyl acetate	141-78-6		

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***Substances evaluated in water for drinking water use:***

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

acenaphthene	83-32-9	dichlorodifluoromethane	75-71-8
aluminum	7429-90-5	dichloroethane, 1,1-	75-34-3
anthracene	120-12-7	dichloroethane, 1,2-	107-06-2
antimony	7440-36-0	dichloroethylene, 1,1-	75-35-4
arsenic	7440-38-2	dichloroethylene, 1,2- trans-	156-60-5
barium	7440-39-3	dichloroethylene, 1,2-cis-	156-59-2
benz(a)anthracene	56-55-3	dichloromethane	75-09-2
benzene	71-43-2	dichlorophenol, 2,4 & 2,5-	120-83-2 & 583-78-8
benzo(a)pyrene	50-32-8	dichloropropane, 1,2-	78-87-5
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloropropene, 1,3- (cis+trans)	542-75-6
beryllium	7440-41-7	dimethylphenol, 2,4-	105-67-9
boron	7440-42-8	dimethylphenol, 2,6-	576-26-1
bromobenzene	108-86-1	dimethylphenol, 3,4-	95-65-8
bromodichloromethane	75-27-4	dinitrophenol, 2,4-	51-28-5
bromoform	75-25-2	EPHW <sub>10-19</sub>	NA
bromomethane	74-83-9	ethylbenzene	100-41-4
butadiene, 1,3-	106-99-0	ethylene glycol	107-21-1
cadmium	7440-43-9	fluoranthene	206-44-0
carbon tetrachloride	56-23-5	fluorene	86-73-7
chlorobenzene	108-90-7	hexachlorobutadiene	87-68-3
chloroform	67-66-3	iron	7439-89-6
chlorophenol, 2-	95-57-8	isopropylbenzene	98-82-8
chromium, hexavalent	18540-29-9	lead	7439-92-1
chromium, trivalent	16065-83-1	lithium	7439-93-2
chrysene	218-01-9	manganese	7439-96-5
copper	7440-50-8	mercury	7439-97-6
dibenz(a,h)anthracene	53-70-3	methyl ethyl ketone	78-93-3
dibromochloromethane	124-48-1	methyl tert-butyl ether	1634-04-4
dibromomethane, 1,2-	106-93-4	methylnaphthalene, 1-	90-12-0
dichlorobenzene, 1,2-	95-50-1	methylnaphthalene, 2-	91-57-6
dichlorobenzene, 1,4-	106-46-7	methyphenol, 2-	95-48-7

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methyphenol, 3&4-	108-39-4 & 106-44-5	molybdenum	7439-98-7
nickel	7440-02-0	naphthalene	91-20-3
pentachlorophenol	87-86-5	vanadium	7440-62-2
phenol	108-95-2	VHw <sub>6-10</sub>	NA
phenol, 2-methy-4,6-dinitro	534-521	vinyl chloride	75-01-4
propylene glycol, 1,2-	57-55-6	xylenes, total	1330-20-7
pyrene	129-00-0	zinc	7440-66-6
quinoline	91-22-5		
selenium	7782-49-2		
silver	7440-22-4		
strontium	7440-24-6		
styrene	100-42-5		
tetrachloroethane, 1,1,1,2-	630-20-6		
tetrachloroethane, 1,1,2,2-	79-34-5		
tetrachloroethylene	127-18-4		
tetrachlorophenol, 2,3,4,6-	58-90-2		
tin	7440-31-5		
toluene	108-88-3		
trichloro-1,2,2-			
trifluoroethane, 1,1,2-	76-13-1		
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	79-01-06		
trichlorofluoromethane	75-69-4		
trichlorophenol, 2,4,5-	95-95-4		
trichlorophenol, 2,4,6-	88-06-02		
triethylene glycol	112-27-6		
trimethylbenzene, 1,3,5-	108-67-8		
uranium	7440-61-1		

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## Schedule D

### Documents

*Summary of Site Condition, Proposed Dedication Areas 2 and 3 – 7118 and 7280 MacPherson Avenue, Burnaby, BC, Keystone Environmental Ltd., May 5, 2023;*

*Stage 1 and 2 Preliminary Site Investigation, Proposed Dedication Areas – 7118 and 7280 MacPherson Avenue, Burnaby, BC, Keystone Environmental Ltd., April 21, 2023;*

*Phase 1 Environmental Site Assessment, 7118 – 7280 MacPherson Avenue, Burnaby, BC, PGL Environmental Consultants, June 1, 2021; and*

*Stage 1 and 2 Preliminary Site Investigation, 7118 – 7280 MacPherson Avenue, Burnaby, BC, PGL Environmental Consultants, February 1, 2008.*

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