



By EMAIL: ecarlson@anthemproperties.com

Victoria File: 26250-20/24245
Site ID: 24245 (Portion of)

September 23, 2022

Eric Carlson
Anthem Alpha Master LP
Suite 1100, Bentall IV, 1055 Dunsmuir Street PO Box 49200
Vancouver, BC V7X 1K8

Dear Eric Carlson:

Re: Preliminary Determination – Portions of 4500 and 4554 Dawson Street, 2350, 2410, 2430 Willingdon Avenue, 2223 and 2375 Alpha Avenue, Burnaby, British Columbia – Proposed Parcel J and Road Dedications

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

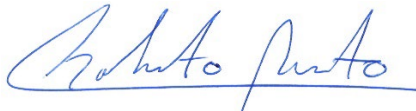
1. The Director has made a Final Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 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 Site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, M.Sc., P.Ag.
Senior Contaminated Sites Officer

Enclosure

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

Jessica Brummel, Commercial Real Estate Finance, HSBC Bank of Canada, 6th floor, 885 West Georgia Street, Vancouver, BC, V6C 3G1, Jessica_brummel@hsbc.ca

Tracy McRae, Anthem Properties, tmcrae@anthemproperties.com.

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

Cory Nelson, PGL Environmental Consultants, cnelson@pggroup.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

Charges, Liens, and Interest Holders (by mail):

Registration Number	Charges, Liens, or Interest Holder:
156083C	BC HYDRO 333 Dunsmuir St., Vancouver, BC V6B 4X3



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 composed of portions of 4500 and 4554 Dawson Street, 2350, 2410, 2430 Willingdon Avenue, 2223 and 2375 Alpha Avenue, Burnaby, British Columbia which is more particularly known and described as:

Point of Commencement (P.o.C) being the NW corner of LOT 136 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51591, then
proceeding N 89° 04' 53" E 177.769m to P1, then
S 00° 12' 53" W 8.866m to P2, then
N 45° 30' 03" W 4.201m to P3, then
S 89° 06' 01" W 165.532m to P4, then
S 45° 05' 07" W 4.315m to P5, then
S 01° 04' 12" W 69.609m to P6, then
S 44° 28' 01" E 4.203m to P7, then
N 89° 59' 47" E 7.615m to P8, then
Along a 90m radius curve to the right 37.891m to P9, then
S 65° 52' 54" E 41.999m to P10, then
Along a 70m radius curve to the right 29.817m to P11, then
S 89° 42' 46" E 11.735m to P12, then
Along a 70m radius curve to the left 8.893m to P13, then
N 82° 24' 02" E 16.780m to P14, then
N 80° 11' 52" E 17.886m to P15, then
N 40° 12' 23" E 4.597m to P16, then
S 00° 13' 08" W 26.310m to P17, then
N 49° 47' 42" W 3.856m to P18, then
S 80° 11' 52" W 14.736m P19, then
S 82° 24' 02" W 17.164m to P20, then
Along a 90m radius curve to the left 11.486m to P21, then
S 89° 42' 46" W 11.734m to P22, then
Along a 90m radius curve to the left 38.336m to P23, then
S 65° 52' 54" W 41.999m to P24, then
Along a 70m radius curve to the left 29.471m to P25, then
N 89° 59' 47" W 7.923m to P26, then
S 46° 15' 04" W 4.335m to P27, then
S 02° 30' 21" W 100.626m to P28, then
S 44° 09' 52" E 4.193m to P29, then
S 88° 46' 59" E 69.722m to P30, then
S 1° 12' 45" W 2.117m to P31, then
N 88° 46' 59" W 73.373m to P32, then
N 00° 13' 31" E 38.783m to P33, then

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N 00° 13' 58" E 128.158m to P34, then
N 00° 12' 12" E 42.928m to P.o.C.

Portions of the following PIDs are included in the above metes and bounds:

002-750-899 4500 Dawson Street
LOT 136 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51591

001-491-083 4554 Dawson Street
LOT 15 EXCEPT: PARCEL "A" (J1303E), DISTRICT LOT 124 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 3343

002-305-712 2350 Willingdon Avenue
LOT 121 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 35225

010-995-625 2410 Willingdon Avenue
NORTH HALF LOT 25 EXCEPT: THE WEST 33 FEET; DISTRICT LOT 124 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 3343

010-995-617 2430 Willingdon Avenue
SOUTH HALF LOT 25 EXCEPT: FIRSTLY: THE WEST 33 FEET
SECONDLY: THE EAST 30 FEET; DISTRICT LOT 124 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 3343

003-379-884 2233 Alpha Avenue
LOT 23 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3343

010-995-528 2375 Alpha Avenue
LOT 23 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3343

The site contains parts of a legal parcels depicted in an engineering drawing prepared by PGL Environmental on July 7, 2022. The site is more particularly described by the above metes and bounds and consists of Proposed Parcel J and those areas shown as ROAD on the proposed subdivision plan prepared by Olsen & Associates on May 6, 2022.

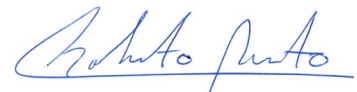
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 48.00"
Longitude: 123° 00' 6.00"

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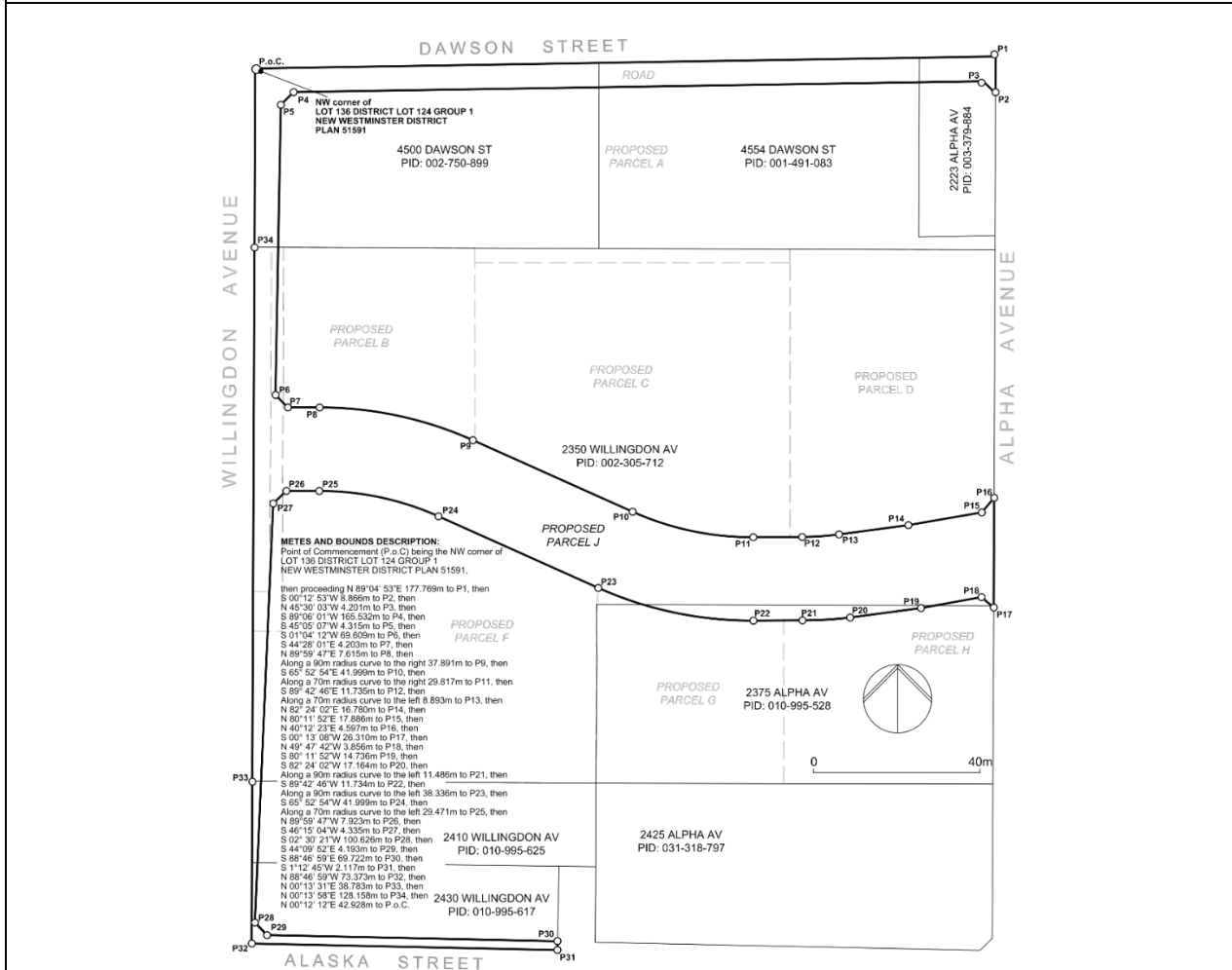
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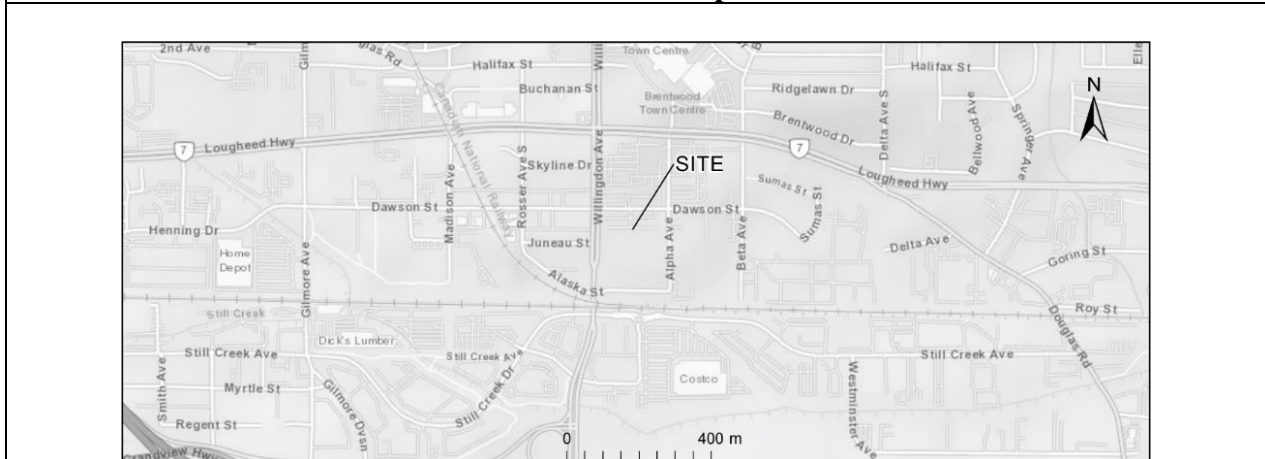


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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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:

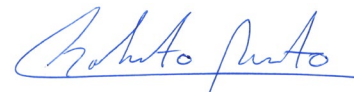
(a) The Site will be developed as roadway and any future building(s) on adjacent parcels that require(s) active pumping or drawdown of groundwater will be underlain by a parkade.

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 industrial 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
benzene	71-43-2
benz(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
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane	75-27-4
bromoform	75-25-2
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	124-48-1
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethylene, 1,1-	75-35-4

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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
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
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
nonane, n-	111-84-2
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
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

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trichlorofluoromethane	75-69-4
trimethylbenzene, 1,3,5-	78-01-4
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	78-01-4
VPHs	n/a
xylenes	1330-20-7
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:

acetone	67-64-1
benzene	71-43-2
bromodichloromethane	75-27-4
bromoform	75-25-2
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
dibromochloromethane [BDCM]	124-48-1
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
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
ethyl acetate	141-78-6
ethylbenzene	100-41-4
methyl ethyl ketone [MEK]	78-93-3
naphthalene	91-20-3
n-decane	124-18-5
n-hexane	110-54-3
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6

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tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	n/a
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
acridine	260-94-6
aluminium	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
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chloronaphthalene, 2-	91-58-7

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chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
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
EPH _{w10-19}	n/a
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
lead	7439-92-1
LEPHw	n/a
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
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
sodium	17341-25-2

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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
thallium	7440-28-0
tin	7440-31-5
titanium	7440-32-6
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
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-04
VPHw	n/a
xylenes, total	1330-20-7
zinc	7440-66-6

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Schedule D

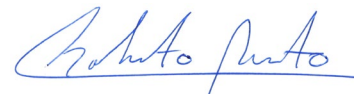
Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental, dated August 10, 2022.
- *Stage 1 Preliminary Site Investigation - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.
- *Stage 2 Preliminary and Detailed Site Investigation and Remediation Plan - 4500 and 4554 Dawson Street, 2350, 2410, and 2430 Willingdon Avenue, and 2223 and 2375 Alpha Avenue, Burnaby BC*, prepared by PGL Environmental Ltd., dated June 18, 2021.

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