



Victoria File: 26250-20/23165
Site ID: 23165

July 14, 2020

552080 Investments Ltd., Inc. No. BC1144983
1108 – 1166 Alberni Street
Vancouver, BC, V6E 3Z3
Attention: Cheryl Fu
cheryl.fu@wavedevelopments.ca

Dear Ms. Cheryl Fu:

Re: Preliminary Determination – ROW west of 3590 West 39th Avenue, 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 and criteria of the Contaminated Sites Regulation 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 section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
5. Groundwater at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development

(dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
7. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

This is to advise that the Director will consider submissions received within 35 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 at Vincent.hanemayer@gov.bc.ca

Yours truly,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is written in a cursive style with a long, sweeping tail on the last letter.

Vincent Hanemayer, P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver
507 West Broadway, Vancouver, BC V5Y 1V4, Nicole.Montgomery@vancouver.ca

Tadd Berger, Approved Professional, Pinchin Ltd.
Suite 200 - 13775 Commerce Parkway, Richmond, BC, V6V 2V4, tberger@pinchin.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.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.

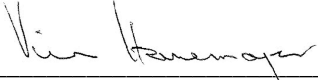
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 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.

2020-07-14
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at the intersection of West 39th Avenue and Dunbar Street, Vancouver, British Columbia which is more particularly known and described as:

ALL AND SINGULAR that Parcel or Tract of land dedicated as Road on Plan EPP93856, which maybe more particularly described as follows:

COMMENCING at the north west corner of LOT 1 BLOCK 14 DISTRICT LOT 2027 GROUP 1 NEW WESTMINSTER DISTRICT, Plan EPP93856.

THENCE southerly following the west boundary of said Lot 1, a bearing of 180° 50' 45" and a distance of 30.922 metres, to a point on the west boundary of said Lot 1,

THENCE a bearing of 270° 35' 11" and a distance of 0.610 metres;

THENCE a bearing of 0° 50' 45 " and a distance of 30.922 metres;

THENCE a bearing of 90° 34' 24" and a distance of 0.610 metres, more or less, to the point of commencement and containing by admeasurement 18.92 square metres, more or less, as shown as "Road Area" on Plan EPP93856.

The site is part of a legal parcel formerly depicted in legal plan EPP93856, prepared by Compass Land Surveying Ltd., dated June 18, 2019.

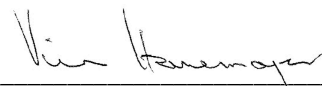
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 10.33"

Longitude: 123° 11' 6.71"

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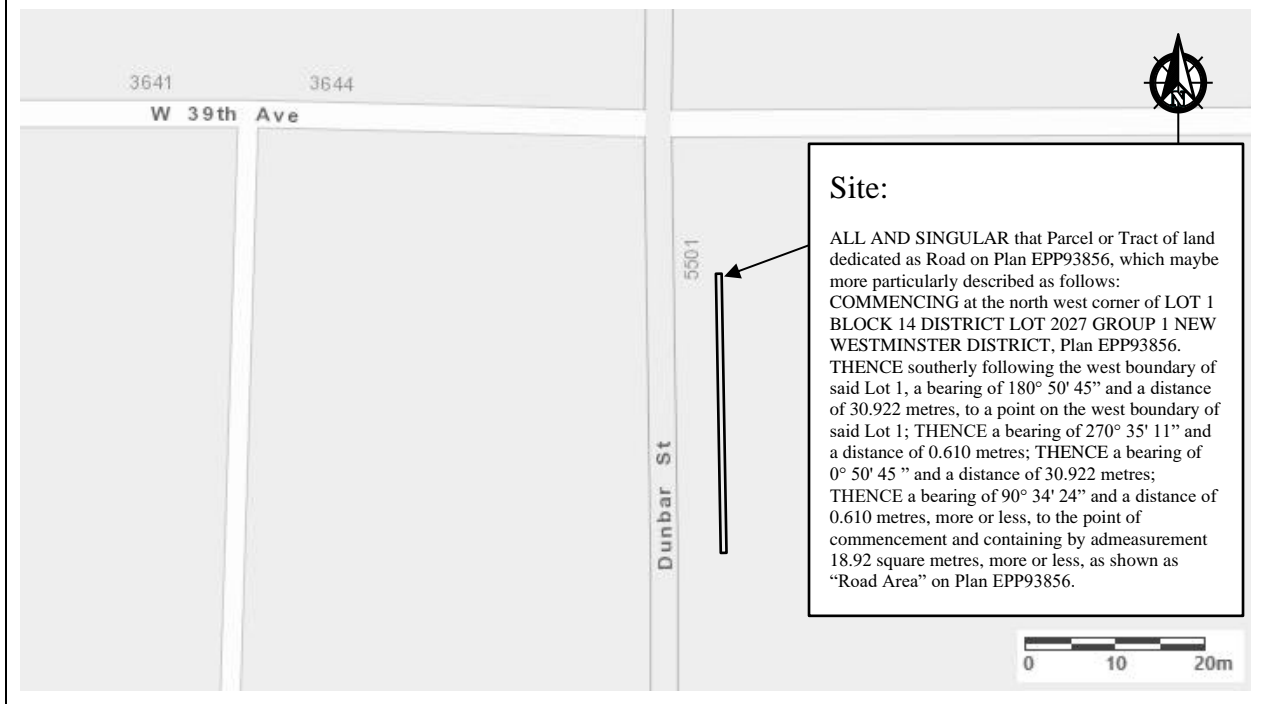
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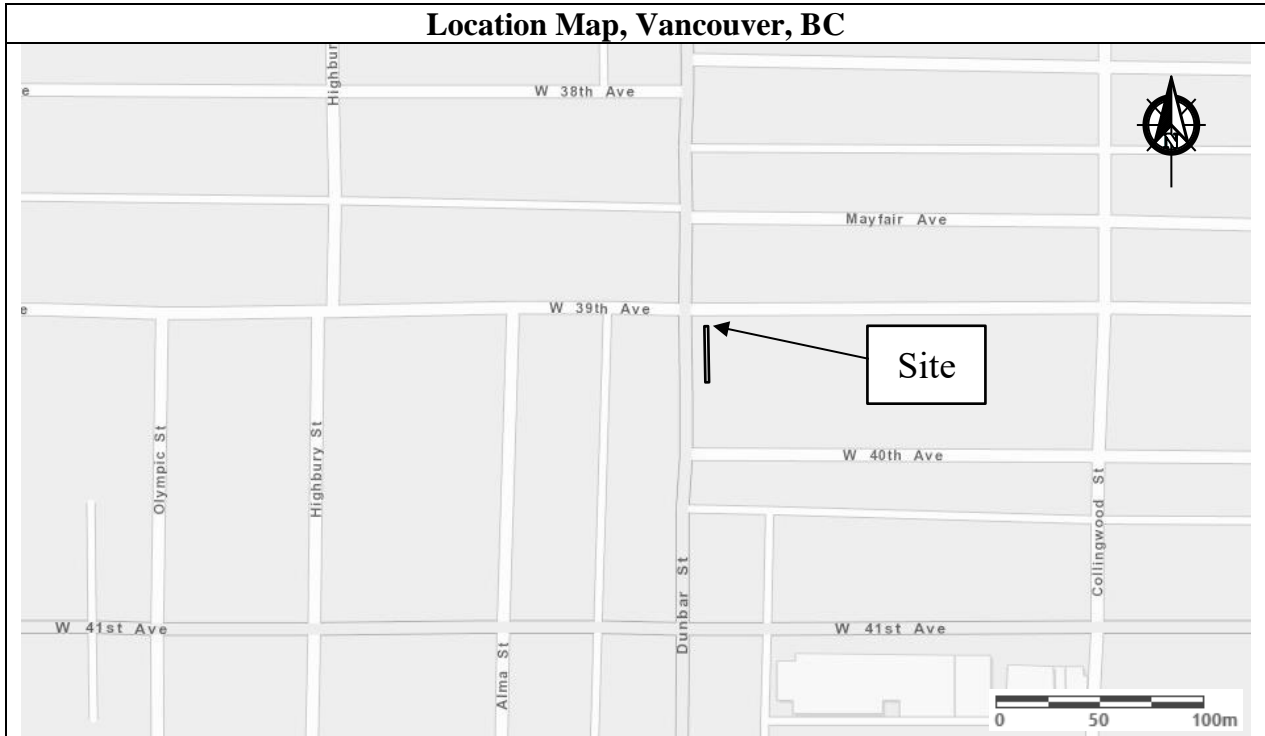
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Site Plan, Vancouver, BC



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 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at and adjacent to the site. These assumptions include the following:

(a) No buildings will be constructed on the Site.

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 commercial land soil use:

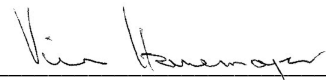
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	ethylbenzene	100-41-4
aluminum	7429-90-5	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	HEPHs	not applicable
arsenic	7440-38-2	hexanone, 2-	591-78-6
barium	7440-39-3	indeno(1,2,3-c,d)pyrene	193-39-5
benz(a)anthracene	56-55-3	iron	7439-89-6
benzene	71-43-2	isopropylbenzene	98-82-8
benzo(a)pyrene	50-32-8	lead	7439-92-1
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	LEPHs	not applicable
benzo(k)fluoranthene	207-08-9	manganese	7439-96-5
beryllium	7440-41-7	mercury	7439-97-6
bromobenzene	108-86-1	methyl ethyl ketone [MEK]	78-93-3
Bromodichloromethane [BDCM]	75-27-4	methyl tert-butyl ether [MTBE]	1634-04-4
bromoform	75-25-2	methylnaphthalene, 1-	90-12-0
bromomethane	74-83-9	methylnaphthalene, 2-	91-57-6
butadiene, 1,3-	106-99-0	molybdenum	7439-98-7
cadmium	7440-43-9	naphthalene	91-20-3
carbon tetrachloride	56-23-5	nickel	7440-02-0
chlorobenzene	108-90-7	phenanthrene	85-01-8
chloroform	67-66-3	pyrene	129-00-0
chloronaphthalene, 2-	91-58-7	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
chromium	7440-47-3	silver	7440-22-4
cobalt	7440-48-4	strontium	7440-24-6
copper	7440-50-8	styrene	100-42-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethane, 1,1,1,2-	630-20-6

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dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	tin	7440-31-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	108-88-3
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2- (cis)	156-59-2	vanadium	7440-62-2
dichloroethylene, 1,2- (trans)	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPHs	not applicable
dichloropropane, 1,2-	78-87-5	xylenes, total	1330-20-7
dichloropropene, 1,3- (cis+trans)	542-75-6	zinc	7440-66-6
dichlorodifluoromethane	75-71-8		

Substances evaluated in vapour for commercial land outdoor vapour use:

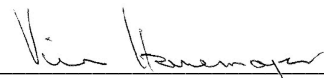
To meet numerical standards prescribed for defining whether a site is contaminated:

benzene	71-43-2	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane [BDCM]	75-27-4	hexachlorobutadiene	87-68-3
bromoform	75-25-2	isopropylbenzene	98-82-8
bromomethane	74-83-9	methyl ethyl ketone [MEK]	78-93-3
butadiene, 1,3-	106-99-0	methyl isobutyl ketone [MIBK]	108-10-1
carbon tetrachloride	56-23-5	methyl tert-butyl ether [MTBE]	1634-04-4
chlorobenzene	108-90-7	methylcyclohexane	108-87-2
chloroethane	75-00-3	naphthalene	91-20-3
chloroform	67-66-3	n-decane	124-18-5
chloromethane	74-87-3	n-hexane	110-54-3

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chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2- [DBCP]	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dibromomethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	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, 1,1-	75-35-4	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,2- (cis)	75-35-4	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	75-01-4
dichloropropane, 1,2-	78-87-5	VPHv	not applicable
dichloropropane, 1,3-	142-28-9	xylenes, total	1330-20-7

Substances evaluated in water for no water use:

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

acenaphthene	83-32-9	dichloropropane, 1,2-	78-87-5
anthracene	120-12-7	dichloropropene, 1,3- (cis+trans)	542-75-6
benz(a)anthracene	56-55-3	EPHw10-19	not applicable
benzene	71-43-2	ethylbenzene	100-41-4
benzo(a)pyrene	50-32-8	fluoranthene	206-44-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	fluorene	86-73-7
benzo(k)fluoranthene	207-08-9	HEPHw	not applicable
bromobenzene	108-86-1	indeno(1,2,3-c,d)pyrene	193-39-5
bromodichloromethane [BDCM]	75-27-4	isopropylbenzene	98-82-8
bromoform	75-25-2	LEPHw	not applicable
bromomethane	74-83-9	methyl ethyl ketone [MEK]	78-93-3

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butadiene, 1,3-	106-99-0	methyl tert-butyl ether [MTBE]	1634-04-4
carbon tetrachloride	56-23-5	methylnaphthalene, 2-	91-57-6
chlorobenzene	108-90-7	naphthalene	91-20-3
chloroform	67-66-3	phenanthrene	85-01-8
chloronaphthalene, 2-	91-58-7	pyrene	129-00-0
chrysene	218-01-9	quinoline	91-22-5
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	108-88-3
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,1-	75-35-4	VHw6-10	not applicable
dichloroethylene, 1,2- (cis)	156-59-2	vinyl chloride	75-01-4
dichloroethylene, 1,2- (trans)	156-60-5	VPHw	not applicable
dichloromethane	75-09-2	xylenes, total	1330-20-7

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Schedule D

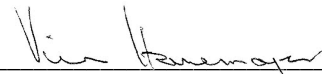
Documents

- *Summary of Site Condition, 3590 39th Avenue, Vancouver, British Columbia* prepared by Pinchin Ltd. and dated May 1, 2020.
- *Addendum For 2019 Pinchin Stage 1 Preliminary Site Investigation Report and 2019 Pinchin Supplemental Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 3590 39th Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd. and dated April 30, 2020.
- *Supplemental Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 3590 39th Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd. and dated December 12, 2019.
- *Supplemental Stage 1 Preliminary Site Investigation, 3590 39th Avenue, Vancouver, British Columbia*, prepared by Pinchin Ltd. and dated December 9, 2019.

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