



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.

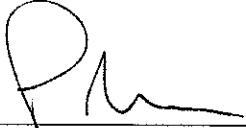
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

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Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 650 West 41st Avenue, Vancouver, British Columbia which is more particularly known and described as:

All THAT PART of land situated at 650 West 41st Avenue which may be more particularly described as follows:

Commencing at the Northwest corner of Lot 7 Except Part in Air Space Plan 20425 Block 892 District Lot 526 Plan 20424.

Thence  $93^{\circ}05'45''$  for a distance of 8.00 metres, following in the northerly limit of said Lot 7,

Thence  $181^{\circ}28'42''$  for a distance of 60.38 metres,

Thence  $172^{\circ}03'08''$  for a distance of 38.77 metres,

Thence  $164^{\circ}56'16''$  for a distance of 38.76 metres,

Thence  $155^{\circ}08'13''$  for a distance of 38.74 metres,

Thence  $147^{\circ}36'08''$  for a distance of 38.83 metres,

Thence  $138^{\circ}56'06''$  for a distance of 38.96 metres,

Thence  $138^{\circ}06'38''$  for a distance of 150.22 metres,

Thence  $93^{\circ}05'48''$  for a distance of 57.74 metres,

Thence  $183^{\circ}05'48''$  for a distance of 51.06 metres, more or less, to a point on the southerly limit of said Lot 7,

Thence  $273^{\circ}06'21''$  for a distance of 8.00 metres, more or less, following in the said southerly limit of Lot 7,

Thence  $3^{\circ}05'48''$  for a distance of 43.06 metres, more or less, following in the westerly limit of said Lot 7,

Thence  $273^{\circ}05'48''$  for a distance of 25.59 metres, more or less, following in the said southerly limit of Lot 7,

Thence  $228^{\circ}06'36''$  for a distance of 19.43 metres, more or less, following in the said southerly limit of Lot 7,

Thence  $318^{\circ}06'38''$  for a distance of 173.00 metres, more or less, following in the said westerly limit of Lot 7,

Thence  $318^{\circ}56'06''$  for a distance of 39.62 metres, more or less, following in the said westerly limit of Lot 7,

Thence  $327^{\circ}36'08''$  for a distance of 39.96 metres, more or less, following in the said westerly limit of Lot 7,

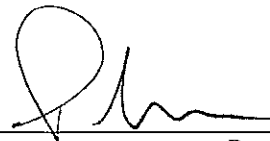
Thence  $335^{\circ}08'13''$  for a distance of 39.95 metres, more or less, following in the said westerly limit of Lot 7,

Thence  $344^{\circ}56'16''$  for a distance of 39.95 metres, more or less, following in the said westerly limit of Lot 7,

Thence  $352^{\circ}03'08''$  for a distance of 39.93 metres, more or less, following in the said westerly limit of Lot 7,

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Thence 1°28'42" for a distance of 61.27 metres, more or less, following in the said westerly limit of Lot 7, to the point of commencement, said area within the heavy outline containing 4,284 square metres, more or less.

The site contains part of a legal parcel depicted as shown within the heavy outline in a Sketch Plan prepared by Butler Sundvick, Drawing 4207-LD1 dated January 28th, 2015.

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

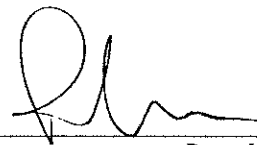
Latitude:	49°	15'	53.72"
Longitude:	123°	7'	14.85"

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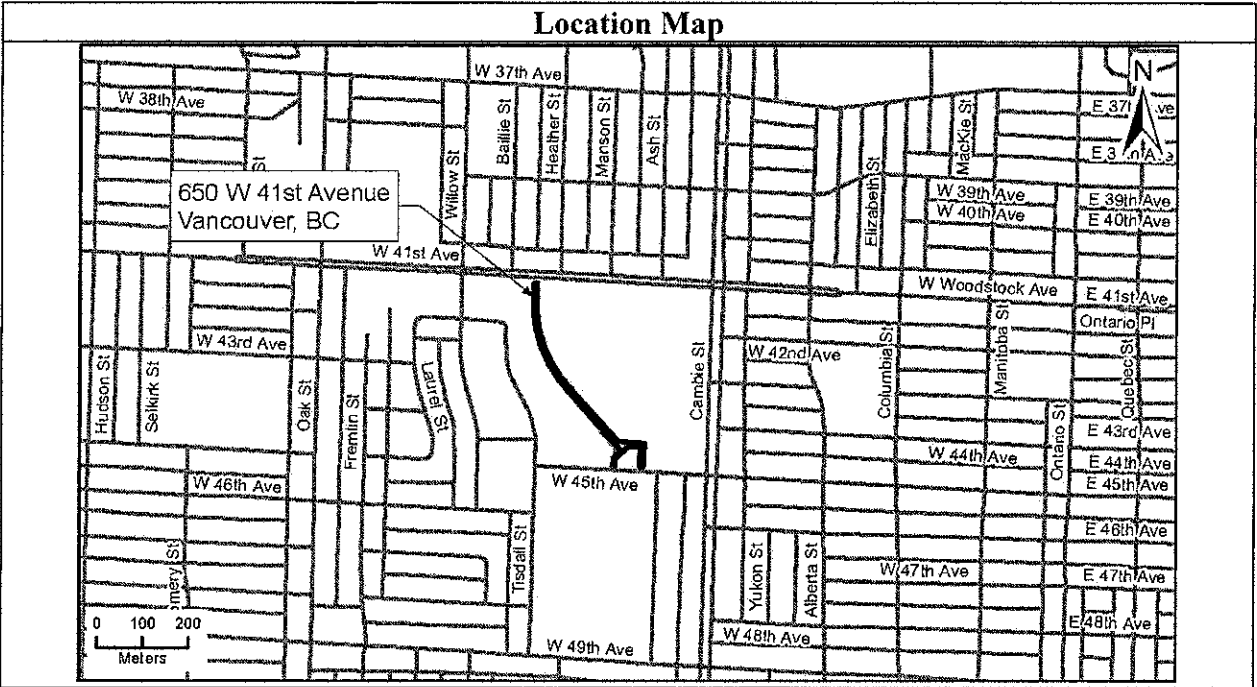
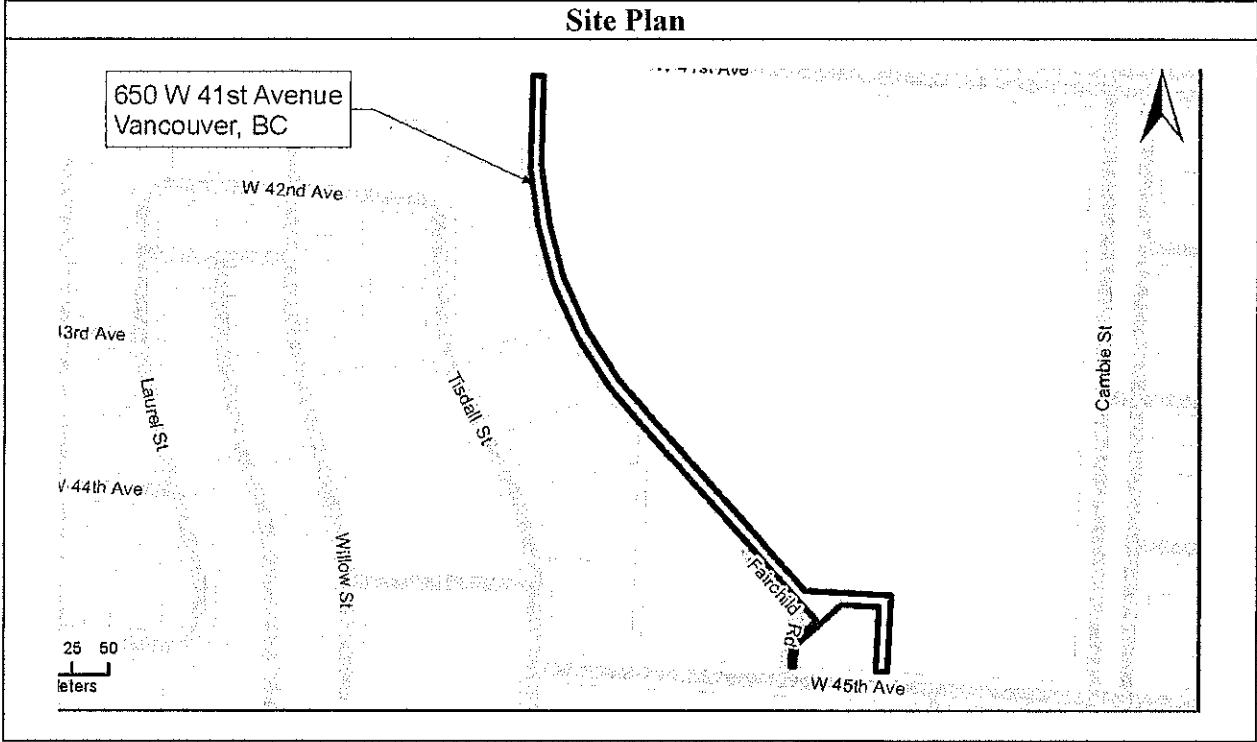
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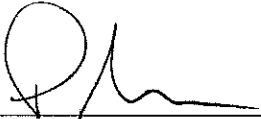
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**Schedule B**

**Requirements and Conditions**

This Schedule contains no requirements or conditions.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for residential land soil use:*

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

- Arsenic, Antimony, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- HEPHs, and LEPHs; and
- 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

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

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

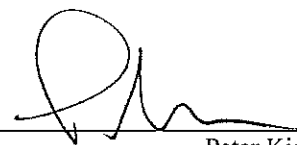
- Chloride.

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## Schedule D

### Documents

- *Preapproval Request to extend an Approval in Principle Timeframe, 650 W 41<sup>st</sup> Avenue, Vancouver, BC, PID: 003-128-687, letter from MOE, dated July 13, 2015;*
- *Summary of Site Condition, prepared by Hemmera Envirochem Inc., dated 20 April 2015;*
- *Prospective Detailed Human Health and Ecological Risk Assessment AEC1, Oakridge Centre, Vancouver, BC, prepared by Hemmera Envirochem Inc., dated 20 April 2015;*
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan Oakridge Centre – 650 W 41st Avenue, Vancouver BC, prepared by Hemmera Envirochem Inc., dated 28 February 2015;*
- *Letter Report: Sampling Results on Strip of Land to become COV Road Dedication, Oakridge Centre, Vancouver, BC, prepared by Hemmera Envirochem Inc., dated 10 Feb 2015;*
- *Flow Through Determination, 650 W 41<sup>st</sup> Avenue, Vancouver, BC, PID: 003-128-687, letter from MOE, dated February 12, 2014;*
- *Analysis of Soil at Furance (sic) Oil Tank Excavation 650 – 41st Street Vancouver, BC, prepared by LB Petroleum and Environmental Consulting, dated 01 Nov 2007;*
- *Environmental Stage 2 Preliminary Site Investigation 650 West 41st Avenue Vancouver, BC, prepared by PHH Environmental Limited, dated 01 Apr 2007;*
- *Environmental Stage 1 Preliminary Site Investigation 650 West 41st Avenue Vancouver, BC, prepared by PHH Environmental Limited, dated 01 Mar 2004;*
- *Stage 2 Preliminary Site Investigation Oakridge Shopping Centre Vancouver, BC, prepared by PHH Environmental Limited, dated 01 Jan 2000;*
- *Environmental Audit Phase I and Phase II Oakridge Centre 650 West 41st Street Vancouver, British Columbia V5Z 2M9, prepared by C.D. Sonter Management Inc., dated 01 Jul 1993; and*
- *Preliminary Environmental Assessment Oakridge Centre Project, Vancouver, BC, prepared by Norecol Environmental Management Ltd., dated 01 Dec 1990.*

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