



VIA EMAIL

Victoria File: 26250-20/25524
Site ID: 25524

May 2, 2022

Calvin Chan
Concord Brentwood (Nominee) Ltd. Inc. No. BC1012005
Ninth Floor – 1095 West Pender Street,
Vancouver, BC V6E 2M6
calvin.chan@concordpacific.com

Dear Mr. Calvin Chan:

Re: Preliminary Determination – Yukon Crescent Right of 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 30 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.

Yours truly,



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

Enclosure

cc: Saleh Haidar, City of Burnaby, Engineering, 4949 Canada Way, Burnaby, BC,
saleh.haidar@burnaby.ca

Client Information Officer, esp_cio@victorial.gov.bc.ca

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Duncan Macdonald, Approved Professional, dmacdonald@pggroup.com

Nick Dayal, Geostratus Consulting Inc.,
PO Box 77024 Kingsway Knight PO, Vancouver, BC, V5V 5E7 nick@geostratus.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 30 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.

May 2, 2022
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is the Yukon Crescent Right of Way, Burnaby, British Columbia which is more particularly known and described as:

Legal description:

ALL THAT PART of land situated in Burnaby, B.C. as shown within the heavy outline on a Survey Plan prepared by Butler Sundvick, Drawing 4311-Metes and Bounds 3 dated September 1st, 2021, which said part may be more particularly described as follows:

Commencing at a point lying $201^{\circ}10'01''$ and 61.788 metres from the Northeast corner of Lot 1, District Lot 124, Group 1, New Westminster District, Plan EPP56498,

Thence along the curve to the right having 16.688 metre radius and a radial bearing of $247^{\circ}21'04''$ to the centre of said curve and a radial bearing of $141^{\circ}16'09''$ to the end of said curve having an arc distance of 21.529 metres, more or less,

Thence $180^{\circ}14'50''$ for a distance of 41.706 metres, more or less,

Thence along the curve to the right having a 115.000 metre radius and a radial bearing of $270^{\circ}14'50''$ to the centre of said curve and a radial bearing of $95^{\circ}41'34''$ to the end of said curve having an arc distance of 10.930 metres, more or less,

Thence along the curve to the right having a 60.000 metre radius and a radial bearing of $275^{\circ}41'34''$ to the centre of said curve and a radial bearing of $112^{\circ}33'56''$ to the end of said curve having an arc distance of 17.669 metres, more or less,

Thence $0^{\circ}14'50''$ for a distance of 82.652 metres, more or less,

Thence $291^{\circ}09'58''$ for a distance of 21.951 metres, more or less,

Thence along the curve to the right having a 16.688 metre radius and a radial bearing of $118^{\circ}08'09''$ to the centre of said curve and a radial bearing of $67^{\circ}21'04''$ to the end of said curve having an arc distance of 37.635 metres, more or less, to the point of commencement, said part in heavy outline containing 756.4 square metres, more or less.

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

Latitude: $49^{\circ} 15' 52.06''$
Longitude: $122^{\circ} 59' 40.99''$

May 2, 2022

Date Issued

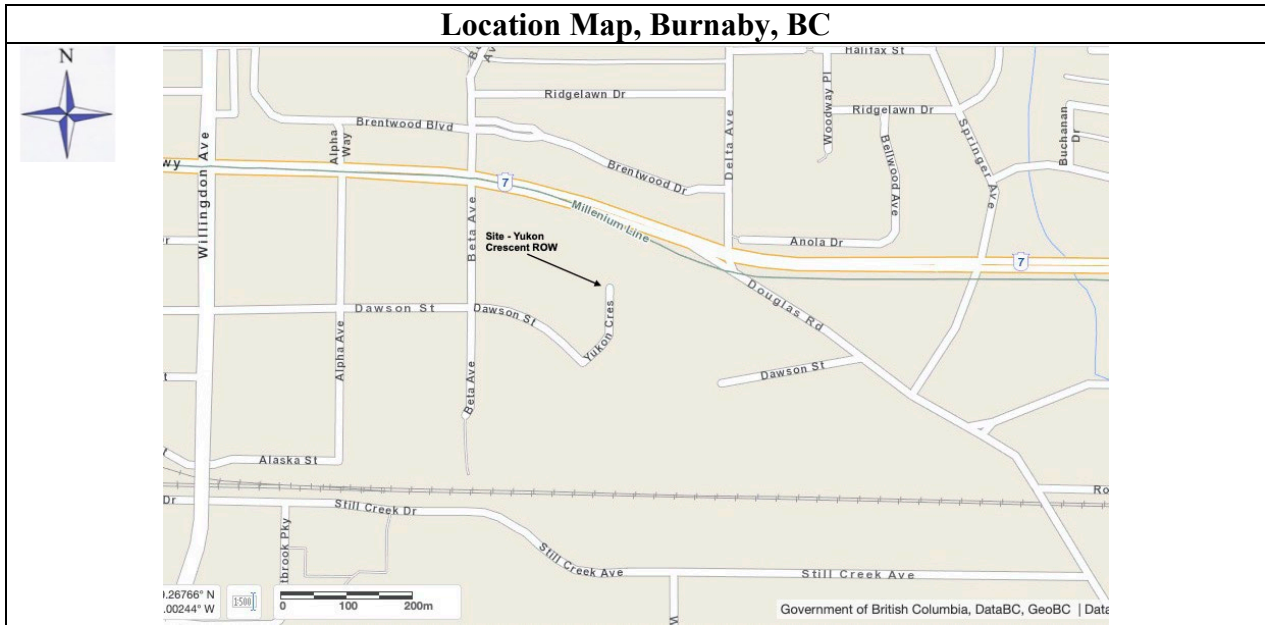
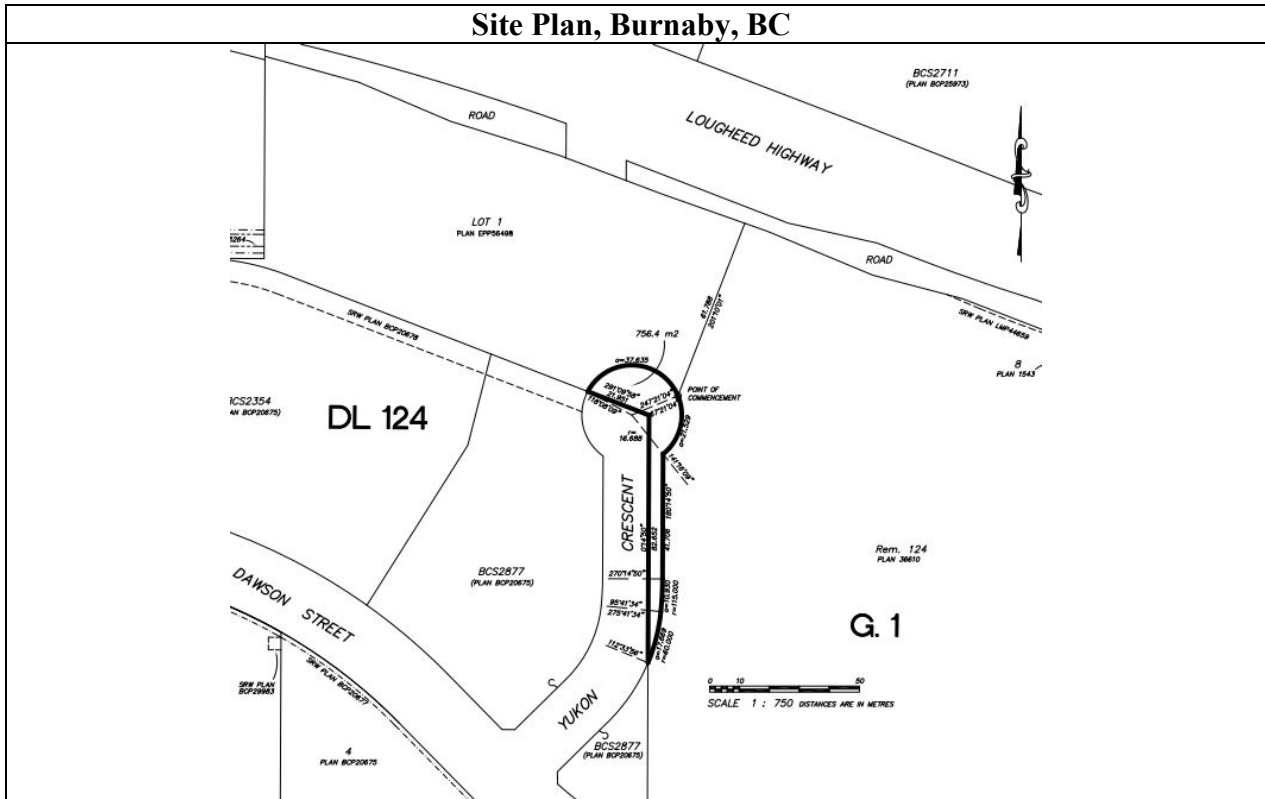
Site Identification Number 25524

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

2 of 9



May 2, 2022
Date Issued

Site Identification Number 25524
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 uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance 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.

May 2, 2022

Date Issued

Site Identification Number 25524

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

4 of 9

Schedule C

Substances and Uses

Substances evaluated in soil for industrial land soil use:

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

acenaphthene	83-32-9
anthracene	120-12-7
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
cadmium	7440-43-9
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
LEPHs	NA
manganese	7439-96-5
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	85-01-08
pyrene	129-00-0
quinoline	91-22-5
toluene	108-88-3
VPHs	NA
xylenes, total	1330-20-7

May 2, 2022

Date Issued

Site Identification Number 25524

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

5 of 9

zinc

7440-66-6

Substances evaluated in vapour for industrial land vapour use:

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

benzene	71-43-2
ethylbenzene	100-41-4
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
toluene	108-88-3
VPHv	na
xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9
anthracene	120-12-7
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
cadmium	7440-43-9
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6

May 2, 2022

Date Issued

Site Identification Number 25524

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

6 of 9

molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pyrene	129-00-0
quinoline	91-22-5
toluene	108-88-3
VHw6-10	NA
xylenes, total	1330-20-7
zinc	7440-66-6

Substances evaluated in water for aquatic life freshwater 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
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
cadmium	7440-43-9
chrysene	218-01-9
EPHw10-19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
LEPHw	NA
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-08
pyrene	129-00-0

May 2, 2022

Date Issued

Site Identification Number 25524

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

7 of 9

quinoline	91-22-5
styrene	100-42-5
toluene	108-88-3
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

May 2, 2022
Date Issued

Site Identification Number 25524
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*
8 of 9

Schedule D

Documents

Summary of Site Condition, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., January 2022;

Stage 2 Preliminary Site Investigation – Yukon Crescent Right of Way, Burnaby, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., August 2021;

Stage 1 Preliminary Site Investigation Update – Yukon Crescent Right of Way, Burnaby, BC, Robert Hare, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., June 2021; and

Stage 1 Preliminary Site Investigation–Phase 1A - 4720 Lougheed Highway, Burnaby, BC, Bridget Trousdell and Aaron Pederson, Arcadis Canada, October 2017.

May 2, 2022

Date Issued

Site Identification Number 25524
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

9 of 9