



**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.

May 23, 2018  
Date Issued

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

## Schedule A

The site covered by this Preliminary Determination is located at 500 West 57<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 4 Block 1004 District Lot 526 Plan 20607  
PID: 002-395-398

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

Latitude:	49°	13'	06.0"
Longitude:	123°	7'	04.7"

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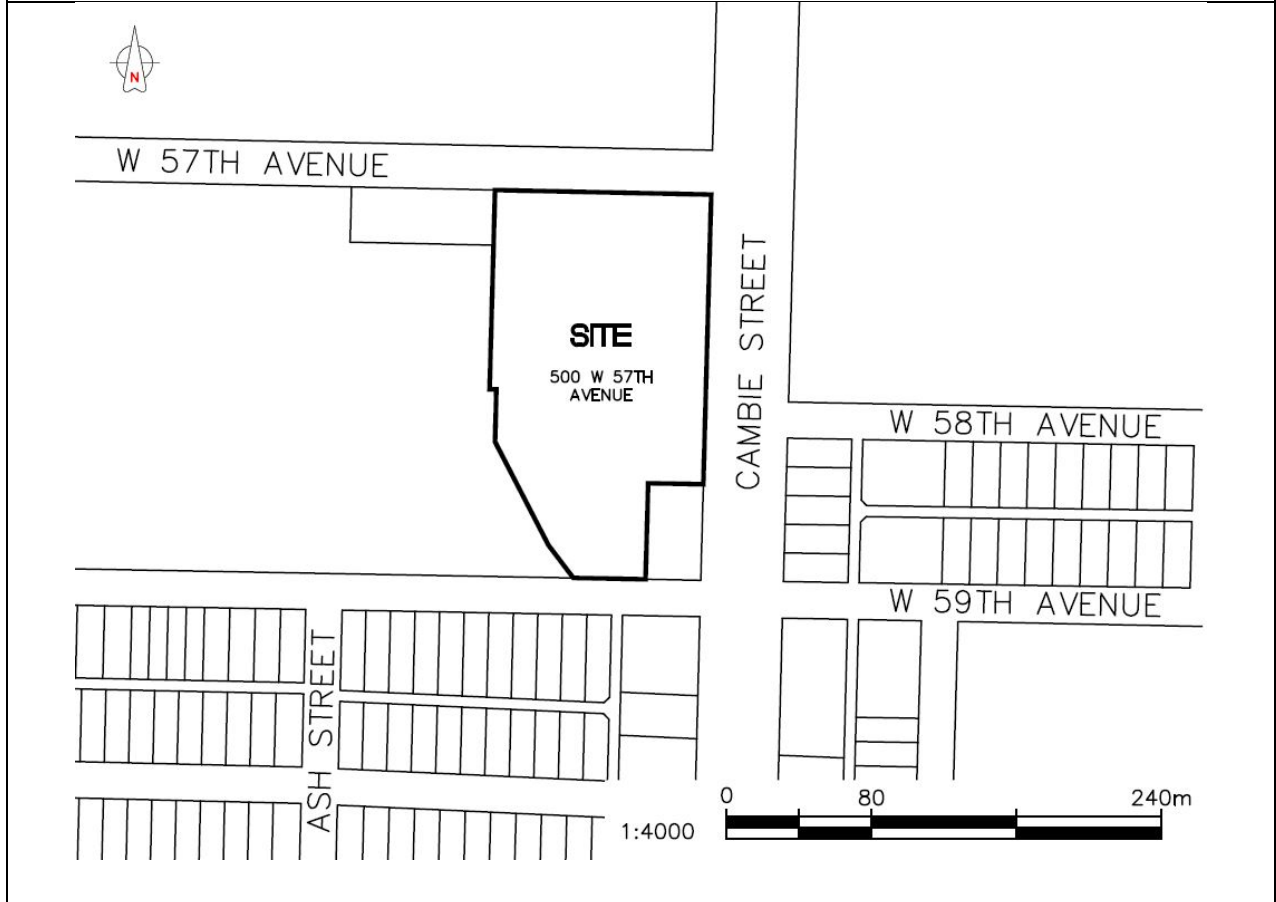
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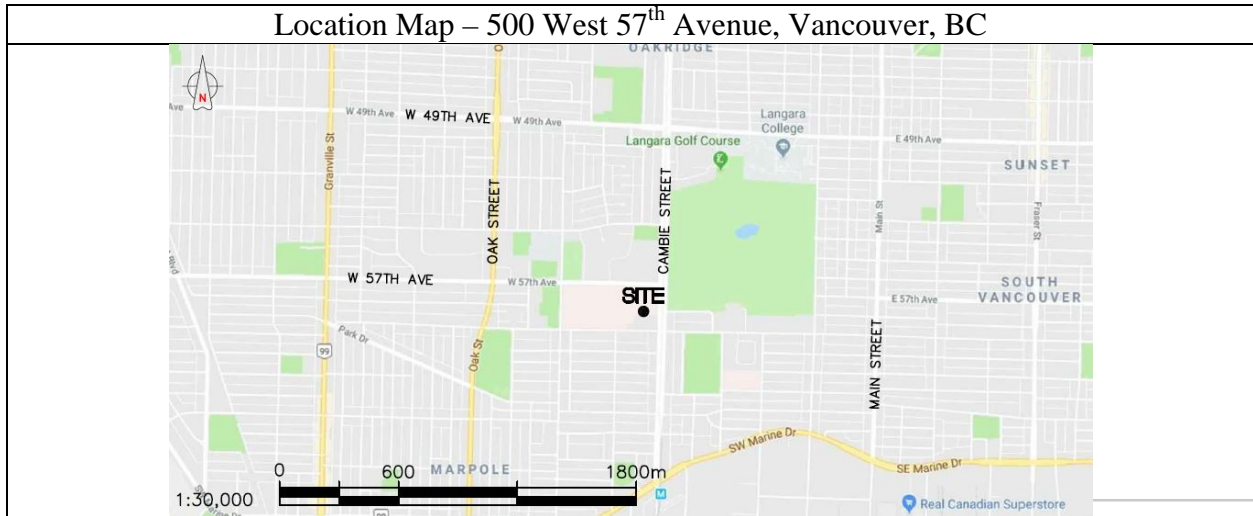
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Site Plan – 500 West 57<sup>th</sup> Avenue, Vancouver, BC



Location Map – 500 West 57<sup>th</sup> Avenue, Vancouver, BC



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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 low density land soil use:*

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

acenaphthene	83-32-9	dichlorobenzene, 1,3-	541-73-1
acetone	67-64-1	dichlorobenzene, 1,4-	106-46-7
anthracene	120-12-7	dichloroethane, 1,1-	75-34-3
antimony	7440-36-0	dichloroethane, 1,2-	107-06-2
arsenic	7440-38-2	dichloroethylene, 1,1-	75-35-4
barium	7440-39-3	dichloroethylene, 1,2-cis	156-59-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,2-trans	156-60-5
benzene	71-43-2	dichloromethane	75-09-02
benzo(a)pyrene	50-32-8	dichloropropane, 1,2-	78-87-5
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(k)fluoranthene	207-08-9	ethylbenzene	100-41-4
beryllium	7440-41-7	Ethylene glycol	107-21-1
bromodichloromethane	75-27-4	fluoranthene	206-44-0
bromoform	75-25-2	fluorene	86-73-7
bromomethane	74-83-9	HEPHs	NA
cadmium	744-43-9	indeno(1,2,3-cd)pyrene	193-39-5
carbon tetrachloride	56-23-5	lead	7439-92-1
chlorobenzene	108-90-7	LEPHs	NA
chloroform	67-66-3	mercury	7439-97-6
chromium	7440-47-3	methyl ethyl ketone	78-93-3
chrysene	218-01-9	methyl tert-butyl ether	1634-04-4
cobalt	7440-48-4	methylnaphthalene, 2-	91-57-6
copper	7440-50-8	molybdenum	7439-98-7
dibenz(a,h)anthracene	53-70-3	naphthalene	91-20-3
dibromochloromethane	124-48-1	nickel	7440-02-0
dibromoethane, 1,2-	106-93-4	phenanthrene	85-01-8
dichlorobenzene, 1,2-	95-50-1	pyrene	129-00-0

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selenium	7782-49-2	trichloroethylene	79-01-6
silver	7440-22-4	trichlorobenzene, 1,2,4-	120-82-1
styrene	100-42-5	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,1,2-	630-20-6	triethylene glycol	112-27-6
tetrachloroethane, 1,1,2,2-	79-34-5	uranium	7440-61-1
tetrachloroethylene	127-18-4	vanadium	7440-62-2
thallium	7440-28-0	vinyl chloride	75-01-4
tin	7440-31-5	VPHs	NA
toluene	108-88-3	xylenes	1330-20-7
trichloroethane, 1,1,1-	71-55-6	zinc	7440-66-6
trichloroethane, 1,1,2-	79-00-5		

***Substances evaluated in vapour for residential land vapour use:***

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

benzene	71-43-2	methylcyclohexane	108-87-2
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
carbon tetrachloride	56-23-5	n-decane	124-18-5
chloroethane	75-00-3	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2- cis	156-59-2	trichloroethylene	79-01-06
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloromethane	75-0902	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	vinyl chloride	75-01-4
isopropylbenzene	98-82-8	VPH	NA
methyl tert-butyl ether	1634-04-4	xylenes, total	1330-20-7

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***Substances evaluated in water for drinking water use:***

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

acenaphthene	83-32-9	dichloroethane, 1,1-	75-34-3
acetone	67-64-1	dichloroethane, 1,2-	107-06-2
aluminum	7429-90-5	dichloroethylene, 1,1-	75-35-4
anthracene	120-12-7	dichloroethylene, 1,2-cis	156-59-2
antimony	7440-36-0	dichloroethylene, 1,2-trans	156-60-5
arsenic	7440-38-2	dichloromethane	75-09-02
barium	7440-39-3	dichloropropane, 1,2-	78-87-5
benz(a)anthracene	56-55-3	dichloropropene, 1,3-(cis+trans)	542-75-6
benzene	71-43-2	EPHw10-19	NA
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	fluoranthene	206-44-0
beryllium	7440-41-7	fluorene	86-73-7
boron	7440-42-8	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	lead	7439-92-1
bromoform	75-25-2	lithium	7439-93-2
bromomethane	74-83-9	methyl ethyl ketone	78-93-3
butadiene, 1,3-	106-99-0	methyl tert-butyl ether	1634-04-4
cadmium	7440-43-9	molybdenum	7439-98-7
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chloride ion	16887-00-6	nickel	7440-02-0
chlorobenzene	108-90-7	propylene glycol, 1,2-	57-55-6
chloroform	67-66-3	pyrene	129-00-0
chromium, hexavalent	18540-29-9	quinoline	91-22-5
chromium, trivalent	16065-83-1	selenium	7782-49-2
chrysene	218-01-9	silver	7440-22-4
cobalt	7440-48-4	sodium ion	17341-25-2
copper	7440-50-8	styrene	100-42-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1

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trichloroethane, 1,1,1-	71-55-6	vanadium	7440-62-2
trichloroethane, 1,1,2-	79-00-5	VHw6-10	NA
trichloroethylene	79-01-06	vinyl chloride	75-01-4
trichlorofluoromethane	75-69-4	xylene, total	1330-20-7
uranium	7440-61-1	zinc	7440-66-6

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

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

acenaphthene	83-32-9	dichloromethane	75-09-02
acridine	260-94-6	EPHw10-19	NA
anthracene	120-12-7	ethylbenzene	100-41-4
antimony	7440-36-0	fluoranthene	206-44-0
arsenic	7440-38-2	fluorene	86-73-7
barium	7440-39-3	lead	7439-92-1
benz(a)anthracene	56-55-3	LEPHw	NA
benzene	71-43-2	methyl tert-butyl ether	1634-04-4
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
beryllium	7440-41-7	naphthalene	91-20-3
boron	7440-42-8	nickel	7440-02-0
cadmium	7440-43-9	phenanthrene	85-01-8
carbon tetrachloride	56-23-5	propylene glycol, 1,2-	57-55-6
chloride ion	16887-00-6	pyrene	129-00-0
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	salinity	NA
chromium, hexavalent	18540-29-9	selenium	7782-49-2
chromium, trivalent	16065-83-1	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethylene	127-18-4
copper	7440-50-8	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-06



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uranium	7440-61-1	xylenes, total	1330-20-7
VHw6-10	NA	zinc	7440-66-6
VPHw	NA		

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated April 2018;
- *Stage 1 & 2 Preliminary Site Investigation, 500 West 57<sup>th</sup> Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2018;
- *Stage 1 Preliminary Site Investigation, 500 and 700 West 57<sup>th</sup> Avenue, Vancouver, BC*, prepared by Pacific Environmental Consulting, dated March 2013; and
- *Stage 2 Preliminary Site Investigation, 500 and 700 West 57<sup>th</sup> Avenue, Vancouver, BC*, prepared by Pacific Environmental Consulting, dated March 2013.

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