



**VIA EMAIL:** [shivonne.scott@beedie.ca](mailto:shivonne.scott@beedie.ca)

Victoria File: 26250-20/10574  
Site ID: 10574 (part of)

September 15, 2023

BDC (Macpherson) Holdings Ltd., Inc. No. BC1333814  
Att: Shivonne Scott  
1790 – 1111 W Georgia Street  
Vancouver, BC V6E 4M3

Dear Shivonne Scott:

**Re: Final Determination - Dedication Area 1 – East Portion of 7118 and  
7280 MacPherson Avenue, Burnaby, BC**

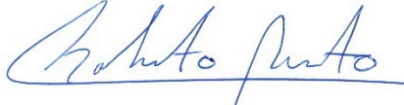
Please find enclosed a Final Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Final Determination that the site is not contaminated because the numerical standards 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 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 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 [Roberto.Prieto@gov.bc.ca](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,

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

Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Saleh Haidar, City of Burnaby  
[saleh.haidar@burnaby.ca](mailto:saleh.haidar@burnaby.ca)

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

Raminder Grewal, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenviro.com](mailto:mgeraghty@keystoneenviro.com)

Client Information Officer, Land Remediation Section, ENV  
[csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)



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

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

September 15, 2023  
Date Issued

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

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is the east portion of property located at 7280 MacPherson Avenue, Burnaby, British Columbia (Dedication Area 1). The PID and legal description of 7280 MacPherson Avenue is:

Parcel "K" (Explanatory Plan 26138) of Parcel "One" (Reference Plan 17228) of Parcel "J" (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426 005-034-892

The Site is legally known and described by the following metes and bounds legal description:

Starting at the Southeast Corner of Parcel "K" (Explanatory Plan 26138) of Parcel "One" (Reference Plan 17228) of Parcel "J" (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426, the point of commencement:

Thence 90° 40' 52" for 10.060 metres;  
Thence 00° 14' 35" for 32.043 metres;  
Thence 287° 21' 07" for 10.526 metres;  
Thence 180° 14' 35" for 35.063 metres;

Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in engineering drawings prepared by Keystone Environmental Ltd. on March 17, 2023.

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

Latitude: 49° 13' 4.20"  
Longitude: 122° 58' 52.80"

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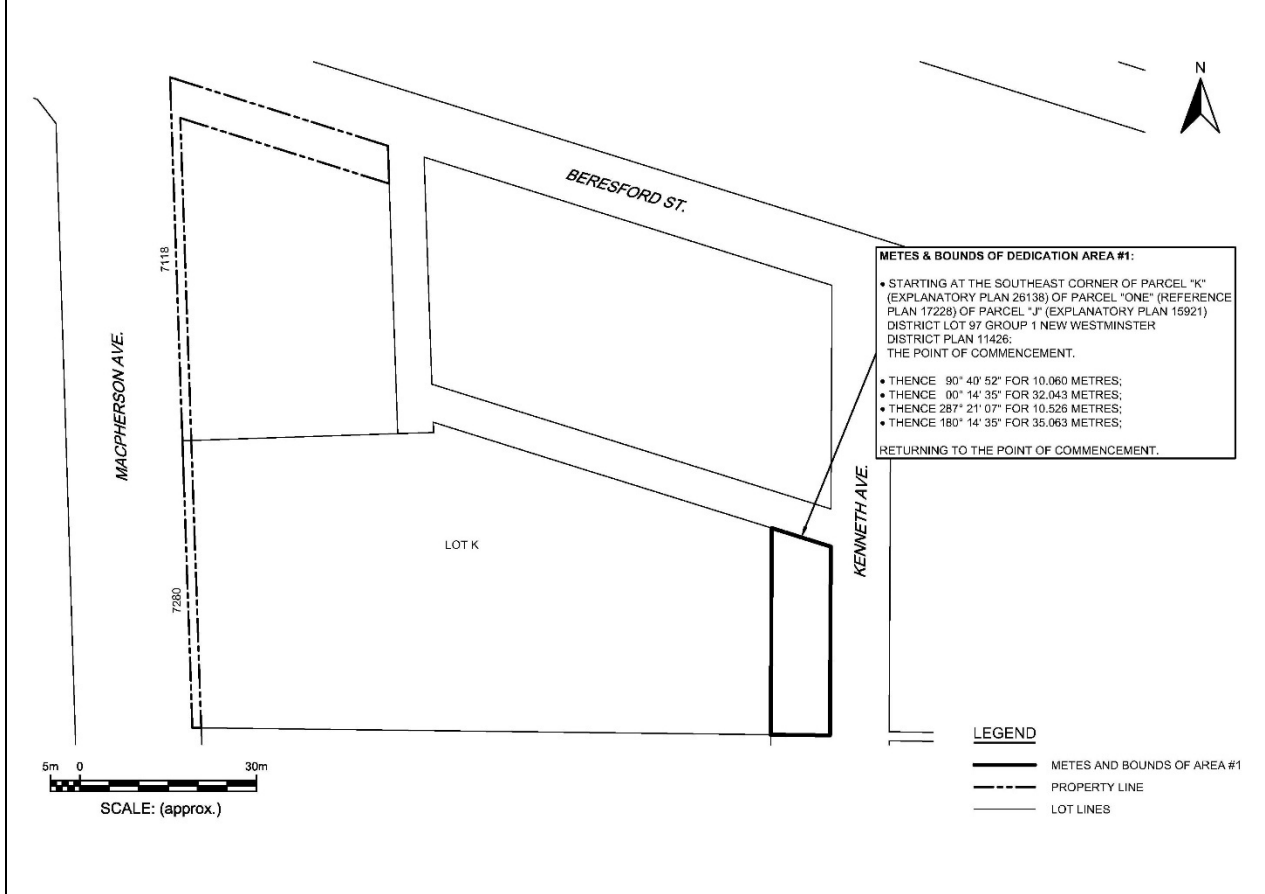
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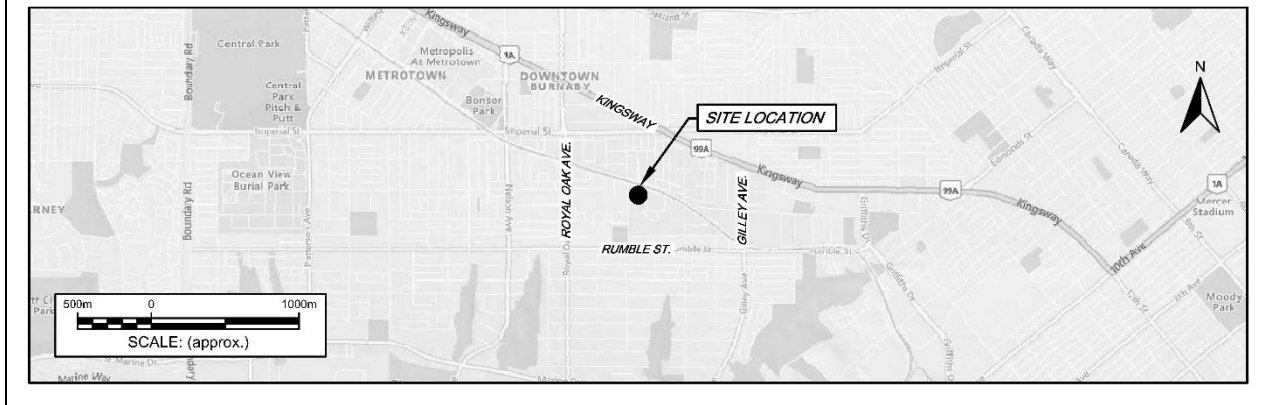
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## Site Plan



## Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land, 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 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) *Current land use is vacant without buildings.*
- (b) *Future land use could be roadway or vacant without buildings.*

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

### Substances and Uses

#### *Substances evaluated in soil for low-density residential land soil use:*

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

acenaphthene	83-32-9	mercury	7439-97-6
aluminum	7429-90-5	molybdenum	7439-98-7
anthracene	120-12-7	naphthalene	91-20-3
antimony	7440-36-0	nickel	7440-02-0
arsenic	7440-38-2	phenanthrene	85-01-8
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		
methylnaphthalene, 2-	91-57-6		

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***Substances evaluated in vapour for residential land vapour use:***

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

acetone	67-64-1	ethylbenzene	100-41-4
benzene	71-43-2	hexachlorobutadiene	87-68-3
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	methyl ethyl ketone	78-93-3
bromoform	75-25-2	methyl isobutyl ketone	108-10-1
bromomethane	74-83-9	methyl tert-butyl ether	1634-04-4
butadiene, 1,3-	106-99-0	methylcyclohexane	108-87-2
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	n-decane	124-18-5
chloroethane	75-00-3	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
chloromethane	74-87-3	tetrachloroethane, 1,1,1,2-	630-20-6
chlorophenol, 2-	95-57-8	tetrachloroethane, 1,1,2,2-	79-34-5
chlorotoluene, 2-	95-49-8	tetrachloroethylene	127-18-4
dibromo-3-chloropropane, 1,2-	96-12-8	toluene	108-88-3
dibromochloromethane	124-48-1	trichlorobenzene, 1,2,4-	120-82-1
dibromoethane, 1,2-	106-93-4	trichloroethane, 1,1,1-	71-55-6
dibromomethane	74-95-3	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,2-	95-50-1	trichloroethylene	79-01-06
dichlorobenzene, 1,3-	541-73-1	trichlorofluoromethane	75-69-4
dichlorobenzene, 1,4-	106-46-7	trichloropropane, 1,2,3-	96-18-4
dichlorodifluoromethane	75-71-8	trimethylbenzene, 1,2,4-	95-63-6
dichloroethane, 1,1-	75-34-3	trimethylbenzene, 1,3,5-	108-67-8
dichloroethane, 1,2-	107-06-2	vinyl chloride	75-01-4
dichloroethylene, 1,1-	75-35-4	VPHv	N/A
dichloroethylene, 1,2-cis	156-59-2	xylenes, total	1330-20-7
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- trans-	542-75-6		
dichloropropene, 1,3-cis-	542-75-6		
ethyl acetate	141-78-6		

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***Substances evaluated in water for drinking water use:***

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

acenaphthene	83-32-9	dichlorodifluoromethane	75-71-8
aluminum	7429-90-5	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloroethylene, 1,1-	75-35-4
antimony	7440-36-0	dichloroethylene, 1,2- trans-	156-60-5
arsenic	7440-38-2	dichloroethylene, 1,2-cis-	156-59-2
barium	7440-39-3	dichloromethane	75-09-2
benz(a)anthracene	56-55-3	dichlorophenol, 2,4 &2,5-	120-83-2 & 583-78-8
benzene	71-43-2	dichloropropane, 1,2-	78-87-5
benzo(a)pyrene	50-32-8	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dimethyphenol, 2,4-	105-67-9
beryllium	7440-41-7	dimethyphenol, 2,6-	576-26-1
boron	7440-42-8	dimethyphenol, 3,4-	95-65-8
bromobenzene	108-86-1	dinitrophenol, 2,4-	51-28-5
bromodichloromethane	75-27-4	EPHW <sub>10-19</sub>	NA
bromoform	75-25-2	ethylbenzene	100-41-4
bromomethane	74-83-9	ethylene glycol	107-21-1
butadiene, 1,3-	106-99-0	fluoranthene	206-44-0
cadmium	7440-43-9	fluorene	86-73-7
carbon tetrachloride	56-23-5	hexachlorobutadiene	87-68-3
chlorobenzene	108-90-7	iron	7439-89-6
chloroform	67-66-3	isopropylbenzene	98-82-8
chlorophenol, 2-	95-57-8	lead	7439-92-1
chromium, hexavalent	18540-29-9	lithium	7439-93-2
chromium, trivalent	16065-83-1	manganese	7439-96-5
chrysene	218-01-9	mercury	7439-97-6
copper	7440-50-8	methyl ethyl ketone	78-93-3
dibenz(a,h)anthracene	53-70-3	methyl tert-butyl ether	1634-04-4
dibromochloromethane	124-48-1	methylnaphthalene, 1-	90-12-0
dibromomethane, 1,2-	106-93-4	methylnaphthalene, 2-	91-57-6
dichlorobenzene, 1,2-	95-50-1	methyphenol, 2-	95-48-7
dichloroethane, 1,1-	75-34-3	methyphenol, 3&4-	108-39-4 & 106-44-5
dichlorobenzene, 1,4-	106-46-7	molybdenum	7439-98-7

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naphthalene	91-20-3
nickel	7440-02-0
pentachlorophenol	87-86-5
phenol	108-95-2
phenol, 2-methy-4,6-dinitro	534-521
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tetrachlorophenol, 2,3,4,6-	58-90-2
tin	7440-31-5
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	79-01-06
trichlorofluoromethane	75-69-4
trichlorophenol, 2,4,5-	95-95-4
trichlorophenol, 2,4,6-	88-06-02
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5-	108-67-8
uranium	7440-61-1
vanadium	7440-62-2
VHw <sub>6-10</sub>	NA
vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

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## Schedule D

### Documents

*Summary of Site Condition, Proposed Dedication Area 1 – 7280 MacPherson Avenue, Burnaby, BC, Keystone Environmental Ltd., May 5, 2023;*

*Stage 1 and 2 Preliminary Site Investigation, Proposed Dedication Areas – 7118 and 7280 MacPherson Avenue, Burnaby, BC, Keystone Environmental Ltd., April 21, 2023;*

*Phase 1 Environmental Site Assessment, 7118 – 7280 MacPherson Avenue, Burnaby, BC, PGL Environmental Consultants, June 1, 2021; and*

*Stage 1 and 2 Preliminary Site Investigation, 7118 – 7280 MacPherson Avenue, Burnaby, BC, PGL Environmental Consultants, February 1, 2008.*

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