



VIA EMAIL: dli@wanson.ca

Victoria File: 26250-20/27960
Site ID: 27960

January 23, 2024

Wanson (Imperial) Development Ltd.
c/o Wanson (Royal Oak) Development Limited Partnership
8872 Hudson Street,
Vancouver, BC V6P 4N2

Dear Dominic Li:

**Re: Preliminary Determination - 6632, 6660 and 6692 Royal Oak Avenue,
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 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future 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 jody.fisher@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: Darseen Pooni, City of Burnaby
Darseen.Pooni@burnaby.ca

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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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Schedule A

The site covered by this Preliminary Determination is located at 6632, 6660 and 6692 Royal Oak Avenue, Burnaby, British Columbia which is more particularly known and described as:

The Site is a portion of Lot 110 District Lot 94 Group 1 New Westminster District Plan 52416, Lot "A" (BY147876E) District Lot 94 Group 1 New Westminster District Plan 2723 and Lot 1 District Lot 94 Group 1 New Westminster District Plan 2723 as described by the following metes and bounds:

Starting at the northwest corner of Lot 1 of Subdivision Plan of Lot 110 Plan 52416, Lot "A" (By147876e) and Lot 1 Plan 2723, and Parcel A (Reference Plan 1470) Lot 12 and Parcel B (Reference Plan 1469) Lot 33 Plan 720 all of District Lot 94 Group 1 New Westminster District Plan EPP112538: The Point of Commencement.

- Thence 90° 06' 19" for 35.243 metres;
- Thence 180° 14' 00" for 100.574 metres;
- Thence 270° 10' 30" for 31.584 metres;
- Thence 310° 26' 04" for 4.579 metres;
- Thence northerly being an arc of a 117.300 metre radius curve having a radial bearing of 81° 25' 36" to the centre of said curve and a radial bearing of 89° 46' 10" to the end of said curve an arc distance of 17.080 metres;
- Thence 359° 46' 10" for 0.807 metres; thence northerly being an arc of a 59.400 metre radius curve having a radial bearing of 269° 46' 10" to the centre of said curve and a radial bearing of 265° 04' 20" to the end of said curve an arc distance of 4.870 metres;
- Thence 355° 04' 20" for 10.331 metres;
- Thence northerly being an arc of a 40.509 metre radius curve having a radial bearing of 85° 04' 20" to the centre of said curve and a radial bearing of 89° 49' 03" to the end of said curve an arc distance of 3.355 metres;
- Thence 359° 49' 03" for 58.250 metres;
- Thence 44° 58' 14" for 4.231 metres;

Returning to The Point of Commencement.

6632 Royal Oak Avenue, Burnaby, BC
PID: 002-637-618

6660 Royal Oak Avenue, Burnaby, BC
PID: 002-981-041

6692 Royal Oak Avenue, Burnaby, BC

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PID: 002-632-292

The site contains part of a legal parcel depicted in an engineering drawing by Keystone Environmental Ltd., dated October 18, 2023.

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

Latitude:	49°	13'	22.6"
Longitude:	122°	59'	18.5"

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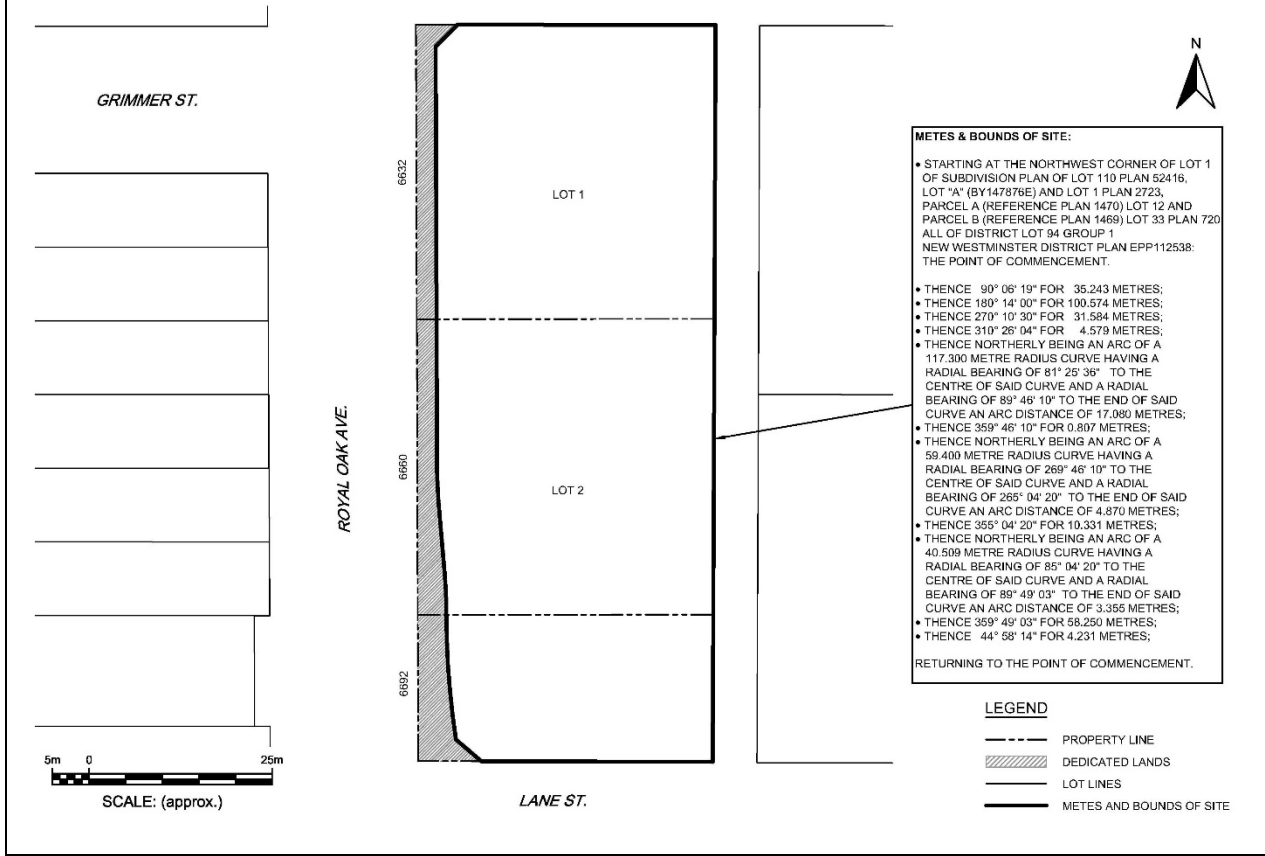
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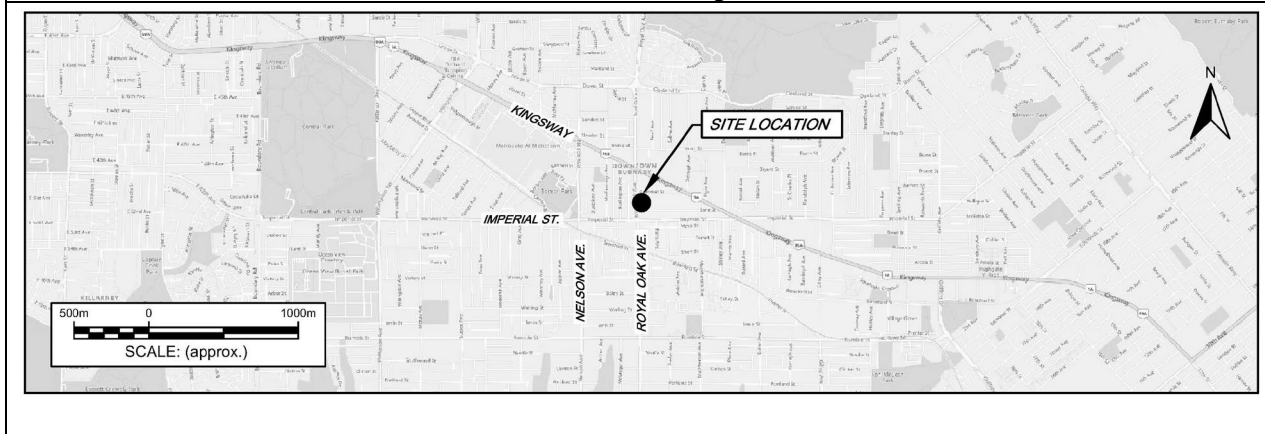


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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land 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 a Contaminated Sites Regulation numerical standard 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) *“Buildings erected at the site may have a parkade of any depth”*

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 high density residential land soil use:

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

acenaphthene	83-32-9	molybdenum	7439-98-7
aluminum	7429-90-5	naphthalene	91-20-3
anthracene	120-12-7	nickel	7440-02-0
antimony	7440-36-0	phenanthrene	85-01-8
arsenic	7440-38-2	polychlorinated biphenyls	NA
barium	7440-39-3	pyrene	129-00-0
benz(a)anthracene	56-55-3	quinoline	91-22-5
benzo(a)pyrene	50-32-8	selenium	7782-49-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	silver	7440-22-4
benzo(k)fluoranthene	207-08-9	strontium	7440-24-6
beryllium	7440-41-7	thallium	7440-28-0
boron	7440-42-8	tin	7440-31-5
cadmium	7440-43-9	tungsten	74400-33-7
chromium	7440-47-3	uranium	7440-61-1
chrysene	218-01-9	vanadium	7440-62-2
cobalt	7440-48-4	zinc	7440-66-6
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-cd)pyrene	193-39-5		
iron	7439-89-6		
lead	7439-92-1		
LEPHs	NA		
lithium	7439-93-2		
manganese	7439-96-5		
methylnaphthalene, 1-	90-12-0		

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To meet local background concentrations:

lead 7439-92-1

Substances evaluated in vapour for residential vapour use:

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

acetone	67-64-1	dichloropropane, 1,2-	78-87-5
benzene	71-43-2	dichloropropane, 1,3-	142-28-9
bromobenzene	108-86-1	dichloropropene, 1,3- trans-	542-75-6
bromodichloromethane	75-27-4	dichloropropene, 1,3-cis-	542-75-6
bromoform	75-25-2	ethylbenzene	100-41-4
bromomethane	74-83-9	hexachlorobutadiene	87-68-3
butadiene, 1,3-	106-99-0	isopropylbenzene	98-82-8
carbon tetrachloride	56-23-5	methyl tert-butyl ether	1634-04-4
chlorobenzene	108-90-7	methylcyclohexane	108-87-2
chloroethane	75-00-3	naphthalene	91-20-3
chloroform	67-66-3	n-decane	124-18-5
chloromethane	74-87-3	n-hexane	110-54-3
chlorophenol, 2-	95-57-8	styrene	100-42-5
chlorotoluene, 2-	95-49-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibromochloromethane	124-48-1	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dibromomethane	74-95-3	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,2-	95-50-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-06
dichlorodifluoromethane	75-71-8	trichlorofluoromethane	75-69-4
dichloroethane, 1,1-	75-34-3	trichloropropane, 1,2,3-	96-18-4
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-cis	156-59-2	vinyl chloride	75-01-4
dichloroethylene, 1,2-trans-	156-60-5	VPHv	N/A
dichloromethane	75-09-2	xylenes, total	1330-20-7

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Schedule D

Documents

*Summary of Site Condition, 6632, 6660 and 6692 Royal Oak Avenue, Burnaby, BC.,
Keystone Environmental Ltd., October 20, 2023;*

*Report of Findings – Stage 1 Preliminary Site Investigation and Supplemental Site
Investigation, 6632, 6660 and 6692 Royal Oak Avenue, Burnaby, BC., Keystone
Environmental Ltd., October 16, 2023;*

*Report of Findings – Phase I Environmental Site Assessment, 6632 Royal Oak Avenue,
Burnaby, BC., Keystone Environmental Ltd., January 17, 2021;*

*Report of Findings – Phase II Environmental Site Assessment, 6660 and 6692 Royal Oak
Avenue, Burnaby, BC., Keystone Environmental Ltd., December 5, 2014; and*

*Report of Findings – Phase I Environmental Site Assessment, 6660 and 6692 Royal Oak
Avenue, Burnaby, BC., Keystone Environmental Ltd., November 5, 2014.*

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