



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 east of 3603 West 27th Avenue (formerly 4219-4295 Dunbar Street), Vancouver, British Columbia which is more particularly known and described as:

All that portion of Lots 16 to 22 inclusive, Block 82, District Lot 2027, Group 1, Plan 3606 as shown Dedicated as Road on Subdivision Plan EPP44071, deposited in the New Westminster Land Title Office in British Columbia. Which can be more particularly described as follows:

Commencing at the North Eastern corner of Lot A, Plan EPP44071;
Thence 90 deg. 25 min. 29 sec. for 2.134 meters along the production of the North boundary of said Lot A;
Thence 180 deg. 27 min. 29 sec. for 72.243 meters more or less;
Thence 270 deg. 25 min. 27 sec. for 2.134 meters along the production of the South boundary of said Lot A to the South Eastern corner of said Lot A;
Thence 0 deg. 27 min. 29 sec. for 72.243 meters along the Eastern Boundary of said Lot A to the point of commencement;
Containing by admeasurement 154 square meters more or less.

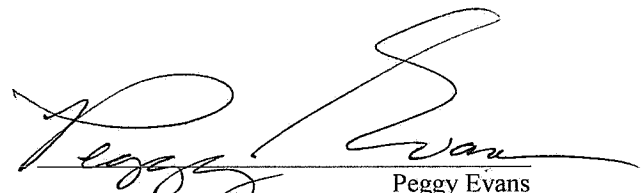
The site contains part of a legal parcel depicted in a legal sketch plan prepared by Bennett Land Surveying Ltd. dated August 26, 2014.

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

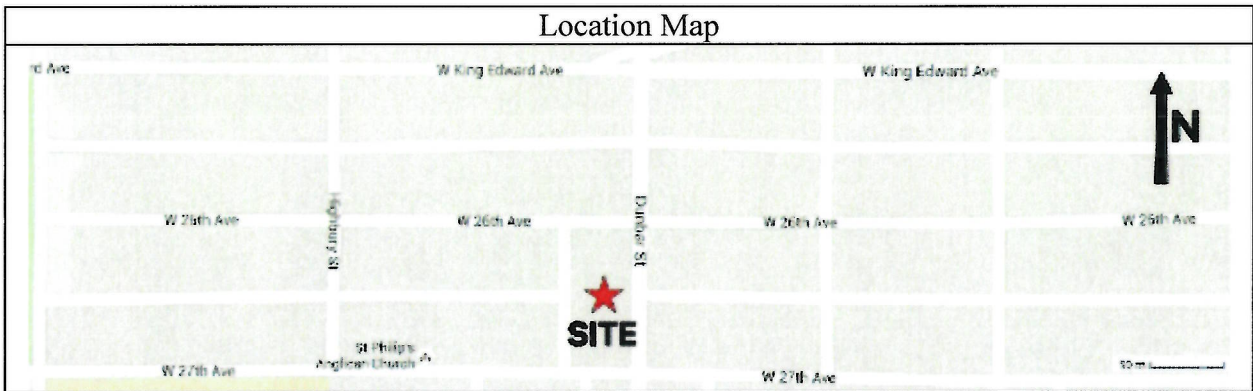
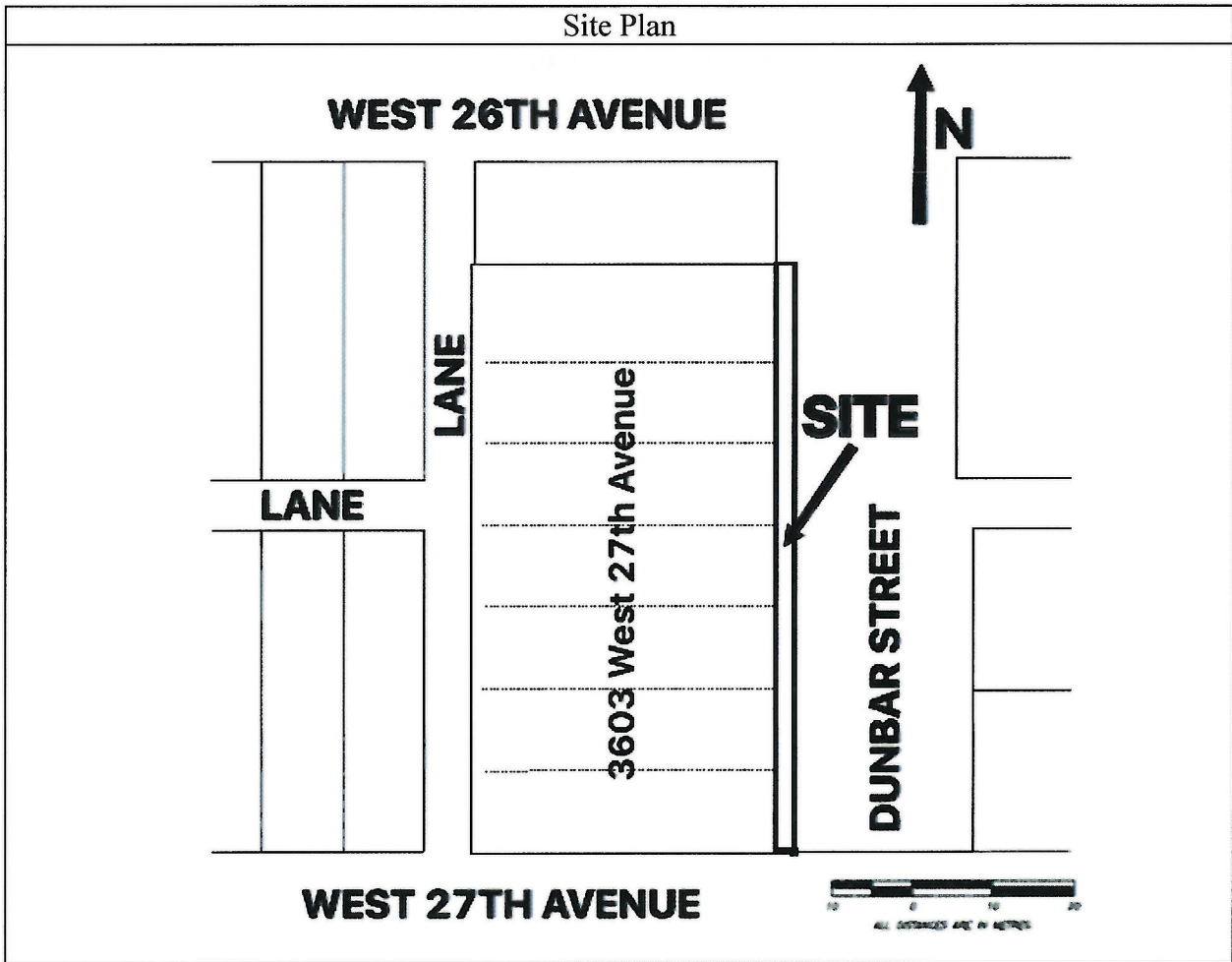
Latitude:	49°	14'	54.6"
Longitude:	123°	11'	7.5"

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For Director, Environmental Management Act

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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 industrial land soil use:

To meet numerical remediation 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 industrial land vapour use:

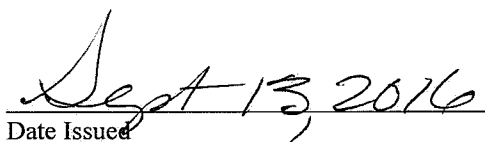
To meet numerical remediation standards prescribed for defining whether a site is contaminated:

- 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.

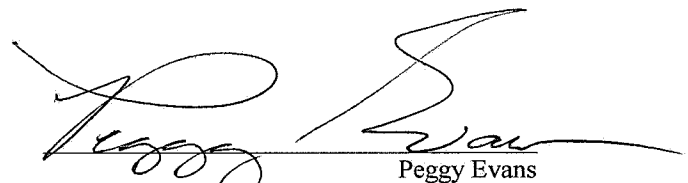
Substances evaluated in water for drinking water use:

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

- Methyl tert-butyl ether (MTBE), VH_{w6-10} , and EPH_{w10-19} ;


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- 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

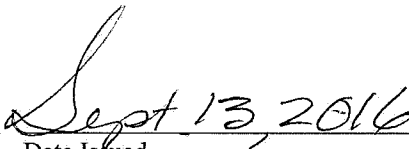
Summary of Site Condition, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated November 2015;

Stage 1 and 2 Preliminary Site Investigation – 4253-4295 Dunbar Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated December 2013;

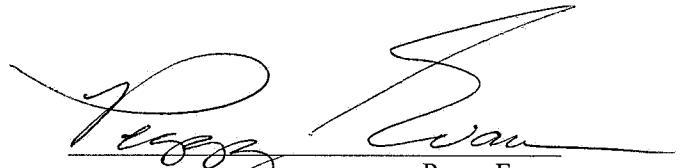
Stage 1 and 2 Preliminary Site Investigation – 4205-4245 Dunbar Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated December 2013;

Test Pit Investigation - 4219-4295 Dunbar Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated July 2015; and

Supplemental Site Investigation - City of Vancouver Dedication Adjacent to 4219-4295 Dunbar Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2015.


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