



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.

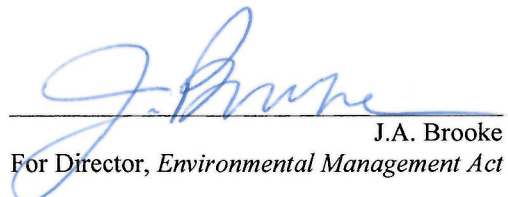
This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

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.

September 19, 2017

Date Issued



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

Schedule A

The site covered by this Preliminary Determination is located at 8975 Oak Street, Vancouver, British Columbia which is more particularly known and described as:

Lot C of Lots 15 to 17, Block C, District Lot 319, Plan 12137
PID: 008-951-837

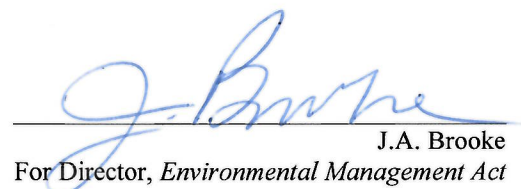
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

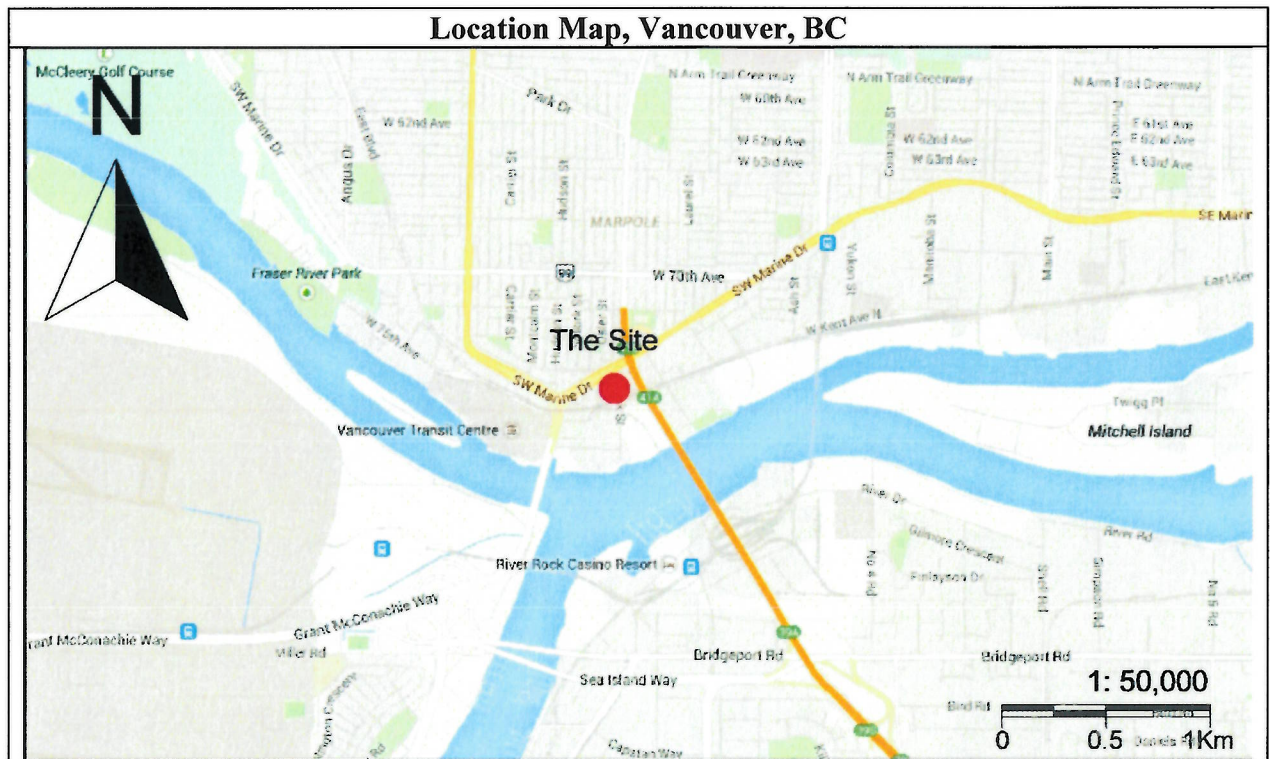
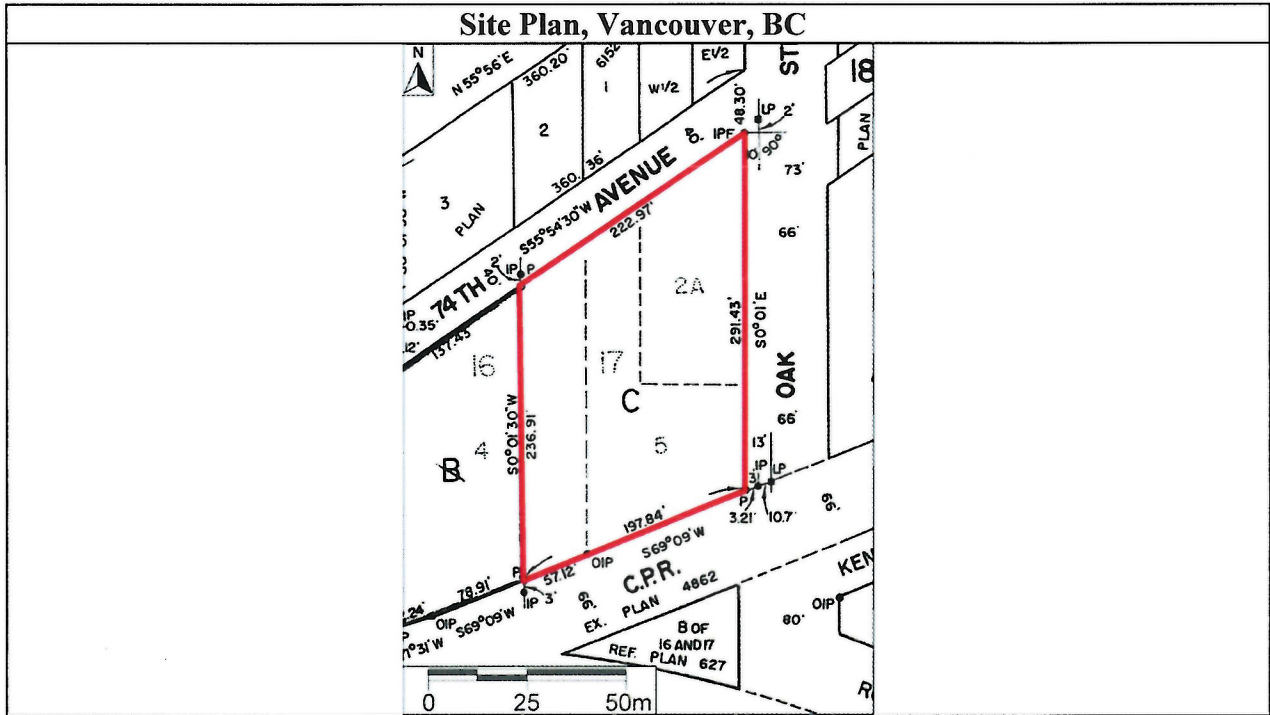
Latitude:	49°	12'	12.4"
Longitude:	123°	7'	51.2"

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

- (a) Any building erected may not have a foundation that extends beyond 1.5 m below the site grade that existed on September 7, 2017.

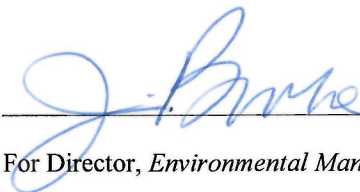
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person(s) 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 commercial 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;
- VPHs, LEPHs and HEPHs;
- Carbon tetrachloride, chloroform, 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), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), monochlorobenzene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane and 1,1,2-trichloroethane; tetrachloroethylene (PERC); and trichloroethylene (TCE);
- Benzene, ethylbenzene, styrene, toluene, xylenes and methyl tert-butyl ether (MTBE);
- Benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indo[1,2,3-cd]pyrene, naphthalene, phenanthrene and pyrene; and,
- Acetone, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, dibromochloromethane (DBCM), 1,2-dibromomethane, 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane and trichlorofluoromethane (Freon 11).

Substances evaluated in vapour for commercial land vapour use:

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

- Acetone, benzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2 butanone, carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), n-decane, dibromochloromethane (DBCM), 1,2-dibromomethane (ethylene dibromide), 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), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane (cis), 1,3-dichloropropane (trans), ethylbenzene, n-hexane, 4-methyl-2-pentanone, methyl tert-butyl ether (MTBE), naphthalene, styrene, tetrachloroethylene (PERC),

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1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, toluene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), 1,2,4-trichlorobenzene, trichlorofluoromethane (Freon 11), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, and xylenes (mixture).

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, magnesium, manganese, mercury, molybdenum, selenium, sodium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VHw6-10 and EPHw10-19;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, monochlorobenzene, tetrachloroethylene, trichloroethylene, and vinyl chloride (chloroethene);
- Bromodichloromethane (BDCM), bromoform (tribromomethane), carbon tetrachloride (tetrachloromethane), dibromochloromethane (DBCM), dichloromethane, and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes (total), and styrene;
- Benzo[a]pyrene; and,
- Acetone, bromomethane, 1,3-butadiene, 2 butanone (methyl ethyl ketone), chloroethane (ethyl chloride), chloromethane (methyl chloride), n-decane, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,1-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene, diethylene glycol, monobutyl ether (2-(2-butoxyethoxy)ethanol), ethylene glycol, monomethyl ether (2-methoxyethanol), n-hexane, 4-methyl-2-pentanone (methyl isobutyl ketone), propylene glycol (1,2-propanediol), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tin, 1,1,1-trichloroethane, 1,1,2-trichloroethane, and trichlorofluoromethane (Freon 11).

Substances evaluated in water for freshwater aquatic life water use:

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

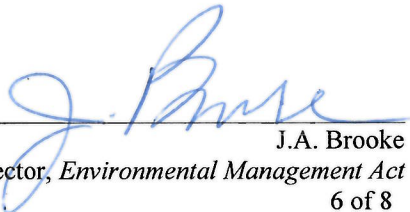
- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, titanium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VPHw, LEPhw, VHw6-10 and EPHw10-19;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, monochlorobenzene, 1,2,4-trichlorobenzene, tetrachloroethylene and trichloroethylene;

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- Ethylene glycol and propylene glycol 1,2-;
- Carbon tetrachloride (tetrachloromethane), dichloromethane, and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene, and styrene; and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

Substances evaluated in water for marine aquatic life water use:

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

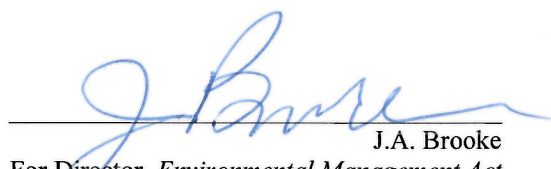
- Antimony, arsenic, barium, beryllium, boron, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- methyl tertiary butyl ether (MTBE), VPHw, LEPHw, VHw6-10 and EPHw10-19;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, monochlorobenzene, 1,2,4-trichlorobenzene, tetrachloroethylene and trichloroethylene;
- Ethylene glycol and 1,2-propylene glycol;
- Carbon tetrachloride (tetrachloromethane), dichloromethane, and trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene, and styrene; and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Schedule D

Documents

- *Summary of Site Condition - 8975 Oak Street, Vancouver, BC*, prepared by Lori C. Larsen, P.Ag., dated July 28, 2017.
- *Stage 1 Preliminary Site Investigation Update, 8975 Oak Street, Vancouver, BC*, prepared by TRI Environmental Consultants Ltd., dated July 28, 2017.
- *Stage 2 Preliminary Site Investigation, 8975 Oak Street, Vancouver, BC*, prepared by TRI Environmental Consultants Ltd., dated July 21, 2017.
- *Phase 1 Environmental Site Investigation, 8975 Oak Street, Vancouver, B.C.*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated May 16, 2014.

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