



VIA E-MAIL

Victoria File: 26250-20/21137
Site ID: 21137

January 18, 2022

Mr. Xudong Lin
2880 Arbutus Street Holdings Ltd.
202-1477 W Pender Street
Vancouver, BC V6G 2S3
james@originproperties.ca

Dear Mr. Lin:

Re: Preliminary Determination - 2888 Arbutus 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 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

Sen Bao, Computer Trust Company of Canada
Sen.Bao@cmls.ca

Abdul Waheed, Westmount West Services Inc.
Abdul@westmountwest.com

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

CSAP Society
613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5
apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3
mgeraghty@keystoneenvironmental.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.

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 2888 Arbutus Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 405 District Lot 526 Group 1 New Westminster District Plan EPP81300

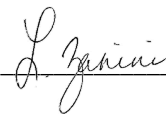
PID: 030-795-231

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

Latitude: 49° 15' 37.10"
Longitude: 123° 9' 9.80"

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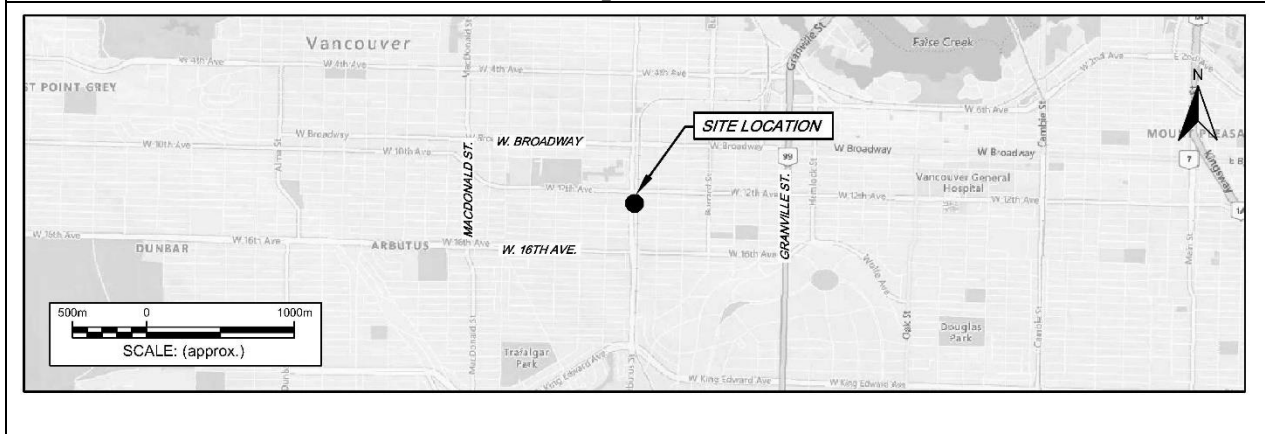
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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, 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 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 and adjacent to the site. These assumptions include the following:

- (a) A building with two levels of underground parking, with a minimum geodetic elevation for the base of the slab at 32.4 masl.


Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at or adjacent to 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 commercial land soil use:

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

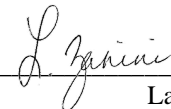
acenaphthene	83-32-9	indeno(1,2,3-cd)pyrene	193-39-5
acetone	67-64-1	iron	7439-89-6
aluminum	7429-90-5	isopropylbenzene	98-82-8
anthracene	120-12-7	lead	7439-92-1
antimony	7440-36-0	LEPHs	NA
arsenic	7440-38-2	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benzene	71-43-2	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl ethyl ketone [MEK]	78-93-3
benzo(a)pyrene	50-32-8	methyl tert-butyl ether [MTBE]	1634-04-4
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	phenol, 2-methyl-4,6- dinitro [DNOC]	534-52-1
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 1-	90-12-0
beryllium	7440-41-7	methylnaphthalene, 2-	91-57-6
boron	7440-42-8	methylphenol, 2-	95-48-7
bromobenzene	108-86-1	methylphenol, 3-	108-39-4
bromodichloromethane	75-27-4	methylphenol, 4-	106-44-5
bromoform	75-25-2	molybdenum	7439-98-7
bromomethane	74-83-9	chlorobenzene	108-90-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
cadmium	7440-43-9	nickel	7440-02-0
carbon tetrachloride	56-23-5	nitrophenol, 2-	88-75-5
chloroform	67-66-3	nitrophenol, 4-	100-02-7
chlorophenol, 2-	95-57-8	pentachlorophenol [PCP]	87-86-5
chlorophenol, 3-	108-43-0	phenanthrene	85-01-8
chlorophenol, 4-	106-48-9	phenol	108-95-2

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chromium	7440-47-3	pyrene	129-00-0
chrysene	218-01-9	quinoline	91-22-5
cobalt	7440-48-4	selenium	7782-49-2
copper	7440-50-8	silver	7440-22-4
dibenz(a,h)anthracene	53-70-3	strontium	7440-24-6
dibromochloromethane [DBCM]	124-48-1	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,3-	541-73-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	tetrachlorophenol, 2,3,4,5-	4901-51-3
dichlorodifluoromethane	75-71-8	tetrachlorophenol, 2,3,4,6-	58-90-2
dichloroethane, 1,1-	75-34-3	tetrachlorophenol, 2,3,5,6-	935-95-5
dichloroethane, 1,2-	107-06-2	thallium	7440-28-0
dichloroethylene, 1,1-	75-35-4	tin	7440-31-5
dichloroethylene, 1,2-cis-	156-59-2	toluene	108-88-3
dichloroethylene, 1,2-trans-	156-60-5	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
dichloromethane	75-09-2	trichlorobenzene, 1,2,3-	87-61-6
dichlorophenol, 2,3-	576-24-9	trichlorobenzene, 1,2,4-	120-82-1
dichlorophenol, 2,4-	120-83-2	trichloroethane, 1,1,1-	71-55-6
dichlorophenol, 2,5-	583-78-8	trichloroethane, 1,1,2-	79-00-5
dichlorophenol, 2,6-	87-65-0	trichloroethylene	79-01-6
dichlorophenol, 3,4-	95-77-2	trichlorofluoromethane	75-69-4
dichlorophenol, 3,5-	591-35-5	trichlorophenol, 2,3,4-	15950-66-0
dichloropropane, 1,2-	78-87-5	trichlorophenol, 2,3,5-	933-78-8
dichloropropene, 1,3- (cis)	542-75-6	trichlorophenol, 2,3,6-	933-75-5
dichloropropene, 1,3- (trans)	542-75-6	trichlorophenol, 2,4,5-	95-95-4
dimethylphenol, 2,4-	105-67-9	trichlorophenol, 2,4,6-	88-06-2
dimethylphenol, 2,6-	576-26-1	trichlorophenol, 3,4,5-	609-19-8
dimethylphenol, 3,4-	95-65-8	trimethylbenzene, 1,3,5-	108-67-8
dinitrophenol, 2,4-	51-28-5	tungsten	7440-33-2

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ethylbenzene	100-41-4	uranium	7440-61-1
fluoranthene	206-44-0	vanadium	7440-62-2
fluorene	86-73-7	vinyl chloride	75-01-4
HEPHs	NA	VPHs	NA
hexachlorobutadiene	87-68-3	xylenes	1330-20-7
hexanone, 2-	591-78-6	zinc	7440-66-6

Substances evaluated in vapour for parkade vapour use:

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

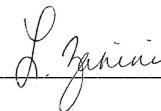
benzene	71-43-2	dichloropropene, 1,3- (cis)	542-75-6
bromobenzene	108-86-1	dichloropropene, 1,3- (trans)	542-75-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorotoluene, 2-	95-49-8	n-hexane	110-54-3
dibromo-3-chloropropane, 1,2-	96-12-8	styrene	100-42-5
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6

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dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis	156-59-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,2-trans	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-05-4
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	VPHv	NA
dichloropropane, 1,3-	142-28-9	xylene, total	1330-20-7

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	ethylene glycol	107-21-1
acetone	67-64-1	fluoranthene	206-44-0
aluminum	7429-90-5	fluorene	86-73-7
anthracene	120-12-7	hexachlorobutadiene	87-68-3
antimony	7440-36-0	hydroquinone	123-31-9
arsenic	7440-38-2	isopropylbenzene	98-82-8
barium	7440-39-3	lead	7439-92-1
benz(a)anthracene	56-55-3	lithium	7439-93-2
benzene	71-43-2	mercury	7439-97-6
benzo(a)pyrene	50-32-8	methyl ethyl ketone [MEK]	78-93-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl tert-butyl ether [MTBE]	1634-04-4
beryllium	7440-41-7	methylnaphthalene, 1-	90-12-0
boron	7440-42-8	methylnaphthalene, 2-	91-57-6
bromobenzene	108-86-1	methylphenol, 2-	95-48-7
bromodichloromethane [BDCM]	75-27-4	methylphenol, 3-	108-39-4
bromoform	75-25-2	methylphenol, 4-	106-44-5
bromomethane	74-83-9	methylphenol, 4- chloro-3-	59-50-7

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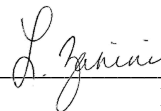
butadiene, 1,3-	106-99-0	molybdenum	7439-98-7
butylbenzene, n-	104-51-8	naphthalene	91-20-3
butylbenzene, sec-	135-98-8	nickel	7440-02-0
butylbenzene, tert-	98-06-6	pentachlorophenol [PCP]	87-86-5
cadmium	7440-43-9	phenol	108-95-2
carbon tetrachloride	56-23-5	phenol, 2-methyl-4,6- dinitro [DNOC]	534-52-1
chlorobenzene	108-90-7	propylbenzene, 1-	103-65-1
chloroform	67-66-3	propylene glycol, 1,2-	57-55-6
chlorophenol, 2-	95-57-8	pyrene	129-00-0
chromium, hexavalent	18540-29-9	quinoline	91-22-5
chromium, trivalent	16065-83-1	resorcinol	108-46-3
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	strontium	7440-24-6
cyclohexene	110-83-8	styrene	100-42-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	tetrachlorophenol, 2,3,4,6-	58-90-2
dichlorobenzene, 1,4-	106-46-7	tetraethyl lead	78-00-2
dichlorodifluoromethane	75-71-8	tin	7440-31-5
dichloroethane, 1,1-	75-34-3	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
dichloroethylene, 1,1-	75-35-4	trichlorobenzene, 1,2,3-	87-61-6
dichloroethylene, 1,2-cis-	156-59-2	trichlorobenzene, 1,2,4-	120-82-1
dichloroethylene, 1,2-trans-	156-60-5	trichloroethane, 1,1,1-	71-55-6
dichloromethane	75-09-02	trichloroethane, 1,1,2-	79-00-5
dichlorophenol, 2,4-	120-83-2	trichloroethylene	79-01-06
dichlorophenol, 2,5-	583-78-8	trichlorofluoromethane	75-69-4
dichloropropane, 1,2-	78-87-5	trichlorophenol, 2,4,5-	95-95-4
dichloropropane, 1,3-	142-28-9	trichlorophenol, 2,4,6-	88-06-02

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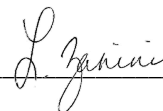
dichloropropene, 1,3- (cis)	542-75-7	triethylene glycol	112-27-6
dichloropropene, 1,3- (trans)	542-75-8	trimethylbenzene, 1,3,5-	108-67-8
dicyclopentadiene	77-73-6	uranium	7440-61-1
dimethylphenol, 2,4-	105-67-9	vanadium	7440-62-2
dimethylphenol, 2,6-	576-26-1	VHw ₆₋₁₀	NA
dimethylphenol, 3,4-	95-65-8	vinyl chloride	75-01-04
dinitrophenol, 2,4-	51-28-5	xylene, total	1330-20-7
EPH _{W10-19}	NA	zinc	7440-66-6
ethylbenzene	100-41-4		

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Schedule D

Documents

Summary of Site Condition. Keystone Environmental Ltd., December 10, 2021;

Report of Findings – Stage I Preliminary Site Investigation Update and Detailed Site Investigation, 2888 Arbutus Street, Vancouver, BC. Keystone Environmental Ltd., December 8, 2021;

Report of Findings – Phase I and II Environmental Site Assessment, 2880 Arbutus Street, Vancouver, BC. Keystone Environmental Ltd., January 20, 2016; and

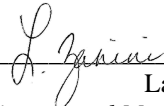
Underground Storage Tank Decommissioning Program, 2880 Arbutus Street, Vancouver, BC. Keystone Environmental Ltd., January 11, 2011.

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