



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.

Dec. 22, 2015  
Date Issued

J.A. Brooke  
J.A. Brooke  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 2425 Alma Street, Vancouver, British Columbia which is more particularly known and described as:

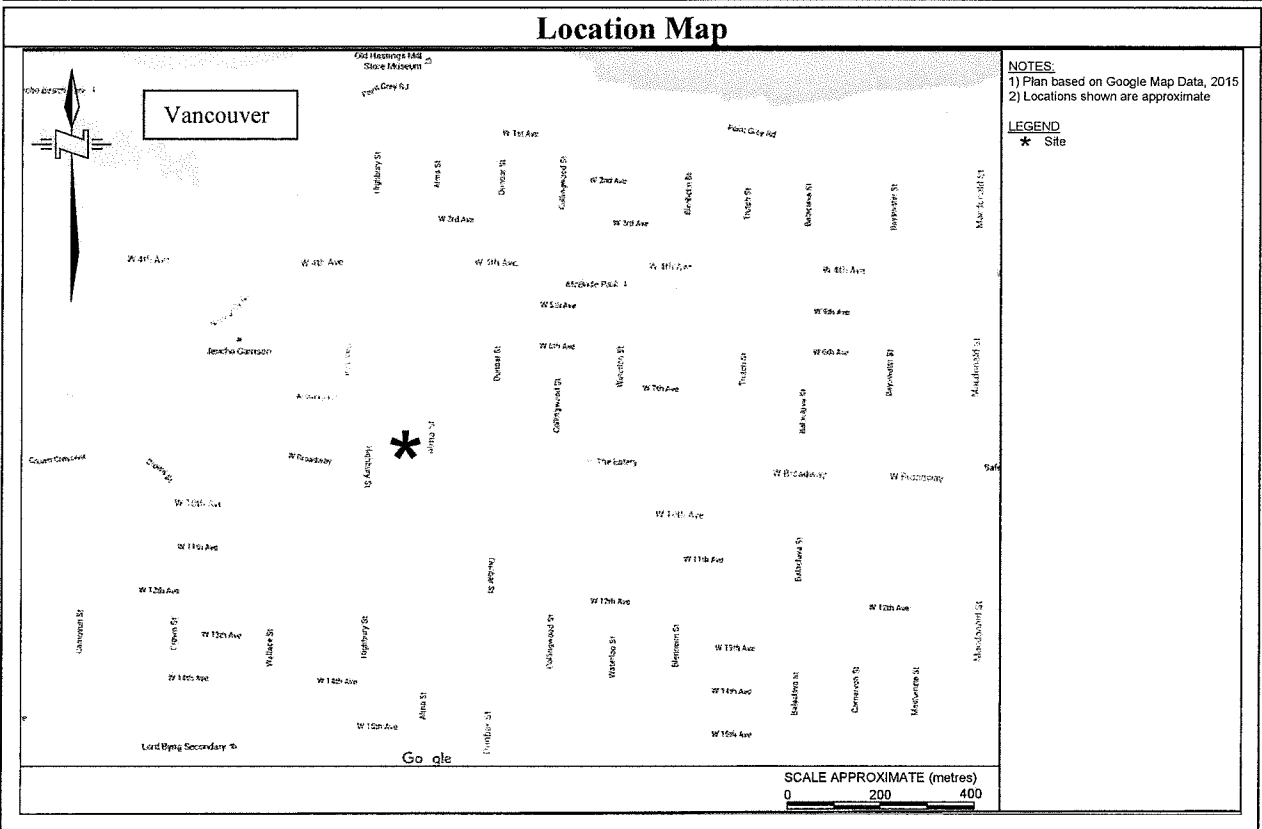
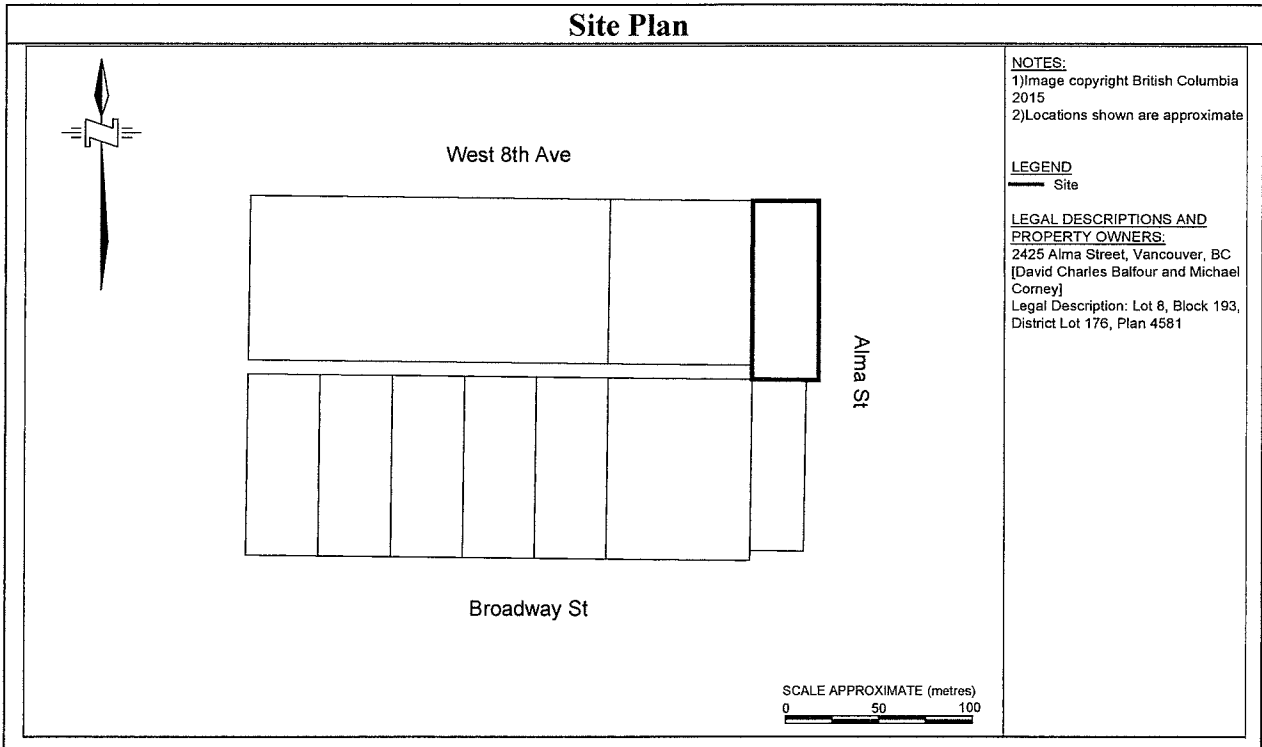
Lot 8, Block 193, District Lot 176, Plan 4581  
PID: 011-489-235

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

Latitude: 49° 15' 53.80"  
Longitude: 123° 11' 9.80"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water 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 Residential 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) The current locations of the parking lot and building without basement.

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 land soil use:*

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

- HEPHs, LEPHs and VPHs;
- Benzene, ethylbenzene, styrene, toluene and xylene;
- Benz [a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene; and
- Bromoform, bromodichloromethane, bromomethane, carbon tetrachloride, chlorobenzene, chlorodibromomethane, chloroethane (ethyl chloride), chloroform, chloromethane (methyl chloride), dichloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), methyl tert-butyl ether (MTBE), tetrachloroethylene (PERC), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, trichloroethylene (TCE), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichlorofluoromethane and vinyl chloride (chloroethene).

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

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

- VPH<sub>v</sub>,
- Benzene, ethylbenzene, styrene, toluene and xylenes;
- Naphthalene; and
- 1,3-Butadiene, cumene, n-decane (nC<sub>10</sub>), 1,2-dibromoethane, 1,2-dichloroethane, n-hexane (nC<sub>6</sub>), isopropylbenzene, methylcyclohexane, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

#### *Substances evaluated in water for no water use:*


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

- VHw and EPHw.

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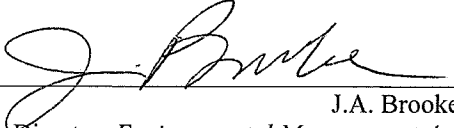
## Schedule D

### Documents

Document Title	Author / Company	Document Date
• <i>Summary of Site Condition – 2452 Alma Street, Vancouver, British Columbia</i>	Core6 Environmental Ltd.	September 2015
• <i>Stage 1 Preliminary Site Investigation – Update, 2425 Alma Street, Vancouver, British Columbia</i>	Core6 Environmental Ltd.	August 2015
• <i>Stage 2 Preliminary Site Investigation, 2425 Alma Street, Vancouver, British Columbia</i>	Core6 Environmental Ltd.	July 2015
• <i>Phase 2 Environmental Site Assessment – Report, Site: 2415 Alma Street, Vancouver BC</i>	Next Environmental Inc.	January 14, 2015
• <i>Stage 1 Preliminary Site Investigation – Report, Site: 2415 Alma Street, Vancouver, BC</i>	Next Environmental Inc.	December 2, 2014

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