



**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 7, 2017  
Date Issued

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

## Schedule A

The site covered by this Preliminary Determination is located at 3651 Victoria Drive and along the east side of 1915 Stainsbury Avenue, Vancouver, British Columbia which is more particularly known and described as:

All that portion of Proposed Lot 1 of Part of Lot 8 and Lot A, Block A, District Lot 195, Plan 10286 and Part of Lane dedicated by Plan 10286, deposited in the New Westminster Land Title Office in British Columbia. Which can be more particularly described as follows:

Commencing at the North-Western corner of Proposed Lot 1,

Thence along a curve with an arc of 111.881 meters having a radius 290.032 meters and radial bearing of 54 deg. 04 min. 17 sec. and 76 deg. 10 min. 24 sec. being the North-Eastern boundary of said Lot 1,

Thence 232 deg. 34 min. 37 sec. for 1.231 meters more or less,

Thence 297 deg. 07 min. 07 sec. for 97.317 meters more or less,

Thence 27 deg. 09 min. 52 sec. for 37.588 meters more or less,

Thence 317 deg. 09 min. 55 sec. for 4.773 meters more or less,

Thence 52 deg. 56 min. 33 sec. for 33.715 meters along the Western boundary of said Lot 1 to the point of commencement,

Containing by admeasurement 4123 square meters more or less.

The site contains part of a legal parcel depicted in a legal sketch plan Sketch of Proposed Lot 1 and Lane, of Lot A, 8 and Portion of Lane, Block A, District Lot 195, N.W.D. Plan 10286 prepared by Mike Shaw, Bennett Land Surveying Ltd., B.C. Land Surveyor on September 5, 2017.

PID: 009-420-185 (All)

PID: 009-420-240 (Part)

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

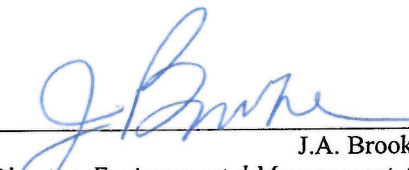
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Longitude:	123°	3'	57.25"

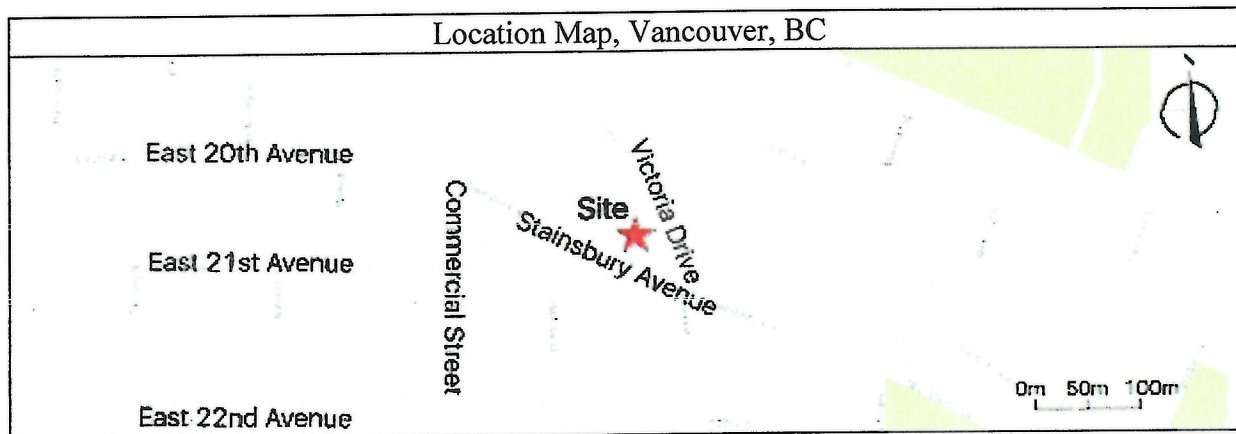
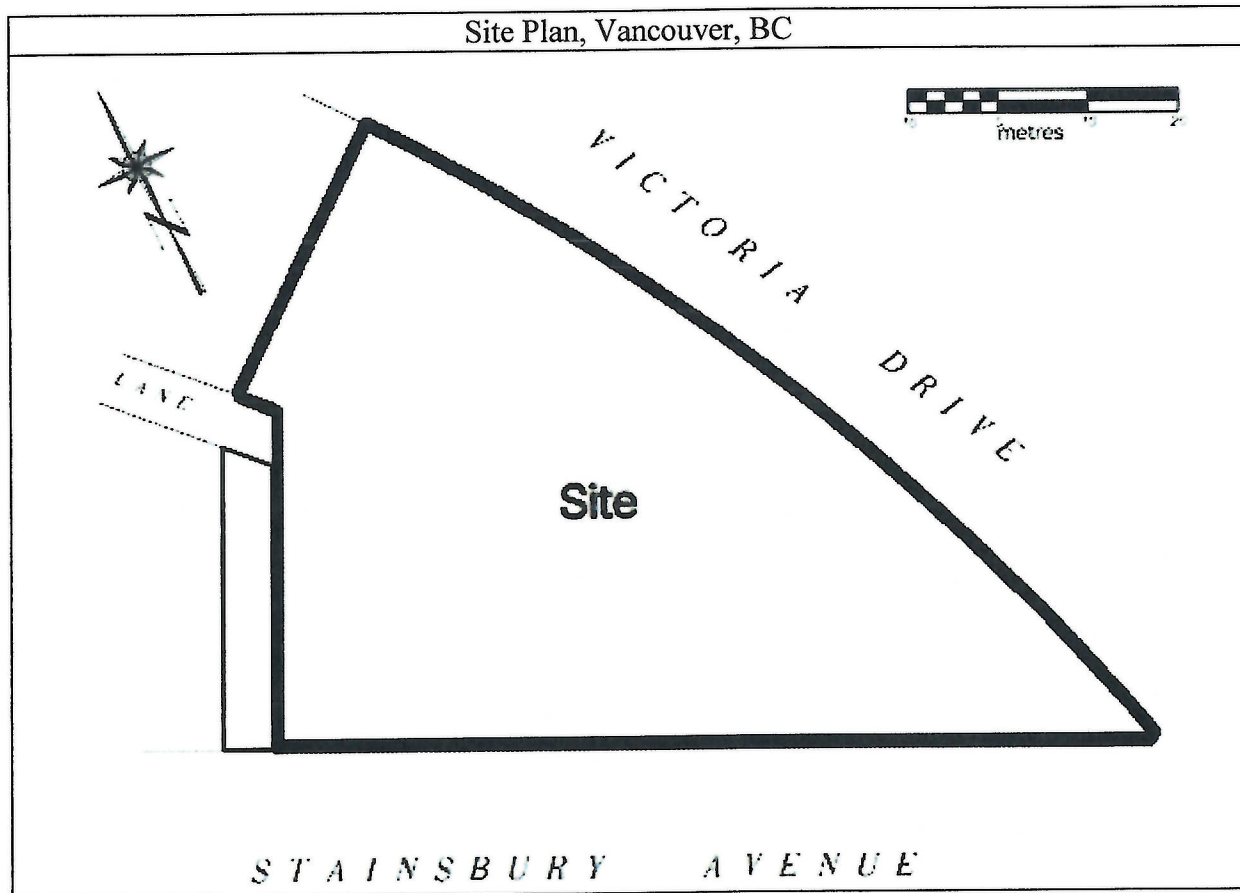
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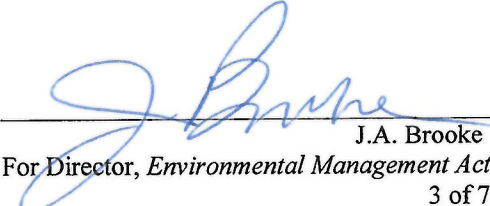
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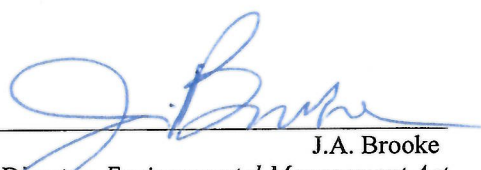
  
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**Schedule B**  
**Requirements and Conditions**

This Schedule contains no requirements or conditions.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for 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);
- Acetone, bromodichloromethane, bromoform, bromomethane, 2-butanone, carbon tetrachloride, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichloroethane (1,1-, 1,2-), 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane (cis and trans), ethylene dibromide, 4-methyl-2-pentanone, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), trichloroethane (1,1,1-, 1,1,2-), trichloroethylene (TCE), trichlorofluoromethane (Freon 11) 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:

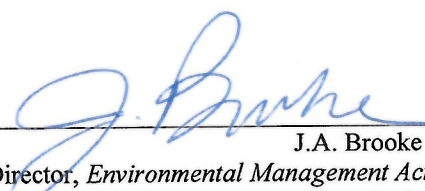
- Benzene, 1,3-butadiene, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichloroethane, ethylbenzene, isopropylbenzene (cumene), methylcyclohexane, MTBE (methyl tert-butyl ether), naphthalene, n-decane, n-hexane, styrene, toluene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, VPHv, and xylenes, 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:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VHw6-10, and EPHw10-19;
- Chloroethane, chloromethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, 1,2-dichloroethylene (cis), 1,2-dichloroethylene (trans), 1,2-dichloropropane, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, tetrachloroethylene, trichloroethylene, trichlorofluoromethane (Freon 11), and vinyl chloride;
- Bromodichloromethane, bromoform, carbon tetrachloride, chloroform, dibromochloromethane, dichloromethane and 1,3-dichloropropene;
- Benzene, ethylbenzene, toluene, and xylenes (total); and
- Benzo[a]pyrene.

***Substances evaluated in water for freshwater aquatic life water use:***

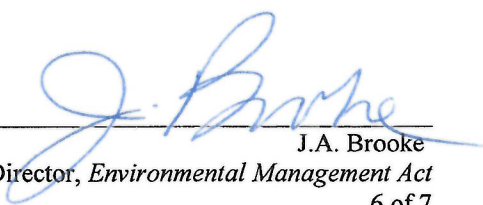
To meet numerical standards prescribed for defining whether a site is contaminated:

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

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## Schedule D

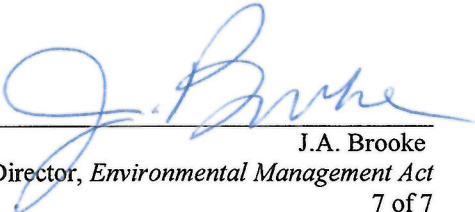
### Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated June 2017;
- *Stage 2 Preliminary Site Investigation, 1915 Stainsbury Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2017;
- *Stage 1 Preliminary Site Investigation, 1915 Stainsbury Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated November 2016;
- *Supplemental Site Investigation, 3681 Victoria Drive, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2014;
- *Report of Findings - Phase I Environmental Site Assessment, 3681 Victoria Drive, Vancouver, BC*, prepared by Keystone Environmental Ltd., dated July 2012; and
- *Report of Findings - Phase II Environmental Site Assessment, 3681 Victoria Drive, Vancouver, BC*, prepared by Keystone Environmental Ltd., July 2012.

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