



**REGISTERED MAIL**

Regional File: 26250-20/12194  
Site ID: 12194

June 28, 2017

Mansoor Lalji, Principal  
Arbutus Village Holding Ltd.  
Suite 300, 100 Park Royal  
West Vancouver, BC V7T 1A2

Dear Mansoor Lalji:

**Re: Preliminary Determination – 4188 Yew Street and 2133 Nanton Avenue  
(formerly 4255 Arbutus 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 at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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 Act's* Groundwater Protection Regulation.
7. Please note that the attached Preliminary Determination does not address obligations of employers regarding worker health and safety under the Workers Compensation Act and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Worker's Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

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 (604) 582-5222 or toll free via Enquiry BC at 1-800-663-7867.

Yours truly,



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

Enclosure

cc: James Smith, City of Vancouver (A29669, CA5499411, CA5499413, CA5499415, CA5499417, CA5499419, CA5499421, CA5499423, CA5499425, CA5499427, CA5499429, CA5499431, CA54994233, CA5499435, CA5499437, CA5499439, CA5499441, CA5499443, CA5499445, CA5499447, CA5499449, CA5499451, CA5499453, CA5499462, CA5499464 and CA5499466)  
453 West 12th Ave, Vancouver, BC V5Y 1V4, [James.Smith@Vancouver.ca](mailto:James.Smith@Vancouver.ca)

Wendy Acheson, British Columbia Housing Management Commission, (CA578711 and CA5787112)  
Suite 1701-4555 Kingsway, Burnaby, BC V5H 4V8, [wacheson@bchousing.org](mailto:wacheson@bchousing.org)

Teresa Andrews, Sobeys West Inc. (Safeway) (BG30531, BG30532, BG30533, and BG30534)  
109 4255 Arbutus St, Vancouver, BC V6J 4R1, [Teresa.Andrews@sobeys.com](mailto:Teresa.Andrews@sobeys.com)

Ken Rae, Bank of Montreal (BP207063, BP207064, BT148230, BW572509, and BB1197954)  
108 4255 Arbutus St, Vancouver, V6J 4R1, [Ken.Rae@bmo.com](mailto:Ken.Rae@bmo.com)

Patrick Croft, Bank of Nova Scotia (CA5700843 and CA5700844)  
2207 W 41st Ave, Vancouver, BC V6M 2A3, [patrick.croft@scotiabank.com](mailto:patrick.croft@scotiabank.com)

Rob Lauman, Approved Professional, Efficient Environmental Consultants Ltd.  
14189 Juniper Drive, Coldstream, BC, V1B 2E5, [rob@efficientenv.com](mailto:rob@efficientenv.com)



**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 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.

2017-06-28  
Date Issued

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

## Schedule A

The site covered by this Final Determination is comprised of two (2) legal lots, and a section of Yew Street and adjoining laneway. The two (2) lots belong to the following addresses and land descriptions:

**4188 Yew Street:** Lot 1, District Lot 526, Group 1, NWD Plan EPP59809  
(PID: 029-960-835)

**2133 Nanton Avenue:** Lot 2, District Lot 526, Group 1, NWD Plan EPP59809  
(PID: 029-960-843)

The section of Yew Street and adjoining laneway is defined as:


Starting at northeast corner of Lot 1, thence S 91°31'13" West for 82.344 metres, thence S 1°31'19" West for 167.907 metres, thence S 91°28'27" West for 20.00 metres, thence N 1°31'19" East for 179.923 metres, thence N 91°31'13" East for 102.344 metres, thence S 1°31'19" West for 12.00 metres

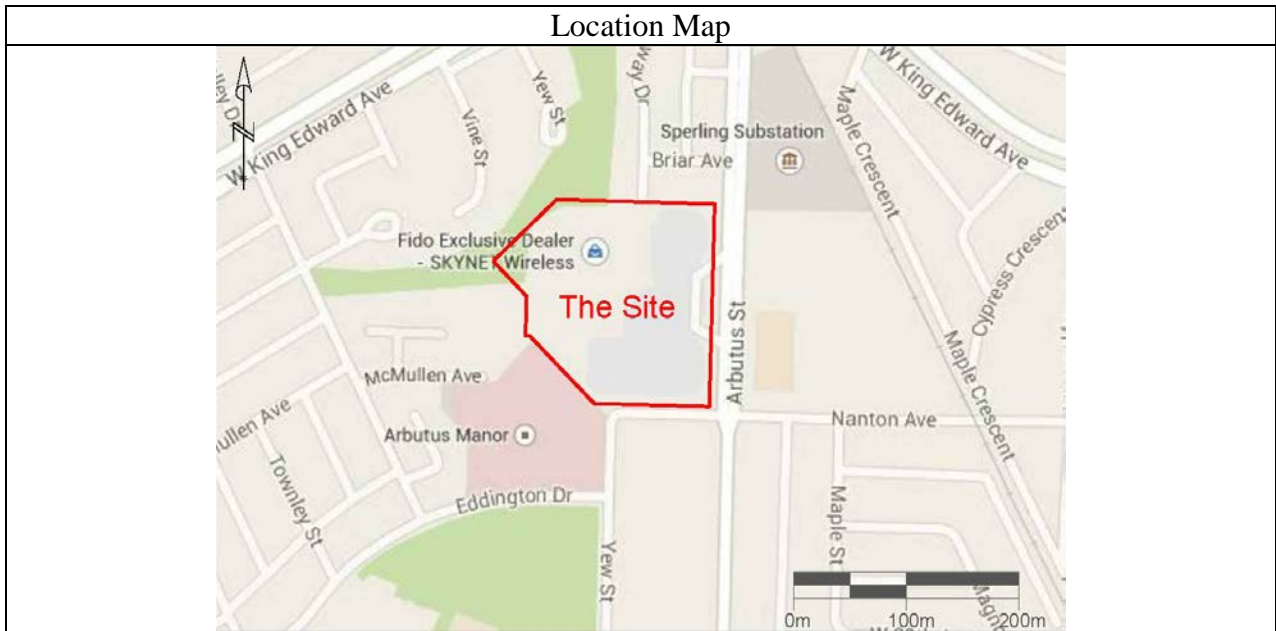
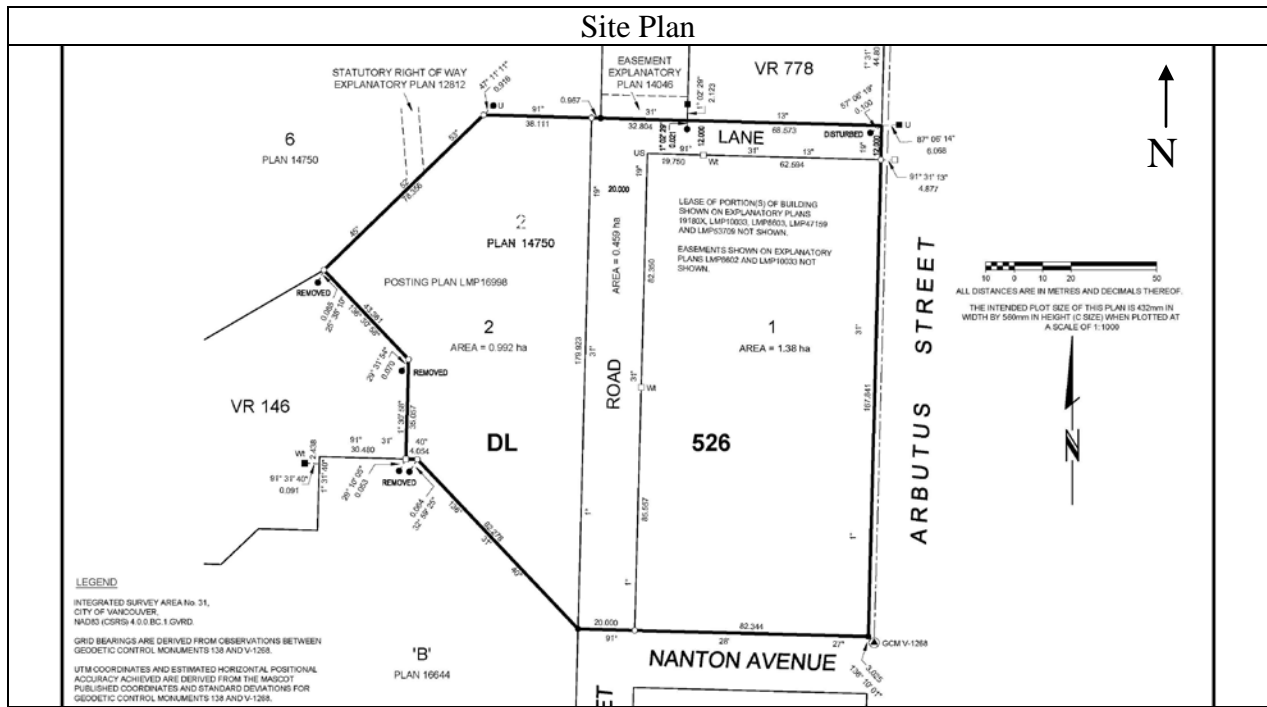
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	14'	54.94"	North
Longitude:	123°	09'	16.21"	West

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SITE Identification Number 12194  
Version 8.0 R

  
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For Director, *Environmental Management Act*  
2 of 6



2017-06-28  
Date Issued

SITE Identification Number 12194  
Version 8.0 R

  
 Alan W. McCammon  
 For Director, *Environmental Management Act*  
 3 of 6


## 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 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.

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Version 8.0 R

  
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4 of 6

## Schedule C

### Substances and Uses

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

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, vanadium, and zinc;
- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride; and
- Polychlorinated biphenyls (PCBs).

#### *Substances evaluated in water for drinking water use:*

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

- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, calcium, chromium, cobalt, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium, thalium, titanium, uranium, vanadium, zinc;
- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, polychlorinated biphenyls (PCBs), tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride; and
- Polychlorinated biphenyls (PCBs).


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

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

- Carbon tetrachloride, chloroethane, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methylene chloride, tetrachloroethylene (PERC), 1,1,1-trichloroethane, trichloroethylene (TCE), and vinyl chloride.

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5 of 6




## Schedule D

### Documents

- *Stage 1 Preliminary Site Update Letter, prepared by TRI Environmental Consulting Inc., dated June 12, 2017*
- *Summary of Site Condition, prepared by Efficient Environmental Consultants Ltd., dated 20 June 2017;*
- *Soil Vapour Investigation, prepared by TRI Environmental Consulting Inc., dated 5 May, 2017*
- *Stage 1 Preliminary Site Investigation Update Letter, prepared by TRI Environmental Consulting Inc., dated 24 February 2016; and*
- *Stage 2 Preliminary Site Investigation prepared by TRI Environmental Consulting Inc., dated 19 February 2015 (amended 12 January 2016);*
- *Stage 1 Preliminary Site Investigation, prepared by TRI Environmental Consulting Inc., dated 25 September 2014.*

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6 of 6