



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 30 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.

2018-03-26
Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 2005 Quebec Street, Vancouver, British Columbia which is more particularly known and described as:

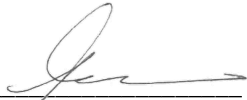
Lot 8, Block 23, District Lot 200A, Plan 197

PID: 015-515-761

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

Latitude: 49° 16' 1.5"
Longitude: 123° 6' 11"

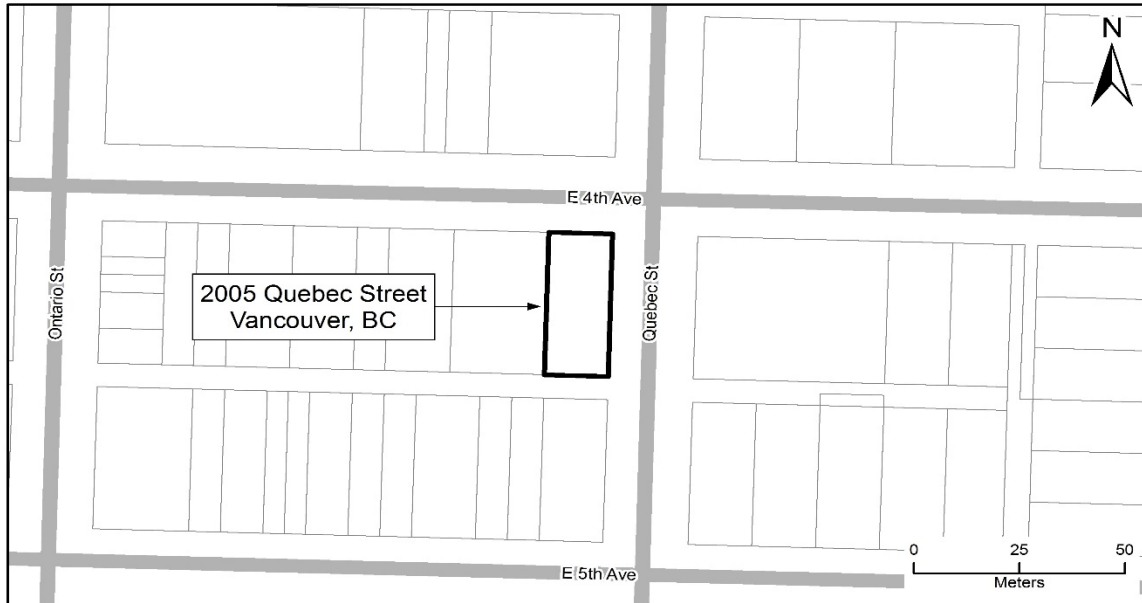
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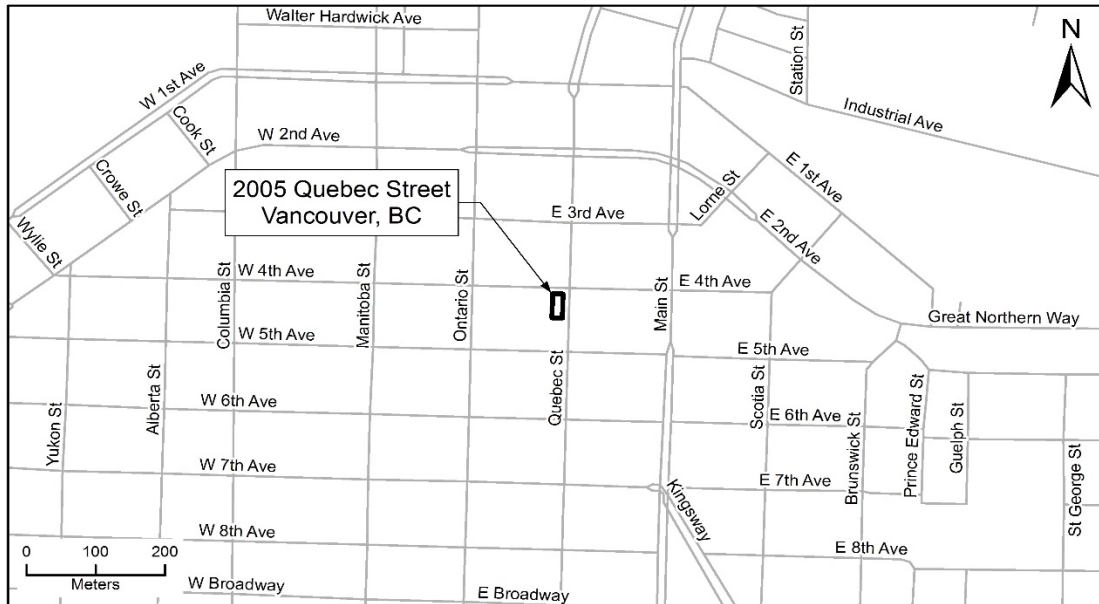
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Site Plan



Location Map



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Schedule B

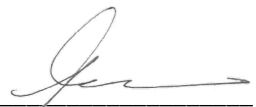
Requirements and Conditions

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 of Contaminated Site 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.

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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:

acenaphthene	83-32-9	ethylbenzene	100-41-4
anthracene	120-12-7	fluorathene	206-44-0
aluminum	7429-90-5	fluorene	86-73-7
antimony	7440-36-0	HEPHs	NA
arsenic	7440-38-2	indeno(1,2,3-cd)pyrene	193-39-5
barium	7440-39-3	iron	7439-89-6
benzene	71-43-2	lead	7439-9-1
benz[a]anthracene	56-55-3	LEPHs	NA
benzo(b+j)fluoranthenes	205-99-2 205-82-3	lithium	7439-93-2
benzo(k)fluoranthene	207-08-9	manganese	7439-96-5
benzo[a]pyrene	50-32-8	mercury	7439-97-6
beryllium	7440-41-7	methylnaphthalene, 2-	91-57-6
bromobenzene	108-86-1	methyl tert-butyl ether (MTBE)	1634-04-4
bromodichloromethane	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	naphthalene	91-20-3
bromomethane	74-83-9	nickel	7440-02-0
butadiene, 1,3-	106-99-0	phenanthrene	85-01-8
cadmium	7440-43-9	pyrene	129-00-0
carbon tetrachloride	56-23-5	selenium	7782-49-2
chlorobenzene	108-90-7	silver	7440-22-4
chloroform	67-66-3	strontium	7440-24-6
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibenz[a,h]anthracene	53-70-3	thallium	7440-28-0
dibromochloromethane	124-48-1	tin	7440-31-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6

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dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	uranium	7440-61-1
dichloroethylene, 1,2-cis-	156-59-2	vanadium	7440-62-2
dichloroethylene, 1,2-trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPHs	NA
dichloropropane, 1,2-	78-87-5	xylenes	1330-20-7
dichloropropene, 1,3- (cis + trans)	542-75-6	zinc	7440-66-6

Substances evaluated in water for marine aquatic life water use:

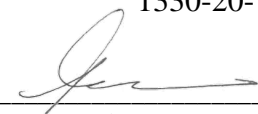
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	fluorene	86-73-7
acridine	260-94-6	hexachlorobutadiene	87-68-3
anthracene	120-12-7	lead	7439-9-1
antimony	7440-36-0	LEPHw	NA
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	methyl tert-butyl ether (MTBE)	1634-04-4
benz[a]anthracene	56-55-3	molybdenum	7439-98-7
benzo[a]pyrene	50-32-8	naphthalene	91-20-3
beryllium	7440-41-7	nickel	7440-02-0
boron	7440-42-8	phenanthrene	85-01-8
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, 1,2,3-	87-61-6
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	uranium	7440-61-1
dichloromethane	75-09-2	VHw ₆₋₁₀	NA
EPHw ₁₀₋₁₉	NA	VPHw	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7

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Substances evaluated in vapour for parkade land vapour use:To meet numerical standards prescribed for defining whether a site is contaminated:

Bromodichloromethane (BDCM)	75-27-4	dichloroethane, 1,2-	107-06-2
bromoform	75-25-2	dichloroethylene, 1,1-	75-35-4
bromomethane	74-83-9	dichloroethylene, 1,2 cis-	156-59-2
carbon tetrachloride	56-23-5	dichloroethylene, 1,2 trans-	156-60-5
chlorobenzene	108-90-7	dichloromethane	75-09-2
chloroethane	75-00-3	dichloropropane, 1,2-	78-87-5
chloroform	67-66-3	dichloropropene, 1,3- (cis + trans)	542-75-6
chloromethane	74-87-3	methyl isobutyl ketone (MIBK)	108-10-1
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,2-	95-50-1	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,3-	541-73-1	trichloroethylene	79-01-6
dichlorobenzene, 1,4-	106-46-7	trichlorofluoromethane	75-69-4
dichloroethane, 1,1-	75-34-3	vinyl chloride	75-01-4

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Schedule D

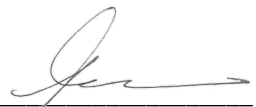
Documents

- *Summary of Site Condition for 2005 Quebec Street, Vancouver, BC*, prepared by Hemmera Envirochem Inc, dated February 2018.
- *Stage 1 and 2 Preliminary Site Investigation, 2005 Quebec Street, Vancouver, BC*, prepared by Hemmera Envirochem Inc, dated February 2018.

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