



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.

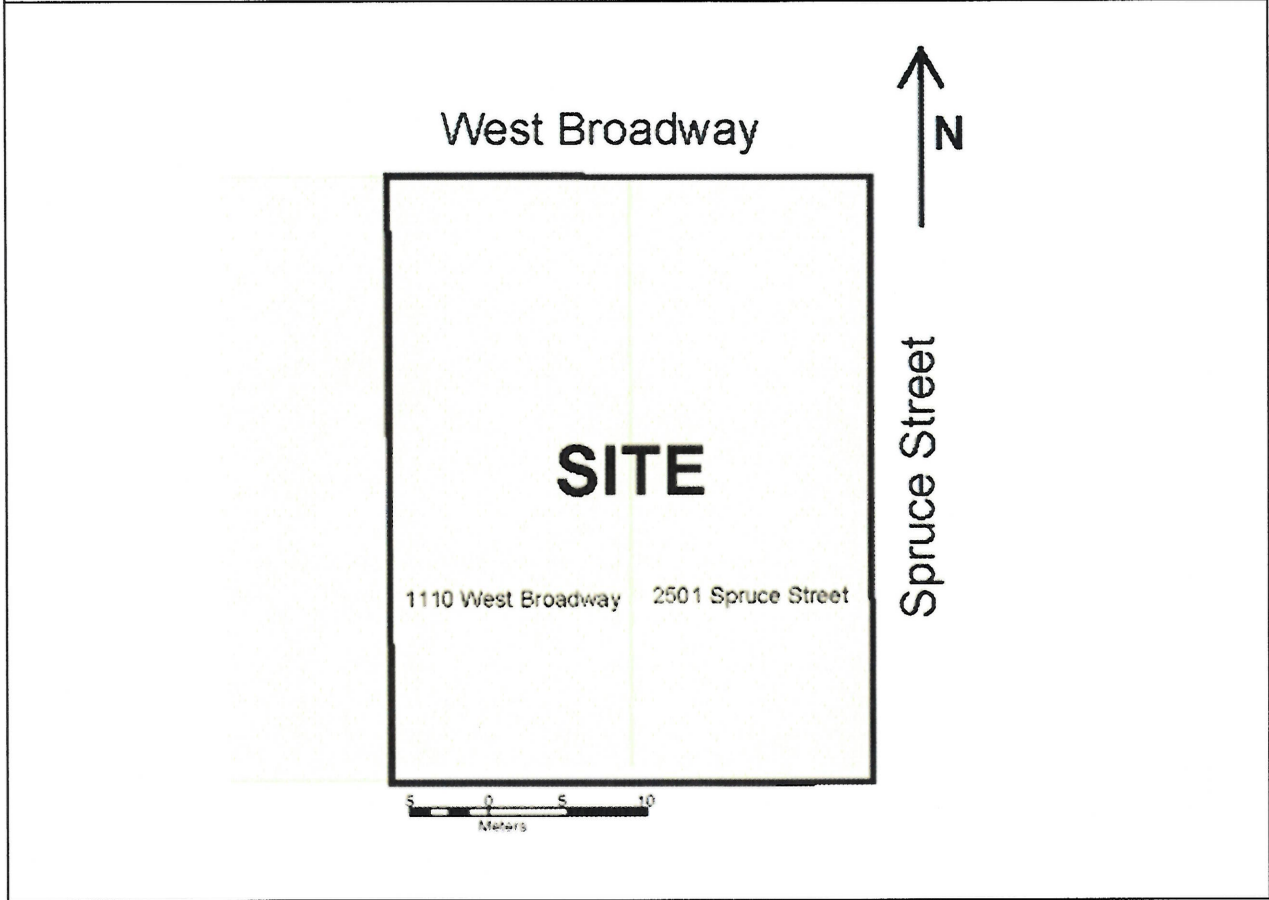
In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

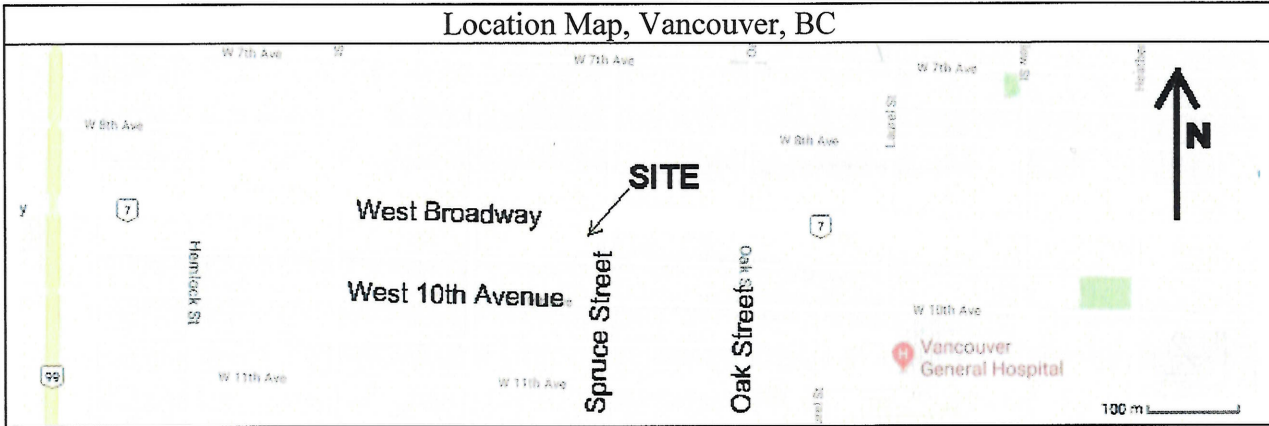
March 12, 2018
Date Issued


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

Site Plan, Vancouver, BC



Location Map, Vancouver, BC




March 12, 2018

Date Issued

SITE Identification Number 20947

Version 8.0 R


For Director, *Environmental Management Act*
3 of 9

Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

March 12, 2018
Date Issued

SITE Identification Number 20947
Version 8.0 R



J.A. Brooke
For Director, *Environmental Management Act*
4 of 9

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:


acenaphthene	83-32-9	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloroethylene, 1,1-	75-35-4
antimony	7440-36-0	dichloroethylene, 1,2-cis	156-59-2
arsenic	7440-38-2	dichloroethylene, 1,2-trans	156-60-5
barium	7440-39-3	dichloromethane	75-09-02
benz[a]anthracene	56-55-3	dichloropropane, 1,2-	78-87-5
benzene	71-43-2	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
benzo(b)fluoranthene	205-99-2	ethylene glycol	107-21-1
benzo(k)fluoranthene	207-08-9	fluoranthene	206-44-0
beryllium	7440-41-7	fluorene	86-73-7
bromodichloromethane	75-27-4	HEPHs	NA
bromoform	75-25-2	indeno(1,2,3-cd)pyrene	193-39-5
cadmium	744-43-9	lead	7439-92-1
carbon tetrachloride	56-23-5	LEPHs	NA
chlorobenzene	108-90-7	mercury	7439-97-6
chloroform	67-66-3	methyl tert-butyl ether	1634-04-4
chromium	7440-47-3	methylnaphthalene, 2-	91-57-6
chrysene	218-01-9	molybdenum	7439-98-7
cobalt	7440-48-4	naphthalene	91-20-3
copper	7440-50-8	nickel	7440-02-0
dibenz[a,h]anthracene	53-70-3	phenanthrene	85-01-8
dibromochloromethane	124-48-1	pyrene	129-00-0
dichlorobenzene, 1,2-	95-50-1	selenium	7782-49-2
dichlorobenzene, 1,3-	541-73-1	silver	7440-22-4
dichlorobenzene, 1,4-	106-46-7	styrene	100-42-5
dichloroethane, 1,1-	75-34-3	tetrachloroethane, 1,1,1,2-	630-20-6

March 12, 2018

Date Issued

SITE Identification Number 20947

Version 8.0 R


J.A. Brooke
For Director, *Environmental Management Act*
5 of 9

tetrachloroethane, 1,1,2,2-	79-34-5	triethylene glycol	112-27-6
tetrachloroethylene	127-18-4	uranium	7440-61-1
tin	7440-31-5	vanadium	7440-62-2
toluene	108-88-3	vinyl chloride	75-01-4
trichloroethane, 1,1,1-	71-55-6	VPHs	NA
trichloroethane, 1,1,2-	79-00-5	xylenes	1330-20-7
trichloroethylene	79-01-6	zinc	7440-66-6
trichlorofluoromethane	75-69-4		

Substances evaluated in vapour for parkade land vapour use:

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

benzene	71-43-2	n-decane	124-18-5
butadiene, 1,3-	106-99-0	n-hexane	110-54-3
dibromoethane, 1,2-	106-93-4	styrene	100-42-5
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
ethylbenzene	100-41-4	trimethylbenzene, 1,2,4-	95-63-6
isopropylbenzene	98-82-8	trimethylbenzene, 1,3,5-	108-67-8
methyl tert-butyl ether	1634-04-4	VPHv	NA
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
naphthalene	91-20-3		

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	benzene	71-43-2
acetone	67-64-1	benzo(a)pyrene	50-32-8
aluminum	7429-90-5	boron	7440-42-8
anthracene	120-12-7	bromodichloromethane	75-27-4
antimony	7440-36-0	bromoform	75-25-2
arsenic	7440-38-2	bromomethane	74-83-9
barium	7440-39-3	butadiene, 1,3-	106-99-0
benz(a)anthracene	56-55-3	cadmium	7440-43-9

March 12, 2018

Date Issued

SITE Identification Number 20947

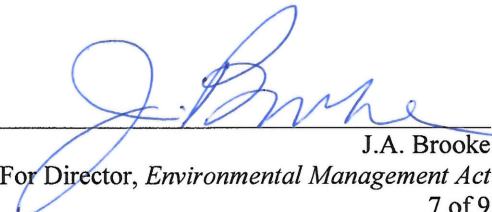
Version 8.0 R


 J.A. Brooke
 For Director, *Environmental Management Act*
 6 of 9

carbon tetrachloride	56-23-5	methyl tert-butyl ether	1634-04-4
chlorobenzene	108-90-7	molybdenum	7439-98-7
chloroform	67-66-3	naphthalene	91-20-3
chromium, hexavalent	18540-29-9	nickel	7440-02-0
chromium, trivalent	16065-83-1	propylene glycol, 1,2-	57-55-6
chrysene	218-01-9	pyrene	129-00-0
cobalt	7440-48-4	quinoline	91-22-5
copper	7440-50-8	selenium	7782-49-2
dibenz(a,h)anthracene	53-70-3	silver	7440-22-4
dibromochloromethane	124-48-1	sodium	7440-23-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethane, 1,2-	107-06-2	titanium	7440-32-6
dichloroethylene, 1,1-	75-35-4	toluene	108-88-3
dichloroethylene, 1,2-cis	156-59-2	trichlorobenzene, 1,2,4-	120-82-1
dichloroethylene, 1,2-trans	156-60-5	trichloroethane, 1,1,1-	71-55-6
dichloromethane	75-09-02	trichloroethane, 1,1,2-	79-00-5
dichloropropane, 1,2-	78-87-5	trichloroethylene	79-01-06
EPHw10-19	NA	trichlorofluoromethane	75-69-4
ethylbenzene	100-41-4	triethylene glycol	112-27-6
ethylene glycol	107-21-1	trimethylbenzene, 1,3,5-	108-67-8
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
isopropylbenzene	98-82-8	VHw6-10	NA
lead	7439-92-1	vinyl chloride	75-01-4
lithium	7439-93-2	xylenes, total	1330-20-7
mercury	7439-97-6	zinc	7440-66-6

March 12, 2018
Date Issued

SITE Identification Number 20947
Version 8.0 R


J.A. Brooke
For Director, *Environmental Management Act*
7 of 9

Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9	ethylene glycol	107-21-1
acridine	260-94-6	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	lead	7439-92-1
arsenic	7440-38-2	LEPHw	NA
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether	1634-04-4
benzene	71-43-2	naphthalene	91-20-3
benzo[a]pyrene	50-32-8	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	propylene glycol, 1,2-	57-55-6
cadmium	7440-43-9	pyrene	129-00-0
carbon tetrachloride	56-23-5	quinoline	91-22-5
chlorobenzene	108-90-7	selenium	7782-49-2
chloroform	67-66-3	silver	7440-22-4
chromium, hexavalent	18540-29-9	styrene	100-42-5
chromium, trivalent	16065-83-1	tetrachloroethylene	127-18-4
chrysene	218-01-9	thallium	7440-28-0
cobalt	7440-48-4	titanium	7440-32-6
copper	7440-50-8	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethylene	79-01-06
dichlorobenzene, 1,4-	106-46-7	uranium	7440-61-1
dichloroethane, 1,2-	107-06-2	VHw6-10	NA
dichloromethane	75-09-02	VPHw	NA
EPHw10-19	NA	xylene, total	1330-20-7
ethylbenzene	100-41-4	zinc	7440-66-6

March 12, 2018

Date Issued

SITE Identification Number 20947

Version 8.0 R


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

8 of 9

Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated January 2018;
- *Stage 2 Preliminary Site Investigation, 2501 Spruce Street & 1110 West Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., December 2017; and
- *Stage 1 Preliminary Site Investigation, 2501 Spruce Street & 1110 West Broadway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated May 2016.

March 12, 2018

Date Issued

SITE Identification Number 20947

Version 8.0 R


J.A. Brooke
For Director, *Environmental Management Act*
9 of 9