



Victoria File: 26250-20/26067
Site ID: 26067

October 24, 2022

Alan Lee
Regent Self Storage Inc.
201-11120 Horseshoe Way
Richmond, BC V7A 5H7
alee@smartcentres.com

Dear Alan Lee:

Re: Preliminary Determination – 5033 Regent Street, Burnaby, British Columbia

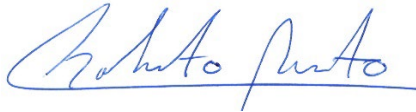
Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and 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.

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,

A handwritten signature in blue ink, appearing to read "Roberto Prieto".

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

Enclosure

cc: City of Burnaby, climateactionandenergy@burnaby.ca

David Mitchell, Approved Professional, Active Earth Engineering Ltd.,
david.mitchell@activeearth.ca

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

Client Information Officer, ENV Victoria, 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.

October 24, 2022
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 5033 Regent Street, Burnaby, British Columbia which is more particularly known and described as:

PID: 002-777-398

Block 3 Except: Firstly: Part shown on Plan 6721, Secondly: Parcel "A" (Explanatory Plan 12958); District Lot 74 Group 1 New Westminster District Plan 2603

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

Latitude: 49° 15' 31.3"
Longitude: 122° 59' 28.9"

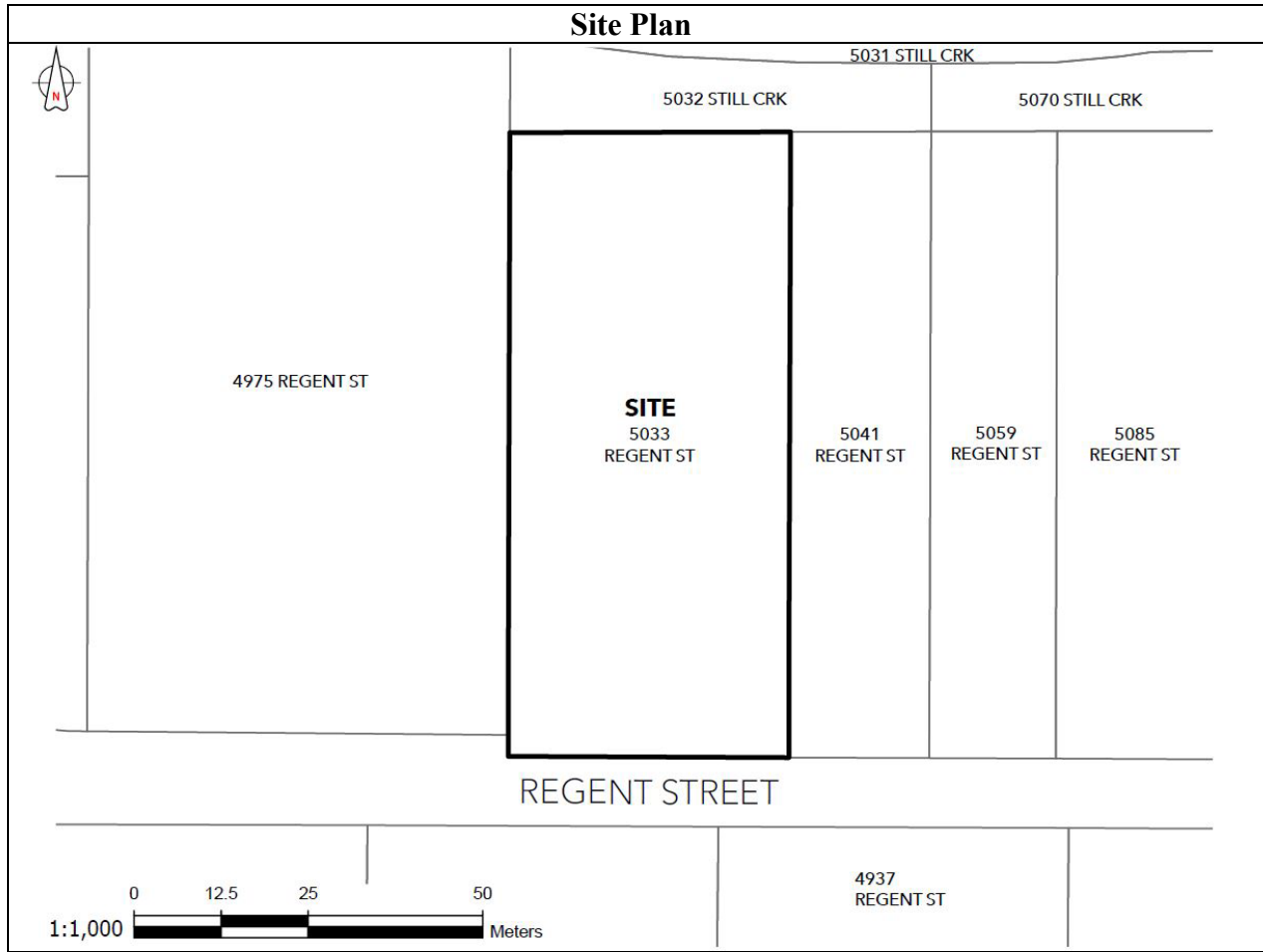
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October 24, 2022
Date Issued

Site Identification Number 26067
Version 9.0 R

Roberto Prieto
For Director, *Environmental Management Act*
3 of 10

Schedule B

Requirements and Conditions


Any changes in land, vapour, or water or uses 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.

October 24, 2022

Date Issued

Site Identification Number 26067

Version 9.0 R



Roberto Prieto

For Director, *Environmental Management Act*

4 of 10

Schedule C

Substances and Uses

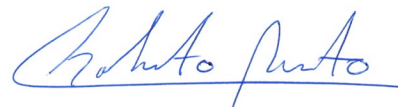
Substances evaluated in soil for industrial land soil use:

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

acenaphthene	83-32-9	dibromochloromethane	124-48-1
acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
aluminum	7429-90-5	dichlorobenzene, 1,3-	541-73-1
anthracene	120-12-7	dichlorobenzene, 1,4-	106-46-7
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, cis-1,2-	56-59-2
benzene	71-43-2	dichloroethylene, trans-1,2-	156-60-5
benzo(a)pyrene	50-32-8	dichloromethane	75-09-2
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	dichloropropane, 1,2-	78-87-5
benzo(k)fluoranthene	207-08-9	dichloropropene, 1-3-(cis+trans)	542-75-6
beryllium	7440-41-7	ethylbenzene	100-41-4
boron	7440-42-8	ethylene glycol	107-21-1
bromodichloromethane	75-27-4	fluoranthene	206-44-0
bromoform	75-25-2	fluorene	86-73-7
bromomethane	74-83-9	HEPHs	NA
cadmium	7440-43-9	indeno(1,2,3-cd) pyrene	193-39-5
carbon tetrachloride	56-23-5	lead	7439-92-1
chrysene	218-01-9	LEPHs	NA
chlorobenzene	108-90-7	lithium	7439-93-2
chloroform	67-66-3	manganese	7439-96-5
chromium	7440-47-3	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
iron	7439-89-6	methylnaphthalene, 2-	91-57-6
dibenz(a,h)anthracene	53-70-3	molybdenum	7439-98-7
dibromoethane, 1,2	106-93-4	naphthalene	91-20-3

October 24, 2022

Date Issued



Roberto Prieto

For Director, *Environmental Management Act*

nickel	7440-02-0	trichloroethane, 1,1,1-	71-55-6
phenanthrene	85-01-8	trichloroethane, 1,1,2-	79-00-5
pyrene	129-00-0	trichloroethylene	79-01-6
selenium	7782-49-2	trichlorofluoromethane	75-69-4
silver	7440-22-4	triethylene glycol	112-27-6
strontium	7440-24-6	toluene	108-88-3
styrene	100-42-5	tungsten	7440-33-7
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	vinyl chloride	75-01-4
thallium	7440-28-0	VPHs	NA
tin	7440-31-5	zinc	7440-66-6
trichlorobenzene, 1,2,4-	120-82-1	xylenes, total	1330-20-7

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	dichloromethane	75-09-2
bromodichloromethane	75-27-4	dichloropropane, 1,2-	78-87-5
bromoform	75-25-2	dichloropropene, 1-3-(cis+trans)	542-75-6
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	methyl tert-butyl ether (MTBE)	1634-04-4
chloroethane	75-00-3	n-decane	124-18-5
chloroform	67-66-3	n-hexane	110-54-3
chloromethane	74-87-3	styrene	100-42-5
dibromochloromethane	124-48-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,3-	541-73-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	127-18-4
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, cis-1,2-	56-59-2	toluene	108-88-3
dichloroethylene, trans-1,2	156-60-5	vinyl chloride	75-01-4
		xylenes, total	1330-20-7

October 24, 2022

Date Issued

Site Identification Number 26067
Version 9.0 R



Roberto Prieto
For Director, *Environmental Management Act*
6 of 10

Substances evaluated in water for freshwater aquatic life water use:

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

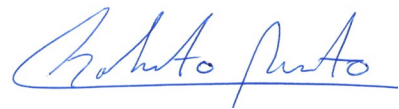
acenaphthene	83-32-9	ethylene glycol	107-21-1
acridine	260-94-6	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	lead	7439-92-1
arsenic	7440-38-2	LEPHw	NA
benzene	71-43-2	molybdenum	7439-98-7
benz(a)anthracene	56-55-3	methyl tert-butyl ether (MTBE)	1634-04-4
benzo(a)pyrene	50-32-8	naphthalene	91-20-3
barium	7440-39-3	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
cadmium	7440-43-9	propylene glycol, 1,2-	57-55-6
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	styrene	100-42-5
carbon tetrachloride	56-23-5	thallium	7440-28-0
chlorobenzene	108-90-7	titanium	7440-32-6
chloroform	67-66-3	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	trichloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	uranium	7440-61-1
dichloromethane	75-09-2	VPHw	NA
ethylbenzene	100-41-4	VHw6-10	NA
EPHw10-19	NA	xylene, total	1330-20-7
		zinc	7440-66-6

October 24, 2022

Date Issued

Site Identification Number 26067

Version 9.0 R



Roberto Prieto

For Director, *Environmental Management Act*

7 of 10

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, trans-1,2-	156-60-5
anthracene	120-12-7	dichloromethane	75-09-2
acetone	67-64-1	dichloropropene, 1-3-(cis+trans)	542-75-6
aluminum	7429-90-5	ethylbenzene	100-41-4
antimony	7440-36-0	EPHw10-19	NA
arsenic	7440-38-2	ethylene glycol	107-21-1
benzene	71-43-2	fluoranthene	206-44-0
benz(a)anthracene	56-55-3	fluorene	86-73-7
benzo(a)pyrene	50-32-8	lead	7439-92-1
benzo(b+j)fluoranthenes	205-99-2, 205-823	lithium	7439-93-2
barium	7440-39-3	molybdenum	7439-98-7
beryllium	7440-41-7	methyl tert-butyl ether(MTBE)	1634-04-4
boron	7440-42-8	methyl ethyl ketone (MEK)	106-99-0
bromodichloromethane	75-27-4	naphthalene	91-20-3
bromoform	75-25-2	nickel	7440-02-0
bromomethane	74-83-9	pyrene	129-00-0
cadmium	7440-43-9	propylene glycol, 1,2-	57-55-6
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium	17341-25-2
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	strontium	7440-24-6
chloroform	67-66-3	tin	7440-31-5
dibenz(a,h)anthracene	53-70-3	tungsten	7440-33-7
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	127-18-4
dichloroethylene, cis-1,2-	56-59-2	trichlorofluoromethane	75-69-4

October 24, 2022

Date Issued

Site Identification Number 26067

Version 9.0 R



Roberto Prieto

For Director, *Environmental Management Act*

8 of 10


triethylene glycol	112-27-6	VHw6-10	NA
toluene	108-88-3	vinyl chloride	75-01-4
uranium	7440-61-1	xylenes, total	1330-20-7
vanadium	7440-62-2	zinc	7440-66-6

October 24, 2022

Date Issued

Site Identification Number 26067

Version 9.0 R



Roberto Prieto

For Director, *Environmental Management Act*

9 of 10

Schedule D

Documents

Summary of Site Condition, 5033 Regent Street, Burnaby, BC, prepared by Active Earth Engineering, dated September 2022;

Stage 1 Preliminary Site Investigation, 5033 Regent Street, Burnaby, BC, prepared by Active Earth Engineering, dated September 2022;

Stage 2 Preliminary Site Investigation, 5033 Regent Street, Burnaby, BC, prepared by Active Earth Engineering, dated September 2022;

Phase 1 Environmental Site Assessment, 5033 Regent Street, Burnaby, BC, prepared by Keystone Environmental, dated April 2021.

October 24, 2022

Date Issued

Site Identification Number 26067

Version 9.0 R



Roberto Prieto

For Director, *Environmental Management Act*

10 of 10