Ministry of Environment and Climate Change Strategy

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.

August 28, 2018
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 2466 East First Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 11 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 293;

Lot 12 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 307;

Lot 13 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 323;

Lot 14 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 331;

Lot 15 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 366;

Lot 16 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 391; and

Lot 17 Block 1, South ½ of Section 33, Town of Hastings Suburban Land Plan 3385
PID: 012 968 412.

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

Latitude:	49°	16'	9.00"
Longitude:	123°	03'	19.00"

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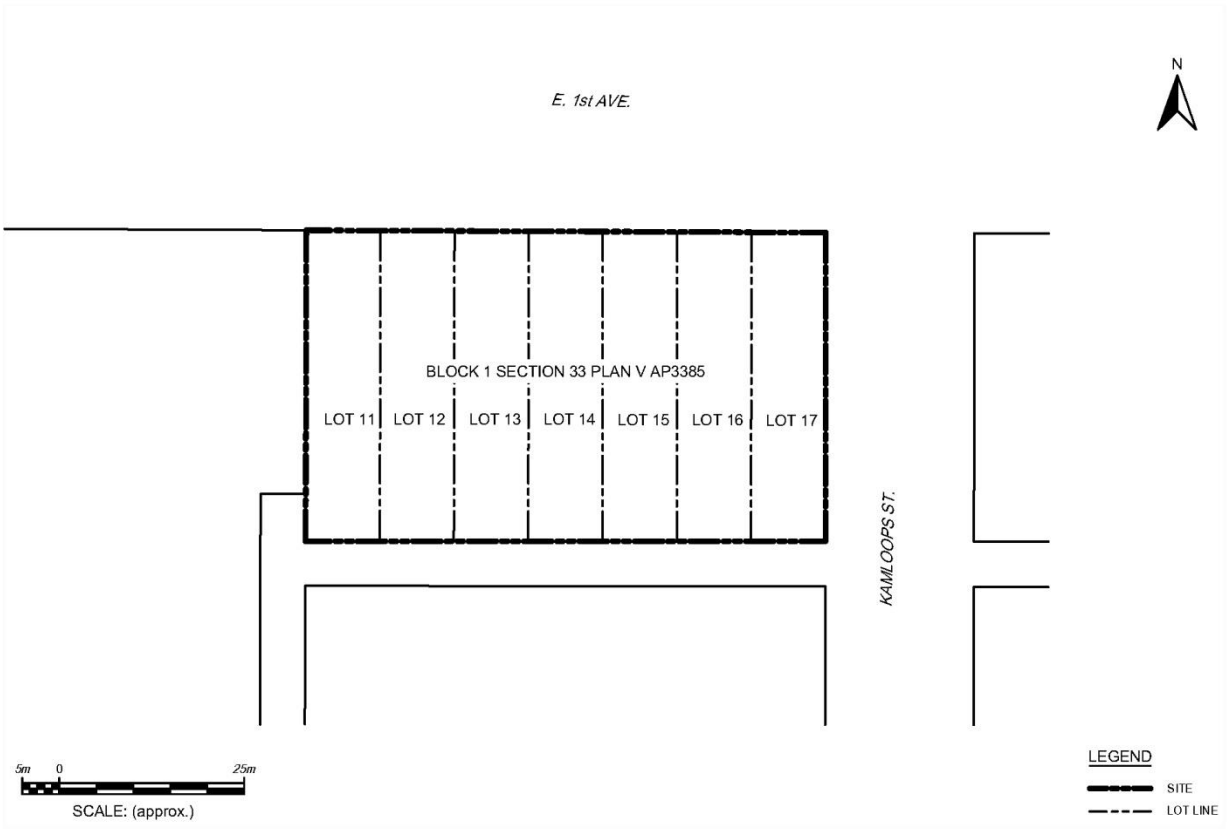
Site Plan



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 persons 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.

   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 buildings existing or expected at the site. These assumptions include the following:

   (a) Building foundations will be constructed in accordance with the 2012 or later BC Building Code;

   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 persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for low density residential soil use:

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

acenaphthene	83-32-9	antimony	7440-36-0
anthracene	120-12-7	barium	7440-39-3
arsenic	7440-38-2	benz(a)anthracene	56-55-3
beryllium	7440-41-7	benzo(a)pyrene	50-32-8
benzene	71-43-2	benzo(b+j)fluoranthenes	205-99-2&205-82-3
benzo(k)fluoranthene	207-08-9	bromodichloromethane	75-27-4
bromoform	75-25-2	carbon tetrachloride	56-23-5
cadmium	7440-43-9	chromium	7440-47-3
chloroform	67-66-3	chlornaphthalene, 2-	91-58-7
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
dibromochloromethane	124-48-1	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3	dichloroethane, 1,2-	107-06-2
dichlorethene, 1,1-	75-35-4	dichloroethene, 1,2-cis-	156-59-2
trans-1,2-dichloroethene	156-60-5	dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5	dichloropropene, 1,3-(cis+trans)	542-75-6
ethylbenzene	100-41-4	fluoranthene	206-44-0
fluorene	86-73-7	HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5	lead	7439-92-1
LEPHs	NA	manganese	7439-96-5
1-methylnaphthalene	90-12-0	methyl tert-butyl ether	1634-04-4
mercury	7439-97-6	methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7	naphthalene	91-20-3
nickel	7440-02-0	phenanthrene	92-84-2
polychlorinated biphenyls, total	1336-36-3	pyrene	29-00-0
selenium	7782-49-2	silver	7440-22-4
styrene	100-42-5	tin	7440-31-5
tetrachloroethane, 1,1,2,2-	79-34-5	tetrachloroethylene	127-18-4

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toluene	108-88-3	trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5	trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4	vanadium	7440-62-2
vinyl chloride	75-01-4	VPHs	N/A
xylenes	1330-20-7	zinc	7440-66-6

Substances evaluated in vapour for residential and parkade vapour use:

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

acetone	67-64-1	benzene	71-43-2
bromobenzene	108-86-1	bromodichloromethane	75-27-4
bromoform	75-25-2	butadiene, 1,3-	106-99-0
butanone, 2-	78-93-3	carbon disulfide	75-15-0
carbon tetrachloride	56-23-5	chlorobenzene	108-90-7
chloroethane	75-00-3	chloroform	67-66-3
chlorotoluene, 2-	95-49-8	dibromochloromethane	75-71-8
dibromo-3-chloropropane, 1,2-	96-12-8	dibromomethane	74-95-3
dibromoethane, 1,2-	106-93-4	dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1	dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8	dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2	dichlorethene, 1,1-	75-35-4
dichloroethene, 1,2-cis	156-59-2	dichloroethene, 1,2-trans-	156-60-5
dichloropropane, 1,3-	142-28-9	dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3-cis-	542-75-6	dichloropropene, 1,3- trans-	542-75-6
ethyl acetate	140-88-5	ethylbenzene	100-41-4
hexachlorobutadiene	118-74-1	isopropylbenzene	98-82-8
methylcyclohexane	108-87-2	methyl tert-butyl ether	1634-04-4
methyl-2-pentanone, 4-	108-10-1	n-decane	124-18-5
n-hexane	110-54-3	naphthalene	91-20-3
styrene	100-42-5	tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethylene	127-18-4	trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6	tetrachloroethane, 1,1,2,2-	79-34-5
trichloroethylene	79-01-06	toluene	108-88-3
trimethylbenzene, 1,2,4-	95-63-6	trichlorofluoromethane	75-69-4
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	trimethylbenzene, 1,3,5-	108-67-8

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vinyl chloride	75-01-4	trichloropropane, 1,2,3-	98-18-4
xylenes, total	1330-20-7	VPHv	N/A

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	aluminum	7429-90-5
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
beryllium	7440-41-7	benzo(a)anthracene	56-55-3
boron	7440-42-8	benzene	71-43-2
benzo(a)pyrene	50-32-8	benzo(b+j)fluoranthenes	205-99-2&205-82-3
carbon tetrachloride	56-23-5	cadmium	7440-43-9
chlorobenzene	108-90-7	chromium	7440-47-3
chloroform	67-66-3	chloroethane	75-00-3
cobalt	7440-48-4	copper	7440-50-8
dibenz(a,h)anthracene	53-70-3	dibromomethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1	dichloroethane, 1,1-	75-34-3
dichlorobenzene, 1,4-	106-46-7	dichlorethene, 1,1-	75-35-4
dichloroethane, 1,2-	107-06-2	dichloroethene, 1,2- trans-	156-60-5
dichloroethene, 1,2-cis-	156-59-2	dichloropropane, 1,2-	78-87-5
dichloromethane	75-09-2	ethylbenzene	100-41-4
dichloropropene, 1,3- (cis+trans)	542-75-6	fluorene	86-73-7
fluoranthene	206-44-0	lead	7439-92-1
iron	7439-89-6	LEPHw	NA
lithium	7439-93-2	magnesium	7439-95-4
manganese	7439-96-5	mercury	7439-97-6
molybdenum	7439-98-7	methyl tert-butyl ether	1634-04-4
nickel	7440-02-0	naphthalene	91-20-3
selinium	7782-49-2	quinoline	91-22-5
silver	7440-22-4	sodium	7440-23-5
strontium	7440-24-6	thallium	7440-28-0
tetrachloroethylene	127-18-4	tetrachloroethane, 1,1,2,2-	79-34-5
toluene	108-88-3	trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5	trichloroethylene	79-01-06

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trichlorofluoromethane	75-69-4	uranium	7440-61-1
tungsten	7400-33-7	vanadium	7440-62-2
vinyl chloride	75-01-4	VPHw	N/A
xylenes, total	1330-20-7	zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition, 2466 East 1st Avenue, Vancouver, BC,* Keystone Environmental Ltd., July 2018;
- *Report of Findings – Phase I Update and Supplemental Site Investigation, 2466 East 1st Avenue, Vancouver, BC,* Keystone Environmental Ltd., July 2018;
- *Phase II Environmental Site Assessment, 2466 East 1st Avenue, Vancouver, BC,* Keystone Environmental Ltd., January 2018;
- *Phase I Environmental Site Assessment, 2466 East 1st Avenue, Vancouver, BC,* Keystone Environmental Ltd., June 2017; and
- *Phase I Environmental Site Assessment, 2466 East 1st Avenue, Vancouver, BC,* Keystone Environmental Ltd., September 2010.

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