



Victoria File: 26250-20/27236
Site ID: 27236

June 9, 2023

Mr. Derek Bennett
PC Urban (6th and Alberta) Holding Corp., Inc. No. BC1349225
880 – 1090 West Georgia Street
Vancouver, BC V6E 3V7
dbennett@pcurban.ca

Dear Mr. Bennett:

Re: Preliminary Determination - 2224 Alberta Street and 210–220 West 6th Avenue, Vancouver, BC

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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminates Sites Officer

Enclosure

cc: City of Vancouver
Contaminated.Sites@vancouver.ca

Winston Szeto, Bank of Nova Scotia
winston.szeto@scotiabank.com

Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

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

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.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.

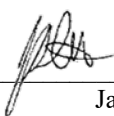
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

June 9, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 2224 Alberta Street and 210 & 220 West 6th Avenue, Vancouver, BC which is more particularly known and described as:

Legal Description: Lot 1 Block 15 District Lot 302 Plan 5832
PIN: 011-067-659
2224 Alberta Street

Legal Description: The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832
PIN: 011-067-667
2224 Alberta Street

Legal Description: Lot A (See 653854L) of Lots 3 and 4 Block 15 District Lot 302 Plan 5832
PIN: 011-067-586
210 West 6th Avenue

Legal Description: The East 33 Feet of Lot 4 Block 15 District Lot 302 Plan 5832
PIN: 011-067-608
210 West 6th Avenue

Legal Description: Lot 3, Except the East 16.5 Feet, Block 15 District Lot 302 Plan 5832
PIN: 004-471-954
210 West 6th Avenue

Legal Description: The East 33 Feet of Lot 2 Block 15 District Lot 302 Plan 5832
PIN: 004-471-890
210 West 6th Avenue

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

Latitude: 49° 15' 55.60"
Longitude: 123° 06' 37.20"

June 9, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Site Identification Number 27236
Version 9.0 R

2 of 10

Schedule B

Requirements and Conditions

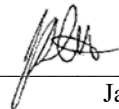
This Schedule contains no requirements or conditions.

June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R



James Plett
For Director, *Environmental Management Act*

4 of 10

Schedule C

Substances and Uses

Substances evaluated in soil for low density residential soil use:

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

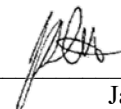
acenaphthene	83-32-9	HEPHs	NA
acetone	67-64-1	hexachlorobutadiene	87-68-3
		indeno(1,2,3-cd)pyrene	193-39-5
aluminum	7429-90-5	iron	7439-89-6
anthracene	120-12-7	isopropylbenzene	98-82-8
antimony	7440-36-0		
arsenic	7440-38-2	LEPHs	NA
barium	7440-39-3	lithium	7439-93-2
benzene	71-43-2	manganese	7439-96-5
benzo(a)anthracene	56-55-3	mercury	7439-97-6
benzo(a)pyrene	50-32-8	methyl tert-butyl ether [MTBE]	1634-04-4 108-10-1
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl-2-pentanone, 4-	108-10-1
benzo(g,h,i)perylene	191-24-2	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	molybdenum	7439-98-7
		methylcyclohexane	108-87-2
boron	7440-42-8	naphthalene	91-20-3
bromobenzene	108-86-1	nickel	7440-02-0
bromodichloromethane	75-27-4	phenanthrene	85-01-8
bromoform	75-25-2	pyrene	129-00-0
bromomethane	74-83-9	quinoline	91-22-5
butadiene, 1,3-	106-99-0	selenium	7782-49-2
butanone, 2-	78-93-3		
cadmium	7440-43-9	silver	7440-22-4
carbon tetrachloride	56-23-5	strontium	7440-24-6
chloroform	67-66-3	styrene	100-42-5

June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

5 of 10

chromium	7440-47-3	tetrachloroethane, 1,1,1,2-	630-20-6
chlorobenzene	108-90-7	tetrachloroethane, 1,1,2,2-	79-34-5
chrysene	218-01-9	tetrachloroethylene	127-18-4
cobalt	7440-48-4	thallium	7440-28-0
copper	7440-50-8	tin	7440-31-5
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
decane, n-	124-18-5		
dibromochloromethane [DBCM]	124-48-1	trichloro-1,1,2-	
		trifluoroethane,1,1,2-	76-13-1
dibromoethane, 1,2-	106-93-4	trichlorobenzene,1,2,3-	87-61-6
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
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
		triethylene glycol	112-27-6
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,2,4	95-63-6
		trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,1-	75-35-4	tungsten	7440-33-2
dichloroethylene, 1,2-cis-	156-59-2	uranium	7440-61-1
dichloroethylene, 1,2-trans-	156-60-5	vanadium	7440-62-2
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	VPHs	NA
dichloropropene, 1,3- (cis)	542-75-6	xylenes	1330-20-7
dichloropropene, 1,3- (trans)	542-75-6	zinc	7440-66-6
ethylbenzene	100-41-4		
ethylene glycol	107-21-1		
fluoranthene	206-44-0		
fluorene	86-73-7		

To meet local background concentrations:

lead

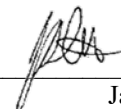
7439-92-1

June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

6 of 10

Substances evaluated in vapour for residential vapour use:

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

acetone	67-64-1	ethylbenzene	100-41-4
benzene	71-43-2	isopropylbenzene	98-82-8
		Methyl ethyl ketone	78-93-3
bromobenzene	108-86-1	methyl tert-butyl ether [MTBE]	1634-04-4
bromodichloromethane [BDCM]	75-27-4	methylcyclohexane	108-87-2
bromomethane	74-83-9	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
chlorobenzene	108-90-7	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	156-59-2	trichloroethylene	79-01-6
dichloroethylene, 1,2-cis	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloromethane	75-09-2	trimethylbenzene, 1,3,5-	108-05-4
dichloropropane, 1,2-	78-87-5	vinyl chloride	75-01-4
		VPHv	NA
		xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

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


acenaphthene	83-32-9	EPHW ₁₀₋₁₉	NA
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June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R


James Plett
For Director, *Environmental Management Act*
7 of 10

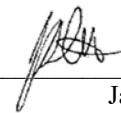
acetone	67-64-1	ethylbenzene	100-41-4
		fluoranthene	206-44-0
aluminum	7429-90-5	fluorene	86-73-7
anthracene	120-12-7	hexachlorobutadiene	87-68-3
antimony	7440-36-0	iron	7439-89-6
arsenic	7440-38-2	isopropylbenzene	98-82-8
barium	7440-39-3	lead	7439-92-1
benz(a)anthracene	56-55-3		
benzene	71-43-2	manganese	7439-96-5
benzo(a)pyrene	50-32-8	mercury	7439-97-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl tert-butyl ether	1634-04-4
benzo(g,h,i)perylene	191-24-2	methylnaphthalene, 1-	90-12-0
benzo(k)fluoranthene	207-08-9	methylnaphthalene, 2-	91-57-6
		molybdenum	7439-98-7
beryllium	7440-41-7	naphthalene	91-20-3
bismuth	7440-69-9	nickel	7440-02-0
boron	7440-42-8	pyrene	129-00-0
bromobenzene	108-86-1	quinoline	91-22-5
bromodichloromethane [BDCM]	75-27-4	selenium	7782-49-2
bromoform	75-25-2	silver	7440-22-4
bromomethane	74-83-9	strontium	7440-24-6
butadiene, 1,3-	106-99-0	styrene	100-42-5
butanone, 2-	78-93-3	tetrachloroethane, 1,1,1,2-	630-20-6
		tetrachloroethane, 1,1,2,2-	79-34-5
cadmium	7440-43-9	tetrachloroethylene	127-18-4
calcium	7440-70-2	tin	7440-31-5
carbon tetrachloride	56-23-5	toluene	108-88-3
chlorobenzene	108-90-7	trichloro-1,2,2-	
chloroform	67-66-3	trifluoroethane, 1,1,2-	76-13-1
		trichlorobenzene, 1,2,3-	87-61-6
chromium	7440-47-3	trichlorobenzene, 1,2,4-	120-82-1
chrysene	218-01-9	trichloroethane, 1,1,1-	71-55-6
cobalt	7440-48-4	trichloroethane, 1,1,2-	79-00-5
copper	7440-50-8		

June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

8 of 10

dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2 cis-	156-59-2
dichloroethylene, 1,2- trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3-	142-28-9
dichloropropene, 1,3- (cis+trans)	542-75-6

trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
trimethylbenzene, 1,3,5-	108-67-8
uranium	7440-61-1
vanadium	7440-66-6
VHw ₆₋₁₀	NA
vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

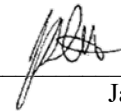
lithium	7439-92-1
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June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R



James Plett

For Director, *Environmental Management Act*

9 of 10

Schedule D

Documents

Summary of Site Condition – 2224 Alberta Street and 210 & 220 West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., February 23, 2023;

Report of Findings – Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation, 2224 Alberta Street and 210 & 220 West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., October 12, 2022;

Report of Findings – Phase II Environmental Site Assessment, 2224 Alberta Street and 210-220 West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., February 14, 2022;

Report of Findings – Phase I Environmental Site Assessment, 2224 Alberta Street and 210-220 West 6th Avenue, Vancouver, BC, Keystone Environmental Ltd., January 14, 2022;

Phase II Environmental Site Investigation, 210 West 6th Avenue, Vancouver, BC, PGL Environmental Consultants, December 2015; and

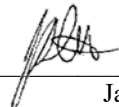
Phase I Environmental Site Investigation, 210 West 6th Avenue, Vancouver, BC, PGL Environmental Consultants, September 2015.

June 9, 2023

Date Issued

Site Identification Number 27236

Version 9.0 R



For Director, *Environmental Management Act*

10 of 10