



Victoria File: 26250-20/22950  
Site ID: 22950

December 13, 2019

2200 Yukon Holdings Ltd., Inc. No. BC1134653  
Suite 500 - 509 Richards St.  
Vancouver, BC V6B 2Z6

Attn: Jared James

Dear Jared James:

**Re: Preliminary Determination – Road Adjacent to 2238 Yukon Street,  
Vancouver, British Columbia**

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in Part 8 of the Contaminated Sites Regulationand which may be encountered during any future subsurface work at the site.

This is to advise that the Director will consider submissions received within 30 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned via (250) 387-4441 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



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

Enclosure

cc:

Linda Kwan, City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC, V5Y 1V4

Ingo Lambrecht, Approved Professional, PGL Environmental Consultants  
[ilambrecht@pggroup.com](mailto:ilambrecht@pggroup.com)

Travelers Insurance Company of Canada  
650 West Georgia Street, Suite 2500, Vancouver, BC V6B 4N7

Coast Capital Savings Federal Credit Union  
310-1515 Douglas Street, Victoria BC, V8W 2G4

Laeso Investments Ltd.  
4<sup>th</sup> Floor Belvedere Building 69 Pitts Bay Road, Hamilton, Bermuda, HM08

Charlotte Holdings Ltd.  
Suite 500 – 509 Richards Street, Vancouver, BC V6B 2Z6

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)



**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 within 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.

2019-12-13  
Date Issued

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

## Schedule A


The site covered by this Preliminary Determination is road located adjacent to 2238 Yukon Street, Vancouver, British Columbia and is more particularly known and described as:

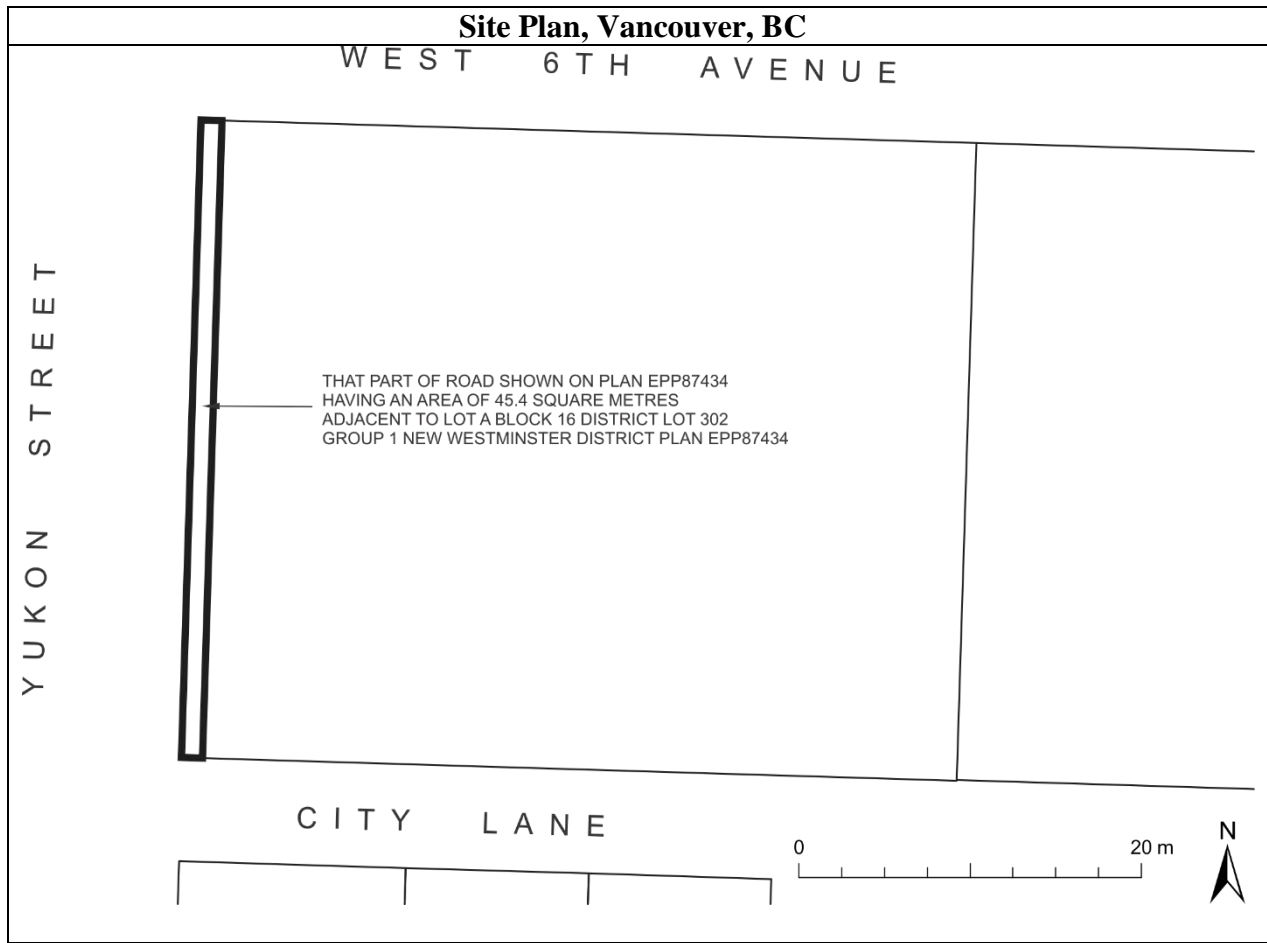
THAT PART OF ROAD SHOWN ON PLAN EPP87434 HAVING AN AREA OF 45.4 SQUARE METRES ADJACENT TO LOT A BLOCK 16 DISTRICT LOT 302 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP87434

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

Latitude:     49°   15'   55.8"  
Longitude:   123°   6'    45.2"


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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) The site will remain a city street or sidewalk; and/or,
- (b) Any current and future building(s) will have a concrete floor slab.

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 industrial land soil use:*

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

acenaphthene	83-32-9	dibromochloromethane [DBCM]	124-48-1
aluminum	7429-90-5	dibromoethane, 1,2-	106-93-4
anthracene	120-12-7	dichlorobenzene, 1,2-	95-50-1
antimony	7440-36-0	dichlorobenzene, 1,3-	541-73-1
arsenic	7440-38-2	dichlorobenzene, 1,4-	106-46-7
barium	7440-39-3	dichloroethane, 1,1-	75-34-3
benz(a)anthracene	56-55-3	dichloroethane, 1,2-	107-06-2
benzene	71-43-2	dichloroethylene, 1,1-	75-35-4
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2-cis-	156-59-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloroethylene, 1,2-trans-	156-60-5
benzo(k)fluoranthene	207-08-9	dichloromethane	75-09-2
beryllium	7440-41-7	dichloropropane, 1,2-	78-87-5
boron	7440-42-8	dichloropropene, 1,3- (cis + trans)	542-75-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	fluoranthene	206-44-0
butadiene, 1,3-	106-99-0	fluorene	86-73-7
cadmium	7440-43-9	HEPHs	N/A
carbon tetrachloride	56-23-5	indeno(1,2,3-cd)pyrene	193-39-5
chlorobenzene	108-90-7	iron	7439-89-6
chloroform	67-66-3	lead	7439-9-1
chloronaphthalene, 2-	91-58-7	LEPHs	N/A
chromium	7440 47 3	lithium	7439-93-2
chrysene	218-01-9	manganese	7439-96-5
cobalt	7440-48-4	mercury	7439-97-6
copper	7440-50-8	methyl tert-butyl ether [MTBE]	1634-04-4
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 1-	90-12-0

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methylnaphthalene, 2-	91-57-6	tin	7440-31-5
molybdenum	7439-98-7	toluene	108-88-3
naphthalene	91-20-3	trichloroethane, 1,1,1-	71-55-6
nickel	7440-02-0	trichloroethane, 1,1,2-	79-00-5
phenanthrene	85-01-8	trichloroethylene	79-01-6
pyrene	129-00-0	trichlorofluoromethane	75-69-4
selenium	7782-49-2	tungsten	7440-33-7
silver	7440-22-4	uranium	7440-61-1
strontium	7440-24-6	vanadium	7440-62-2
styrene	100-42-5	vinyl chloride	78-01-4
tetrachloroethane, 1,1,2,2-	79-34-5	VPHs	N/A
tetrachloroethylene	127-18-4	xylenes	1330-20-7
thallium	7440-28-0	zinc	7440-66-6

***Substances evaluated in vapour for industrial land vapour use:***

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

acetone	67-64-1	isopropylbenzene	98-82-8
benzene	71-43-2	methyl ethyl ketone [MEK]	78-93-3
bromobenzene	108-86-1	methyl isobutyl ketone [MIBK]	108-10-1
bromodichloromethane [BDCM]	75-27-4	methyl tert-butyl ether [MTBE]	1634-04-4
butadiene, 1,3-	106-99-0	methylecyclohexane	108-87-2
carbon disulfide	75-15-0	naphthalene	91-20-3
carbon tetrachloride	56-23-5	n-decane	124-18-5
chlorobenzene	108-90-7	n-hexane	110-54-3
chloroethane	75-00-3	styrene	100-42-5
chloroform	67-66-3	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorodifluoromethane	75-71-8	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	79-01-6
dichloroethylene, 1,2-cis-	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2-trans-	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	75-09-2	vinyl chloride	78-01-4
dichloropropane, 1,2-	78-87-5	VPHv	N/A
ethyl acetate	141-78-6	xylenes, total	1330-20-7
ethylbenzene	100-41-4		

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***Substances evaluated in water for marine 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	260-94-6	fluorene	86-73-7
anthracene	120-12-7	lead	7439-9-1
antimony	7440-36-0	LEPH <sub>w</sub>	N/A
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	molybdenum	7439-98-7
benz(a)anthracene	56-55-3	naphthalene	91-20-3
benzene	71-43-2	nickel	7440-02-0
benzo(a)pyrene	50-32-8	phenanthrene	85-01-8
beryllium	7440-41-7	propylene glycol, 1,2	55-55-6
boron	7440-42-8	pyrene	129-00-0
cadmium	7440-43-9	quinoline	91-22-5
carbon tetrachloride	56-23-5	selenium	7782-49-2
chlorobenzene	108-90-7	silver	7440-22-4
chloroform	67-66-3	styrene	100-42-5
chromium	7440 47 3	tetrachloroethylene	127-18-4
chrysene	218-01-9	thallium	7440-28-0
cobalt	7440-48-4	titanium	7440-32-6
copper	7440-50-8	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichloroethylene	79-01-6
dichlorobenzene, 1,3-	541-73-1	uranium	7440-61-1
dichlorobenzene, 1,4-	106-46-7	VH <sub>w6-10</sub>	N/A
dichloroethane, 1,2-	107-06-2	vinyl chloride	75-01-04
dichloromethane	75-09-2	VPH <sub>w</sub>	N/A
EPH <sub>w10-19</sub>	N/A	xylenes, total	1330-20-7
ethylbenzene	100-41-4	zinc	7440-66-6
ethylene glycol	107-21-1		

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by PGL Environmental Consultants, dated August 2019;
- *Confirmation of Remediation – 2238 Yukon Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated August 2019;
- *Stage 2 Preliminary and Detailed Site Investigation, 2200 Yukon Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated August 2018; and
- *Stage 1 Preliminary Site Investigation – 2200 Yukon Street, Vancouver, BC*, prepared by PGL Environmental Consultants, dated July 2018.

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