



**BY E-MAIL: [ian.abercrombie@burnabyschools.ca](mailto:ian.abercrombie@burnabyschools.ca)**

Victoria File: 26250-20/26030  
Site ID: 26030

September 27, 2022

Ian Abercrombie  
Burnaby School District No. 41.  
4054 Norfolk Street  
Burnaby, BC V5G 0C3

Dear Mr. Abercrombie:

**Re: Preliminary Determination – 5325 & 5385 Kincaid Street, 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 and or 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.

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](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in black ink, appearing to read 'L. Zanini', written in a cursive style.

Lavinia Zanini, P.Geol.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Burnaby, Suite 101, Deer Lake 1, Burnaby, BC V5G 1H7 [planning@burnaby.ca](mailto:planning@burnaby.ca)

Reg North, Approved Professional Core6 Environmental Ltd.  
[rnorth@core6.ca](mailto:rnorth@core6.ca)

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria [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 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.

September 27, 2022  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 5325 and 5385 Kincaid Street, Burnaby, British Columbia which is more particularly known and described as:

5325 Kincaid Street, Lot 13 Except: Part Dedicated Road on Plan 36222; District Lot 80 Group 1  
New Westminster District Plan 10063 (PID 009-239-383)

5325 Kincaid Street, Lot 14 Except: Part Dedicated Road on Plan 36222; District Lot 80 Group 1  
New Westminster District Plan 10063 (PID 009-239-421)

5385 Kincaid Street, Lot 15 Except: Part Dedicated Road on Plan 36222; District Lot 80 Group 1  
New Westminster District Plan 10063 (PID 009-239-464)

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

Latitude: 49° 14' 55.91"

Longitude: 122° 59' 13.62"

September 27, 2022

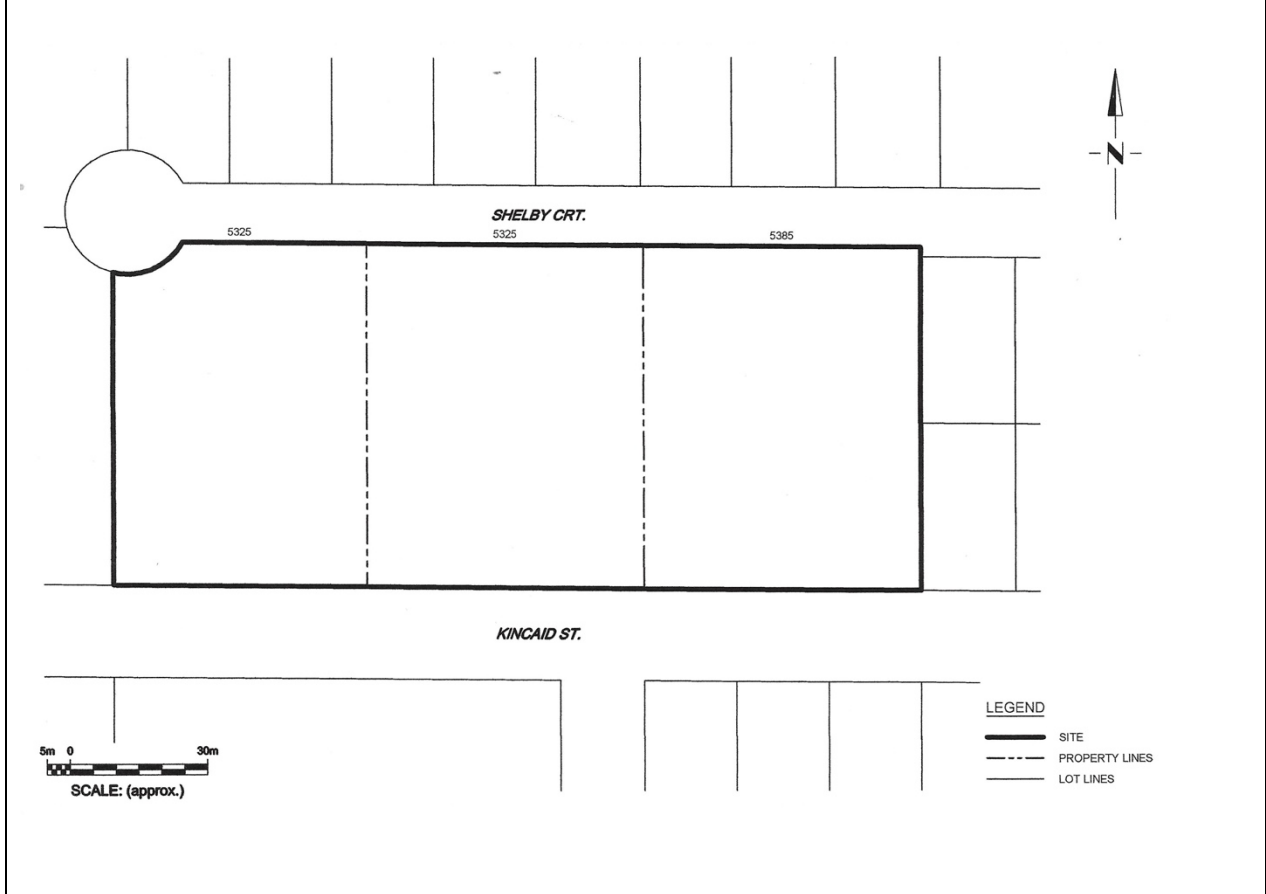
Date Issued



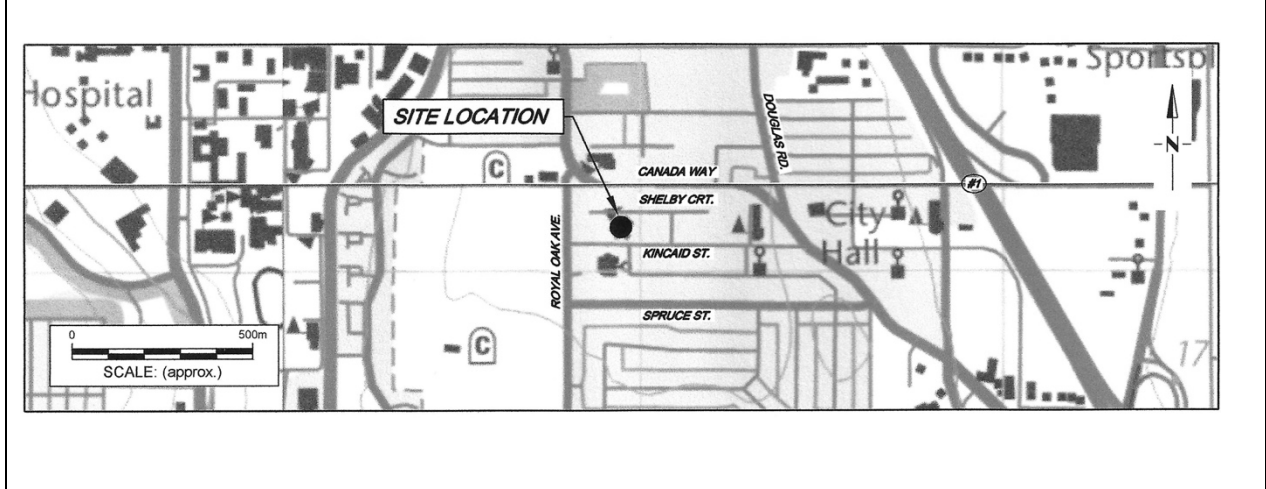
Lavinia Zanini

For Director, *Environmental Management Act*

# Site Plan



# Location Map



September 27, 2022

Date Issued

Site Identification Number 26030

Version 9.0 R

Lavinia Zanini  
For Director, *Environmental Management Act*

3 of 7

## Schedule B

### Requirements and Conditions

1. Any changes in land 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.

September 27, 2022

Date Issued

Site Identification Number 26030

Version 9.0 R



Lavinia Zanini

For Director, *Environmental Management Act*

4 of 7

## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for low density residential and urban park 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
benzo (a) pyrene	50-32-8
benzo (b&j) fluoranthene	205-99-2 & 205-82-3
benzo (g, h, i) perylene	191-24-2
benzo (k) fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz (a,h) anthracene	53-70-3
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1, 2, 3-c, d) pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	NA
lithium	7439-93-2
manganese	7439-96-5

September 27, 2022

Date Issued

Site Identification Number 26030

Version 9.0 R



Lavinia Zanini

For Director, *Environmental Management Act*

5 of 7

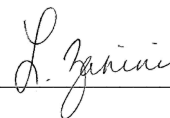
mercury	7439-97-6
methylnaphthalene, 1-	90-12-0
methylnaphthlane, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
thallium	7440-28-0
tin	7440-31-5
Tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
zinc	7440-66-6

September 27, 2022

Date Issued

Site Identification Number 26030

Version 9.0 R



Lavinia Zanini

For Director, *Environmental Management Act*

6 of 7



## Schedule D

### Documents

*Summary of Site Condition*, Core6 Environmental Ltd., August, 2022.


*Stage 1 and 2 Preliminary Site Investigation*, Core6 Environmental Ltd., August 2022.

September 27, 2022

Date Issued

Site Identification Number 26030

Version 9.0 R



Lavinia Zanini

For Director, *Environmental Management Act*

7 of 7