



Victoria File: 26250-20/24889  
Site ID: 24889

March 10, 2022

Aaron Fineman  
3700 Gilmore Holdings Ltd.  
Box 10004, 520 – 701 West Georgia Street  
Vancouver, BC V7Y 1A1  
[Aaron@kingswoodcapital.ca](mailto:Aaron@kingswoodcapital.ca)

c/o  
Marc Narduzzi  
Canadian Turner Construction Company  
700 West Pender Street, Suite 1601  
Vancouver, BC V6C 1G8  
[mnarduzzi@tcco.com](mailto:mnarduzzi@tcco.com)

Dear Marc Narduzzi:

**Re: Preliminary Determination – 3700 Gilmore Way, 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 Part 8 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Saleh Haidar, City of Burnaby [saleh.haidar@burnaby.ca](mailto:saleh.haidar@burnaby.ca)  
Chanse Robertson, BMO Bank of Montreal  
6th Floor, 595 Burrard Street, Vancouver, BC V7X 1L5  
[chanse.robertson@bmo.com](mailto:chanse.robertson@bmo.com)  
CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Aaron Fineman, 3700 Gilmore Holdings Ltd.  
Box 10004, 520 – 701 West Georgia Street, Vancouver, BC V7Y 1A1  
[Aaron@kingswoodcapital.ca](mailto:Aaron@kingswoodcapital.ca)  
Michael Geraghty, 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 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 10, 2022  
Date Issued

  
\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 3700 Gilmore Way, Burnaby, British Columbia which is more particularly known and described as:

Lot A District Lots 71 And 72 Group 1 New Westminster District Plan LMP39888

PID: 024-289-281

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

Latitude: 49° 14' 55.40"  
Longitude: 123° 0' 28.30"

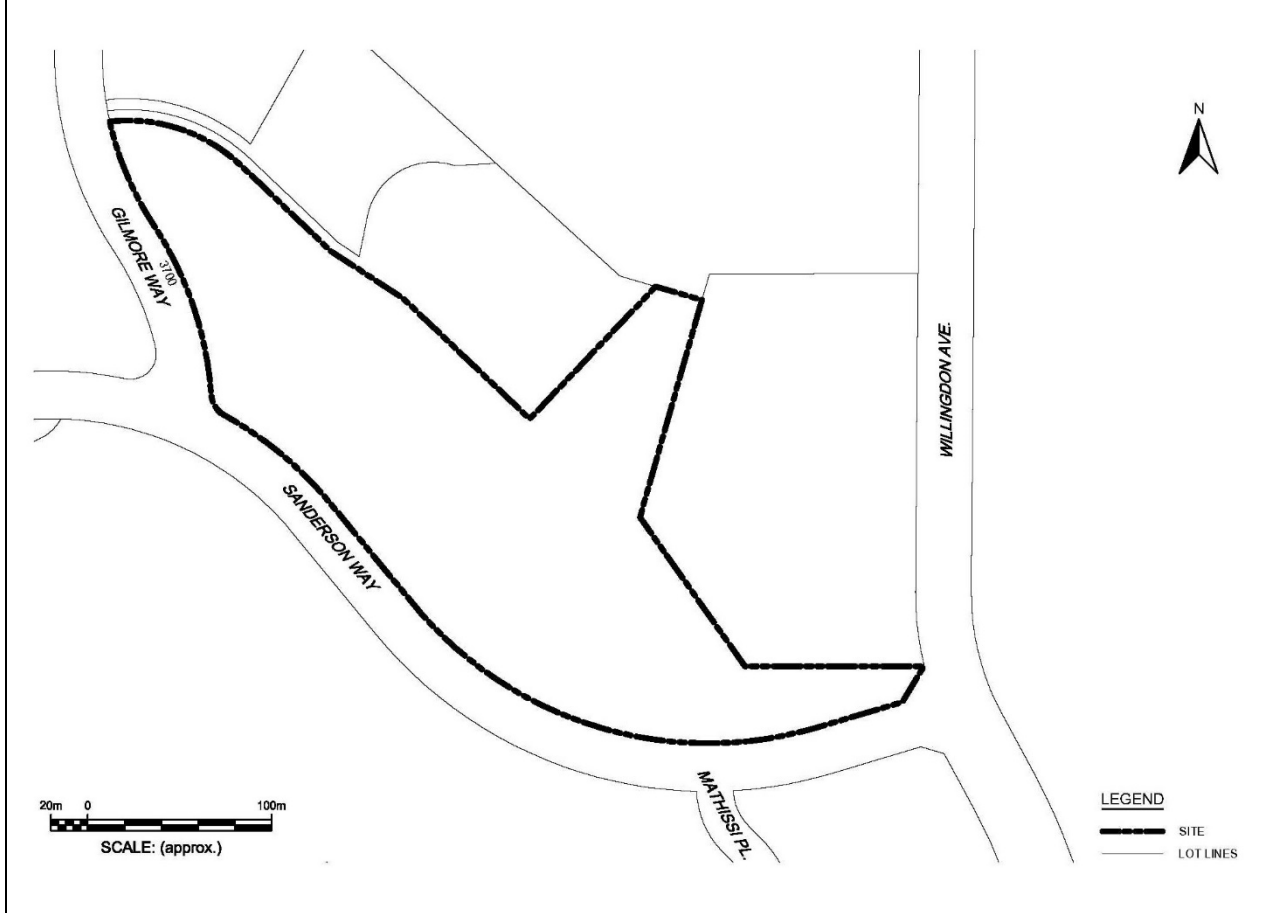
March 10, 2022

Date Issued

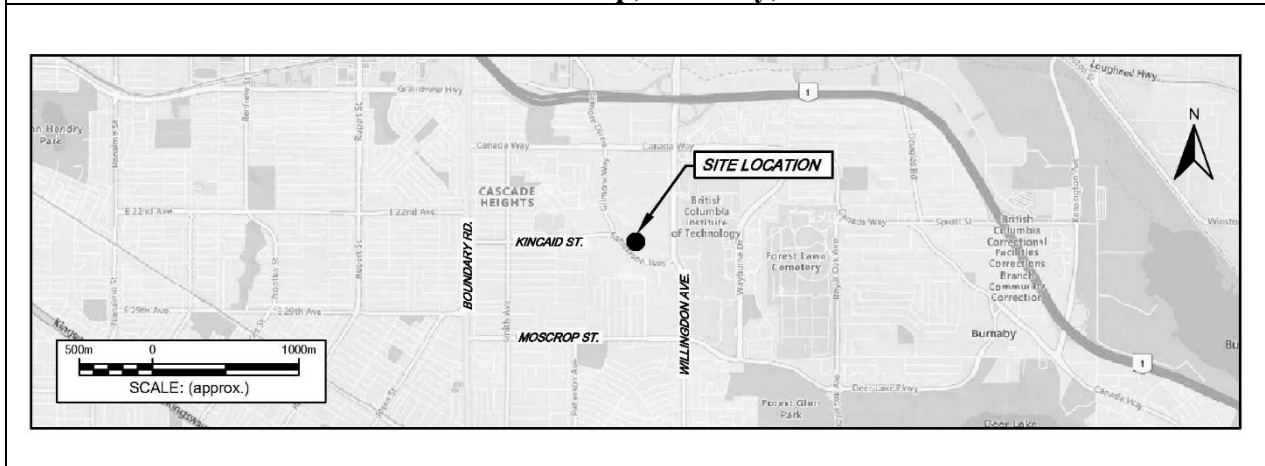


\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Site Plan, Burnaby, BC



## Location Map, Burnaby, BC



March 10, 2022  
Date Issued

Signing Authority  
For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses 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 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Site building(s) with underground parking (up to three levels) based on a minimum slab elevation of 49 m geodetic.

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations, and depths of buildings or trenches 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.

March 10, 2022

Date Issued



Signing Authority  
For Director, *Environmental Management Act*

## 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	dichlorobenzene, 1,2-	95-50-1
acetone	67-64-1	dichlorobenzene, 1,3-	541-73-1
aluminum	7429-90-5	dichlorobenzene, 1,4-	106-46-7
anthracene	120-12-7	dichlorodifluoromethane	75-71-8
antimony	7440-36-0	dichloroethane, 1,1-	75-34-3
arsenic	7440-38-2	dichloroethane, 1,2-	107-06-2
barium	7440-39-3	dichloroethylene, 1,1-	75-35-4
benz(a)anthracene	56-55-3	dichloroethylene, 1,2 cis-	156-59-2
benzene	71-43-2	dichloroethylene, 1,2 trans-	156-60-5
benzo(a)pyrene	50-32-8	dichloromethane	75-09-2
benzo(b+j)fluoranthenes	205-99-2 &	dichloropropane, 1,2-	78-87-5
	205-82-3	dichloropropene, 1,3- (cis + trans)	542-75-6
benzo(k)fluoranthene	207-08-9	ethylbenzene	100-41-4
beryllium	7440-41-7	ethylene glycol	107-21-1
boron	7440-42-8	fluoranthene	206-44-0
bromobenzene	108-86-1	fluorene	86-73-7
bromodichloromethane [BDCM]	75-27-4	HEPH <sub>s</sub>	NA
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	indeno(1,2,3-cd)pyrene	193-39-5
butadiene, 1,3-	106-99-0	iron	7439-89-6
cadmium	7440-43-9	isopropylbenzene	98-82-8
carbon tetrachloride	56-23-5	lead	7439-9-1
chlorobenzene	108-90-7	LEPH <sub>s</sub>	NA
chloroform	67-66-3	lithium	7439-93-2
chromium	7440-47-3	manganese	7439-96-5
chrysene	218-01-9	mercury	7439-97-6
cobalt	7440-48-4	methyl ethyl ketone [MEK]	78-93-3
copper	7440-50-8	methyl tert-butyl ether [MTBE]	1634-04-4
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 1-	90-12-0
dibromochloromethane [DBCM]	124-48-1	methylnaphthalene, 2-	91-57-6
dibromoethane, 1,2-	106-93-4		



March 10, 2022

Date Issued

Signing Authority

For Director, *Environmental Management Act*

molybdenum	7439-98-7	toluene	108-88-3
naphthalene	91-20-3	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
nickel	7440-02-0	trichloroethane, 1,1,1-	71-55-6
nitrate (as N)	14797-55-8	trichloroethane, 1,1,2-	79-00-5
nitrite (as N)	14797-65-0	trichloroethylene	79-01-6
phenanthrene	85-01-8	trichlorofluoromethane	75-69-4
pyrene	129-00-0	triethylene glycol	112-27-6
quinoline	91-22-5	trimethylbenzene, 1,3,5-	108-67-8
selenium	7782-49-2	tungsten	7440-33-7
silver	7440-22-4	uranium	7440-61-1
strontium	7440-24-6	vanadium	7440-62-2
styrene	100-42-5	vinyl chloride	75-01-4
tetrachloroethane, 1,1,1,2-	630-20-6	VPH <sub>s</sub>	NA
tetrachloroethane, 1,1,2,2-	79-34-5	xylenes	1330-20-7
tetrachloroethylene	127-18-4	zinc	7440-66-6
thallium	7440-28-0		
tin	7440-31-5		

***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	dibromochloromethane [DBCM]	124-48-1
ammonia (as N)	7664-41-7	dibromoethane, 1,2-	106-93-4
benzene	71-43-2	dibromomethane	74-95-3
bromobenzene	108-86-1	dichlorobenzene, 1,2-	95-50-1
bromodichloromethane [BDCM]	75-27-4	dichlorobenzene, 1,3-	541-73-1
bromoform	75-25-2	dichlorobenzene, 1,4-	106-46-7
bromomethane	74-83-9	dichlorodifluoromethane	75-71-8
butadiene, 1,3-	106-99-0	dichloroethane, 1,1-	75-34-3
carbon tetrachloride	56-23-5	dichloroethane, 1,2-	107-06-2
chlorobenzene	108-90-7	dichloroethylene, 1,1-	75-35-4
chloroethane	75-00-3	dichloroethylene, 1,2 cis-	156-59-2
chloroform	67-66-3	dichloroethylene, 1,2 trans-	156-60-5
chloromethane	74-87-3	dichloromethane	75-09-2
chlorophenol, 2-	95-57-8	dichloropropane, 1,2-	78-87-5
chlorotoluene, 2-	95-49-8	dichloropropane, 1,3	142-28-9
dibromo-3-chloropropane, 1,2-	96-12-8	dichloropropene, 1,3- (cis + trans)	542-75-6



March 10, 2022

Date Issued

Signing Authority

For Director, *Environmental Management Act*



ethyl acetate	141-78-6	tetrachloroethylene	127-18-4
ethylbenzene	100-41-4	toluene	108-88-3
hexachlorobutadiene	87-68-3	trichlorobenzene, 1,2,4-	120-82-1
isopropylbenzene	98-82-8	trichloroethane, 1,1,1-	71-55-6
methyl ethyl ketone [MEK]	78-93-3	trichloroethane, 1,1,2-	79-00-5
methyl isobutyl ketone [MIBK]	108-10-1	trichloroethylene	79-01-6
methyl tert-butyl ether [MTBE]	1634-04-4	trichlorofluoromethane	75-69-4
methylcyclohexane	108-87-2	trichloropropane, 1,2,3-	96-18-4
naphthalene	91-20-3	trimethylbenzene, 1,2,4-	95-63-6
n-decane	124-18-5	trimethylbenzene, 1,3,5-	108-67-8
n-hexane	110-54-3	vinyl chloride	75-01-4
styrene	100-42-5	VPH <sub>v</sub>	NA
tetrachloroethane, 1,1,1,2-	630-20-6	xylenes	1330-20-7
tetrachloroethane, 1,1,2,2-	79-34-5		

***Substances evaluated in vapour for parkade vapour use:***

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

acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
ammonia (as N)	7664-41-7	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 tetrachloride	56-23-5	dichloroethylene, 1,2 trans-	156-60-5
chlorobenzene	108-90-7	dichloromethane	75-09-2
chloroethane	75-00-3	dichloropropane, 1,2-	78-87-5
chloroform	67-66-3	dichloropropane, 1,3	142-28-9
chloromethane	74-87-3	dichloropropene, 1,3- (cis + trans)	542-75-6
chlorophenol, 2-	95-57-8	ethyl acetate	141-78-6
chlorotoluene, 2-	95-49-8	ethylbenzene	100-41-4
dibromo-3-chloropropane, 1,2-	96-12-8	hexachlorobutadiene	87-68-3
dibromochloromethane [DBCM]	124-48-1	isopropylbenzene	98-82-8
dibromoethane, 1,2-	106-93-4	methyl ethyl ketone [MEK]	78-93-3
dibromomethane	74-95-3	methyl isobutyl ketone [MIBK]	108-10-1



March 10, 2022

Date Issued

\_\_\_\_\_  
 Signing Authority  
 For Director, *Environmental Management Act*

methyl tert-butyl ether [MTBE]	1634-04-4	trichloroethane, 1,1,1-	71-55-6
methylcyclohexane	108-87-2	trichloroethane, 1,1,2-	79-00-5
naphthalene	91-20-3	trichloroethylene	79-01-6
n-decane	124-18-5	trichlorofluoromethane	75-69-4
n-hexane	110-54-3	trichloropropane, 1,2,3-	96-18-4
styrene	100-42-5	trimethylbenzene, 1,2,4-	95-63-6
tetrachloroethane, 1,1,1,2-	630-20-6	trimethylbenzene, 1,3,5-	108-67-8
tetrachloroethane, 1,1,2,2-	79-34-5	vinyl chloride	75-01-4
tetrachloroethylene	127-18-4	VPH <sub>v</sub>	NA
toluene	108-88-3	xylenes	1330-20-7
trichlorobenzene, 1,2,4-	120-82-1		

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

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

acenaphthene	83-32-9	chloroform	67-66-3
acetone	67-64-1	chromium, hexavalent	18540-29-9
aluminum	7429-90-5	chromium, trivalent	16065-83-1
anthracene	120-12-7	chrysene	218-01-9
antimony	7440-36-0	cobalt	7440-48-4
arsenic	7440-38-2	copper	7440-50-8
barium	7440-39-3	dibenz(a,h)anthracene	53-70-3
benz(a)anthracene	56-55-3	dibromochloromethane [DBCM]	124-48-1
benzene	71-43-2	dibromoethane, 1,2-	106-93-4
benzo(a)pyrene	50-32-8	dichlorobenzene, 1,2-	95-50-1
benzo(b+j)fluoranthenes	205-99-2 &	dichlorobenzene, 1,4-	106-46-7
	205-82-3	dichlorodifluoromethane	75-71-8
beryllium	7440-41-7	dichloroethane, 1,1-	75-34-3
boron	7440-42-8	dichloroethane, 1,2-	107-06-2
bromobenzene	108-86-1	dichloroethylene, 1,1-	75-35-4
bromodichloromethane [BDCM]	75-27-4	dichloroethylene, 1,2 cis-	156-59-2
bromoform	75-25-2	dichloroethylene, 1,2 trans-	156-60-5
bromomethane	74-83-9	dichloromethane	75-09-2
butadiene, 1,3-	106-99-0	dichloropropane, 1,2-	78-87-5
cadmium	7440-43-9	dichloropropane, 1,3	142-28-9
carbon tetrachloride	56-23-5	dichloropropene, 1,3- (cis + trans)	542-75-6
chlorobenzene	108-90-7	EPH <sub>w10-19</sub>	NA

March 10, 2022

Date Issued

Signing Authority

For Director, *Environmental Management Act*

ethylbenzene	100-41-4	silver	7440-22-4
ethylene glycol	107-21-1	strontium	7440-24-6
fluoranthene	206-44-0	styrene	100-42-5
fluorene	86-73-7	tetrachloroethane, 1,1,1,2-	630-20-6
hexachlorobutadiene	87-68-3	tetrachloroethane, 1,1,2,2-	79-34-5
iron	7439-89-6	tetrachloroethylene	127-18-4
isopropylbenzene	98-82-8	toluene	108-88-3
lead	7439-9-1	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
lithium	7439-93-2	trichlorobenzene, 1,2,3-	87-61-6
manganese	7439-96-5	trichlorobenzene, 1,2,4-	120-82-1
mercury	7439-97-6	trichloroethane, 1,1,1-	71-55-6
methyl ethyl ketone [MEK]	78-93-3	trichloroethane, 1,1,2-	79-00-5
methyl tert-butyl ether [MTBE]	1634-04-4	trichloroethylene	79-01-6
methylnaphthalene, 1-	90-12-0	trichlorofluoromethane	75-69-4
methylnaphthalene, 2-	91-57-6	triethylene glycol	112-27-6
molybdenum	7439-98-7	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	uranium	7440-61-1
nickel	7440-02-0	vanadium	7440-62-2
nitrate (as N)	14797-55-8	VH <sub>w6-10</sub>	NA
nitrate and nitrite (as N)	NA	vinyl chloride	75-01-4
nitrite (as N)	14797-65-0	xylenes	1330-20-7
propylene glycol, 1,2-	57-55-6	zinc	7440-66-6
pyrene	129-00-0		
quinoline	91-22-5		
selenium	7782-49-2		

***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	benzene	71-43-2
acridine	260-94-6	benzo(a)pyrene	50-32-8
ammonia (as N)	7664-41-7	beryllium	7440-41-7
anthracene	120-12-7	boron	7440-42-8
antimony	7440-36-0	cadmium	7440-43-9
arsenic	7440-38-2	carbon tetrachloride	56-23-5
barium	7440-39-3	chlorobenzene	108-90-7
benz(a)anthracene	56-55-3	chloroform	67-66-3



March 10, 2022

Date Issued

\_\_\_\_\_  
 Signing Authority  
 For Director, *Environmental Management Act*

chromium, hexavalent	18540-29-9	propylene glycol, 1,2-	57-55-6
chromium, trivalent	16065-83-1	pyrene	129-00-0
chrysene	218-01-9	quinoline	91-22-5
cobalt	7440-48-4	selenium	7782-49-2
copper	7440-50-8	silver	7440-22-4
dichlorobenzene, 1,2-	95-50-1	styrene	100-42-5
dichlorobenzene, 1,3-	541-73-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	thallium	7440-28-0
dichloroethane, 1,2-	107-06-2	titanium	7440-32-6
dichloromethane	75-09-2	toluene	108-88-3
EPH <sub>w10-19</sub>	NA	trichlorobenzene,1,2,3-	87-61-6
ethylbenzene	100-41-4	trichlorobenzene,1,2,4-	120-82-1
ethylene glycol	107-21-1	trichloroethylene	79-01-6
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	VH <sub>w6-10</sub>	NA
hexachlorobutadiene	87-68-3	VPH <sub>w</sub>	NA
lead	7439-9-1	xylenes	1330-20-7
LEPH <sub>w</sub>	NA	zinc	7440-66-6
mercury	7439-97-6		
methyl tert-butyl ether [MTBE]	1634-04-4		
molybdenum	7439-98-7		
naphthalene	91-20-3		
nickel	7440-02-0		
nitrate (as N)	14797-55-8		
nitrate and nitrite (as N)	NA		
nitrite (as N)	14797-65-0		
phenanthrene	85-01-8		

March 10, 2022

Date Issued



Signing Authority

For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition – 3700 Gilmore Way, Burnaby, BC, Keystone Environmental Ltd., November 25, 2021; and*

*Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 3700 Gilmore Way, Burnaby, BC, Keystone Environmental Ltd., November 24, 2021.*

March 10, 2022

Date Issued

Site Identification Number 24889  
Version 9.0 R



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*