



Ministry of
Environment

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.

April 29/14
Date Issued

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 7447 North Fraser Way, Burnaby, British Columbia which is more particularly known and described as:

Lot 4, District Lot 166A, Group 1, New Westminster District, Plan BCP29939.
Except the following meets and bounds description:

With the southwest corner as the reference point, the 7399 North Fraser Way offsite contamination plume is confined to an area delineated by a boundary starting at the reference point, then a point approximately 27 m due 45 degrees northeast along the property line, 10.5m due 43 degrees southeast, 4 m due 225 degrees southwest, 10.5 m due 270 degrees west, 17 m due 175 degrees southwest, and 2 m due 315 degrees northwest.

PID: 027-066-771

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

| | | | |
|------------|------|-----|-------|
| Latitude: | 49° | 11' | 31.7" |
| Longitude: | 122° | 59' | 34.4" |

April 29/14

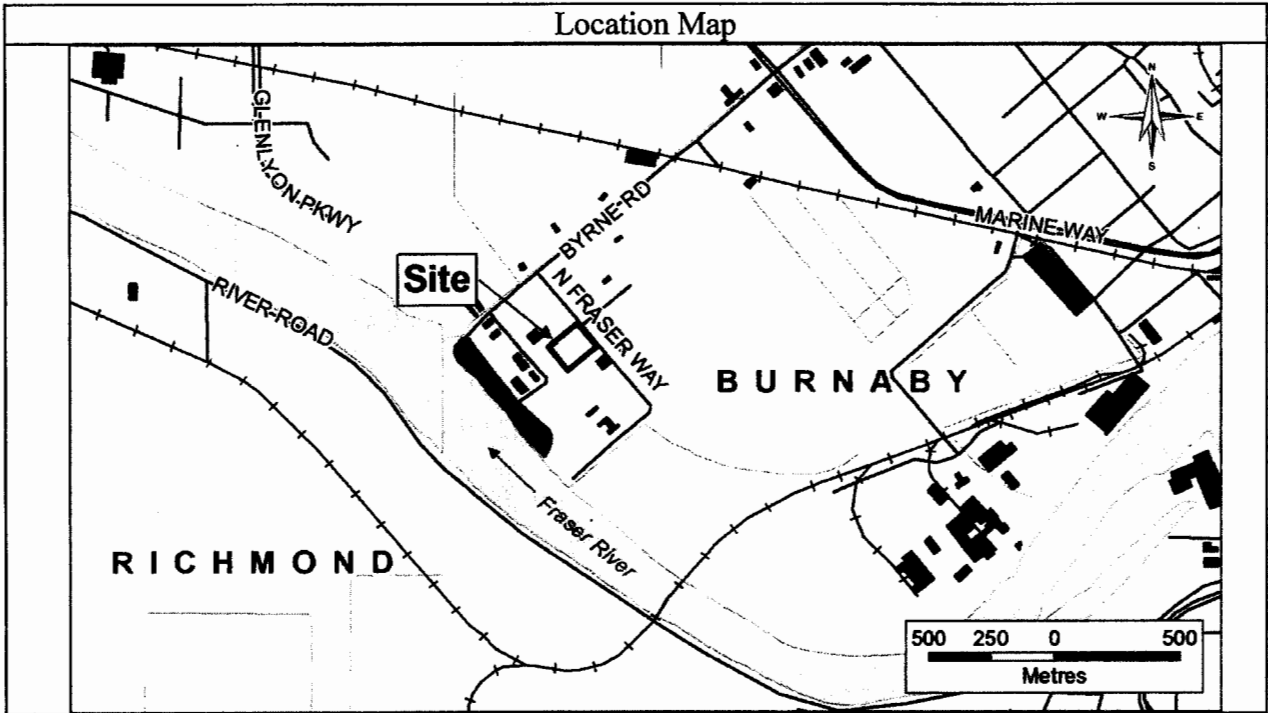
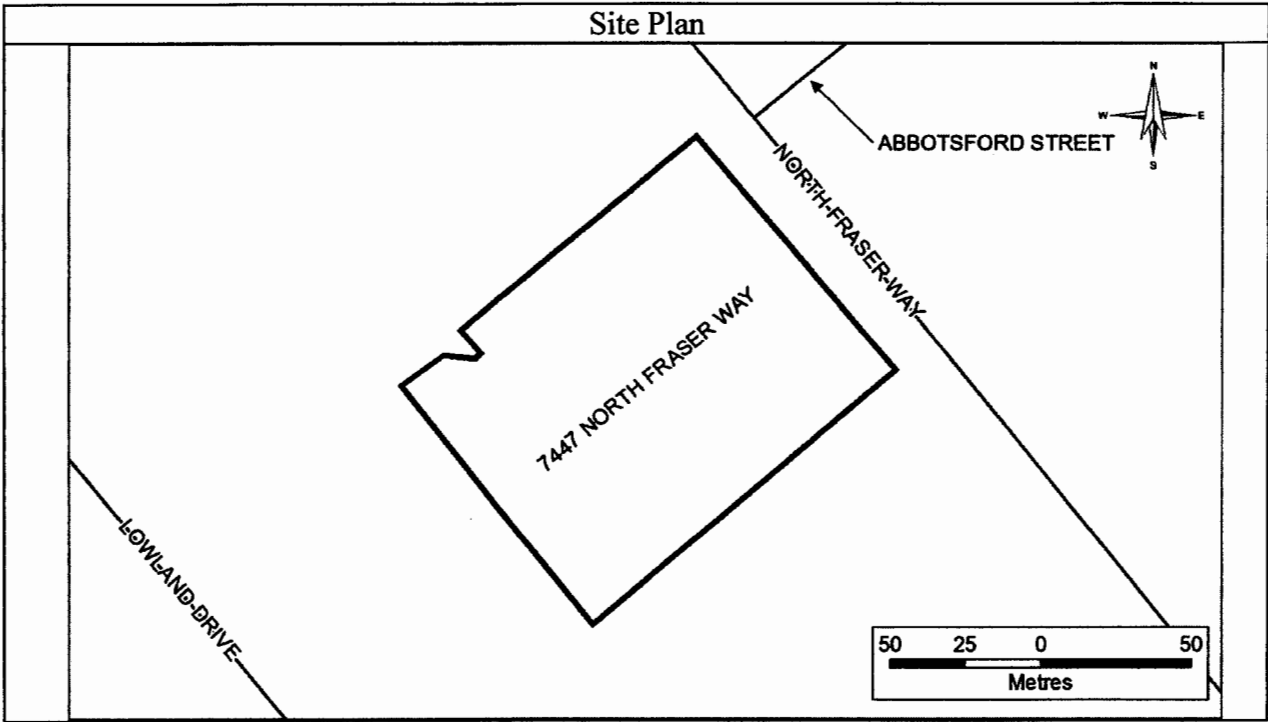
Date Issued

SITE Identification Number 16473
Version 8.0 R



John E. H. Ward
For Director, *Environmental Management Act*

2 of 7



April 29/14

Date Issued

SITE Identification Number 16473
Version 8.0 R

John E. H. Ward

John E. H. Ward
For Director, *Environmental Management Act*
3 of 7

Schedule B

Requirements and Conditions

1. Any changes in land 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 use to which this condition applies is 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 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:
 - (a) A slab-on-grade building will cover the northern half of the site;
 - (b) No trench work will be conducted as depths greater than 1.5 m below grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at and adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

April 29/14
Date Issued

SITE Identification Number 16473
Version 8.0 R

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*
4 of 7

Schedule C

Substances and Uses

Substances evaluated in soil for industrial land soil use:

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

- LEPHs and HEPHs;
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, tin, uranium, vanadium and zinc;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene; and
- 1,1,1,2-Tetrachloroethane, 1,1,1-trichloroethane, 1,1,2,2-tetrachloroethane, 1,1,2-trichloroethane, 1,1-dichloroethane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-dichloroethene, 1,2-dichloropropane, 1,3-dichlorobenzene, 1,4-dichlorobenzene, acetone, BDCM (bromodichloromethane), benzene, bromoform (tribromomethane), bromomethane (methyl bromide), carbon tetrachloride, chloroform, cis-1,3-dichloropropene, dibromochloromethane (DBCM), ethyl chloride (chloroethane), ethylbenzene, Freon 11 (trichlorofluoromethane), methyl chloride (chloromethane), methyl ethyl ketone (2-butanone), methyl isobutyl ketone (4-methyl-2-pentanone), methyl tert-butyl ether (MTBE), methylene bromide (dibromomethane), styrene, tetrachloroethylene, toluene, trans-1,2-dichloroethene, trans-1,3-dichloropropene, trichloroethylene, vinyl chloride (chloroethene), VPHs and xylene.

Substances evaluated in water for aquatic life water use:

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

- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinolone;
- 1,1,1-Trichloroethane, benzene, bromodichloromethane (BDCM), dibromochloromethane (DBCM), dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, dichloroethane, 1,2-, dichloromethane (methylene chloride), ethylbenzene, styrene, tetrachloroethylene (tetrachloroethene, 1,1,2,2-), tetrachloromethane (carbon tetrachloride), toluene, trichloroethylene (trichloroethene, 1,1,2-) and trichloromethane (chloroform); and
- VHW₆₋₁₀ and VPHw.

April 29/14

Date Issued

SITE Identification Number 16473
Version 8.0 R

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*

5 of 7

Substances evaluated in vapour for industrial land vapour use:

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

- 1,1,1,2-Tetrachloroethane, 1,1,1-trichloroethane, 1,1,2,2-tetrachloroethane, 1,1,2-trichloroethane, 1,1-dichloroethylene (1,1-dichloroethene), 1,2,4-trimethylbenzene, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), 1,2-dichloropropane (propylene dichloride), 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, 1,3-dichloropropene, 1,4-dichlorobenzene, 2-butanone (methyl ethyl ketone), acetone, benzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane (methyl bromide), carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), dibromochloromethane (DBCM), dichloromethane (methylene chloride), dichloropropylene, ethylbenzene, methyl isobutyl ketone (4-methyl-2-pentanone), methyl tert-butyl ether (MTBE), methylcyclohexane, naphthalene, n-decane, n-hexane, styrene, tetrachloroethylene (PCE) (PERC), toluene, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), vinyl chloride (chloroethene), VPHv and xylenes, mixture.

April 29/14

Date Issued

SITE Identification Number 16473
Version 8.0 R

John E. H. Ward

John E. H. Ward
For Director, *Environmental Management Act*

6 of 7

Schedule D

Documents

- Summary of Site Condition, prepared by Jelena Sladojevic / Tetra Tech EBA, dated Feb 2014;
- Stage 1 Preliminary Site Investigation Update and Limited Stage 2 Preliminary Site Investigation, 7447 North Fraser Way, Burnaby, BC, prepared by Carol Ma and Brant Dorman / EBA, a Tetra Tech Company, dated Feb 2014;
- Stage 1 Preliminary Site Investigation Update and Supplementary Site Investigation, 7447 North Fraser Way, Burnaby, BC, prepared by Carol Ma and Brant Dorman / EBA, a Tetra Tech Company, dated Nov 2012;
- Geotechnical Assessment Report, 7447 North Fraser Way, Burnaby, BC, prepared by exp Services Inc, dated Mar 2012; and
- Geotechnical Report for Proposed Development Property 7399 North Fraser Way Burnaby, BC, prepared by Trow Associates Inc., dated Jul 2008.

April 29/14

Date Issued

SITE Identification Number 16473
Version 8.0 R

John E. H. Ward

John E. H. Ward
Per Director, *Environmental Management Act*

7 of 7