



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.

Sept 13, 2016
Date Issued

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 3603 West 27th Avenue (formerly 4219-4295 Dunbar Street), Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block 82, Plan EPP44071, District Lot 2027, New Westminster District Group 1
PID: 029-536-049

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

Latitude:	49°	14'	54.6"
Longitude:	123°	11'	8.5"

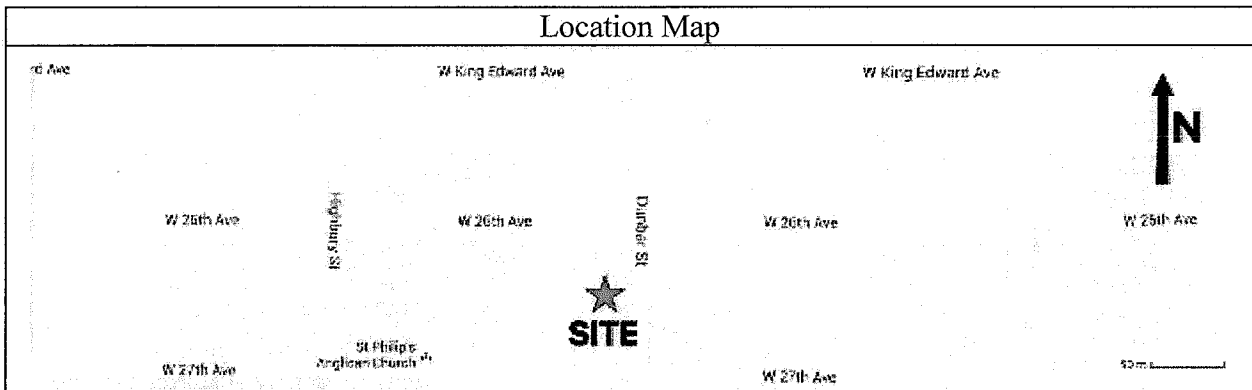
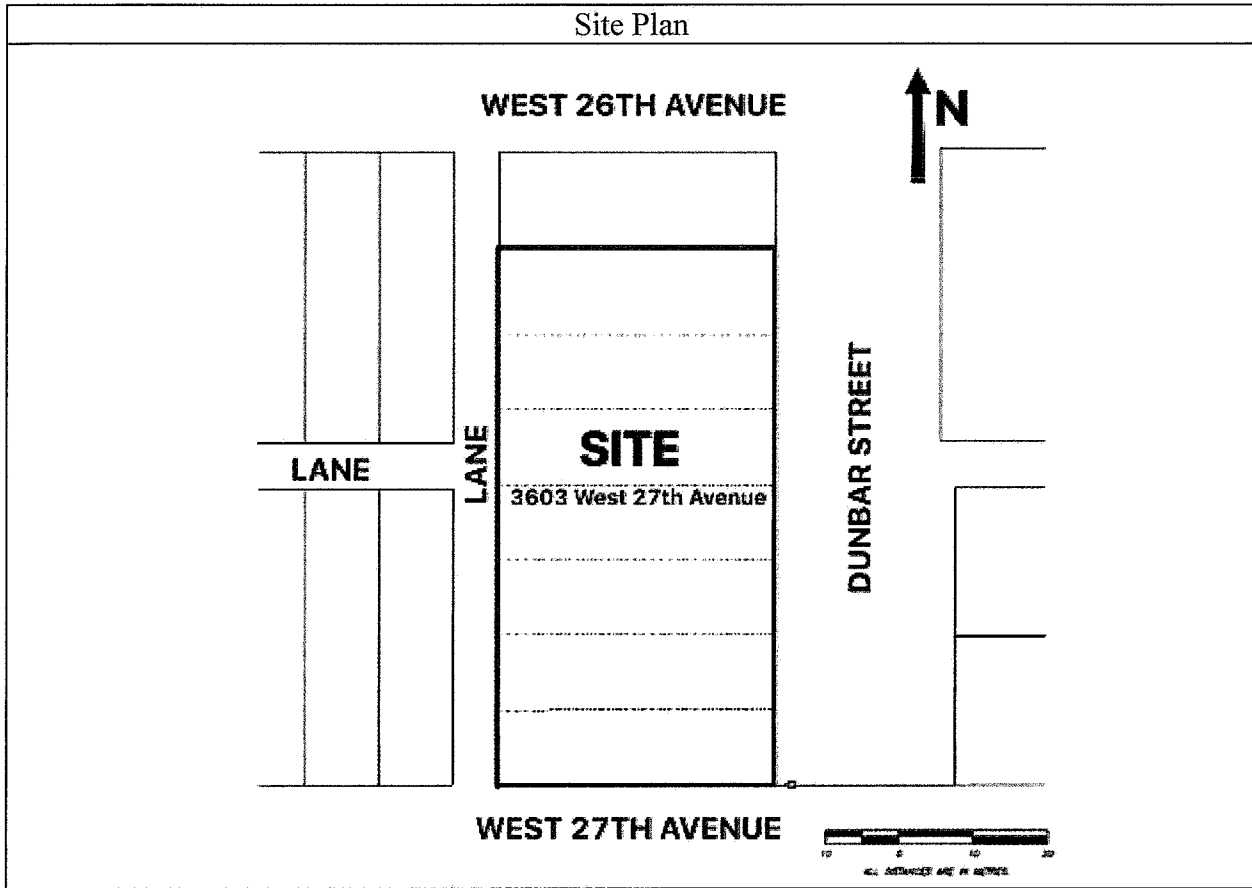
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Schedule B

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 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of existing or expected building foundations at the site. These assumptions include the following:

- a) Future building foundations will not extend below 12m depth.

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 person or persons in a written submission to the Director. An application for an amendment or new Determination 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, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- LEPHs, HEPHs, VPHs, and methyl tert-butyl ether (MTBE);
- Bromodichloromethane, bromoform, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3-dichloropropylene, trans-1,3-dichloropropylene, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, styrene, toluene, and xylene; 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 vapour for residential land vapour use:

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

- Benzene, 1,3-butadiene, carbon tetrachloride, chloroethane, chloroform, cumene, 1,2-dibromoethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene, cis, 1,2-dichloroethene, trans, dichloromethane, ethylbenzene, methylcyclohexane, MTBE (methyl tert-butyl ether), naphthalene, n-decane, n-hexane, styrene, tetrachloroethylene, toluene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, vinyl chloride, VPHv, and xylenes, mixture.

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Substances evaluated in water for drinking water use:

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

- Methyl tert-butyl ether (MTBE), VH_{w6-10} , and EPH_{w10-19} ;
- Chloroethane, chloromethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,2-dichloropropane, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Bromodichloromethane, bromoform, carbon tetrachloride, chloroform dibromochloromethane, dichloromethane, and 1,3-dichloropropene;
- Benzene, ethylbenzene, toluene, and xylenes (total); and,
- Benzo[a]pyrene.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated 11 July 2016;
- *Addendum to Environmental Investigations – 4219-4295 Dunbar Street 3603 West 27th Avenue), Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated July 2016;
- *Supplemental Site Investigation - City of Vancouver Dedication Adjacent to 4219-4295 Dunbar Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated August 2015;
- *Test Pit Investigation - 4219-4295 Dunbar Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated July 2015;
- *Stage 1 and 2 Preliminary Site Investigation – 4253-4295 Dunbar Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated December 2013; and
- *Stage 1 and 2 Preliminary Site Investigation – 4205-4245 Dunbar Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated December 2013.

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