



Victoria File: 26250-20/21999
Site ID: 21999

March 2, 2021

Kiegan Scharnberg
CH (East Georgia) Limited Partnership
300-837 West Hastings Street
Vancouver, BC V6C 3N6
kiegan@fabricliving.ca

Dear Mr. Scharnberg:

**Re: Preliminary Determination – 1138 East Georgia 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.

This is to advise that the Director will consider submissions received within 30 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 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver Nicole.montgomery@vancouver.ca

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3 (david.mitchell@activeearth.ca)

Anna Popova, CSAP Society apopova@csapsociety.bc.ca
Jason Bains, Vancouver City Savings Credit Union Jason_bains@vancity.com
5th Floor 183 Terminal Avenue, Vancouver, BC, V6A 4G2

Steve Commons, Computershare Trust Company of Canada stevec@trezcapital.com
1700 – 745 Thurlow Street, Vancouver, BC, V6E 0C5



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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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1138 East Georgia Street, Vancouver, British Columbia, which is more particularly known and described as:

Lot 1 Block 21 of Block A District Lot 182 Plan 355
PID: 015-363-945

Lot 2 Block 21 of Block A District Lot 182 Plan 355
PID: 015-363-961

Lot 3 Block 21 of Block A District Lot 182 Plan 355
PID: 015-363-970

Lot 4 Block 21 of Block A District Lot 182 Plan 355
PID: 015-363-996

The East 19.5 Feet of Lot 5 Block 21 of Block A District Lot 182 Plan 355
PID: 015-364-054

Lot 5, Except the East 19.5 Feet, Block 21 of Block A District Lot 182 Plan 355
PID: 015-364-003

Lot 6 Block 21 of Block A District Lot 182 Plan 355
PID: 015-364-089

Lot 7 Block 21 of Block A District Lot 182 Plan 355
PID: 013-499-459

Lot 8 Block 21 of Block A District Lot 182 Plan 355
PID: 013-499-475

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

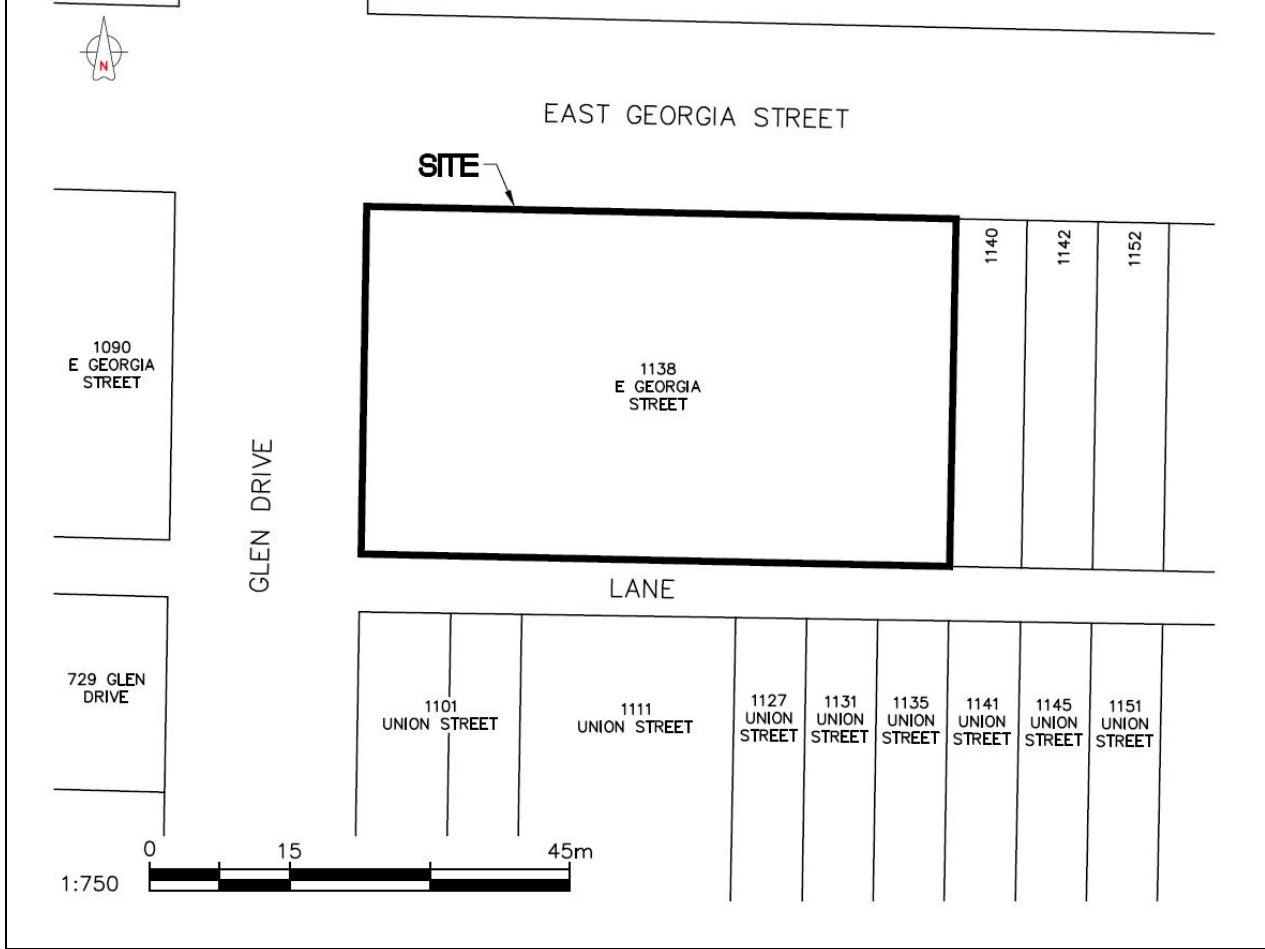
Latitude: 49° 16' 40.90"
Longitude: 123° 04' 50.40"

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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land or vapour uses 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 standards at and adjacent to 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 building constructed at the Site will be either slab-on-grade or will have underground concrete parking structures to meet the 2012 BC Building Code or better.*

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 residential high density land soil use:

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

acenaphthene	83-32-9	dichloroethylene, 1,1-	75-35-4
anthracene	120-12-7	dichloroethylene, 1,2-cis	156-59-2
antimony	7440-36-0	dichloroethylene, 1,2-trans	156-60-5
arsenic	7440-38-2	dichloromethane	75-09-02
barium	7440-39-3	dichloropropane, 1,2-	78-87-5
benz(a)anthracene	56-55-3	dichloropropene, 1,3-(cis+trans)	542-75-6
benzene	71-43-2	ethylbenzene	100-41-4
benzo(a)pyrene	50-32-8	ethylene glycol	107-21-1
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	fluoranthene	206-44-0
benzo(k)fluoranthene	207-08-9	fluorene	86-73-7
beryllium	7440-41-7	HEPHs	NA
bromodichloromethane	75-27-4	indeno(1,2,3-cd)pyrene	193-39-5
bromoform	75-25-2	lead	7439-92-1
cadmium	744-43-9	LEPHs	NA
carbon tetrachloride	56-23-5	mercury	7439-97-6
chlorobenzene	108-90-7	methyl tert-butyl ether	1634-04-4
chloroform	67-66-3	methylnaphthalene, 2-	91-57-6
chromium	7440-47-3	molybdenum	7439-98-7
chrysene	218-01-9	naphthalene	91-20-3
cobalt	7440-48-4	nickel	7440-02-0
copper	7440-50-8	phenanthrene	85-01-8
dibenz(a,h)anthracene	53-70-3	pyrene	129-00-0
dibromochloromethane	124-48-1	selenium	7782-49-2
dichlorobenzene, 1,2-	95-50-1	silver	7440-22-4
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethane, 1,1,1,2-	630-20-6
dichloroethane, 1,1-	75-34-3	tetrachloroethane, 1,1,2,2-	79-34-5
dichloroethane, 1,2-	107-06-2	tetrachloroethylene	127-18-4

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thallium	7440-28-0	triethylene glycol	112-27-6
tin	7440-31-5	uranium	7440-61-1
toluene	108-88-3	vanadium	7440-62-2
trichloroethane, 1,1,1-	71-55-6	vinyl chloride	75-01-4
trichloroethane, 1,1,2-	79-00-5	VPHs	NA
trichloroethylene	79-01-6	xylenes	1330-20-7
trichlorofluoromethane	75-69-4	zinc	7440-66-6

Substances evaluated in vapour for residential high density and parkade vapour use:

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

benzene	71-43-2	dichloropropane, 1,3-	142-28-9
bromobenzene	108-8-1	dichloropropene, 1,3- (cis +trans)	542-75-6
bromoform	75-25-2	n-decane	124-18-5
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	hexachlorobutadiene	87-68-3
chloroethane	75-00-3	isopropylbenzene	98-82-8
chloroform	67-66-3	methyl tert-butyl ether	1634-04-4
chloromethane	74-87-3	naphthalene	91-20-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane	75-95-3	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-6-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-06
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trichloropropane, 1,2,3	96-18-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2- cis	156-59-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2- trans	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-0902	xylenes, total	1330-20-7
dichloropropane, 1,2-	78-87-5		

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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	dichloroethane, 1,2-	107-06-7
acetone	67-64-1	dichloroethylene, 1-1	75-35-4
aluminum	7429-90-5	dichloroethylene, 1,2-cis	156-59-2
anthracene	120-12-7	dichloroethylene, 1,2-trans	156-60-5
antimony	7440-36-0	dichloromethane	75-09-02
arsenic	7440-38-2	dichloropropane, 1,2-	78-87-5
barium	7440-39-3	dichloropropene, 1,3-(cis+trans)	542-75-6
benz(a)anthracene	56-55-3	EPHw10-19	NA
benzene	71-43-2	ethylbenzene	100-41-4
benzo(a)pyrene	50-32-8	ethylene glycol	107-21-1
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	fluoranthene	206-44-0
beryllium	7440-41-7	fluorene	86-73-7
boron	7440-42-8	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	lead	7439-92-1
bromoform	75-25-2	lithium	7439-93-2
butadiene, 1,3-	106-99-0	methyl ethyl ketone	78-93-3
cadmium	7440-43-9	methylnaphthalene, 1-	90-12-0
carbon tetrachloride	56-23-5	methylnaphthalene, 2-	91-57-6
chlorobenzene	108-90-7	methyl tert-butyl ether	1634-04-4
chloroform	67-66-3	mercury	7439-97-6
chromium, hexavalent	18540-29-9	molybdenum	7439-98-7
chromium, trivalent	16065-83-1	naphthalene	91-20-3
chrysene	218-01-9	nickel	7440-02-0
cobalt	7440-48-4	phenanthrene	85-01-08
copper	7440-50-8	propylene glycol, 1,2-	57-55-6
dibenz(a,h)anthracene	53-70-3	pyrene	129-00-0
dibromochloromethane	124-48-1	quinoline	91-22-5
dibromoethane, 1,2-	106-93-4	selenium	7782-49-2
dichlorobenzene, 1,2-	95-50-1	silver	7440-22-4
dichlorobenzene, 1,4-	106-46-7	sodium ion	17341-25-2
dichloroethane, 1,1-	75-34-3	styrene	100-42-5

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tetrachloroethane, 1,1,1,2-	630-20-6	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,2,2-	79-34-5	triethylene glycol	112-27-6
tetrachloroethylene	120-82-1	trimethylbenzene, 1,3,5-	108-67-8
tetraethyl lead	78-00-2	uranium	7440-61-1
toluene	127-18-4	vanadium	7440-62-2
trichlorobenzene, 1,2,4-	120-82-1	VHw6-10	NA
trichloroethane, 1,1,1-	71-55-6	vinyl chloride	75-01-4
trichloroethane, 1,1,2-	79-00-5	xylenes, total	1330-20-7
trichloroethylene	79-01-06	zinc	7440-66-6

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	dichlorobenzene, 1,4-	106-46-7
acridine	260-94-6	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloromethane	75-09-02
antimony	7440-36-0	EPHw10-19	NA
arsenic	7440-38-2	ethylbenzene	100-41-4
barium	7440-39-3	ethylene glycol	107-21-1
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)pyrene	50-32-8	LEPHw	NA
beryllium	7440-41-7	lead	7439-92-1
boron	7440-42-8	mercury	7439-97-6
cadmium	7440-43-9	methyl tert-butyl ether	1634-04-4
carbon tetrachloride	56-23-5	molybdenum	7439-98-7
chlorobenzene	108-90-7	naphthalene	91-20-3
chloroform	67-66-3	nickel	7440-02-0
chromium, hexavalent	18540-29-9	phenanthrene	85-01-08
chromium, trivalent	16065-83-1	propylene glycol, 1,2-	57-55-6
chrysene	218-01-9	pyrene	129-00-0
cobalt	7440-48-4	quinoline	91-22-5
copper	7440-50-8	selenium	7782-49-2
dichlorobenzene, 1,2-	95-50-1	silver	7440-22-4
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5

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toluene	108-88-3	uranium	7440-61-1
tetrachloroethylene	127-18-4	VHw6-10	NA
trichloroethylene	79-01-06	VPHw	NA
thallium	7440-28-0	xylenes, total	1330-20-7
titanium	7440-32-6	zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, prepared by David Mitchell/Active Earth Engineering Ltd., dated December 2020;
- *Supplemental Site Investigation, 1138 East Georgia Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated December 2020;
- *Stage 1 Preliminary Site Investigation, 1102, 1120, 1128 and 1134 East Georgia Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2017; and
- *Stage 2 Preliminary Site Investigation, 1102, 1120, 1128 and 1134 East Georgia Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2017.

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