



VIA EMAIL: donec@shaw.ca

File: 26050-20/23632
Site ID: 23632

September 1, 2020

Don Charity
1003 View Street Holdings Ltd.
730 View Street, Suite 230
Victoria, BC V8V 3Y7

Dear Mr. Charity:

Re: Preliminary Determination – 1003 View Street, Victoria, 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 or 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 wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett
Senior Contaminated Sites Officer

Enclosure

cc: Andrea Hudson, City of Victoria
ahudson@victoria.ca

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
david.mitchell@activeearth.ca

Coast Capital Savings Credit Union, 310 – 1515 Douglas Street, Victoria, BC, V8W 2G4
Business@coastcapitalsavings.com

Client Information Officer, ENV, Victoria
esp_cio@Victoria1.gov.bc.ca

CSAP Society
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 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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1003 View Street, Victoria, British Columbia which is more particularly known and described as:

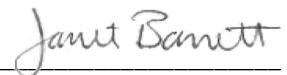
Lot A of Lots 1005 and 1015 Victoria City Plan 6109
PID: 005-884-632

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

Latitude: 48° 25' 27.30"
Longitude: 123° 21' 23.20"

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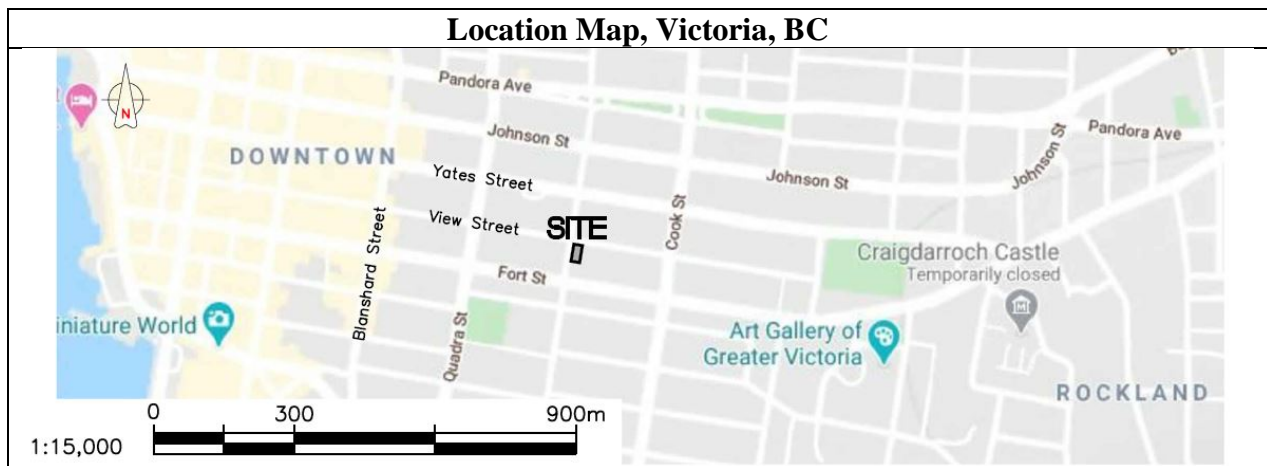
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Site Plan, Victoria, BC



Location Map, Victoria, BC



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Schedule B

Requirements and Conditions

1. Any changes in land or vapour 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 standards at and adjacent to 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) Any building constructed at the Site will be either slab-on-grade or will have underground concrete parking structures to meet the 2012 BC Building Code or better.

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:

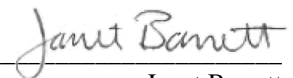
acenaphthene	83-32-9	dichlorobenzene, 1,4-	106-46-7
acetone	67-64-1	dichloroethane, 1,1-	75-34-3
anthracene	120-12-7	dichloroethane, 1,2-	107-06-2
antimony	7440-36-0	dichloroethylene, 1,1-	75-35-4
arsenic	7440-38-2	dichloroethylene, 1,2-cis	156-59-2
barium	7440-39-3	dichloroethylene, 1,2-trans	156-60-5
benz(a)anthracene	56-55-3	dichloromethane	75-09-02
benzene	71-43-2	dichloropropane, 1,2-	78-87-5
		dichloropropene, 1,3-	
benzo(a)pyrene	50-32-8	(cis+trans)	542-75-6
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	ethylbenzene	100-41-4
benzo(k)fluoranthene	207-08-9	ethylene glycol	107-21-1
beryllium	7440-41-7	fluoranthene	206-44-0
bromodichloromethane	75-27-4	fluorene	86-73-7
bromoform	75-25-2	HEPHs	NA
bromomethane	74-83-9	indeno(1,2,3-cd)pyrene	193-39-5
cadmium	744-43-9	lead	7439-92-1
carbon tetrachloride	56-23-5	LEPHs	NA
chlorobenzene	108-90-7	mercury	7439-97-6
chloroform	67-66-3	methyl ethyl ketone	78-93-3
chromium	7440-47-3	methyl tert-butyl ether	1634-04-4
chrysene	218-01-9	methylnaphthalene, 1-	90-12-0
cobalt	7440-48-4	methylnaphthalene, 2-	91-57-6
copper	7440-50-8	molybdenum	7439-98-7
dibenz(a,h)anthracene	53-70-3	naphthalene	91-20-3
dibromochloromethane	124-48-1	nickel	7440-02-0
dibromoethane, 1,2-	106-93-4	phenanthrene	85-01-8
dichlorobenzene, 1,2-	95-50-1	pyrene	129-00-0
dichlorobenzene, 1,3-	541-73-1	selenium	7782-49-2

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silver	7440-22-4	trichloroethylene	79-01-6
styrene	100-42-5	trichlorobenzene, 1,2,4-	120-82-1
tetrachloroethane, 1,1,1,2-	630-20-6	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,2,2-	79-34-5	triethylene glycol	112-27-6
tetrachloroethylene	127-18-4	uranium	7440-61-1
thallium	7440-28-0	vanadium	7440-62-2
tin	7440-31-5	vinyl chloride	75-01-4
toluene	108-88-3	VPHs	NA
trichloroethane, 1,1,1-	71-55-6	xylenes	1330-20-7
trichloroethane, 1,1,2-	79-00-5	zinc	7440-66-6

Substances evaluated in vapour for commercial and parkade vapour use:

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

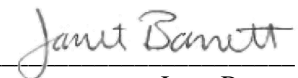
acetone	67-64-1	ethyl acetate	141-78-6
benzene	71-43-2	ethylbenzene	100-41-4
bromobenzene	108-8-1	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	methylcyclohexane	108-87-2
bromomethane	74-83-9	methyl ethyl ketone	78-93-3
butadiene, 1,3-	106-99-0	methyl isobutyl ketone	108-10-1
carbon disulfide	75-15-0	methyl tert-butyl ether	1634-04-4
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chloroethane	75-00-3	n-decane	124-18-5
chloroform	67-66-3	n-hexane	110-54-3
chlorobenzene	108-90-7	styrene	100-42-5
chloromethane	74-87-3	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorodifluoromethane	106-93-4	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trichlorobenzene, 1,2,4-	120-82-1
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	79-01-06
dichloromethane	75-0902	trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8	VPH	NA

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vinyl chloride	75-01-4	xylenes, total	1330-20-7
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Substances evaluated in water for drinking water use:

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

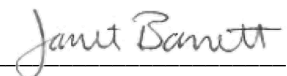
acenaphthene	83-32-9	dichlorobenzene, 1,4-	106-46-7
acetone	67-64-1	dichloroethylene, 1,2-cis	156-59-2
aluminum	7429-90-5	dichloroethylene, 1,2-trans	156-60-5
anthracene	120-12-7	dichloromethane	75-09-02
antimony	7440-36-0	dichloropropane, 1,2-	78-87-5
arsenic	7440-38-2	dichloropropene, 1,3-(cis+trans)	542-75-6
barium	7440-39-3	EPHw10-19	NA
benz(a)anthracene	56-55-3	ethylbenzene	100-41-4
benzene	71-43-2	ethylene glycol	107-21-1
benzo(a)pyrene	50-32-8	fluoranthene	206-44-0
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	fluorene	86-73-7
beryllium	7440-41-7	iron	7439-89-6
boron	7440-42-8	lead	7439-92-1
bromodichloromethane	75-27-4	lithium	7439-93-2
bromoform	75-25-2	manganese	7439-96-5
bromomethane	74-83-9	methyl ethyl ketone	78-93-3
butadiene, 1,3-	106-99-0	methyl tert-butyl ether	1634-04-4
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	67-66-3	propylene glycol, 1,2-	57-55-6
chromium, hexavalent	18540-29-9	pyrene	129-00-0
chromium, trivalent	16065-83-1	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	sodium ion	17341-25-2
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dibromochloromethane	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
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4

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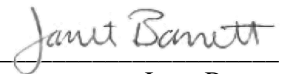
toluene	108-88-3	uranium	7440-61-1
trichlorobenzene, 1,2,4-	120-82-1	vanadium	7440-62-2
trichloroethane, 1,1,1-	71-55-6	VHw6-10	NA
trichloroethane, 1,1,2-	79-00-5	vinyl chloride	75-01-4
trichloroethylene	79-01-06	xylenes, total	1330-20-7
trichlorofluoromethane	75-69-4	zinc	7440-66-6
triethylene glycol	112-27-6		

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Schedule D

Documents

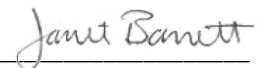
- *Summary of Site Condition*, prepared by David Mitchell / Active Earth Engineering Ltd., dated June 2020; and
- *Stage 1 & 2 Preliminary Site Investigation, 1003 View Street, Victoria, BC*, prepared by Active Earth Engineering Ltd., dated May 2020.

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