



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.

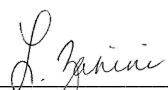
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

Sept 3, 2019
Date Issued


Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*

Schedule A

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

Lot 1 Block L District Lots 639 and 640 Group 1 New Westminster District Plan
EPP86476
PID: 030-675-707

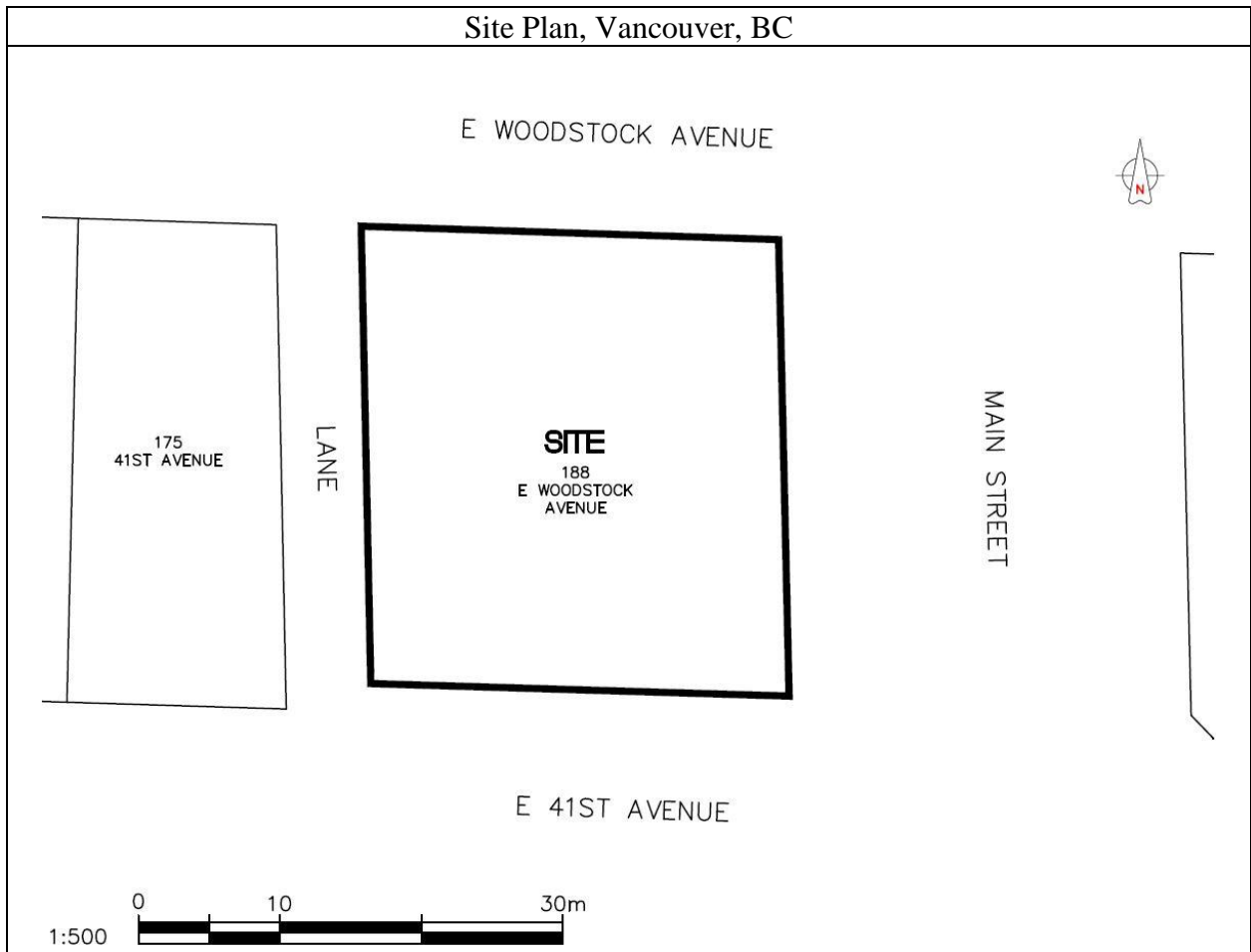
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 00.2"
Longitude: 123° 06' 06.9"

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SITE Identification Number 22580
Version 9.0 R


Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*
2 of 9



Sept 3, 2019
Date Issued

SITE Identification Number 22580
Version 9.0 R



 Lavinia Zanini, P.Geo.
 For Director, *Environmental Management Act*
 3 of 9

Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

Sept 3, 2019
Date Issued

SITE Identification Number 22580
Version 9.0 R


Lavinia Zanini, P.Ge.
For Director, *Environmental Management Act*
4 of 9

Schedule C

Substances and Uses

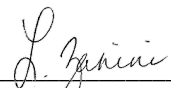
Substances evaluated in soil for commercial land soil use:

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

acenaphthene	83-32-9
anthracene	120-12-7
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
bromodichloromethane	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
dibromochloromethane	124-48-1
1,2-dichlorobenzene	95-50-1
1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7
1,1-dichloroethane	75-34-3
1,2-dichloroethane	107-06-2
1,1-dichlorethene	75-35-4
cis-1,2-dichloroethene	156-59-2
fluoranthene	206-44-0
fluorene	86-73-7
trans-1,2-dichloroethene	156-60-5
dichloromethane	75-09-2
1,2-dichloropropane	78-87-5
1,3-dichloropropene (cis+trans)	542-75-6
indeno(1,2,3-cd)pyrene	193-39-5
ethylbenzene	100-41-4

Sept 3, 2019
Date Issued

SITE Identification Number 22580
Version 9.0 R



Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*
5 of 9

HEPHs	N/A
hexachlorobutadiene	118-74-1
LEPHs	N/A
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methyl tert-butyl ether	1634-04-4
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
styrene	100-42-5
1,1,1,2-tetrachloroethane	630-20-6
1,1,2,2-tetrachloroethane	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
1,1,1-trichloroethane	71-55-6
1,1,2-trichloroethane	79-00-5
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
vinyl chloride	75-01-4
VPHs	N/A
xylenes	1330-20-7

Substances evaluated in vapour for commercial land vapour use:

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

benzene	71-43-2
1,3-butadiene	106-99-0
carbon tetrachloride	56-23-5
chloroethane	75-00-3
chloroform	67-66-3
n-hexane	N/A
n-decane	N/A
1,2-dibromoethane	106-93-4
1,1-dichloroethane	75-34-3
1,2-dichloroethane	107-06-2
1,1-dichloroethene	75-35-4
cis-1,2-dichloroethene	156-59-2
trans-1,2-dichloroethene	156-60-5
dichloromethane	75-09-2

Sept 3, 2019
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SITE Identification Number 22580
Version 9.0 R



Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*
6 of 9

ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methylcyclohexane	108-87-2
methyl tert-butyl ether	1634-04-4
naphthalene	91-20-3
styrene	100-42-5
tetrachloroethylene	127-18-4
toluene	108-88-3
1,1,1-trichloroethane	71-55-6
trichloroethylene	79-01-06
1,2,4-trimethylbenzene	95-63-6
1,3,5-trimethylbenzene	108-67-8
vinyl chloride	75-01-4
VPHv	N/A
xylenes, total	1330-20-7

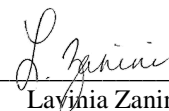
Substances evaluated in water for freshwater aquatic life water use:

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

acenaphthene	83-32-9
anthracene	120-12-7
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
bromodichloromethane	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
dibromochloromethane	124-48-1
1,2-dichlorobenzene	95-50-1
1,3-dichlorobenzene	541-73-1
1,4-dichlorobenzene	106-46-7
1,1-dichloroethane	75-34-3

Sept 3, 2019
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SITE Identification Number 22580
Version 9.0 R



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For Director, *Environmental Management Act*

1,2-dichloroethane	107-06-2
1,1-dichlorethene	75-35-4
cis-1,2-dichloroethene	156-59-2
trans-1,2-dichloroethene	156-60-5
dichloromethane	75-09-2
1,2-dichloropropane	78-87-5
1,3-dichloropropene (cis+trans)	542-75-6
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	118-74-1
LEPHw	N/A
methylnaphthalene, 1-	90-12-0
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methyl tert-butyl ether	1634-04-4
naphthalene	91-20-3
pyrene	129-00-0
quinoline	91-22-5
styrene	100-42-5
1,1,1,2-tetrachloroethane	630-20-6
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1,1,1-trichloroethane	71-55-6
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trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
vinyl chloride	75-01-4
VPHs	N/A
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8 of 9

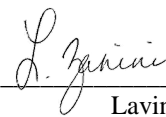
Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated 31 May 2019;
- *Site Investigation Summary, 5679 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated 01 Apr 2019;
- *Stage 2 Preliminary Site Investigation, 5679 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated 01 Mar 2016;
- *Report of Findings - Phase I Environmental Site Assessment Update, 5679 Main Street, Vancouver, BC*, prepared by Keystone Environmental Ltd., dated 01 Oct 2015;
- *Report of Findings - Phase II Environmental Site Assessment Update, 5679-5695 Main Street and 189-193 East 41st Avenue, Vancouver, BC*, prepared by Keystone Environmental Ltd., dated 01 Nov 2010;
- *Environmental Stage 2 Preliminary Site Investigation, 5679, 5681, 5685 and 5695 Main Street and 189, 191 and 193 East 41st Avenue, Vancouver, BC*, prepared by NEXT Environmental Inc., dated 01 Aug 2009; and
- *Environmental Stage 1 Preliminary Site Investigation, 5679, 5681, 5685 and 5695 Main Street and 189, 191 and 193 East 41st Avenue, Vancouver, BC*, prepared by NEXT Environmental Inc., dated 01 Jun 2009.

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Lavinia Zanini, P.Ge.
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9 of 9