



**REGISTERED MAIL**

Victoria File: 26250-20/24160  
Site ID: 24160

February 24, 2021

Mr. Allen Lamoureux  
0865389 BC Ltd.  
688 Terminal Avenue  
Vancouver, BC V6A 2M5  
By Email: [alamoureux@dilawri.ca](mailto:alamoureux@dilawri.ca)

Dear Mr. Lamoureux:

**Re: Preliminary Determination - Dedicated Land Adjacent to North of 8181  
Borden 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 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.

6. 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Christian Iacoe, City of Vancouver,  
453 West 12<sup>th</sup> Avenue, Vancouver, BC, V5Y 1V4  
[christiaan.iacoe@vancouver.ca](mailto:christiaan.iacoe@vancouver.ca)

Ombudsman, Royal Bank of Canada,  
PO Box 1, Royal Bank Plaza, Toronto, Ontario M5J 2J5,  
[ombudsman@rbc.com](mailto:ombudsman@rbc.com)

Raminder Grewal, Approved Professional, Keystone Environmental Ltd.,  
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3  
[rgrewal@keystoneenvironmental.ca](mailto:rgrewal@keystoneenvironmental.ca)

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

Site Information Advisor, ENV, Victoria, [Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@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.

February 24, 2021  
Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located adjacent to the north of 8181 Borden Street, Vancouver, British Columbia which is more particularly known and described by the following metes and bounds:

Starting at the northeast corner of Lot 1 of subdivision plan of Lot A Block C District Lot 327 Group 1 New Westminster District Plan EPP72421, the point of commencement.

- thence 135° 53' 45" for 2.596 metres;
- thence 180° 46' 35" for 1.167 metres;
- thence 270° 59' 13" for 10.504 metres;
- thence 71° 53' 03" for 9.166 metres;

Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing (20-12592-01) prepared by Keystone Environmental Ltd. on March 3, 2020.

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

Latitude: 49° 12' 39.20"  
Longitude: 123° 04' 27.10"

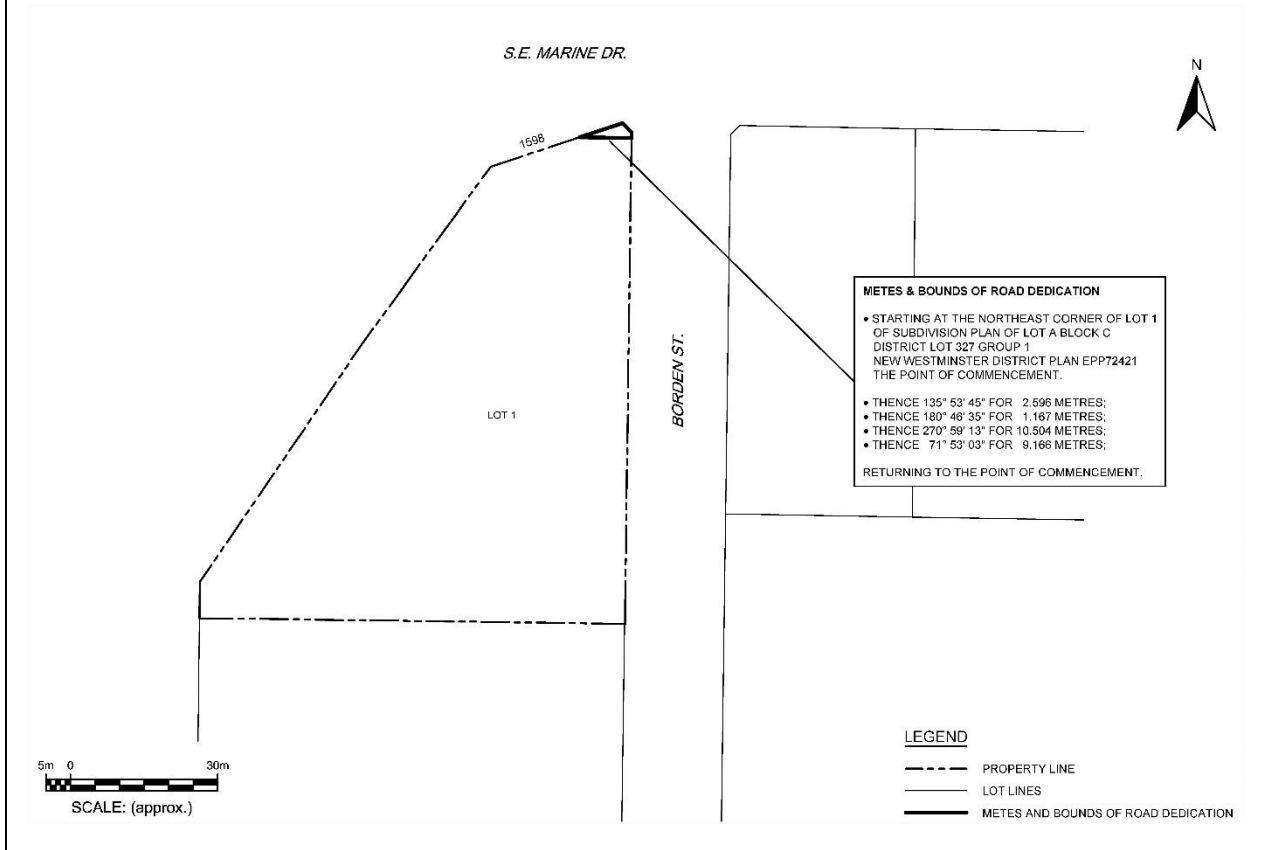
February 24, 2021

Date Issued

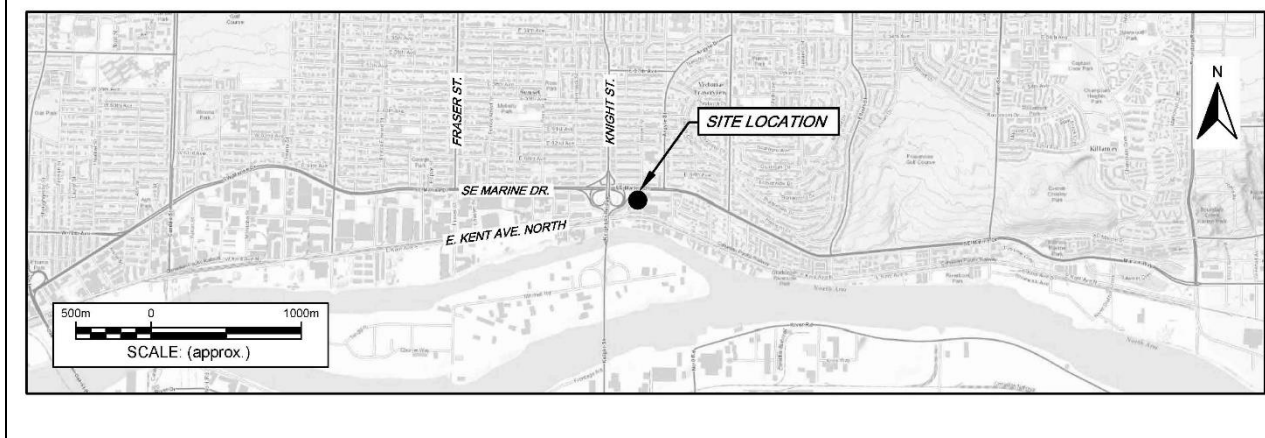


A. Mortensen  
For Director, *Environmental Management Act*

## Site Plan, Vancouver, BC



## Location Map, Vancouver, BC



February 24, 2021  
Date Issued

Site Identification Number 24160  
Version 9.0 R

*A. Mortensen*

A. Mortensen  
For Director, *Environmental Management Act*  
3 of 9

## Schedule B

### Requirements and Conditions

1. Any changes in land, water or vapour 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 existing or expected at and adjacent to the site. These assumptions include the following:

*a) The site will remain as a roadway or laneway without buildings.*

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.

February 24, 2021

Date Issued

Site Identification Number 24160  
Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

4 of 9

## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for low and high density residential land soil uses:*

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

acenaphthene	83-32-9
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthene	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	NA

February 24, 2021

Date Issued

Site Identification Number 24160

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

5 of 9

lithium	7439-93-2
manganese	7439-96-5
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
mercury	7439-97-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
thallium	7440-28-0
tin	7440-31-5
tungsten	74400-33-7
uranium	7440-61-1
vanadium	7440-62-2
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
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8

February 24, 2021

Date Issued

Site Identification Number 24160  
Version 9.0 R



A. Mortensen  
For Director, *Environmental Management Act*  
6 of 9



beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	NA
mercury	7439-97-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
thallium	7440-28-0
titanium	7440-32-6
uranium	7440-61-1
zinc	7440-66-6

***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
anthracene	120-12-7
antimony	7440-36-0

February 24, 2021

Date Issued

Site Identification Number 24160  
Version 9.0 R



A. Mortensen  
For Director, *Environmental Management Act*  
7 of 9

arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
cobalt	7440-48-4
copper	7440-50-8
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	NA
mercury	7439-97-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
thallium	7440-28-0
titanium	7440-32-6
uranium	7440-61-1
zinc	7440-66-6

***Substances evaluated in soil vapour for residential land vapour use:***

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

naphthalene	91-20-3
-------------	---------

February 24, 2021

Date Issued

Site Identification Number 24160

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

8 of 9

## Schedule D

### Documents

*Summary of Site Condition - Dedicated Land Adjacent to North of 8181 Borden Street, Vancouver, BC.* Keystone Environmental Ltd., November 23, 2020;

*Report of Findings – Report of Findings – Stage 1 Update and Stage 2 Preliminary Site Investigation: Dedicated Land Adjacent to North of 8181 Borden Street, Vancouver, BC.* Keystone Environmental Ltd., November 12, 2020;

*Certificate of Compliance for Site Registry ID# 20010.* Ministry of Environment and Climate Change Strategy, December 3, 2019;

*Addendum to Report of Findings – Preliminary Site Investigation Stage 1 Update and Stage 2, Detailed Site Investigation, and Confirmation of Soil Remediation 8181 Borden Street, Vancouver, BC, dated August 27, 2019.* Keystone Environmental Ltd., November 22, 2019;

*Report of Findings – Preliminary Site Investigation Stage 1 Update and Stage 2, Detailed Site Investigation, and Confirmation of Remediation 8181 Borden Street, Vancouver, BC.* Keystone Environmental Ltd., August 27, 2019.

February 24, 2021

Date Issued

Site Identification Number 24160  
Version 9.0 R



A. Mortensen  
For Director, *Environmental Management Act*  
9 of 9