



**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.

January 29, 2018  
Date Issued

Heather Osachoff  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 349 West Georgia Street, Vancouver, British Columbia which is more particularly known and described as:

LOT 20 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-203

LOT 19 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-181

LOT 18 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-165

LOT 17 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-157

LOT 16 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-149

LOT 15 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-131

LOT 14 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-106

LOT 13 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-092

LOT 12 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-076

LOT 11 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-068

LOT 10 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-041

LOT 9 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-033

January 29, 2018  
Date Issued

SITE Identification Number 21196  
Version 8.0 R



Heather Osachoff  
For Director, *Environmental Management Act*  
2 of 10

LOT 8 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-025

LOT 7 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-009

LOT 6 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-489-981

LOT 5 (REFERENCE PLAN 97) BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-489-965

LOT A OF LOTS 1 TO 3 BLOCK 46 DISTRICT LOT 541 PLAN 226  
PID: 015-520-714

THE WEST 48 FEET OF LOT 4 (REFERENCE PLAN 97) BLOCK 46 DISTRICT LOT 541  
PLAN 210  
PID: 015-489-931

LOT B OF LOTS 1 TO 3 BLOCK 46 DISTRICT LOT 541 PLAN 226  
PID: 015-520-731

AMENDED LOT 3 (SEE 70388K) OF LOTS 1 TO 3 BLOCK 46 DISTRICT LOT 541 PLAN  
226  
PID: 015-520-749

LOT D OF LOTS 1 TO 3 BLOCK 46 DISTRICT LOT 541 PLAN 226  
PID: 015-520-765

LOT E OF LOTS 1 TO 3 BLOCK 46 DISTRICT LOT 541 PLAN 226  
PID: 015-489-906

LOT B (REFERENCE PLAN 1720) OF LOT 4 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-489-914

THE EAST 24 FEET OF LOT 4 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-489-884

THE LANE SHOWN ON BCP32534 BLOCK 46 DISTRICT LOT 541 GROUP 1 NEW  
WESTMINTER DISTRICT PLAN 210  
PID: 027-225-615

January 29, 2018  
Date Issued

SITE Identification Number 21196  
Version 8.0 R



Heather Osachoff  
For Director, *Environmental Management Act*  
3 of 10

LOT 40 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-513

LOT 39 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-505

LOT 38 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-491

LOT 37 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-483

LOT 36 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-475

LOT 35 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-467

LOT 34 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-459

LOT 33 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-441

LOT 32 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-262

LOT 31 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-246

LOT 30 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-211

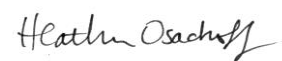
LOT 29 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-432

LOT 28 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-424

LOT 27 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-408

January 29, 2018  
Date Issued

SITE Identification Number 21196  
Version 8.0 R



Heather Osachoff  
For Director, *Environmental Management Act*  
4 of 10

LOT 26 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-394

LOT 25 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-386

LOT 24 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-378

LOT 23 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-351

LOT 22 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-343

LOT 21 BLOCK 46 DISTRICT LOT 541 PLAN 210  
PID: 015-490-289

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

Latitude:	49°	16'	51.17"
Longitude:	123°	6'	49.55"

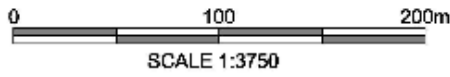
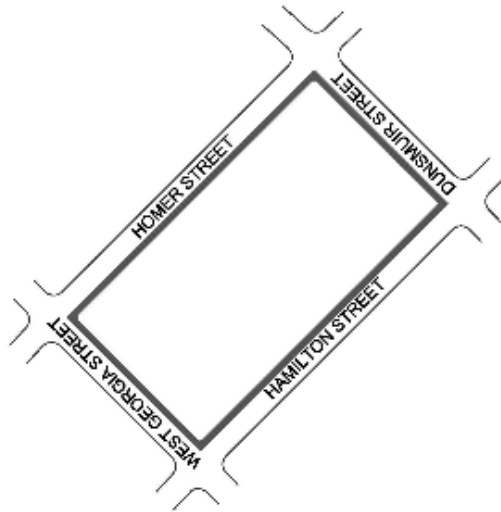
January 29, 2018  
Date Issued

SITE Identification Number 21196  
Version 8.0 R

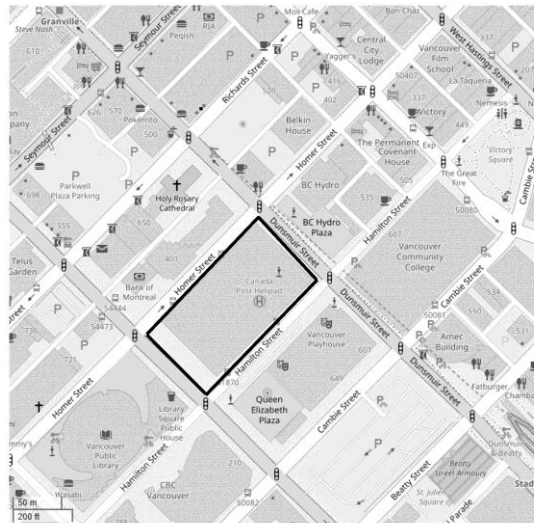


Heather Osachoff  
For Director, *Environmental Management Act*  
5 of 10

# Site Plan, Vancouver, BC



# Location Map, Vancouver, BC



January 29, 2018

Date Issued

SITE Identification Number 21196

Version 8.0 R

Heather Osachoff

For Director, *Environmental Management Act*

6 of 10

## Schedule B

### Requirements and Conditions

1. Any changes in land, water and vapour 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 existing or expected buildings at the site. These assumptions include the following:

- (a) The slab is not in contact with groundwater.

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.

January 29, 2018  
Date Issued

SITE Identification Number 21196  
Version 8.0 R



Heather Osachoff  
For Director, *Environmental Management Act*  
7 of 10

## 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:

- 1,4-Dichlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, and monochlorobenzene;
- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, tin, vanadium, and zinc;
- 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;
- Benzene, ethylbenzene, styrene, toluene, and xylene;
- Carbon tetrachloride, chloroform, dichloroethane (1,1-, 1,2-), dichloroethene (1,1-, 1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane, 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene, 1,3-dichloropropene (cis and trans), propylene dichloride (1,2-dichloropropane), tetrachloroethylene (PCE) (PERC), trichloroethane (1,1,1-, 1,1,2-), trichloroethylene (TCE), and vinyl chloride (chloroethene);
- Ethylene Glycol;
- VPHs, HEPHs, LEPHs;
- Polychlorinated biphenyls, total; and
- Propylene glycol (1,2-propanediol).

#### *Substances evaluated in vapour for commercial land vapour use:*

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

- Benzene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroform (trichloromethane), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethylene, trans (1,2-dichloroethene, trans), ethylbenzene, isopropylbenzene (cumene), methyl tert-butyl ether (MTBE), methylcyclohexane, methylene chloride (dichloromethane), naphthalene, n-decane, n-hexane, styrene, TCE (trichloroethylene), tetrachloroethylene (PCE) (PERC), toluene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, vinyl chloride (chloroethene), VPHv, and xylenes, mixture.

January 29, 2018

Date Issued

SITE Identification Number 21196

Version 8.0 R



Heather Osachoff

For Director, *Environmental Management Act*

8 of 10



*Substances evaluated in water for no water use:*

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

- EPHw(C10-C19), and VHw.

January 29, 2018

Date Issued

SITE Identification Number 21196

Version 8.0 R



Heather Osachoff

For Director, *Environmental Management Act*

9 of 10

## Schedule D

### Documents

*Summary of Site Condition, prepared by Pinchin Ltd, dated 30 Oct 2017;*

*Stage 1 and 2 Preliminary Site Investigation, prepared by Pinchin Ltd, dated 30 Oct 2017;*

*Phase II Environmental Site Assessment, 349 West Georgia Street, Vancouver, BC, Final Report, prepared by Stantec, dated 14 Nov 2012;*

*Phase I Environmental Site Assessment, Canada Post – Vancouver Main Post Office, 349 West Georgia Street, Vancouver, BC, Final Report, prepared by Stantec, dated 25 Sep 2012;*

*Phase I – Environmental Site Assessment for 349 West Georgia, Vancouver, BC, prepared by Trow Associates Inc. , dated 16 Feb 2007; and*

*AST Installation and UST Decommissioning Vancouver Main Postal Plant, 349 West Georgia Street, Vancouver, British Columbia, prepared by AGRA Earth & Environmental Ltd., dated 13 Sep 2000.*

January 29, 2018

Date Issued

SITE Identification Number 21196

Version 8.0 R



Heather Osachoff

For Director, *Environmental Management Act*

10 of 10