



VIA EMAIL: MHungerford@hungerfordproperties.com

Victoria File: 26250-20/24322
Site ID: 24322

July 30, 2021

Michael Hungerford
1156963 B.C. LTD, 1156972 B.C. LTD, 1156973 B.C. LTD.,
1156975 B.C. LTD., 1156985 B.C. LTD., 1156989 B.C. LTD.
1088-550 Burrard Street
Vancouver, BC V6C 2B5

Dear Mr. Hungerford:

Re: Preliminary Determination – Portion of Current Lot 1 East of the Proposed Road Dedication, 86 Southeast Marine Drive, 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 and 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 James.Plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Thomas Gallows, Environmental Services, City of Vancouver
Thomas.Gallos@vancouver.ca
Kelly Carswell, Contaminated Sites Specialist, City of Vancouver,
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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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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination includes a portion of 86 Southeast Marine Drive, Vancouver, British Columbia, which is more particularly known and described as:

Commencing at the NW corner on LOT 1 NORTH PART OF BLOCK 13 DISTRICT LOT 322 PLAN 12653 (P.o.C.) then proceeding:

N 64° 08' 57.48 "W 2.301m to P1, then
S 01° 55' 33" W 232.936m to P2, then
S 88° 04' 27"E 2.304m to P3, then
N 01° 55' 33"E 232.007m P.o.C.

PID: Portion of 008-864-004

The site contains part of a legal parcel depicted in legal sketch plan 9771-22 prepared by Gregory Marston, B.C. Land Surveyor. The site consists of the portion of current Lot 1 that is east of the proposed road and is composed of portions of Proposed Lots 2, 4, 6, and 9. The site is more particularly described by the above metes and bounds and depicted in an engineering drawing prepared by PGL Environmental Consultants on April 21, 2021.

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

Latitude: 49° 12' 37.75"
Longitude: 123° 06' 15.00"

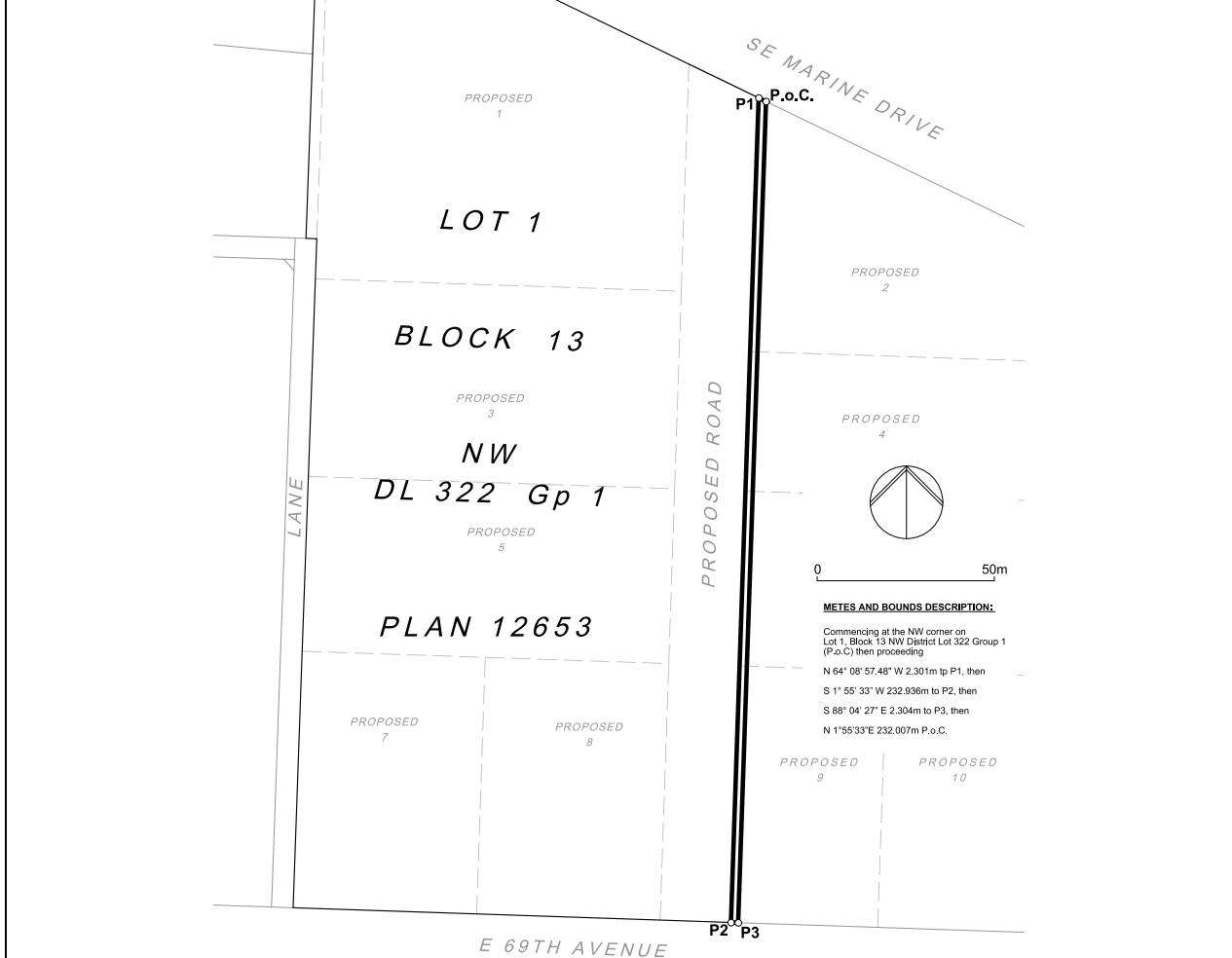
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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 Contaminated Sites Regulation numerical standards at 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 erected onsite will be of slab-on-grade construction or be underlain at any depth by a parkade.*

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	cobalt	7440-48-4
aluminum	7429-90-5	copper	7440-50-8
anthracene	120-12-7	dibenz(a,h)anthracene	53-70-3
antimony	7440-36-0	dibromochloromethane [DBCM]	124-48-1
arsenic	7440-38-2	dibromoethane, 1,2-	106-93-4
barium	7440-39-3	dichlorobenzene, 1,2-	95-50-1
benz(a)anthracene	56-55-3	dichlorobenzene, 1,3-	541-73-1
benzene	71-43-2	dichlorobenzene, 1,4-	106-46-7
benzo(a)pyrene	50-32-8	dichloroethane, 1,1-	75-34-3
benzo(b+j)fluoranthenes	205-99-2 & 205- 82-3	dichloroethane, 1,2-	107-06-2
benzo(k)fluoranthene	207-08-9	dichloroethylene, 1,1-	75-35-4
beryllium	7440-41-7	dichloroethylene, 1,2-cis-	156-59-2
boron	7440-42-8	dichloroethylene, 1,2-trans-	156-60-5
bromodichloromethane [BDCM]	75-27-4	dichloromethane	75-09-2
bromoform	75-25-2	dichloropropane, 1,2-	78-87-5
cadmium	7440-43-9	dichloropropene, 1,3- (cis + trans)	542-75-6
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	ethylene glycol	107-21-1
chloroform	67-66-3	fluoranthene	206-44-0
chloronaphthalene, 2-	91-58-7	fluorene	86-73-7
chromium	7440-47-3	HEPHs	N/A
chromium (hexavalent)	18540-29-9	indeno(1,2,3-cd)pyrene	193-39-5
chromium (trivalent)	16065-83-1	iron	7439-89-6
chrysene	218-01-9	lead	7439-9-1
cobalt	7440-48-4	LEPHs	N/A
copper	7440-50-8	lithium	7439-93-2
dibenz(a,h)anthracene	53-70-3	manganese	7439-96-5
mercury	7439-97-6	tetraethyl lead	78-00-02

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methyl tert-butyl ether [MTBE]	1634-04-4	thallium	7440-28-0
methylnaphthalene, 1-	90-12-0	tin	7440-31-5
methylnaphthalene, 2-	91-57-6	toluene	108-88-3
molybdenum	7439-98-7	trichloroethane, 1,1,1-	71-55-6
naphthalene	91-20-3	trichloroethane, 1,1,2-	79-00-5
nickel	7440-02-0	trichloroethylene	79-01-6
phenanthrene	85-01-8	trichlorofluoromethane	75-69-4
pyrene	129-00-0	triethylene glycol	112-27-6
quinoline	91-22-5	tungsten	7440-33-7
selenium	7782-49-2	uranium	7440-61-1
silver	7440-22-4	vanadium	7440-62-2
strontium	7440-24-6	vinyl chloride	75-01-4
styrene	100-42-5	VPHs	N/A
tetrachloroethane, 1,1,1,2-	630-20-6	Xylenes, total	1330-20-7
tetrachloroethane, 1,1,2,2-	79-34-5	zinc	7440-66-6
tetrachloroethylene	127-18-4		

Substances evaluated in vapour for commercial land vapour use:

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

acetone	67-64-1	dichlorobenzene, 1,3-	541-73-1
acrylonitrile	107-13-1	dichlorobenzene, 1,4-	106-46-7
allyl chloride	107-05-1	ethyl methacrylate	97-63-2
benzene	71-43-2	ethylbenzene	100-41-4
bromobenzene	108-86-1	hexachlorobutadiene	87-68-3
bromodichloromethane [BDCM]	75-27-4	hexachloroethane	67-72-1
bromoform	75-25-2	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methacrylonitrile	126-98-7
carbon disulfide	75-15-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl methacrylate	80-62-6
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chlorotoluene, 2-	95-49-8	n-decane	124-18-5
dibromo-3-chloropropane, 1,2-	96-12-8	n-hexane	110-54-3
dibromochloromethane [DBCM]	124-48-1	nitrobenzene	98-95-3

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dibromoethane, 1,2-	106-93-4	styrene	100-42-5
dibromomethane	74-95-3	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4	trichlorofluoromethane	75-69-4
tetrahydrofuran	109-99-9	trichloropropane, 1,2,3-	96-18-4
toluene	108-88-3	trimethylbenzene, 1,2,4-	95-63-6
trichloro-1,2,2-trichloroethane, 1,1,2-	76-13-1	trimethylbenzene, 1,3,5-	108-67-8
trichlorobenzene, 1,2,4-	120-82-1	vinyl chloride	75-01-4
trichloroethane, 1,1,1-	71-55-6	VPHv	N/A
trichloroethane, 1,1,2-	79-00-5	xylenes, total	1330-20- 7
trichloroethylene	79-01-6		

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	dichloromethane	75-09-2
acridine	260-94-6	EPH _{w10-19}	N/A
anthracene	120-12-7	ethylbenzene	100-41-4
antimony	7440-36-0	ethylene glycol	107-21-1
arsenic	7440-38-2	fluoranthene	206-44-0
barium	7440-39-3	fluorene	86-73-7
benz(a)anthracene	56-55-3	lead	1/9/39
benzene	71-43-2	LEPH _w	N/A
benzo(a)pyrene	50-32-8	mercury	7439-97-6
beryllium	7440-41-7	methyl tert-butyl ether [MTBE]	1634-04-4
boron	7440-42-8	molybdenum	7439-98-7
cadmium	7440-43-9	naphthalene	91-20-3
carbon tetrachloride	56-23-5	nickel	7440-02-0
chlorobenzene	108-90-7	phenanthrene	85-01-8
chloroform	67-66-3	propylene glycol, 1,2	57-55-6
chromium	7440 47 3	pyrene	129-00-0
chrysene	218-01-9	quinoline	91-22-5
cobalt	7440-48-4	selenium	7782-49-2
copper	7440-50-8	silver	7440-22-4
dichlorobenzene, 1,2-	95-50-1	styrene	100-42-5
dichlorobenzene, 1,3-	541-73-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	thallium	7440-28-0

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dichloroethane, 1,2-	107-06-2	titanium	7440-32-6
toluene	108-88-3	VPH _w	N/A
trichloroethylene	79-01-6	xylenes, total	1330-20-7
uranium	7440-61-1	zinc	7440-66-6
VH _{w6-10}	N/A	VPH _w	N/A

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	fluoranthene	206-44-0
acridine	260-94-6	fluorene	86-73-7
anthracene	120-12-7	lead	1/9/39
arsenic	7440-38-2	LEPH _w	N/A
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether [MTBE]	1634-04-4
benzene	71-43-2	molybdenum	7439-98-7
benzo(a)pyrene	50-32-8	naphthalene	91-20-3
beryllium	7440-41-7	nickel	7440-02-0
boron	7440-42-8	phenanthrene	85-01-8
cadmium	7440-43-9	propylene glycol, 1,2	57-55-6
carbon tetrachloride	56-23-5	pyrene	129-00-0
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
chromium	7440 47 3	silver	7440-22-4
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethylene	127-18-4
copper	7440-50-8	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	titanium	7440-32-6
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	uranium	7440-61-1
dichloromethane	75-09-2	VH _{w6-10}	N/A
EPH _{w10-19}	N/A	VPH _w	N/A
ethylbenzene	100-41-4	xylenes, total	1330-20-7
ethylene glycol	107-21-1	zinc	7440-66-6

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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	dichloropropane, 1,2-	78-87-5
aluminium	7429-90-5	dichloropropene, 1,3- (cis + trans)	542-75-6
anthracene	120-12-7	EPH _{w10-19}	N/A
antimony	7440-36-0	ethylbenzene	100-41-4
arsenic	7440-38-2	ethylene glycol	107-21-1
barium	7440-39-3	fluoranthene	206-44-0
benz(a)anthracene	56-55-3	fluorene	86-73-7
benzene	71-43-2	iron	7439-89-6
benzo(a)pyrene	50-32-8	lead	1/9/39
benzo(b)fluoranthene	205-99-2	lithium	7439-93-2
benzo(b+j)fluoranthene	205-99-2 / 205- 82-3	manganese	7439-96-5
beryllium	7440-41-7	mercury	7439-97-6
boron	7440-42-8	methyl tert-butyl ether [MTBE]	1634-04-4
bromodichloromethane (BDCM)	75-27-4	methylnaphthalene, 1-	90-12-0
bromoform	75-25-2	methylnaphthalene, 2-	91-57-6
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
chloronaphthalene, 2-	91-58-7	pyrene	129-00-0
chromium	7440 47 3	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	7440-23-5
dibenz(a,h)anthracene	53-70-3	strontium	7440-24-6
dibromochloromethane (DBCM)	124-48-1	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	tetraethyl lead	78-00-2

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dichloroethane, 1,2-	107-06-2	tin	7440-31-5
dichloroethylene, 1,1-	75-35-4	toluene	108-88-3
dichloroethylene, 1,2-cis-	156-59-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2-trans-	156-60-5	trichloroethane, 1,1,2-	79-00-5
dichloromethane	75-09-2	trichloroethylene	79-01-6
trichlorofluoromethane (CFC-11)	75-69-4	VH _{w6-10}	N/A
triethylene glycol	112-27-6	vinyl chloride	75-01-04
tungsten	7440-33-7	xylene, total	1330-20-7
uranium	7440-61-1	zinc	7440-66-6
vanadium	7440-62-2		

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated April 2021;
- *Confirmation of Remediation, 86 SE Marine Drive, Vancouver, BC*, prepared by PGL Environmental Ltd., dated April 2021; and
- *Stage 1 and Stage 2 Preliminary & Detailed Site Investigation and Remediation Plan, 86 SE Marine Drive, Vancouver BC*, prepared by PGL Environmental Ltd., dated December 2020.

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