



VIA EMAIL: dave.young@vancouver.ca

File: 26250-20/5541
Site ID: 5541

June 29, 2021

City of Vancouver
c/o Dave Young
507 West Broadway, Suite 320
Vancouver, BC V5Z0B4

Dear Mr. Young:

Re: Preliminary Determination – 290 East 51st 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Montgomery, City of Vancouver
nicole.montgomery@vancouver.ca

Jeff Schmidt, Hemmera Envirochem Inc.
jschmidt@hemmera.com

Site Information Advisor, Ministry of Environment and Climate Change Strategy
Advisor.SiteInformation@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.

June 29, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 290 East 51st Avenue, Vancouver, British Columbia which is more particularly known and described as:

A portion of Block A and B East 1/2 of District Lot 652 Plan 5524 described by the following metes and bounds:

Commencing from the northwest corner of the Lot at a point with UTM coordinates (Zone 10) 492607.72 Easting, 5452325.91 Northing (the point of beginning):

Thence easterly along the bearing S 88 degrees 6'16" E a distance of 205.15 metres
Thence southerly along the bearing S degrees 13'13" W a distance of 113.65 metres
Thence easterly along the bearing S 89 degrees 59'34" E a distance of 73.31 metres
Thence southerly along the bearing S 0 degrees 57'47" W a distance of 23.02 metres
Thence westerly along the bearing S 74 degrees 16'50" W a distance of 32.24 metres
Thence westerly along the bearing S 89 degrees 44'39" W a distance of 59.27 metres
Thence westerly along the bearing N 71 degrees 58'43" W a distance of 122.29 metres
Thence northerly along the bearing N 10 degrees 58'56" W a distance of 9.40 metres
Thence westerly along the bearing N 75 degrees 12'39" W a distance of 22.00 metres
Thence northerly along the bearing N 8 degrees 47'7" W a distance of 29.45 metres
Thence northerly along the bearing N 23 degrees 39'40" W a distance of 20.437 metres
Thence northerly along the bearing N 31 degrees 19'44" W a distance of 28.38 metres
Thence northerly along the bearing N 33 degrees 38'28" W a distance of 33.27 metres to the point of origin containing an approximate area of 23930 m²

PID: 011-138-734 and 011-138-751

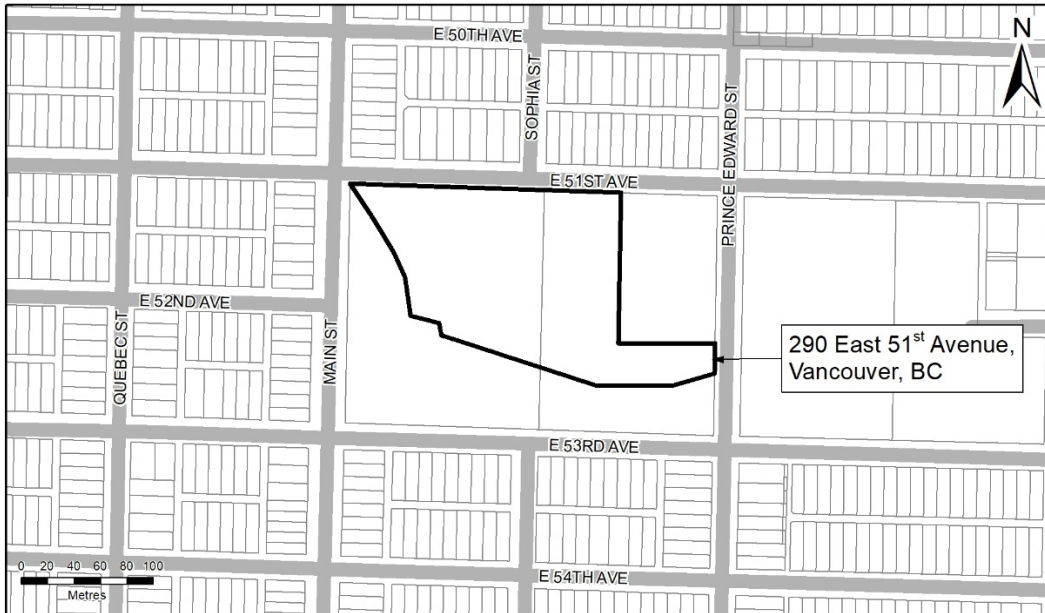
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 23.6"
Longitude: 123° 05' 59.3"

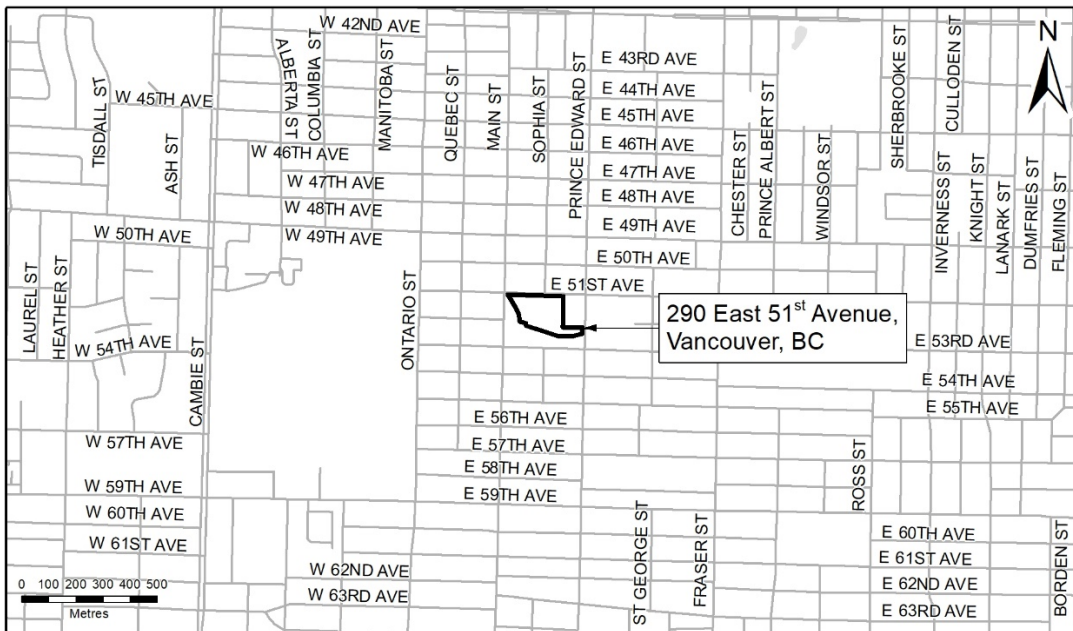
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Site Plan



Location Map



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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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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 (CAS #83-32-9)
- aldicarb (CAS #116-06-3)
- aldrin (CAS #309-00-2)
- anthracene (CAS #120-12-7)
- atrazine (CAS #1912-24-9)
- azinphos-methyl (CAS #86-50-0)
- benz(a)anthracene (CAS #56-55-3)
- benzene (CAS #71-43-2)
- benzo(a)pyrene (CAS #50-32-8)
- benzo(b+j)fluoranthenes (CAS #205-99-2 & 205-82-3)
- benzo(k)fluoranthene (CAS #207-08-9)
- butadiene, 1,3- (CAS #106-99-0)
- carbaryl (CAS #63-25-2)
- carbofuran (CAS #1563-66-2)
- chloride ion (CAS #16887-00-6)
- chlordane (total) (CAS #57-74-9)
- chlorpyrifos (CAS #2921-88-2)
- chrysene (CAS #218-01-9)
- cyanazine (CAS # 21725-46-2)
- diazinon (CAS #333-41-5)
- dichlorvos (CAS #62-73-7)
- dieldrin (CAS #60-57-1)
- dimethoate (CAS #60-51-5)
- dibenz(a,h)anthracene (CAS #53-70-3)
- dibromoethane, 1,2- (CAS #106-93-4)
- dichloroethane, 1,2- (CAS #107-06-2)
- endosulfan I + II (CAS # 959-98-8 & 33213-65-9)
- endrin (CAS #72-20-8)
- ethion (CAS #563-12-2)
- ethylbenzene (CAS #100-41-4)
- fonofos (CAS #944-22-9)

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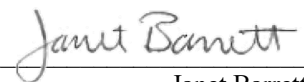
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- fluoranthene (CAS #206-44-0)
- fluorene (CAS #86-73-7)
- HEPHs
- hexachlorobenzene (CAS #118-74-1)
- heptachlor (CAS #68961-31-9)
- heptachlor epoxide (CAS #1024-57-3)
- hexachlorocyclohexane, alpha (CAS #319-84-6)
- hexachlorocyclohexane, beta (CAS #319-85-7)
- hexachlorocyclohexane, gamma (CAS #58-89-9)
- indeno(1,2,3-cd)pyrene (CAS #193-39-5)
- isopropylbenzene (CAS #98-82-8)
- LEPHs
- malathion (CAS #121-75-5)
- metolachlor (CAS #51218-45-2)
- methoxychlor (CAS # 72-43-5)
- methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- methylnaphthalene, 1- (CAS #90-12-0)
- methylnaphthalene, 2- (CAS #91-57-6)
- mirex (CAS #2385-85-5)
- naphthalene (CAS #91-20-3)
- PCBs (sum of total) (CAS #1336-36-3)
- phenanthrene (CAS #85-01-8)
- parathion (CAS #56-38-2)
- parathion methyl (CAS #298-00-0)
- phorate (CAS #298-02-2)
- phosmet (CAS #732-11-6)
- prometryn (CAS #7287-19-6)
- pyrene (CAS #129-00-0)
- quinoline (CAS #91-22-5)
- ronnel (CAS #299-84-3)
- simazine (CAS #122-34-9)
- sodium ion (CAS # 7440-23-5)
- styrene (CAS #100-42-5)
- terbufos (CAS # 13071-79-9)
- toxaphene (all isomers) (CAS #8001-35-2)
- triallate (CAS #2303-17-5)
- trifluralin (CAS #1582-09-8)
- tetraethyl lead (CAS #78-00-2)
- toluene (CAS #108-88-3)

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- trimethylbenzene, 1,3,5- (CAS #108-67-8)
- VPHs
- xylenes (CAS #1330-20-7)

Substances evaluated in water for freshwater aquatic life water use:

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

- acenaphthene (CAS #83-32-9)
- acridine (CAS # 260-94-6)
- anthracene (CAS #120-12-7)
- Benz(a)anthracene (CAS #56-55-3)
- Benzene (CAS #71-43-2)
- Benzo(a)pyrene (CAS #50-32-8)
- chloride ion (CAS #16887-00-6)
- chrysene (CAS #218-01-9)
- dichloroethane, 1,2- (CAS #107-06-2)
- EPHw₁₀₋₁₉
- ethylbenzene (CAS #100-41-4)
- fluoranthene (CAS #206-44-0)
- fluorene (CAS #86-73-7)
- LEPHw
- methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- naphthalene (CAS #91-20-3)
- phenanthrene (CAS #85-01-8)
- pyrene (CAS #129-00-0)
- quinoline (CAS #91-22-5)
- styrene (CAS #100-42-5)
- toluene (CAS #108-88-3)
- VHw6-10
- VPHw
- xylenes (CAS #1330-20-7)

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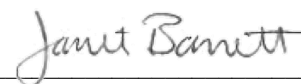
Substances evaluated in water for marine aquatic life water use:

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

- acenaphthene (CAS #83-32-9)
- acridine (CAS # 260-94-6)
- anthracene (CAS #120-12-7)
- Benz(a)anthracene (CAS #56-55-3)
- Benzene (CAS #71-43-2)
- Benzo(a)pyrene (CAS #50-32-8)
- chloride ion (CAS #16887-00-6)
- chrysene (CAS #218-01-9)
- dichloroethane, 1,2- (CAS #107-06-2)
- EPHw₁₀₋₁₉
- ethylbenzene (CAS #100-41-4)
- fluoranthene (CAS #206-44-0)
- fluorene (CAS #86-73-7)
- LEPHw
- methyl tert-butyl ether [MTBE] (CAS #1634-04-4)
- naphthalene (CAS #91-20-3)
- phenanthrene (CAS #85-01-8)
- pyrene (CAS #129-00-0)
- quinoline (CAS #91-22-5)
- styrene (CAS #100-42-5)
- toluene (CAS #108-88-3)
- VHw6-10
- VPHw
- xylenes (CAS #1330-20-7)

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Schedule D

Documents

Summary of Site Condition – 290 East 51st Avenue, Vancouver, BC, prepared by Hemmera Envirochem Inc., dated April 2021;


Stage 1 & 2 Preliminary Site Investigation – 290 East 51st Avenue, Vancouver, BC, prepared by Hemmera Envirochem Inc., dated April 2021;

Geotechnical Factual Report for Sunset Nursery and Works Yard, Vancouver, BC, prepared by Tetra Tech Canada Inc., dated February 2020; and

Test Hole Location Plan and Borehole Logs – Sunset Community Centre Re-Development, prepared by Geopacific Consultants Ltd., dated June 2004.

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