



REGISTERED MAIL

Victoria File: 26250-20/25950
Regional File: 26250-20/25950
Site ID: 25950

Date: June 26, 2023

Harley Smith
WH Projects Ltd.
207-4288 Lozells Avenue
Burnaby, BC V5A 0C7
harleyzy@telus.net

Dear Harley Smith:

Re: Preliminary Determination – 3625 Brighton 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 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and 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.
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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: Saleh Haidar, Environmental Services, City of Burnaby
Saleh.Haidar@burnaby.ca

Duncan Macdonald, Approved Professional, PGL Environmental
Consultants dmacdonald@pggroup.com

Andrea Rivers, PGL Environmental Consultants arivers@pggroup.com

CSAP Society apopova@csapsociety.bc.ca

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

Gisela Kerr, Associate Director Real Estate Finance, BMO
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Gisela.Kerr@bmo.com

May Tiampo, General Manager, Chulengo Management Ltd.,
814 - 938 Howe St., Vancouver, B.C., V6Z 1N9,
may@raincityrents.com



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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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 3625 Brighton Avenue, Burnaby, B.C. which is more particularly known and described as:

LOT 33 DISTRICT LOT 40 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 28710
PID: 008-994-676

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

Latitude: 49° 15' 0.00"
Longitude: 122° 55' 14.00"

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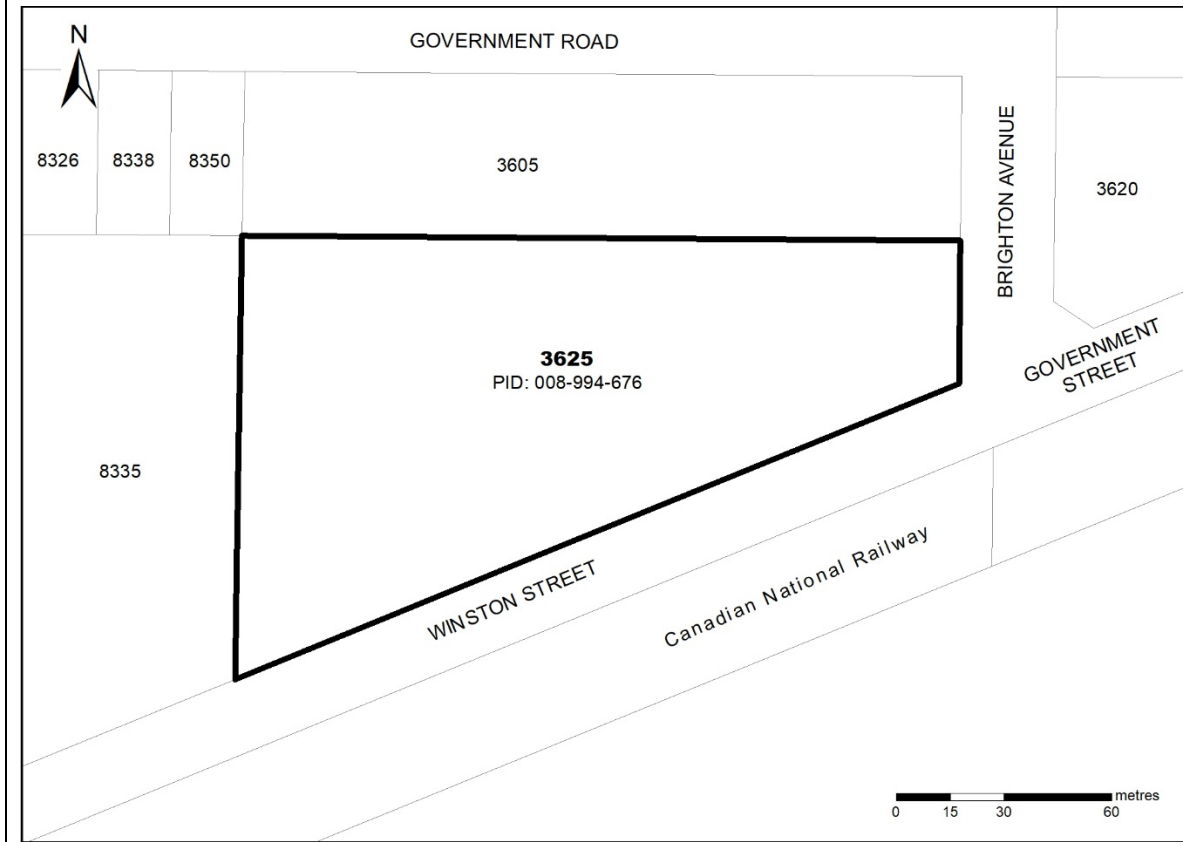
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Site Plan



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 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:

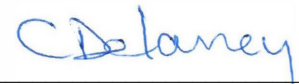
(a) Current and future buildings have a concrete slab at the lowest level.

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:

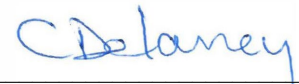
To meet numerical standards prescribed for defining whether a site is contaminated:

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
benzene	71-43-2
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
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chloronaphthalene, 2-	91-58-7
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1

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dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	N/A
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
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
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5

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tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	N/A
xylenes	1330-20-7
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:

acetone	67-64-1
acrylonitrile	107-13-1
allyl chloride	107-05-01
benzene	71-43-2
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromobenzene	108-86-1
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
carbon disulfide	75-15-0
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chlorotoluene, 2-	95-49-8
decane, n-	124-18-5
dibromochloromethane [DBCM]	124-48-1

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dibromo-3-chloropropane, 1,2-	96-12-8
dibromoethane, 1,2-	106-93-4
dibromomethane	74-95-3
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
dichloromethane	75-09-2
diethyl ether	60-29-7
ethyl acetate	141-78-6
ethyl methacrylate	97-63-2
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
hexachloroethane	67-72-1
methacrylonitrile	126-98-7
methyl acrylate	96-33-3
hexane, n-	110-54-3
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	108-10-1
methyl methacrylate	80-62-6
nitrobenzene	98-95-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4

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tetrahydrofuran	109-99-9
toluene	108-88-3
trichloro-1,2,2-trichloroethane, 1,1,2-	76-13-1
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
trichlorofluoromethane	75-69-4
trichloropropane, 1,2,3-	96-19-5
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-04
VPH _v	N/A
xylene, total	1330-20-7

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
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440 47 3
chrysene	218-01-9
cobalt	7440-48-4

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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
dichloromethane	75-09-2
EPH _{w10-19}	N/A
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPH _w	N/A
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
phenanthrene	85-01-8
propylene glycol	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichloroethylene	79-01-6
uranium	7440-61-1
VH _{w6-10}	N/A
VPH _w	N/A
xylenes, total	1330-20-7
zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9
acetone	67-64-1
aluminium	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b)fluoranthene	205-99-2
benzo(b+j)fluoranthene	205-99-2 / 205-82-3
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chloronaphthalene, 2-	91-58-7
chromium	7440 47 3
copper	7440-50-8
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
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, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2

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dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
EPH _{w10-19}	N/A
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
lead	7439-92-1
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
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
nonane, -n	111-84-2
propylene glycol	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
sodium	7440-23-5
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6

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trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VH _{w6-10}	N/A
vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

To meet interim background concentration estimate:

cobalt	7440-48-4
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Schedule D


Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald, P.Eng. / PGL Environmental Consultants Ltd, dated February 7, 2023.
- *Stage 1 and 2 Preliminary Site Investigation – 3625 Brighton Avenue, Burnaby, BC*, prepared by PGL Environmental Ltd., dated January 25, 2023.
- *Stage 1 Preliminary Site Investigation - 3625 Brighton Avenue, Burnaby, BC*, prepared by NEXT Environmental Inc, dated October 10, 2018.

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