



Victoria File: 26250-20/27015
Site ID: 27015

Date: July 24, 2023

Michael Boffo
Boffo Developments Ltd.
200 – 4580 Hastings Street
Burnaby, BC V5C 2K4
mike@boffo.ca

Dear Michael Boffo:

**Re: Preliminary Determination - 5334 Lougheed Highway and 2100, 2160 & 2210
Springer Avenue, Burnaby, BC**

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

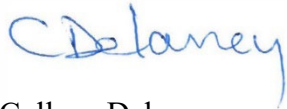
1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental 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: City of Burnaby
(BY EMAIL) climateactionandenergy@burnaby.ca

Alec Hou, HSBC Bank of Canada
(BY EMAIL) alec.x.hou@hsbc.ca

Emily Thorner, Burnaby Veterinary Hospital Ltd., Lease Holder over 2210 Springer Avenue
(BY EMAIL) EThorner@SPCA.bc.ca

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
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Anna Popova, CSAP Society
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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.

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Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 5334 Lougheed Highway and 2100, 2160 & 2210 Springer Avenue, Burnaby, British Columbia, which is more particularly known and described as:

Lot 54 District Lot 125 Group 1 New Westminster District Plan 43624
PID: 003-053-890
5334 Lougheed Highway, Burnaby, BC

Lot 8 District Lot 125 Group 1 New Westminster District Plan 22106
PID: 006-499-201
2100 Springer Avenue, Burnaby, BC

Lot 51 Except Part Subdivided by Plan 43624 District Lot 125 Group 1 New Westminster District Plan 40102
PID: 003-053-784
2160 Springer Avenue, Burnaby, BC

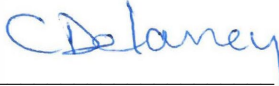
Lot 1 District Lot 125 Group 1 New Westminster District Plan 12069
PID: 001-469-797
2210 Springer Avenue, Burnaby, BC

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

Latitude: 49° 15' 51.1"
Longitude: 122° 59' 11.8"

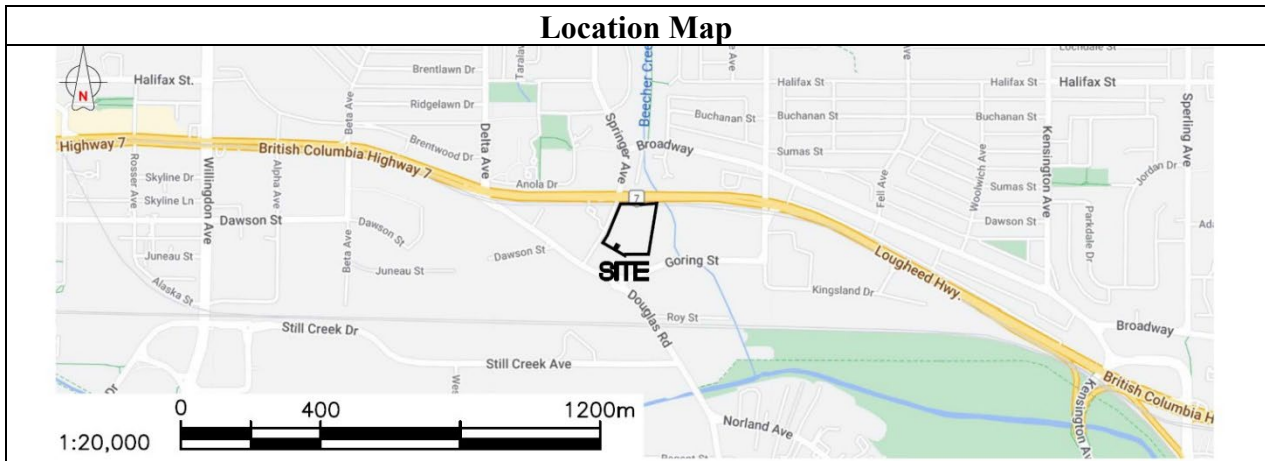
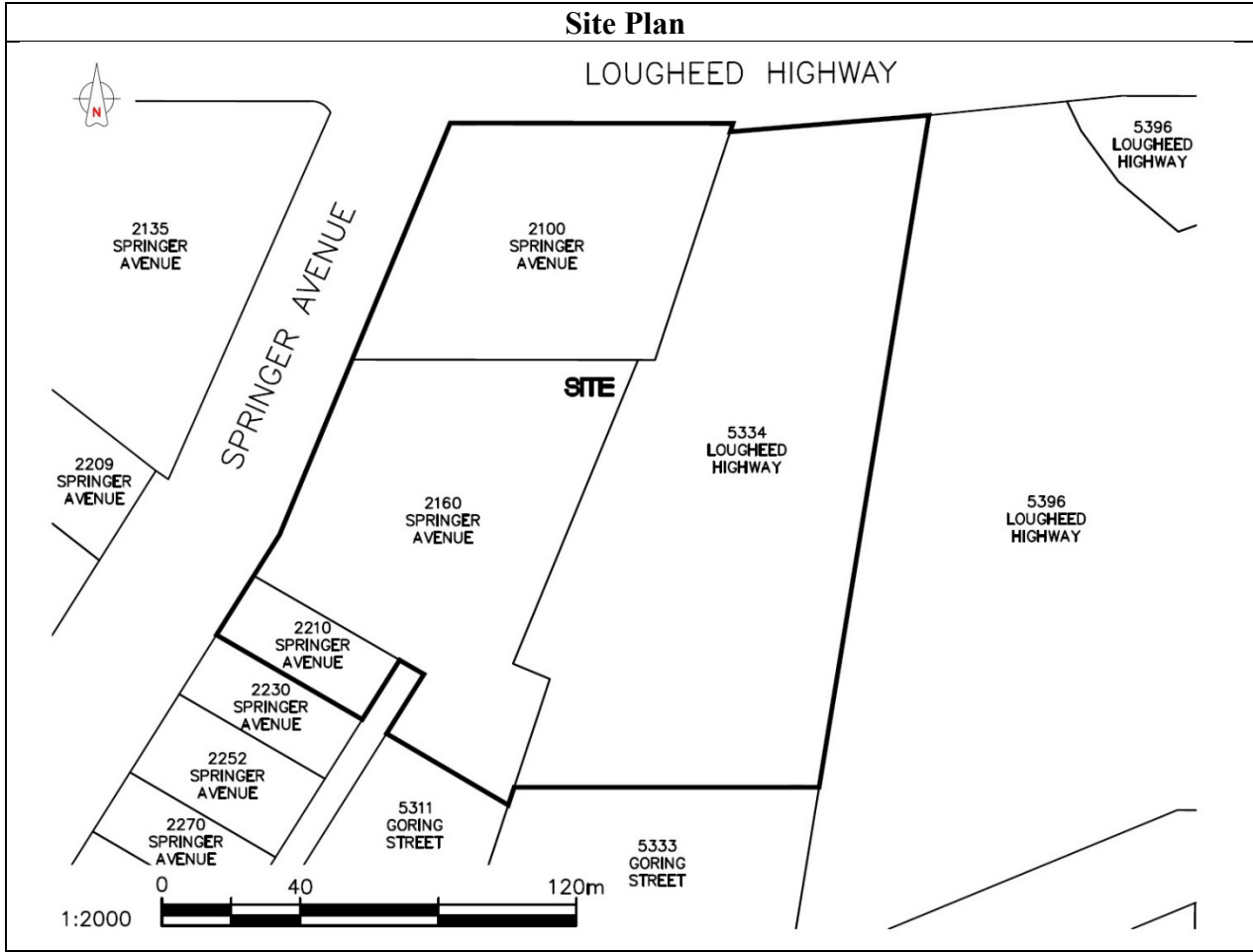
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Schedule B

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 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.

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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	dichloroethane, 1,1-	75-34-3
aluminum	7429-90-5	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloroethylene, 1,1-	75-35-4
antimony	7440-36-0	dichloroethylene, 1,2-cis-	156-59-2
arsenic	7440-38-2	dichloroethylene, 1,2-trans-	156-60-5
barium	7440-39-3	dichloromethane	75-09-02
benz(a)anthracene	56-55-3	dichloropropane, 1,2-	106-93-4
benzene	71-43-2	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
	205-99-2 &		
benzo(b+j)fluoranthenes	205-82-3	ethylene glycol	107-21-1
benzo(k)fluoranthene	207-08-9	fluoranthene	206-44-0
beryllium	7440-41-7	fluorene	86-73-7
boron	7440-42-8	HEPHs	NA
bromodichloromethane [BDCM]	75-27-4	iron	7439-89-6
bromoform	75-25-2	indeno(1,2,3-cd) pyrene	193-39-5
cadmium	7440-43-9	lead	7439-92-1
carbon tetrachloride	56-23-5	LEPHs	NA
chrysene	218-01-9	lithium	7439-93-2
chlorobenzene	108-90-7	manganese	7439-96-5
chloroform	67-66-3	mercury	7439-97-6
chromium	7440-47-3	methyl tert-butyl ether [MTBE]	1634-04-4
cobalt	7440-48-4	methylnaphthalene, 1-	90-12-0
copper	7440-50-8	methylnaphthalene, 2-	91-57-6
dibenz(a,h)anthracene	53-70-3	molybdenum	7439-98-7
dibromochloromethane [DBCM]	124-48-1	naphthalene	91-20-3
dichlorobenzene, 1,2-	95-50-1	nickel	7440-02-0
dichlorobenzene, 1,3-	541-73-1	phenanthrene	85-01-8
dichlorobenzene, 1,4-	106-46-7	pyrene	129-00-0

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quinoline	91-22-5	trichloroethane, 1,1,2-	79-00-5
selenium	7782-49-2	trichloroethylene	79-01-6
silver	7440-22-4	trichlorofluoromethane	75-69-4
strontium	7440-24-6	triethylene glycol	112-27-6
styrene	100-42-5	toluene	108-88-3
tetrachloroethane, 1,1,1,2-	630-20-6	tungsten	7440-33-7
tetrachloroethane, 1,1,2,2-	79-34-5	uranium	7440-61-1
tetrachloroethylene	127-18-4	vanadium	7440-62-2
thallium	7440-28-0	vinyl chloride	75-01-4
tin	7440-31-5	VPHs	NA
trichloroethane, 1,1,1-	71-55-6	zinc	7440-66-6
		xylenes	1330-20-7

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

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

acetone	67-64-1	dichlorobenzene, 1,3-	541-73-1
benzene	71-43-2	dichlorobenzene, 1,4-	106-46-7
bromobenzene	108-86-1	dichlorodifluoromethane	75-71-8
bromodichloromethane [BDCM]	75-27-4	dichloroethane, 1,1-	75-34-3
bromoform	75-25-2	dichloroethane, 1,2-	107-06-2
bromomethane	74-83-9	dichloroethylene, 1,1-	75-35-4
butadiene, 1,3-	106-99-0	dichloroethylene, 1,2-cis-	156-59-2
carbon disulfide	75-15-0	dichloroethylene, 1,2-trans-	156-60-5
carbon tetrachloride	56-23-5	dichloromethane	75-09-2
chlorobenzene	108-90-7	dichloropropane, 1,2-	78-87-5
chloroethane	75-00-3	dichloropropane, 1,3-	142-28-9
chloroform	67-66-3	dichloropropene, 1,3- (cis+trans)	542-75-6
chloromethane	74-87-3	ethyl acetate	141-78-6
chlorophenol, 2-	95-57-8	ethylbenzene	100-41-4
chlorotoluene, 2-	95-49-8	hexachlorobutadiene	87-68-3
dibromo-3-chloropropane, 1,2-	96-12-8	isopropylbenzene	98-82-8
dibromochloromethane [DBCM]	124-48-1	methyl ethyl ketone [MEK]	78-93-3
dibromomethane	74-95-3	methyl isobutyl ketone [MIBK]	108-10-1
dibromoethane, 1,2-	106-93-4	methyl tert-butyl ether [MTBE]	1634-04-4
dichlorobenzene, 1,2-	95-50-1	methylcyclohexane	108-87-2

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n-decane	124-18-5	trichloroethane, 1,1,2-	79-00-5
n-hexane	110-54-3	trichloroethylene	127-18-4
styrene	100-42-5	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,1,2-	630-20-6	trichloropropane, 1,2,3-	96-18-4
tetrachloroethane, 1,1,2,2-	79-34-5	trimethylbenzene, 1,2,4-	95-63-6
tetrachloroethylene	127-18-4	trimethylbenzene, 1,3,5-	108-67-8
trichlorobenzene, 1,2,4-	120-82-1	toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6	vinyl chloride	75-01-4
		xylenes, 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	dichloromethane	75-09-2
acridine	260-94-6	ethylbenzene	100-41-4
anthracene	120-12-7	EPHw10-19	NA
antimony	7440-36-0	ethylene glycol	107-21-1
arsenic	7440-38-2	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benz(a)anthracene	56-55-3	lead	7439-92-1
benzo(a)pyrene	50-32-8	LEPHw	NA
barium	7440-39-3	molybdenum	7439-98-7
beryllium	7440-41-7	methyl tert-butyl ether [MTBE]	1634-04-4
boron	7440-42-8	naphthalene	91-20-3
cadmium	7440-43-9	nickel	7440-02-0
chromium	7440-47-3	phenanthrene	85-01-8
chrysene	218-01-9	pyrene	129-00-0
cobalt	7440-48-4	propylene glycol, 1,2-	57-55-6
copper	7440-50-8	quinoline	91-22-5
carbon tetrachloride	56-23-5	selenium	7782-49-2
chlorobenzene	108-90-7	silver	7440-22-4
chloroform	67-66-3	styrene	100-42-5
dichlorobenzene, 1,2-	95-50-1	thallium	7440-28-0
dichlorobenzene, 1,3-	541-73-1	titanium	7440-32-6
dichlorobenzene, 1,4-	106-46-7	tetrachloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	trichloroethylene	127-18-4

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trichlorobenzene, 1,2,4-	120-82-1	VPHw	NA
toluene	108-88-3	VHw6-10	NA
uranium	7440-61-1	xylenes, total	1330-20-7
		zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	dichloroethylene, 1,1-	75-35-4
anthracene	120-12-7	dichloroethylene, 1,2-cis-	156-59-2
aluminum	7429-90-5	dichloroethylene, 1,2-trans-	156-60-5
antimony	7440-36-0	dichloromethane	75-09-2
benzene	71-43-2	dichloropropene, 1,3- (cis+trans)	542-75-6
benz(a)anthracene	56-55-3	ethylbenzene	100-41-4
benzo(a)pyrene	50-32-8	EPHw10-19	NA
	205-99-2 &		
benzo(b+j)fluoranthenes	205-823	fluoranthene	206-44-0
barium	7440-39-3	fluorene	86-73-7
beryllium	7440-41-7	lead	7439-92-1
boron	7440-42-8	lithium	7439-93-2
bromodichloromethane [BDCM]	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	methyl ethyl ketone [MEK]	106-99-0
bromomethane	74-83-9	methyl tert-butyl ether [MTBE]	1634-04-4
chromium	7440-47-3	naphthalene	91-20-3
chrysene	218-01-9	nickel	7440-02-0
copper	7440-50-8	pyrene	129-00-0
carbon tetrachloride	56-23-5	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
dibenz(a,h)anthracene	53-70-3	silver	7440-22-4
dibromochloromethane [DBCM]	124-48-1	sodium	17341-25-2
dibromoethane, 1,2-	106-93-4	styrene	100-42-5
dichlorobenzene, 1,2-	95-50-1	strontium	7440-24-6
dichlorobenzene, 1,4-	106-46-7	tin	7440-31-5
dichloroethane, 1,1-	75-34-3	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	tungsten	7440-33-7

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tetrachloroethane, 1,1,1,2-	630-20-6	uranium	7440-61-1
tetrachloroethane, 1,1,2,2-	79-34-5	vanadium	7440-62-2
tetrachloroethylene	127-18-4	VHw6-10	NA
trichloroethane, 1,1,1-	71-55-6	vinyl chloride	75-01-4
trichloroethane, 1,1,2-	79-00-5	xylene, total	1330-20-7
trichloroethylene	127-18-4	zinc	7440-66-6
trichlorofluoromethane	75-69-4		

To meet local background concentrations:

arsenic	7440-38-2	cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Condition, 5334 Lougheed Highway and 2100, 2160 & 2210 Springer Avenue, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated January 31, 2023;

Stage 2 Preliminary Site Investigation, 5258 & 5334 Lougheed Highway and 2160 & 2210 Springer Avenue, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated December 2, 2022;

Stage 1 Preliminary Site Investigation, 5258 & 5334 Lougheed Highway and 2160 & 2210 Springer Avenue, Burnaby, BC, prepared by Active Earth Engineering Ltd., dated August 19, 2022;

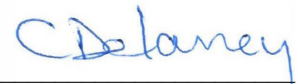
Addendum Letter 5334 & 5258 Lougheed Hwy, 2160 & 2210 Springer Ave, Burnaby, BC, prepared by Next Environmental Inc., dated May 4, 2018;

Stage 1 Preliminary Site Investigation, 5334 & 5258 Lougheed Hwy, 2160 & 2210 Springer Ave, Burnaby, BC, prepared by Next Environmental Inc., dated October 19, 2017.

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