



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.

March 11, 2019
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 3625 and 3675 East 11th Avenue, Vancouver, British Columbia which is more particularly known and described as:

LOT A SOUTH ½ OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS
PLAN LMP43632 PID: 024-550-507

and

LOT B SOUTH ½ OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS
PLAN LMP43632 PID: 024-550-523

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

Latitude: 49° 15' 37.22"
Longitude: 123° 01' 29.74"

March 11, 2019

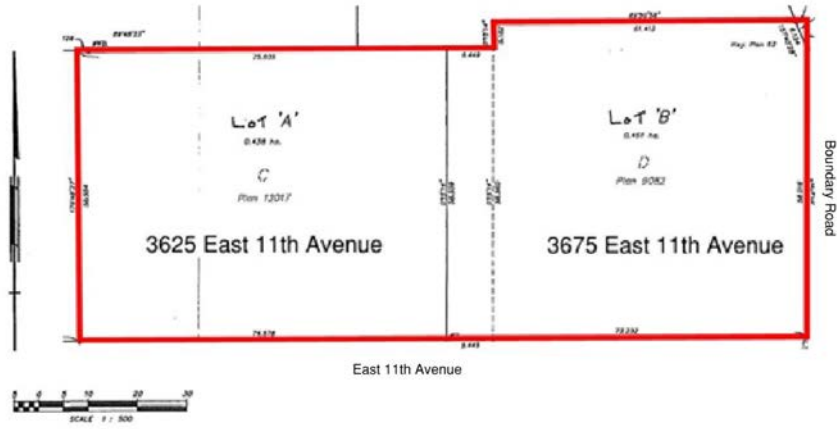
Date Issued



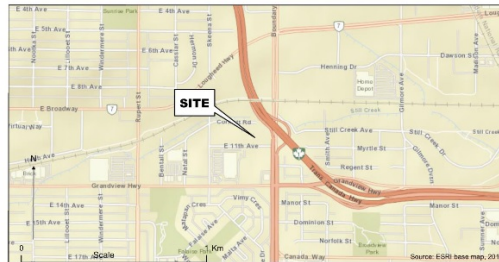
J.A. Brooke

For Director, *Environmental Management Act*

Site Plan



Location Map



March 11, 2019
Date Issued

Site Identification Number 22010
Version 9.0 R

J.A. Brooke
For Director, *Environmental Management Act*
3 of 11

Schedule B

Requirements and Conditions

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 a Contaminated Sites Regulation numerical standard at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *Current onsite and adjacent buildings are slab on grade;*
- (b) *Future building(s) onsite or adjacent offsite can be built to any depth.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at and adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

March 11, 2019

Date Issued

Site Identification Number 22010

Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

4 of 11

Schedule C

Substances and Uses

Substances evaluated in soil for commercial land use:

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

acenaphthene	83-32-9	dichlorobenzene, 1,2-	95-50-1
aluminium	7429-90-5	dichlorobenzene, 1,3-	541-73-1
anthracene	120-12-7	dichlorobenzene, 1,4-	106-46-7
antimony	7440-36-0	dichloroethane, 1,1-	75-34-3
arsenic	7440-38-2	dichloroethane, 1,2-	107-06-2
barium	7440-39-3	dichloroethylene, 1,1-	75-35-4
benz(a)anthracene	56-55-3	dichloroethylene, 1,2- cis	156-59-2
benzene	71-43-2	dichloroethylene, 1,2- trans	156-60-5
benzo(a)pyrene	50-32-8	dichloromethane	75-09-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloropropane, 1,2-	78-87-5
benzo(k)fluoranthene	207-08-9	dichloropropene, 1,3- (cis+trans)	542-75-6
beryllium	7440-41-7	ethylbenzene	100-41-4
boron	7440-42-8	fluoranthene	206-44-0
bromodichloromethane [BDCM]	75-27-4	fluorene	86-73-7
bromoform	75-25-2	HEPHs	NA
cadmium	7440-43-9	indeno(1,2,3-cd)pyrene	193-39-5
carbon tetrachloride	56-23-5	iron	7439-89-6
chlorobenzene	108-90-7	lead	7439-92-1
chloroform	865-49-6	LEPHs	NA
chloronaphthalene, 2-	91-58-7	lithium	7439-93-2
chromium	7440-47-3	manganese	7439-96-5
chrysene	218-01-9	mercury	7439-97-6
cobalt	7440-48-4	methyl tert-butyl ether [MTBE]	1634-04-4
copper	7440-50-8	methylnaphthalene, 2-	91-57-6
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 1-	90-12-0
dibromochloromethane	124-48-1	molybdenum	7439-98-7



March 11, 2019

Date Issued

Site Identification Number 22010
Version 9.0 R

J.A. Brooke
For Director, *Environmental Management Act*
5 of 11

[DBCM]

dibromoethane, 1,2-	106-93-4	naphthalene	91-20-3
nickel	7440-02-0	trichloroethane, 1,1,1-	71-55-6
phenanthrene	85-01-8	trichloroethane, 1,1,2-	79-00-5
pyrene	129-00-0	trichloroethylene	79-01-6
selenium	7782-49-2	trichlorofluoromethane	75-69-4
silver	7440-22-4	tungsten	7440-33-7
strontium	7440-24-6	uranium	7440-61-1
styrene	79637-11-9	vanadium	7440-62-2
tetrachloroethane, 1,1,2,2-	79-34-5	vinyl chloride	75-01-4
tetrachloroethylene	127-18-4	VPHs	NA
thallium	7440-28-0	xylenes, total	1330-20-7
tin	7440-31-5	zinc	7440-66-6
toluene	108-88-3		

Substances evaluated in vapour for commercial land use:

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

benzene	71-43-2	dichloropropane, 1,2-	78-87-5
bromodichloromethane [BDCM]	75-27-4	dichloropropene, 1,3- (cis+trans)	542-75-6
bromoform	75-25-2	ethyl acetate	141-78-6
butadiene, 1,3-	106-99-0	ethylbenzene	100-41-4
carbon tetrachloride	56-23-5	isopropylbenzene	98-82-8
chlorobenzene	108-90-7	methyl ethyl ketone [MEK]	78-93-3
chloroethane	75-00-3	methyl tert-butyl ether [MTBE]	1634-04-4
dibromochloromethane [DBCM]	124-48-1	methylcyclohexane	108-87-2
dibromoethane, 1,2-	106-93-4	naphthalene	91-20-3
dichlorobenzene, 1,2-	95-50-1	n-decane	124-18-5
dichlorobenzene, 1,3-	541-73-1	styrene	79637-11-9
dichlorobenzene, 1,4-	106-46-7	tetrachloroethane, 1,1,1,2-	630-20-6
dichloroethane, 1,1-	75-34-3	tetrachloroethane, 1,1,2,2-	79-34-5



March 11, 2019

Date Issued

Site Identification Number 22010
Version 9.0 R

J.A. Brooke
For Director, *Environmental Management Act*
6 of 11

dichloroethane, 1,2-	107-06-2	tetrachloroethylene	127-18-4
dichloroethylene, 1,1-	75-35-4	toluene	108-88-3
dichloroethylene, 1,2- cis	156-59-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2- trans	156-60-5	trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6	VHv	NA
trichlorofluoromethane	75-69-4	vinyl chloride	75-01-4
trimethylbenzene, 1,2,4-	95-63-6	VPHv	NA
trimethylbenzene, 1,3,5-	108-67-8	xylenes, total	1330-20-7

Substances evaluated in water for marine aquatic life use:

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

acenaphthene	83-32-9	fluoranthene	206-44-0
acridine	260-94-06	fluorene	86-73-7
anthracene	120-12-7	lead	7439-92-1
antimony	7440-36-0	LEPHw	NA
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methyl tert-butyl ether [MTBE]	1634-04-4
benz(a)anthracene	56-55-3	molybdenum	7439-98-7
benzene	71-43-2	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	propylene glycol	57-55-6
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	865-49-6	silver	7440-22-4
chromium	7440-47-3	styrene	79637-11-9
chrysene	218-01-9	tetrachloroethylene	127-18-4



March 11, 2019

Date Issued

Site Identification Number 22010
Version 9.0 R

J.A. Brooke

For Director, *Environmental Management Act*

7 of 11

cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	titanium	7440-32-6
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichloroethylene	79-01-6
dichlorobenzene, 1,4-	106-46-7	uranium	7440-61-1
dichloroethane, 1,2-	107-06-2	VHw6-10	NA
dichloromethane	75-09-2	VPHw	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7
ethylene glycol	107-21-1	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	fluoranthene	206-44-0
acridine	260-94-06	fluorene	86-73-7
anthracene	120-12-7	lead	7439-92-1
antimony	7440-36-0	LEPHw	NA
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methyl tert-butyl ether [MTBE]	1634-04-4
benz(a)anthracene	56-55-3	molybdenum	7439-98-7
benzene	71-43-2	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	propylene glycol	57-55-6
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	865-49-6	silver	7440-22-4
chromium	7440-47-3	styrene	79637-11-9
chrysene	218-01-9	tetrachloroethylene	127-18-4
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	titanium	7440-32-6
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichloroethylene	79-01-6



March 11, 2019

Date Issued

Site Identification Number 22010
Version 9.0 R

J.A. Brooke

For Director, *Environmental Management Act*

8 of 11

dichlorobenzene, 1,4-	106-46-7	uranium	7440-61-1
dichloroethane, 1,2-	107-06-2	VHw6-10	NA
dichloromethane	75-09-2	VPHw	NA
ethylbenzene	100-41-4	xylene, total	1330-20-7
ethylene glycol	107-21-1	zinc	7440-66-6

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
aluminium	7429-90-5	antimony	7440-36-0
arsenic	7440-38-2	ethylbenzene	100-41-4
barium	7440-39-3	ethylene glycol	107-21-1
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)pyrene	50-32-8	iron	7439-89-6
	205-99-2&		
benzo(b+j)fluoranthenes	205-82-3	lead	7439-92-1
beryllium	7440-41-7	lithium	7439-93-2
boron	7440-42-8	manganese	7439-96-5
bromodichloromethane [BDCM]	75-27-4	mercury	7439-97-6
		methyl tert-butyl ether [MTBE]	1634-04-4
bromoform	75-25-2	methylnaphthalene, 1-	90-12-0
butadiene, 1,3-	106-99-0	methylnaphthalene, 2-	91-57-6
cadmium	7440-43-9	molybdenum	7439-98-7
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	nickel	7440-02-0
chloroform	865-49-6	propylene glycol	57-55-6
chloronaphthalene, 2-	91-58-7	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4		



March 11, 2019

Date Issued

Site Identification Number 22010
Version 9.0 R

J.A. Brooke

For Director, *Environmental Management Act*

9 of 11

copper	7440-50-8	silver	7440-22-4
dibenz(a,h)anthracene	53-70-3	sodium	7440-23-5
dibromochloromethane [DBCM]	124-48-1	strontium	7440-24-6
dibromoethane, 1,2-	106-93-4	styrene	79637-11-9
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	tin	7440-31-5
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2- cis	156-59-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2- trans	156-60-5	trichloroethylene	79-01-6
dichloromethane	75-09-2	trichlorofluoromethane	75-69-4
dichloropropane, 1,2-	78-87-5	triethylene glycol	112-27-6
EPHw10-19	NA	tungsten	7440-33-7
uranium	7440-61-1	vinyl chloride	75-01-4
vanadium	7440-62-2	xylenes, total	1330-20-7
VHw6-10	NA	zinc	7440-66-6

March 11, 2019

Date Issued

Site Identification Number 22010
Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

10 of 11

Schedule D

Documents

- *Stage 1/2 Preliminary Site Investigation, 3625 and 3675 East 11th Avenue, Vancouver, BC, prepared by PGL Environmental Consultants Ltd., dated January 2019;*
- *Summary of Site Condition, prepared by PGL Environmental Consultants Ltd., dated January 2019;*
- *Confirmation of Remediation, 3590-3595 Cornett Rd, Pacific Environmental Consulting, May 2013;*
- *Stage 1 Preliminary Site Investigation, 3625 East 11th Avenue, (Stage H&I), Pacific Environmental Consulting, December 2012;*
- *Stage 1 Preliminary Site Investigation, 3675 East 11th Avenue, (Stage G), Pacific Environmental Consulting, December 2012; and*
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 3590-3595 Cornett Rd, Pacific Environmental Consulting, February 2012.*

March 11, 2019

Date Issued

Site Identification Number 22010

Version 9.0 R



J.A. Brooke

For Director, *Environmental Management Act*

11 of 11