



VIA EMAIL

Victoria File: 26250-20/9760
Site ID: 9760

January 29, 2025

Minaz Shajani
0935902 B.C. Ltd., Inc.No. 935902
200-3787 Canada Way
Burnaby, BC V5G 1G5
minaz@avisina.ca

Re: Final Determination - 3819-3841 Canada Way, Burnaby, BC

Dear Mr. Shajani:

Please find enclosed a Final 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 Final 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 Final Determination will restrict or impair the director's power in that regard.
4. A qualified professional 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 that 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.

Issuance of this Final Determination is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Final Determination, please contact the undersigned at site@gov.bc.ca.

Yours truly,



James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

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

Submissions, CSAP Society
submissions@csapsociety.bc.ca

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

Sharon Hao, Director Real Estate Finance, BMO Corporate Finance
Sharon.Hao@bmo.com

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



Ministry of
Environment
and Parks

FINAL DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

THIS IS TO CERTIFY that a Final Determination has been made for the site identified in Schedule A of this document. The site *is not* a contaminated site.

This Final Determination is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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.

The issuance of this Final Determination is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Final 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 Final Determination is located at 3819-3841 Canada Way, Burnaby, British Columbia, which is more particularly known and described as:

Lot 1 District Lot 69 Group 1 New Westminster District Plan 75707
PID: 008-448-612, Civic Address: 3819 Canada Way, Burnaby, BC

Lot 8 Block 45 District Lot 69 Group 1 New Westminster District Plan 1321
PID: 002-662-671, Civic Address: 3841 Canada Way, Burnaby, BC

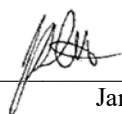
Lot 9 Block 45 District Lot 69 Group 1 New Westminster District Plan 1321
PID: 002-662-680, Civic Address: 3841 Canada Way, Burnaby, BC

Lot 37 District Lot 69 Group 1 New Westminster District Plan 39292
PID: 002-675-943, Civic Address: 3841 Canada Way, Burnaby, BC

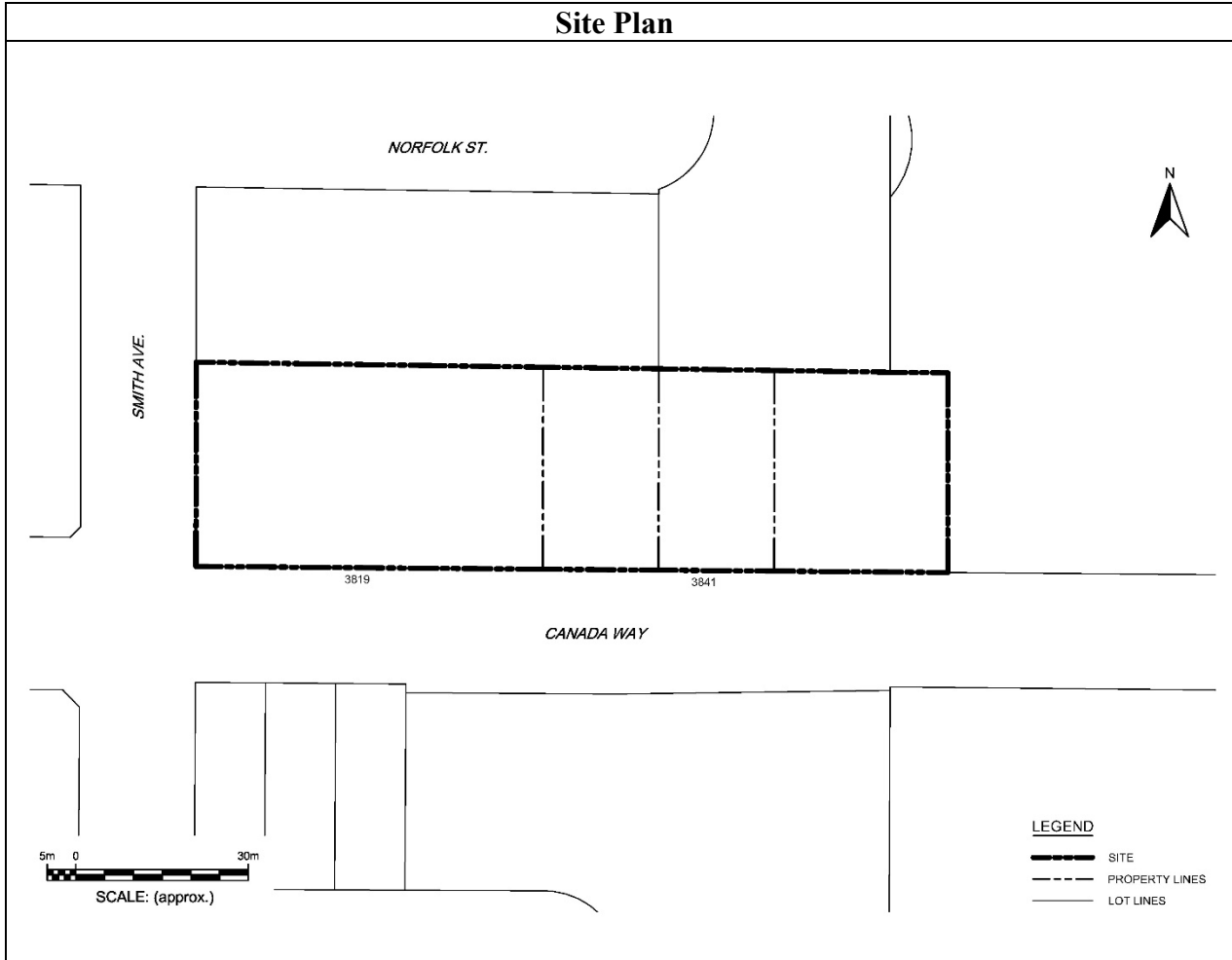
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 17.70"
Longitude: 123° 1' 7.90"

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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour, or water 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 uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. 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) A mixed-use building of any depth will occupy the Site.

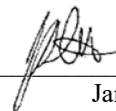
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible 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

Uses, Substances and Chemical Abstract Numbers

Substances evaluated in soil for high density residential soil use:

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

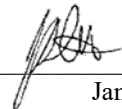
acenaphthene	83-32-9
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
butylbenzene, n-	104-51-8
butylbenzene, sec-	135-98-8
butylbenzene, tert-	98-06-6
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
cyclohexene	110-83-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1

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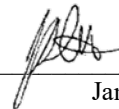
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dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 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
dicyclopentadiene	77-73-6
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
hexachlorobutadiene	87-68-3
indeno(1,2,3-cd)pyrene	193-39-5
isopropylbenzene	98-82-8
lead	7439-92-1
LEPHs	NA
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
propylbenzene, 1-	103-65-1
pyrene	129-00-0
quinoline	91-22-5
silver	7440-22-4

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styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
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
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

Substances evaluated in vapour for residential vapour use:

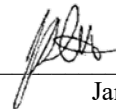
To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chloromethane	74-87-3
chlorophenol, 2-	95-57-8
chlorotoluene, 2-	95-49-8
dibromo-3-chloropropane, 1,2-	96-12-8

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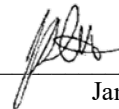
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dibromomethane	74-95-3
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2 cis-	156-59-2
dichloroethylene, 1,2 trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
ethyl acetate	141-78-6
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	108-10-1
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
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
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
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
trichloropropane, 1,2,3-	96-18-4
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylenes, total	1330-20-7

Substances evaluated in water for freshwater aquatic life water use:

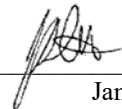
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9
acridine	260-94-6
ammonia (as N)	7664-41-7
anthracene	120-12-7
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
EPHw10-19	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0

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fluorene	86-73-7
hexachlorobutadiene	87-68-3
lead	7439-92-1
LEPHw	NA
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7
zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

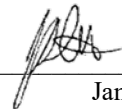
acenaphthene	83-32-9
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2

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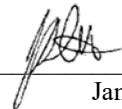
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
butylbenzene, n-	104-51-8
butylbenzene, sec-	135-98-8
butylbenzene, tert-	98-06-6
cadmium	7440-43-9
chromium	7440-47-3
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
copper	7440-50-8
cyclohexene	110-83-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
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
dichloropropane, 1,3	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
dicyclopentadiene	77-73-6
EPHw10-19	NA

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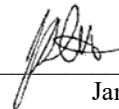
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ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
lead	7439-92-1
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
propylbenzene, 1-	103-65-1
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
silver	7440-22-4
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
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
trichlorobenzene, 1,2,3-	87-61-6
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5- VHw6-10	108-67-8 NA

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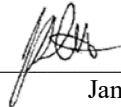
vinyl chloride
xylenes, total
zinc

75-01-4
1330-20-7
7440-66-6

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Schedule D

Documents

Summary of Site Condition, 3819-3841 Canada Way, Burnaby, BC, Keystone Environmental Ltd., October 23, 2024;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 3819-3841 Canada Way, Burnaby, BC, Keystone Environmental Ltd., October 22, 2024;

Stage 2 Preliminary Site Investigation, 3819-3841 Canada Way, Burnaby, BC, Next Environmental Inc., dated February 13, 2024;

Stage 1 Preliminary Site Investigation, 3819-3841 Canada Way, Burnaby, BC, Next Environmental Inc., dated January 4, 2024;

Domo Gas Bar Decommissioning Report, 3807 Canada Way, Burnaby, BC, Dillon Consulting Limited, dated October 10, 2006; and

Subsurface Site Investigation, 3807 Canada Way, Burnaby, BC, Dillon Consulting Limited, dated March 13, 2006.

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