



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 3, 2019
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 3350 Tupper Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 520A District Lot 526 New Westminster District Plan EPP40289

PID: 029-557-992

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

Latitude: 49° 15' 20.20"
Longitude: 123° 06' 56.10"

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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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) Buildings will be constructed with slab-on-grade foundation.

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 land soil use:

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

benzene	71-43-2	dichloromethane	75-09-2
bromobenzene	108-86-1	dichloropropane, 1,2-	78-87-5
bromodichloromethane	75-27-4	dichloropropene, 1,3- (cis+trans)	542-75-6
bromoform	75-25-2	ethylbenzene	100-41-4
bromomethane	74-83-9	hexanone, 2-	591-78-6
butadiene, 1,3-	106-99-0	methyl ethyl ketone	78-93-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chlorobenzene	108-90-7	tetrachloroethane, 1,1,1,2-	630-20-6
chloroform	67-66-3	tetrachloroethane, 1,1,2,2-	79-34-5
dibromochloromethane	124-48-1	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorethylene, 1,1-	75-35-4	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	79-01-06
dichlorobenzene, 1,4-	106-46-7	trichlorofluoromethane	75-69-4
dichlorodifluoromethane	75-71-8	vinyl chloride	75-01-4
dichloroethane, 1,1-	75-34-3	VPHs	N/A
dichloroethane, 1,2-	107-06-2	xylenes	1330-20-7
dichloroethylene, 1,2-cis-	156-59-2		
dichloroethylene, 1,2-trans-	156-60-5		

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	bromobenzene	108-86-1
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bromodichloromethane	75-27-4	dichloropropene, 1,3-cis-	542-75-6
bromoform	75-25-2	ethylbenzene	100-41-4
bromomethane	74-83-9	hexachlorobutadiene	87-68-3
butadiene, 1,3-	106-99-0	isopropylbenzene	98-82-8
carbon tetrachloride	56-23-5	methyl ethyl ketone	78-93-3
chlorobenzene	108-90-7	methyl isobutyl ketone	108-10-1
chloroethane	75-00-3	methyl tert-butyl ether	1634-04-4
chloroform	67-66-3	methylcyclohexane	108-87-2
chloromethane	74-87-3	naphthalene	91-20-3
chlorotoluene, 2-	95-49-8	n-decane	124-18-5
dibromo-3-chloropropane, 1,2-	96-12-8	n-hexane	110-54-3
dibromochloromethane	124-48-1	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dibromomethane	74-95-3	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorethylene, 1,1-	75-35-4	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-06
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis	156-59-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,2-trans-	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloromethane	75-09-2	trimethylbenzene, 1,3,5-	108-67-8
dichloropropane, 1,2-	78-87-5	vinyl chloride	75-01-4
dichloropropane, 1,3-	142-28-9	VPHv	N/A
dichloropropene, 1,3- trans-	542-75-6	xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	anthracene	120-12-7
aluminum	7429-90-5	antimony	7440-36-0



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arsenic	7440-38-2	dichloropropane, 1,2-	78-87-5
barium	7440-39-3	dichloropropene, 1,3-	542-75-6
benzene	71-43-2	(cis+trans)	
benz(a)anthracene	56-55-3	ethylbenzene	100-41-4
benzo(a)pyrene	50-32-8	ethylene glycol	107-21-1
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	iron	7439-89-6
bromobenzene	108-86-1	lead	7439-92-1
bromodichloromethane	75-27-4	LEPHw	NA
bromoform	75-25-2	lithium	7439-93-2
bromomethane	74-83-9	manganese	7439-96-5
butadiene, 1,3-	106-99-0	mercury	7439-97-6
cadmium	7440-43-9	methyl ethyl ketone	78-93-3
carbon tetrachloride	56-23-5	methyl tert-butyl ether	1634-04-4
chlorobenzene	108-90-7	methylnaphthalene, 1-	90-12-0
chloroform	67-66-3	methylnaphthalene, 2-	91-57-6
chromium, hexavalent	18540-29-9	molybdenum	7439-98-7
chromium, trivalent	16065-83-1	naphthalene	91-20-3
chrysene	218-01-9	nickel	7440-02-0
cobalt	7440-48-4	propylene glycol, 1,2-	57-55-6
copper	7440-50-8	pyrene	129-00-0
dibenz(a,h)anthracene	53-70-3	quinoline	91-22-5
dibromochloromethane	124-48-1	selenium	7782-49-2
dibromomethane, 1,2-	106-93-4	silver	7440-22-4
dichlorethylene, 1,1-	75-35-4	sodium ion	17341-25-2
dichlorobenzene, 1,2-	95-50-1	strontium	7440-24-6
dichlorobenzene, 1,4-	106-46-7	styrene	100-42-5
dichlorodifluoromethane	75-71-8	tetrachloroethane, 1,1,1,2-	630-20-6
dichloroethane, 1,1-	75-34-3	tetrachloroethane, 1,1,2,2-	79-34-5
dichloroethane, 1,2-	107-06-2	tetrachloroethylene	127-18-4
dichloroethylene, 1,2- trans-	156-60-5	thallium	7440-28-0
dichloroethylene, 1,2-cis-	156-59-2	tin	7440-31-5
dichloromethane	75-09-2	toluene	108-88-3



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trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	uranium	7440-61-1
trichloroethane, 1,1,1-	71-55-6	vanadium	7440-62-2
trichloroethane, 1,1,2-	79-00-5	vinyl chloride	75-01-4
trichloroethylene	79-01-06	VPHw	N/A
trichlorofluoromethane	75-69-4	xylenes, total	1330-20-7
triethylene glycol	112-27-6	zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Conditions, 3350 Tupper Street, Vancouver, BC, Keystone Environmental Ltd., October 2018;*
- *Administrative Guidance 11: Communication Record between City of Vancouver and Keystone Environmental Ltd., October 2018;*
- *Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 3350 Tupper Street, Vancouver, BC, Keystone Environmental Ltd., October 2018;*
- *Report of Findings – Phase II Environmental Site Assessment, 3345, 3347, and 3349 Cambie Street, Vancouver, BC, Keystone Environmental Ltd., January 2014; and*
- *Report of Findings – Phase I Environmental Site Assessment, 3345, 3347, and 3349 Cambie Street, Vancouver, BC, Keystone Environmental Ltd., January 2014.*

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