



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.

2016-04-29
Date Issued

(Original signed by)
Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 8728 and 8750 Aisne Street, Vancouver, British Columbia which is more particularly known and described as:

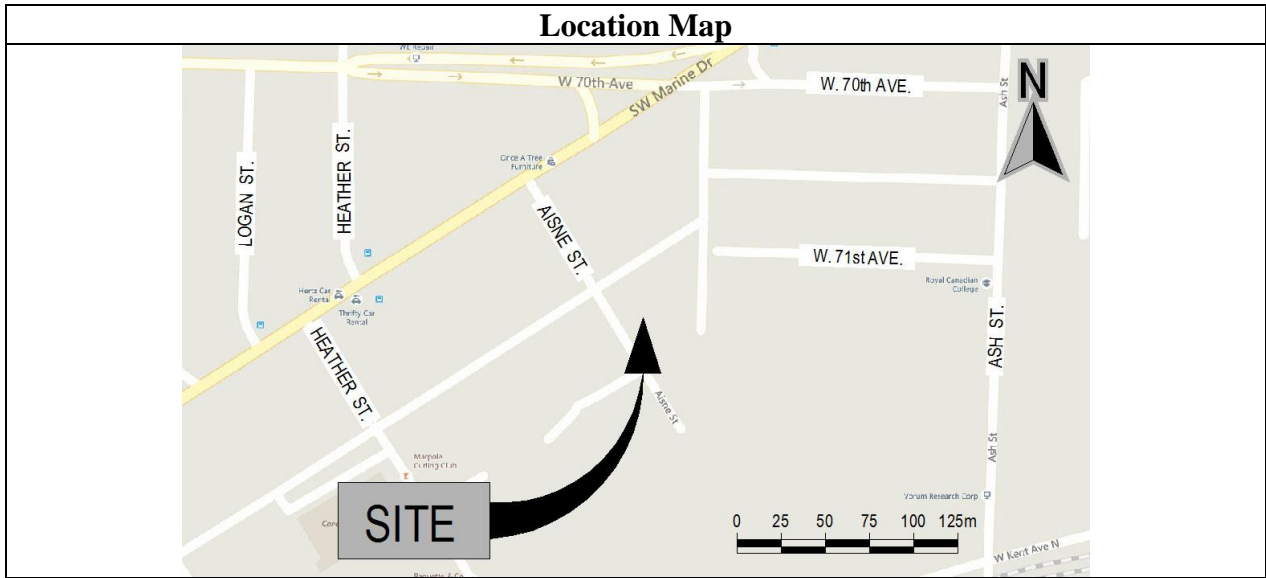
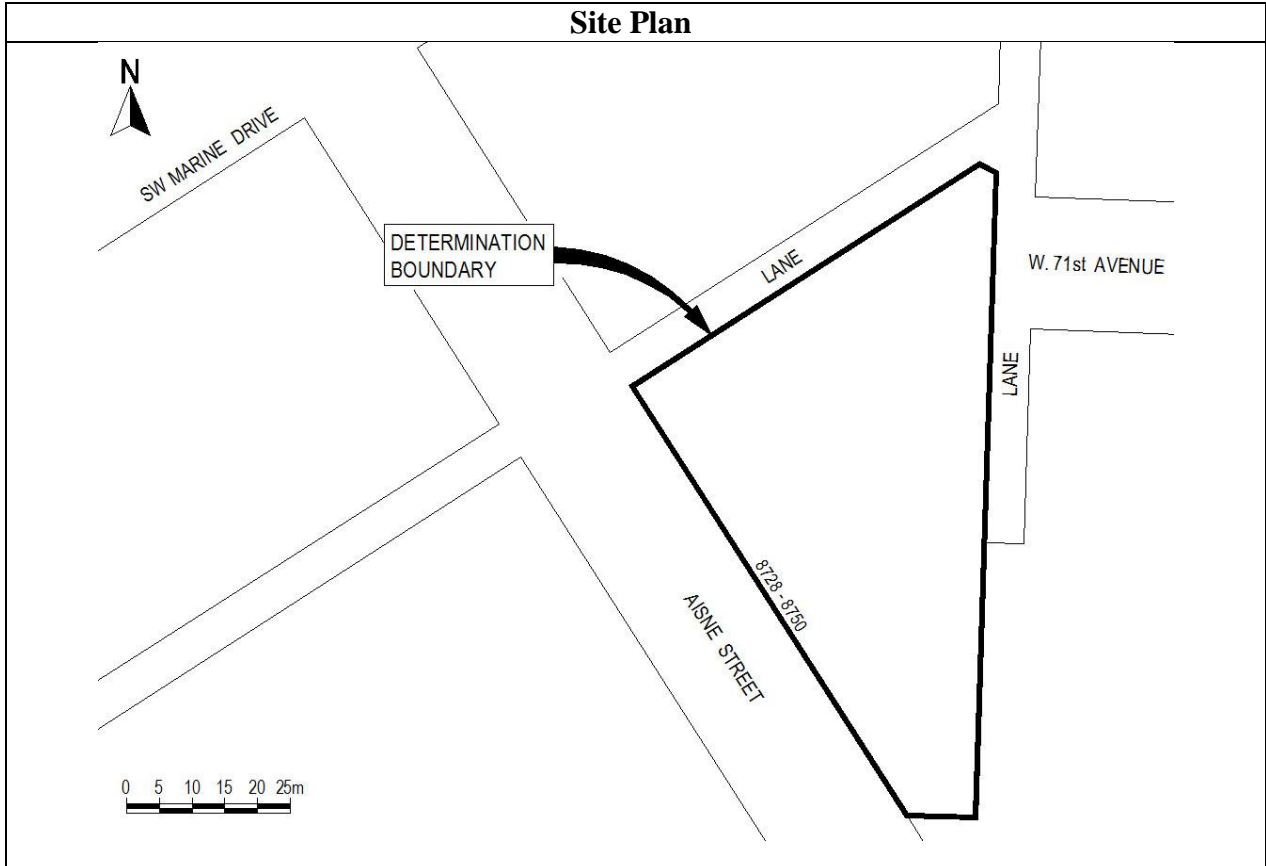
Lot A, Blocks C, D, Y and Z District Lots 319, 323 and 324, Group 1, New Westminster District,
Plan EPP33661
PID: 029-274-265

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

Latitude: 49° 12' 25.80"
Longitude: 123° 7' 18.70"

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Schedule B

Requirements and Conditions

1. Any changes in 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 a vapour attenuation factor was applied to meet a Contaminated Sites Regulation numerical standard at the site. This vapour attenuation factor was selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) Slab-on-grade residential buildings may be constructed.

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:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, and zinc;
- Nonaqueous phase liquids, VPHs, LEPHs, and HEPHs;
- Carbon tetrachloride, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropene, trans-1,3-dichloropropene, tetrachloroethylene (PERC), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE);
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and monochlorobenzene;
- Benzene, ethylbenzene, styrene, toluene and xylene;
- 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; and
- Bromodichloromethane (BDCM), bromoform (tribromomethane), dibromochloromethane (DBCM), 1,2-dibromoethane (ethylene dibromide) (EDB), dibromomethane (methylene bromide), 1,2-dichloroethene (cis) (1,2-dichloroethylene (cis)), 1,2-dichloroethene (trans) (1,2-dichloroethylene (trans)), methyl tert-butyl ether (MTBE), 1,1,2,2-tetrachloroethane, trichlorofluoromethane (Freon 11), 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:

- Acetone, acrylonitrile (2-propenenitrile), allyl chloride (3-chloropropene), benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), 1,3-butadiene, carbon disulfide, carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroform (trichloromethane), 2-chlorotoluene, n-decane, 1,2-dibromoethane (ethylene dibromide) (EDB), dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane (DBCP), dibromomethane (methylene bromide), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane (Freon 12), 1,1-dichloroethane, 1,2-

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dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), dichloromethane (methylene chloride), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropane, 1,3-dichloropropene, ethyl acetate, ethylbenzene, ethyl ether (diethyl ether), ethyl methacrylate (ethyl 2-methyl-2-propenoate), Freon 113 (1,1,2-trichloro-1,2,2-trifluoroethane), 1,3-hexachlorobutadiene, hexachloroethane, n-hexane, isopropylbenzene (cumene), methacrylonitrile (2-methylprop-2-enenitrile), methyl acrylate, methylcyclohexane, methyl ethyl ketone (2-butanone), methyl isobutyl ketone (4-methyl-2-pentanone), methyl methacrylate, methyl tert-butyl ether (MTBE), naphthalene, nitrobenzene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PCE) (PERC), tetrahydrofuran, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride (chloroethene), VPHv, and xylenes, mixture.

Substances evaluated in water for marine aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), nonaqueous phase liquids, VPHw, LEPHw, VHw6-10, and EPHw10-19;
- Dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, dichloroethane, 1,2, monochlorobenzene, tetrachloroethylene (tetrachloroethene, 1,1,2,2-), and trichloroethylene (trichloroethene, 1,1,2-);
- Dichloromethane, (methylene chloride), tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Benzene, ethylbenzene, styrene, and toluene; and
- Acenaphthene, acridine, anthracene, benzo(a)anthracene, benzo(a)pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, strontium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), nonaqueous phase liquids, VHw6-10 and

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EPHw10-19;

- Vinyl chloride;
- Dichlorobenzene, 1,2-, dichlorobenzene, and 1,4-, monochlorobenzene
- Dichloroethane, 1,2-, dichloroethylene, 1,1- (dichloroethene, 1,1-), tetrachloroethylene (tetrachloroethene, 1,1,2,2-), and trichloroethylene (trichloroethene, 1,1,2-);
- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene, xylenes (total);
- Benzo(a)pyrene; and
- Chloroethane (ethyl chloride), 1,2-dibromoethane (ethylene dibromide) (EDB), dibromomethane (methylene bromide), 1,1-dichloroethane, 1,2-dichloroethene (cis) (1,2-dichloroethylene (cis)), 1,2-dichloroethene (trans) (1,2-dichloroethylene (trans)), 1,2-dichloropropane (propylene dichloride), 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, and trichlorofluoromethane (Freon 11).

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Schedule D

Documents

Summary of Site Condition. By Dr. Harm Gross, Next Environmental Inc., 2015-11-01;

Stage 1 Preliminary Site Investigation – Update, Site: 8728-8750 Aisne Street, Vancouver, BC.
By Mr. Ryuji Marumo and Mr. Michael Muttersbach, Next Environmental Inc., 2015-09-28;

Comparison of Analytical Data to Residential Land Use Standards, Site: 8728-8750 Aisne Street, Vancouver, BC. By Mr. Michael Muttersbach, Next Environmental Inc., 2015-09-25;

Stage 2 Preliminary Site Investigation – Report, Site: 8728-8750 Aisne Street, Vancouver, BC.
By Mr. Ryuji Marumo and Mr. Michael Muttersbach, Next Environmental Inc., 2015-01-21;

Groundwater Re-Sampling Investigation, 8728-8750 Aisne Street, Vancouver, BC (“Site”). By Mr. Gavin Leung, Next Environmental Inc. 2014-07-21;

Stage 1 Preliminary Site Investigation – Report, Site: 8728-8750 Aisne Street, Vancouver, BC.
By Mr. Ryuji Marumo and Mr. Michael Muttersbach, Next Environmental Inc., 2014-05-14;

Environmental Assessment of 8750 Aisne Street. By Ms. Louise Ouellet / BC Ministry Of Environment, 1990-07-09; and

Environmental Assessment of 8750 Aisne Street. By Mr. Lyndon Hansen / Morrow Recovery Systems Inc. 1990-05-22

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