



Victoria File: 26250-20/21422
Site ID: 21422

November 23, 2022

Ms. Monique Wang
Streetside Developments (BC) Ltd., Inc. No. BC0917495
201 - 6525 11B Street
Surrey, BC V3S 5N4
Monique.wang@qualico.com

Dear Ms. Wang:

Re: Preliminary Determination - 4718 Hastings Street, Burnaby, BC

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 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 James.Plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer
For Director, *Environmental Management Act*

Enclosure

cc: Saleh Haidar, City of Burnaby
saleh.haidar@burnaby.ca

Rosalind Nair, Travelers Insurance
rosalind.nair@travelers.com

David Bujnowicz, HSBC
david.bujnowicz@hsbc.ca

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

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 4718 Hastings Street, Burnaby, British Columbia which is more particularly known and described as:

Lot A District Lot 122 Group 1 New Westminster District Plan EPP90084
PID: 031-392-130

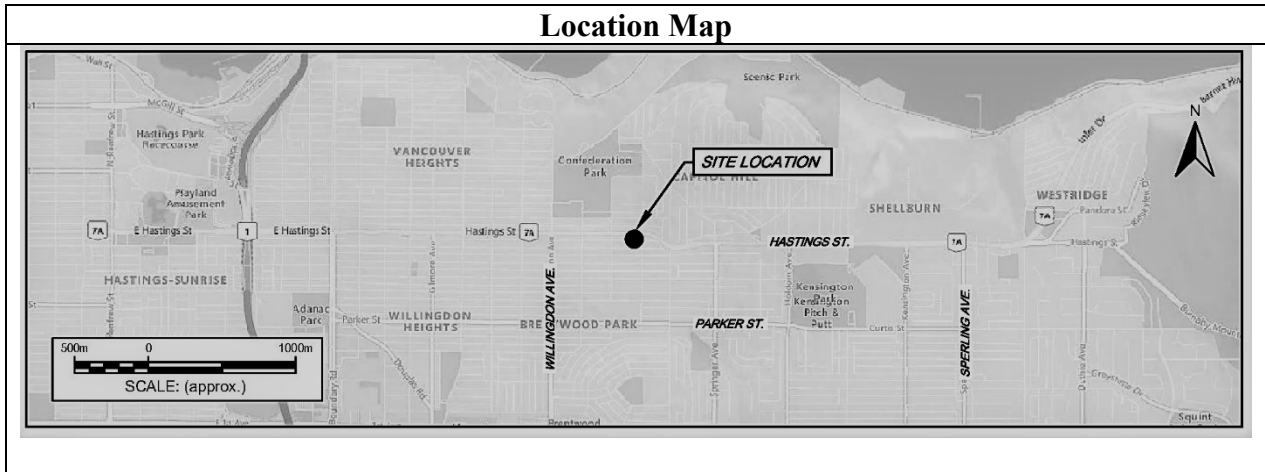
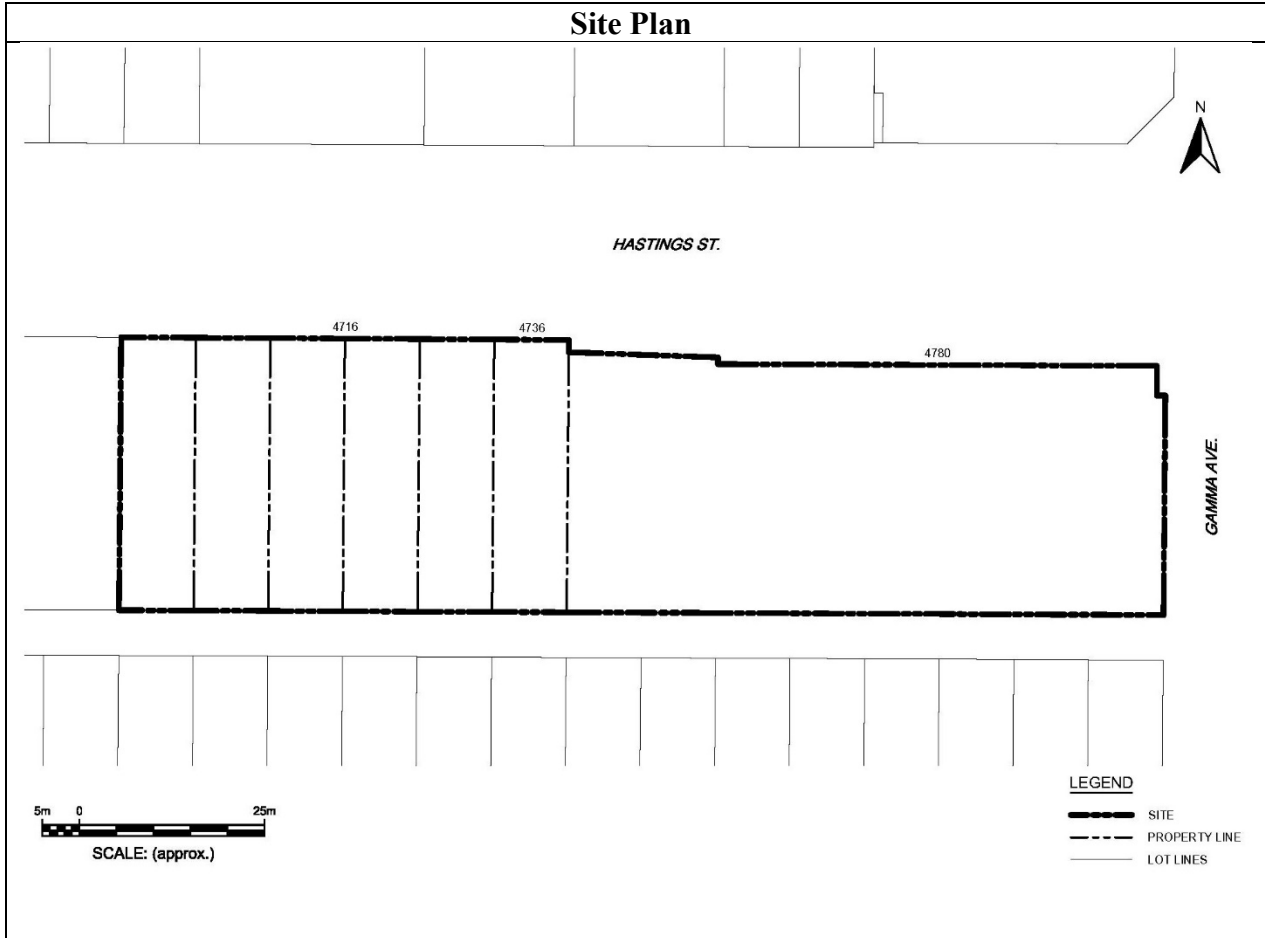
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 50.5"
Longitude: 122° 59' 45.4"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations, and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Buildings will have two levels of underground parking.

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at or adjacent to 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 person 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 commercial soil use:

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

acenaphthene	83-32-9	hexachlorobutadiene	87-68-3
acetone	67-64-1	hexanone, 2-	591-78-6
aluminum	7429-90-5	indeno(1,2,3-cd)pyrene	193-39-5
anthracene	120-12-7	iron	7439-89-6
antimony	7440-36-0	isopropylbenzene	98-82-8
arsenic	7440-38-2	lead	7439-92-1
barium	7440-39-3	LEPHs	NA
benzene	71-43-2	lithium	7439-93-2
benz(a)anthracene	56-55-3	manganese	7439-96-5
benzo(a)pyrene	50-32-8	mercury	7439-97-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl ethyl ketone [MEK]	78-93-3
benzo(k)fluoranthene	207-08-9	methyl tert-butyl ether [MTBE]	1634-04-4
beryllium	7440-41-7	methylnaphthalene, 1-	90-12-0
boron	7440-42-8	methylnaphthalene, 2-	91-57-6
bromobenzene	108-86-1	molybdenum	7439-98-7
bromodichloromethane	75-27-4	naphthalene	91-20-3
bromoform	75-25-2	nickel	7440-02-0
bromomethane	74-83-9	phenanthrene	85-01-8
butadiene, 1,3-	106-99-0	polychlorinated biphenyls, total [PCBs]	1336-36-3
cadmium	7440-43-9	pyrene	129-00-0
carbon tetrachloride	56-23-5	quinoline	91-22-5
chlorobenzene	108-90-7	selenium	7782-49-2
chloroform	67-66-3	silver	7440-22-4
chromium	7440-47-3	strontium	7440-24-6
chrysene	218-01-9	styrene	100-42-5

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cobalt	7440-48-4	tetrachloroethane, 1,1,1,2-	630-20-6
copper	7440-50-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethylene	127-18-4
dibromochloromethane [DBCM]	124-48-1	thallium	7440-28-0
dibromoethane, 1,2-	106-93-4	tin	7440-31-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,3-	87-61-6
dichlorodifluoromethane	75-71-8	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	79-01-6
dichloroethylene, 1,2-cis-	156-59-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-trans-	156-60-5	triethylene glycol	112-27-6
dichloromethane	75-09-2	trimethylbenzene, 1,3,5-	108-67-8
dichloropropane, 1,2-	78-87-5	tungsten	7440-33-2
dichloropropene, 1,3- (cis)	542-75-6	uranium	7440-61-1
dichloropropene, 1,3- (trans)	542-75-6	vanadium	7440-62-2
ethylbenzene	100-41-4	vinyl chloride	75-01-4
ethylene glycol	107-21-1	VPHs	NA
fluoranthene	206-44-0	xylenes	1330-20-7
fluorene	86-73-7	zinc	7440-66-6
HEPHs	NA		

Substances evaluated in vapour for parkade vapour use:

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

acetone	67-64-1	dichloropropene, 1,3- (cis)	542-75-6
benzene	71-43-2	dichloropropene, 1,3- (trans)	542-75-6
bromobenzene	108-86-1	ethyl acetate	141-78-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4

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bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorotoluene, 2-	95-49-8	n-hexane	110-54-3
dibromo-3-chloropropane, 1,2-	96-12-8	styrene	100-42-5
dibromochloromethane [DBCM]	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
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	156-59-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,2-cis	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2-trans	75-35-4	trimethylbenzene, 1,3,5-	108-05-4
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	VPHv	NA
dichloropropane, 1,3-	142-28-9	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	ethylene glycol	107-21-1
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acetone	67-64-1	fluoranthene	206-44-0
aluminum	7429-90-5	fluorene	86-73-7
anthracene	120-12-7	hexachlorobutadiene	87-68-3
antimony	7440-36-0	iron	7439-89-6
arsenic	7440-38-2	isopropylbenzene	98-82-8
barium	7440-39-3	lead	7439-92-1
benz(a)anthracene	56-55-3	lithium	7439-93-2
benzene	71-43-2	manganese	7439-96-5
benzo(a)pyrene	50-32-8	mercury	7439-97-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl ethyl ketone [MEK]	78-93-3
beryllium	7440-41-7	methyl tert-butyl ether [MTBE]	1634-04-4
boron	7440-42-8	methylnaphthalene, 1-	90-12-0
bromobenzene	108-86-1	methylnaphthalene, 2-	91-57-6
bromodichloromethane [BDCM]	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	naphthalene	91-20-3
bromomethane	74-83-9	nickel	7440-02-0
butadiene, 1,3-	106-99-0	propylene glycol, 1,2-	57-55-6
cadmium	7440-43-9	pyrene	129-00-0
carbon tetrachloride	56-23-5	quinoline	91-22-5
chlorobenzene	108-90-7	selenium	7782-49-2
chloroform	67-66-3	silver	7440-22-4
chromium, hexavalent	18540-29-9	strontium	7440-24-6
chromium, trivalent	16065-83-1	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
		tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromochloromethane	124-48-1	toluene	108-88-3
dibromoethane, 1,2-	106-93-4	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,3-	87-61-6
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5

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dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-06
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis-	156-59-2	triethylene glycol	112-27-6
dichloroethylene, 1,2-trans-	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	75-09-02	uranium	7440-61-1
dichloropropane, 1,2-	78-87-5	vanadium	7440-62-2
dichloropropane, 1,3-	142-28-9	VHw ₆₋₁₀	NA
dichloropropene, 1,3- (cis)	542-75-7	vinyl chloride	75-01-04
dichloropropene, 1,3- (trans)	542-75-8	xylene, total	1330-20-7
EPHW ₁₀₋₁₉	NA	zinc	7440-66-6
ethylbenzene	100-41-4		

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Condition, 4718 Hastings Street, Burnaby, BC, Keystone Environmental Ltd., November 22, 2022;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 4718 Hastings Street, Burnaby, BC, Keystone Environmental Ltd., September 29, 2022;

Release Request – Scenario 5, Demolition, Rezoning, Subdivision, Development and Building Permits Application, 4716 to 4780 Hastings Street, Burnaby, BC, Keystone Environmental Ltd., October 23, 2017; and

Report of Findings – Phase I Environmental Site Assessment 4716 to 4780 Hastings Street, Burnaby, BC, Keystone Environmental Ltd., May 16, 2016.

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