



**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.

2016-06-07  
Date Issued



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Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 4255 Arbutus Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 2, District Lot 526, Plan 14750  
PID: 003-501-680

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

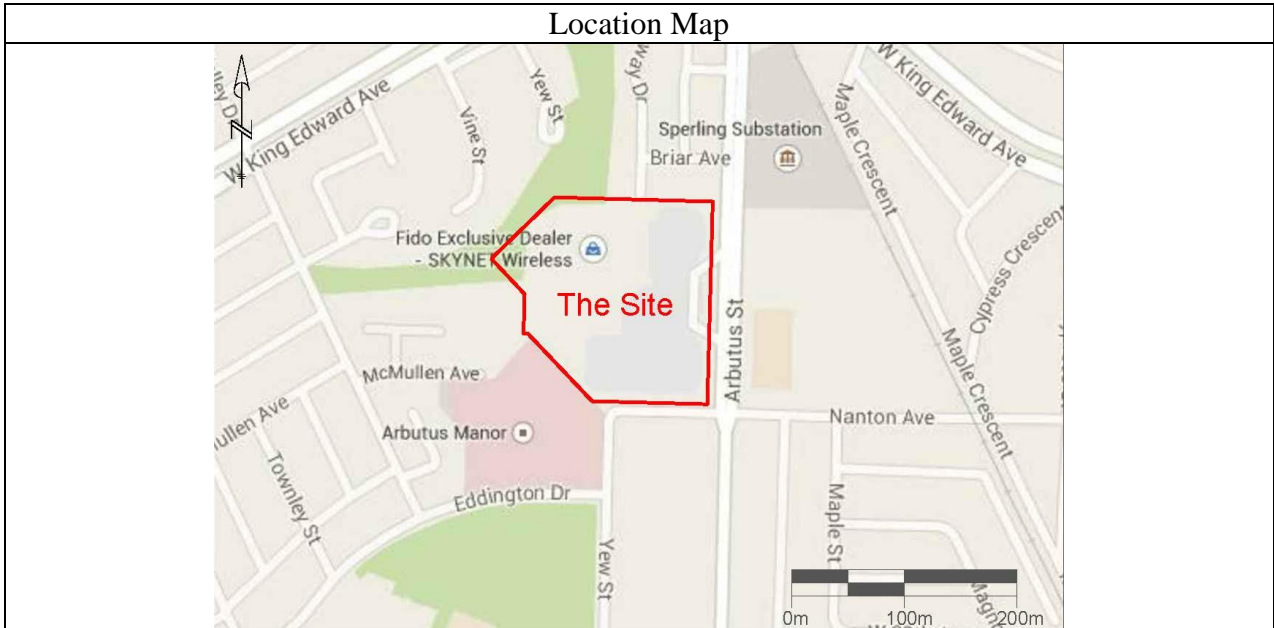
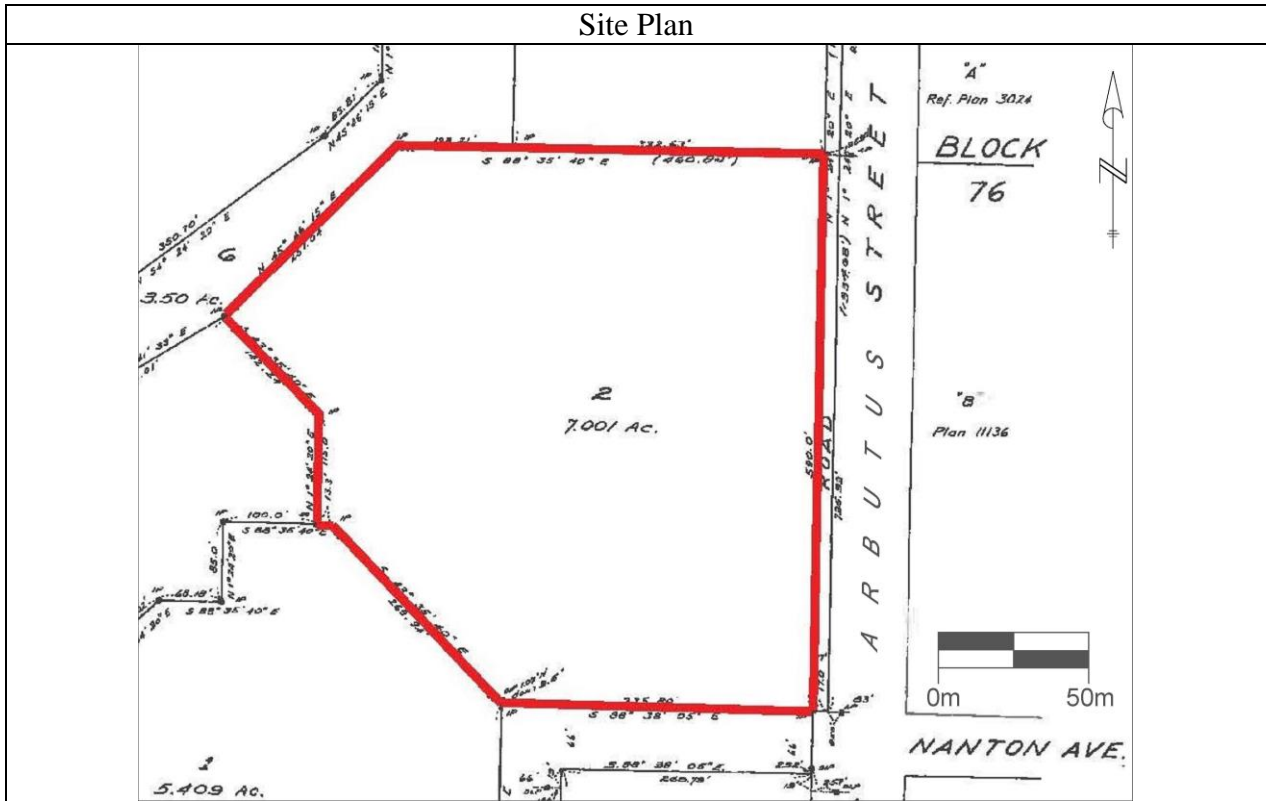
Latitude:        49°    14'    54.94"  
Longitude:      123°   09'    16.21"

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SITE Identification Number 12194  
Version 8.0 R




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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 person 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 document 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 buildings existing or expected at the site. These assumptions include the following:

- a. The existing buildings at the Site will remain with no major alteration to the structure of a maximum slab depth of 6 meters below grade.
- b. Any future building erected on the site will have a maximum slab depth of 6 meters below grade.

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at the site and the ranges 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 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, vanadium, and zinc;
- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride; and
- Polychlorinated biphenyls (PCBs).

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

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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, calcium, chromium, cobalt, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, titanium, uranium, vanadium, zinc;
- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, polychlorinated biphenyls (PCBs), tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride; and
- Polychlorinated biphenyls (PCBs).

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

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

- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by TRI Environmental Consulting Ltd., dated 26 February, 2016;
- *Stage 2 Preliminary Site Investigation* prepared by TRI Environmental Consulting Ltd., dated 19 February 2015 (amended 12 January 2016);
- *Stage 1 Preliminary Site Investigation Update Letter*, prepared by TRI Environmental Consulting Ltd., dated 24 February 2016; and
- *Stage 1 Preliminary Site Investigation*, prepared by TRI Environmental Consulting Ltd., dated 25 September 2014.

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