



Victoria File: 26250-20/26037
Site ID: 26037

May 16, 2023

Mark Shieh
Happy Harvest Inc.
816 – 675 West Hastings Street
Vancouver, BC V6B 1N2
ms@tomospaces.com

Dear Mark Shieh:

Re: Preliminary Determination - 307 Main Street, Vancouver, British Columbia

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) 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geo
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, Contaminated.Sites@vancouver.ca
Chris Vollan, Tomo Spaces, cv@tomospaces.com
Duncan Macdonald, Approved Professional, PGL Environmental Consultants,
dmacdonald@pggroup.com
Zayed Mohamed, PGL Environmental Consultants, zmohamed@pggroup.com
Chelsea MacPherson, PGL Environmental Consultants, cmacpherson@pggroup.com
Vancouver City Savings Credit Union, info@vancity.com
Client Information Officer, ENV, Victoria, esp_cio@Victoria1.gov.bc.ca
CSAP Society, apopova@csapsociety.bc.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.

May 16, 2023
Date Issued

Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 307 Main Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 2 Block 9 District Lot 196 Plan 184

PID: 015-685-390

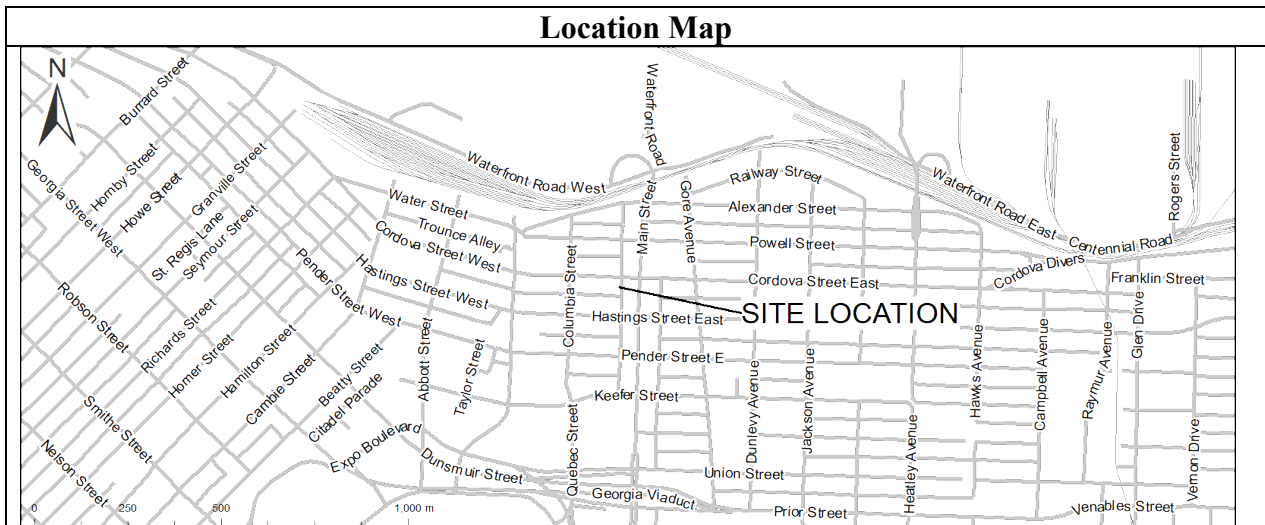
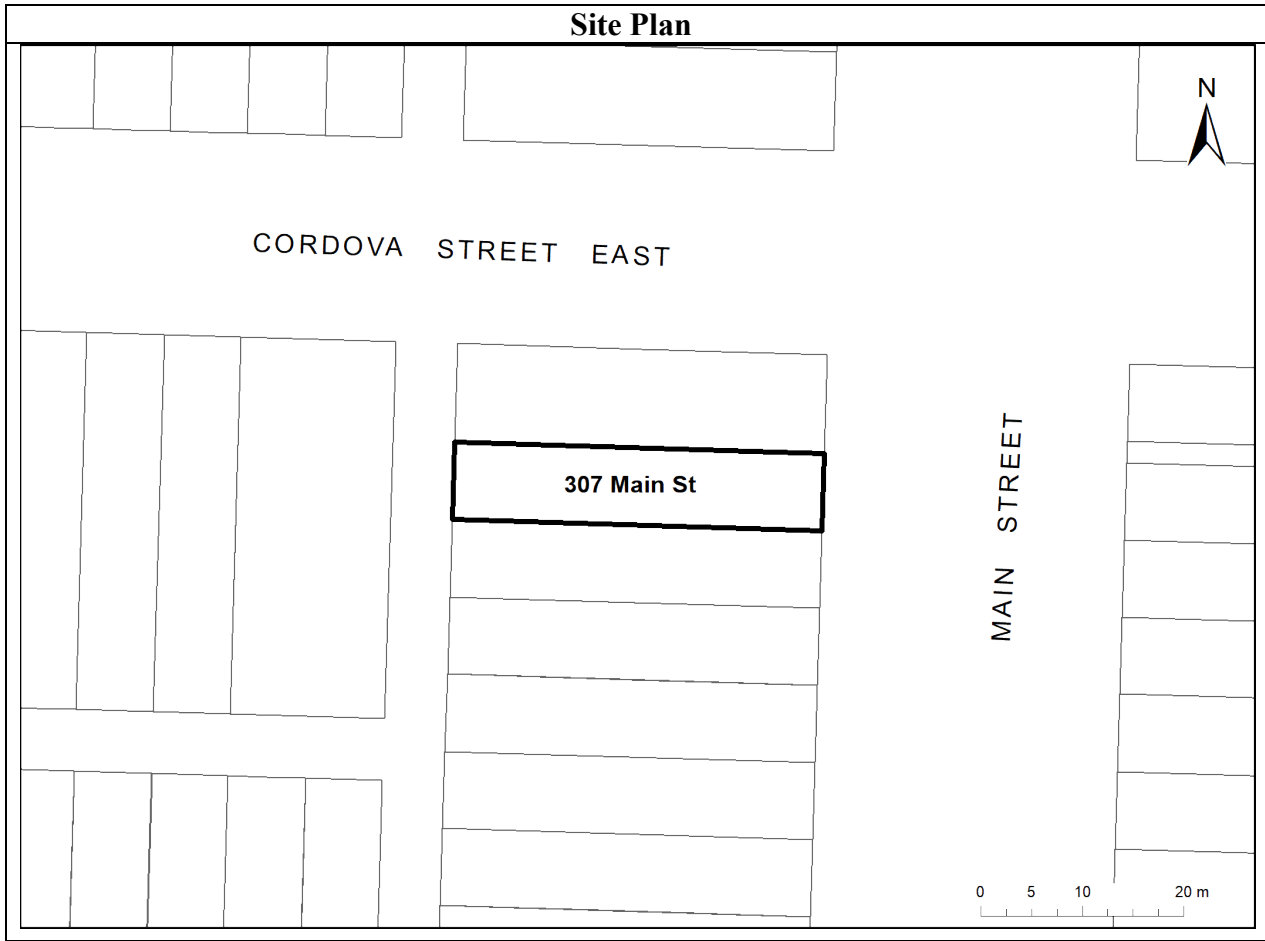
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 55.00"
Longitude: 123° 06' 00.00"

May 16, 2023
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Site Identification Number 26037
Version 9.0 R



May 16, 2023

Site Identification Number 26037
Version 9.0 R

Lavinia Zanini
For Director, *Environmental Management Act*
3 of 12

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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 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) Any future building(s) that does not require active pumping or drawdown of groundwater will be underlain by a concrete slab; and,
- (b) Any future building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.

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.

May 16, 2023

Site Identification Number 26037
Version 9.0 R


Lavinia Zanini
For Director, *Environmental Management Act*
4 of 12

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
aluminium	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
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
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane	75-27-4
bromoform	75-25-2
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chloronaphthalene,2-	91-58-7
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
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, 1,3-	541-73-1

May 16, 2023

Site Identification Number 26037
Version 9.0 R



Lavinia Zanini
For Director, *Environmental Management Act*
5 of 12

dichlorobenzene, 1,4-	106-46-7
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	1975-09-02
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-09-01
LEPHs	N/A
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
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
phenanthrene	1985-01-08
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
tetrachloroethylene	127-18-4
thallium	7440-28-0

May 16, 2023

Site Identification Number 26037
Version 9.0 R



Lavinia Zanini
For Director, *Environmental Management Act*
6 of 12

tin	7440-31-5
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	1979-01-06
trichlorofluoromethane	75-69-4
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	1975-01-04
VPHs	N/A
xylenes	1330-20-7
zinc	7440-66-6

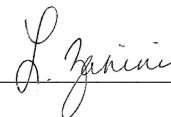
Substances evaluated in vapour for residential land vapour use:

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

carbon tetrachloride	56-23-5
chloroethane	75-00-3
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
naphthalene	91-20-3
tetrachloroethylene	127-18-4
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	1979-01-06
vinyl chloride	1975-01-04
VPH _v	N/A

May 16, 2023

Site Identification Number 26037
Version 9.0 R



Lavinia Zanini
For Director, *Environmental Management Act*
7 of 12

Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
boron	7440-42-8
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
cobalt	7440-48-4
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	1975-09-02
EPH _{w10-19}	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-09-01
LEPH _w	N/A
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3

May 16, 2023

Site Identification Number 26037
Version 9.0 R



Lavinia Zanini
For Director, *Environmental Management Act*
8 of 12

nickel	7440-02-0
phenanthrene	1985-01-08
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichloroethylene	1979-01-06
uranium	7440-61-1
VH _{w6-10}	N/A
VPH _w	N/A
xylenes, total	1330-20-7
zinc	7440-66-6

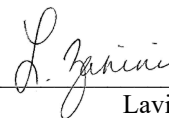
Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9
aluminium	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
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
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
cadmium	7440-43-9

May 16, 2023

Site Identification Number 26037
Version 9.0 R

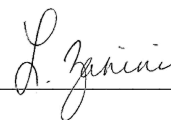


Lavinia Zanini
For Director, *Environmental Management Act*
9 of 12

carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chloronaphthalene, 2-	91-58-7
chromium	7440 47 3
cobalt	7440-48-4
copper	7440-50-8
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
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	1975-09-02
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
EPH _{w10-19}	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
lead	7439-09-01
manganese	7439-96-5
mercury	7439-97-6
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
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2

May 16, 2023

Site Identification Number 26037
Version 9.0 R

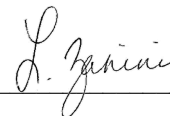


Lavinia Zanini
For Director, *Environmental Management Act*
10 of 12

silver	7440-22-4
sodium	7440-23-5
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	1979-01-06
trichlorofluoromethane	75-69-4
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
VH _{w6-10}	N/A
vinyl chloride	1975-01-04
xylenes, total	1330-20-7
zinc	7440-66-6

May 16, 2023

Site Identification Number 26037
Version 9.0 R



Lavinia Zanini
For Director, *Environmental Management Act*
11 of 12

Schedule D

Documents

Summary of Site Condition Site ID 26037, 307 Main Street, Vancouver, prepared by Duncan Macdonald/PGL Environmental Consultants, March 15, 2023.

Stage 1 Preliminary Site Investigation, 307 Main Street, Vancouver, BC, prepared by PGL Environmental Consultants, February 28, 2023.

Stage 2 Preliminary Site Investigation, 307 Main Street, Vancouver, BC, prepared by PGL Environmental Consultants, February 28, 2023.

May 16, 2023

Site Identification Number 26037
Version 9.0 R


Lavinia Zanini
For Director, *Environmental Management Act*
12 of 12