



**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.

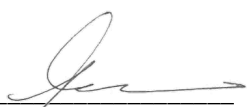
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2019-03-08  
Date Issued

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

## Schedule A

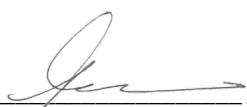
The site covered by this Preliminary Determination is located at 188 East 49th Avenue Vancouver, British Columbia which is more particularly known and described as:

Lot A Block 2 District Lot 651 Group 1 NWD Plan EPP 63886  
PID 030-096-855

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

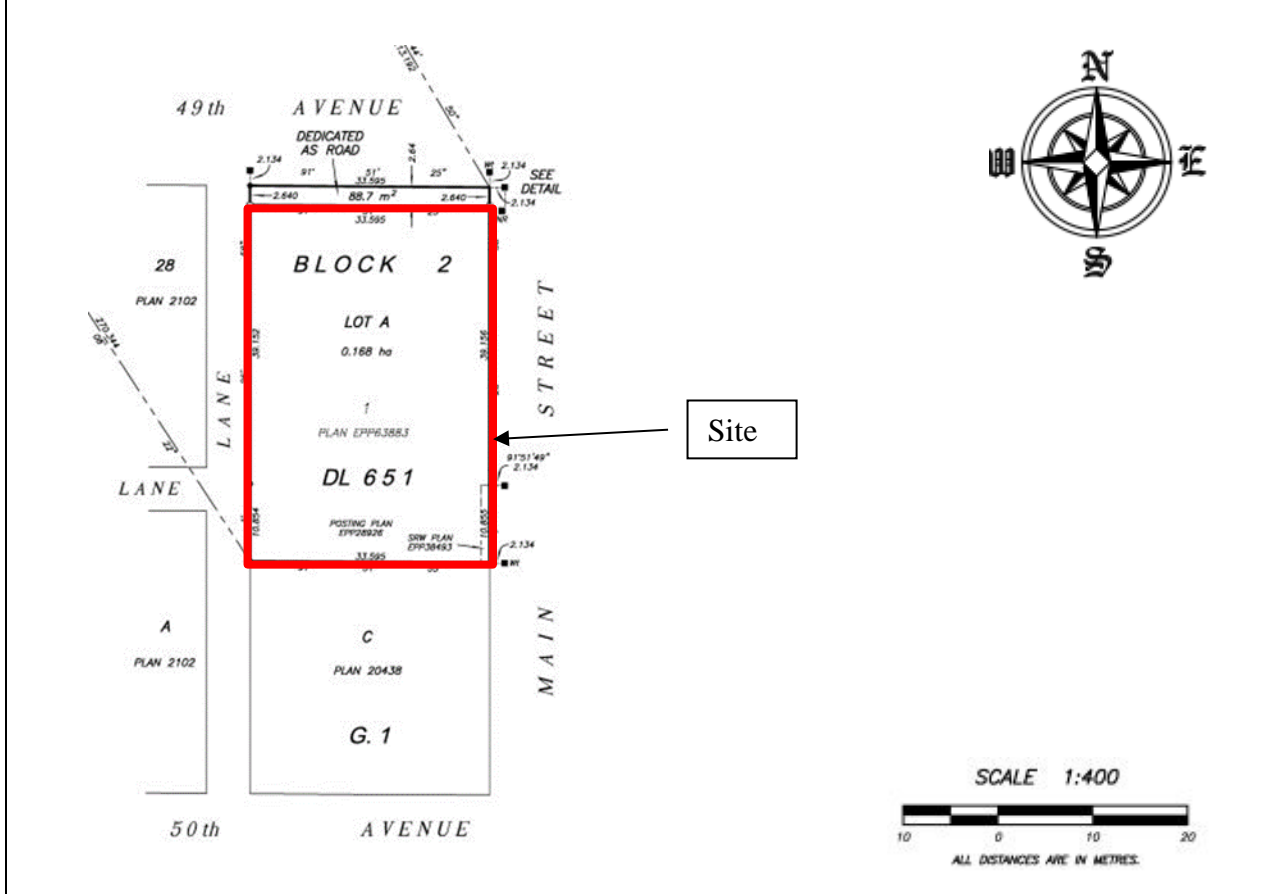
Latitude: 49° 13' 31.65"  
Longitude: 123° 6' 7.34"

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Site Identification Number 17086  
Version 9.0 R

## 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.

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 structure, and location of the building existing or expected at the site. These assumptions include the following:

- (a) *“Any building or structure constructed onsite will have a concrete floor slab and the base of the underside of the floor slab will not be in contact with groundwater”;*

Any inconsistencies that arise between the structure, location and depths of the proposed or constructed building at the site and the range of structures and locations of the building assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for Residential HD land use:*

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

benzene	71-43-2	naphthalene	91-20-3
ethylbenzene	100-41-4	toluene	108-88-3
HEPHs	NA	VPHs	NA
LEPHs	NA	xylenes	1330-20-7
methyl tert-butyl ether [MTBE]	1634-04-4		

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

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

benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chloroform	67-66-3	tetrachloroethane 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichloroethylene 1,2-cis--	156-59-2	toluene	108-88-3
dichloroethylene 1,2-trans	156-60-5	trichloroethylene	79-01-06
dichlorofluoromethane	75-71-8	triethylene glycol	112-27-6
dichloromethane	75-09-2	VHw6-10	NA
EPH <sub>w10-19</sub>	NA	vinyl chloride	78-01-04
ethylbenzene	100-41-4	VPHw	NA
ethylene glycol	107-21-1	xylenes, total	1330-20-7
LEPHw	NA		

#### *Substances evaluated in vapour for Residential HD and parkade land 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
chloroform	67-66-3	n-hexane	110-54-3
chloromethane	74-87-3	stryrene	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	75-09-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	vinyl chloride	78-01-04
isopropyl benzene	98-82-8	VPH	NA
methyl tert-butyl ether [MTBE]	1634-04-4	xylenes, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition 188 East 49<sup>th</sup> Avenue, Vancouver, BC. November 2018, Richard Kwan, Arcadis Canada Inc.*

*Stage 1 & 2 PSI, DSI 188 East 49<sup>th</sup> Avenue, Vancouver, BC. November 2018, Nick Dayal, Sara Bathgate, Geostratus Consulting Inc.*

*Soil Characterization – 6507 Main Street, Vancouver, BC, April 2017, Nick Dayal, Ben Laird, Arcadis Canada*

*Scenario 5 Release Application, Nov. 2016, Viviane Dubois-Cote, Arcadis Canada*

*Stage 1 Preliminary Site Investigation, 6541 – 6545 Main Street, Vancouver, BC, January 2014, David R. Kelly, D. Kelly Environmental*

*Phase I Environmental Site Assessment, 6507 Main Street, Vancouver, BC, February 2014, Nick Dayal, Sara Bathgate, Franz Environmental Inc*

*Environmental Data Package, 6507 Main Street, 166 E. 49<sup>th</sup> Avenue, and Adjacent Right of Ways, Vancouver, BC, October 14, 2016. Neil Zandbergen, SNC Lavalin*

*2015 Environmental Results, 6507 Main Street, Vancouver, BC, May 45, 2015, N.J. (Nicholas) McGregor, SNC Lavalin*

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