



**VIA EMAIL ONLY: [bgunn@prospero.ca](mailto:bgunn@prospero.ca)**

Victoria File: 26250-20/21617  
Site ID: 21617

May 31, 2021

Beng Gunn,  
2700 West Broadway Holdings/Prospero International Realty Inc.  
Suite 517 – 1177 West Hastings Street  
Vancouver, BC V6E 2K3

Dear Mr. Beng Gunn:

**Re: Preliminary Determination – 2525 Stephens 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Nicole Macdonald, City of Vancouver Environmental Protection, 515 West 10<sup>th</sup> Avenue, Suite 301, Vancouver, BC [Nicole.Macdonald@vancouver.ca](mailto:Nicole.Macdonald@vancouver.ca)

Site Information Advisor, Ministry of Environment and Climate Change Strategy,  
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Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Duncan Macdonald, Approved Professional, PGL,  
1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6 [dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Nick Dayal, Geostratus Consulting Inc.,  
PO Box 77024 Kingsway Knight PO, Vancouver, BC, V5V 5E7 [nick@geostratus.ca](mailto:nick@geostratus.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.

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Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 2525 Stephens Street, Vancouver, British Columbia which is more particularly known and described as:

Legal description: Amended Lot 7 (Reference Plan 3537), Except Part Lying South of a line drawn Parallel to and 10 Feet Perpendicularly from the South Boundary of Said Amended Lot Now Lane, Block 21 District Lot 192 Plan 1003

PID: 015-065-880

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

Latitude: 49° 15' 49.78"  
Longitude: 123° 10' 00.20"

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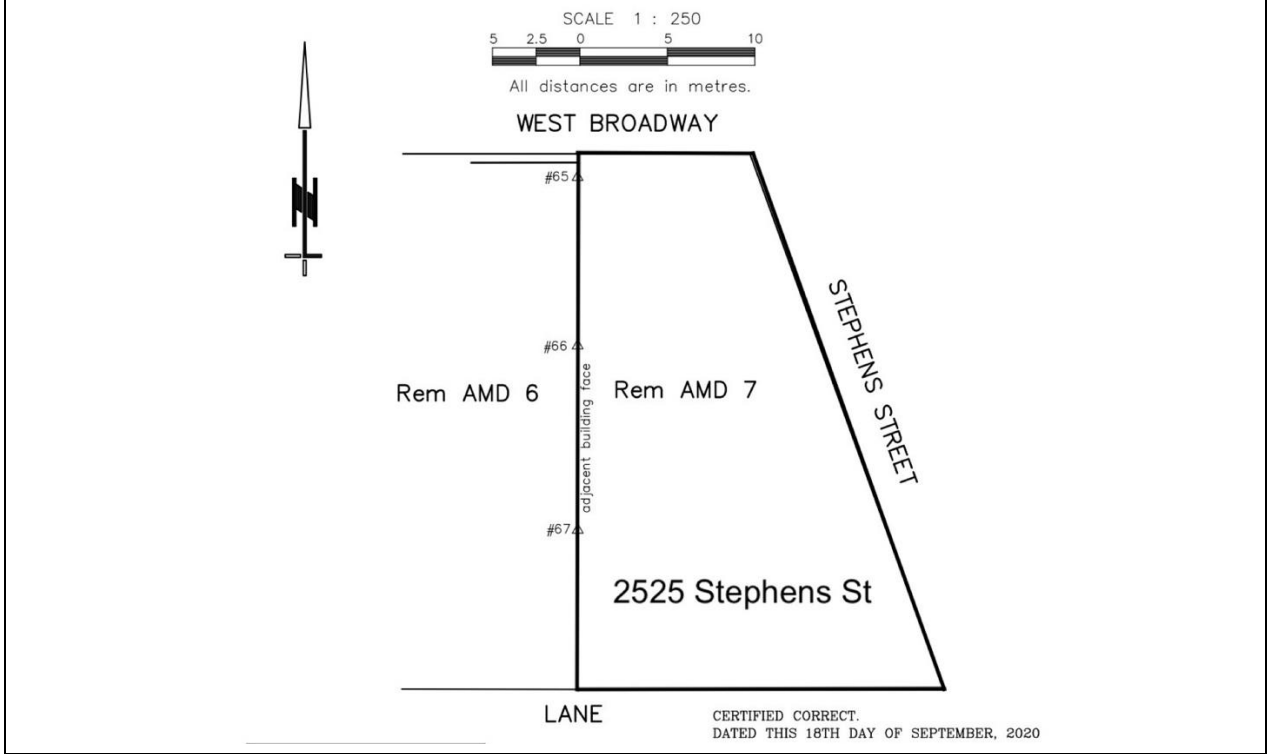
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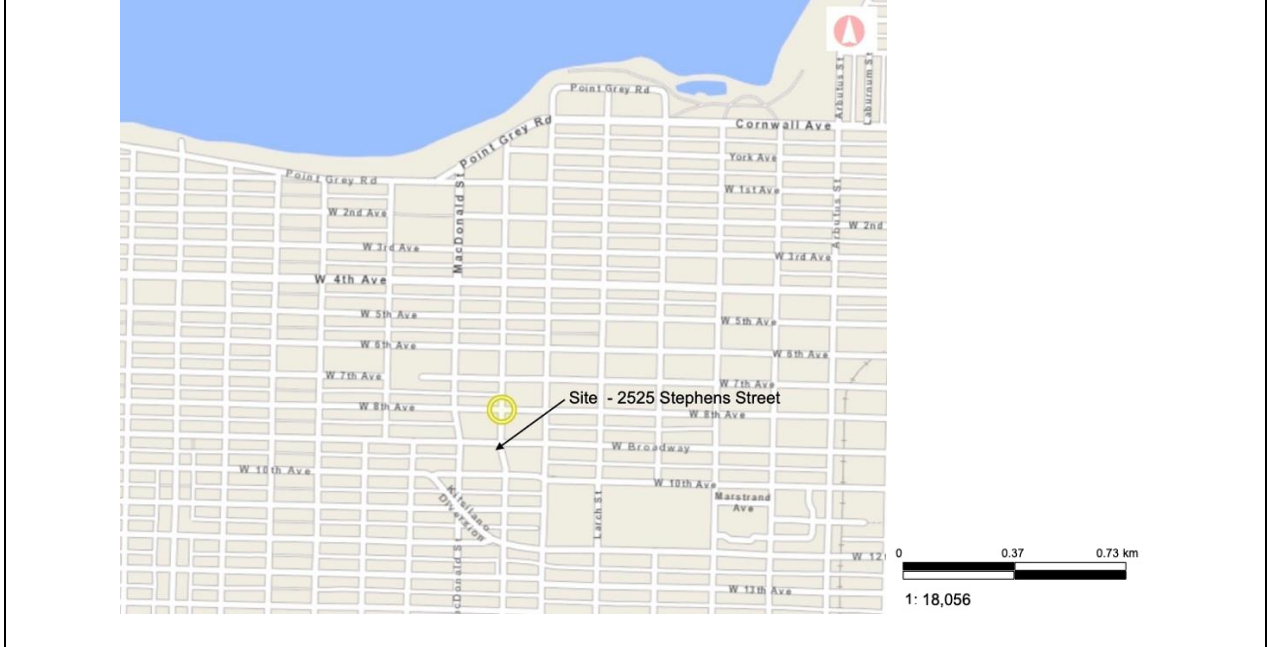
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# Site Plan, Vancouver, BC



# Location Map, Vancouver, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance 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. 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) Future buildings at the site will be slab on grade or have a parkade built to any depth.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance 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:

benzene	71-43-2
carbon tetrachloride	56-23-5
chloroform	67-66-3
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	75-09-02
ethylbenzene	100-41-4
tetrachloroethylene	127-18-4
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
vinyl chloride	75-01-4
VPHs	n/a
xylenes	1330-20-7

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***Substances evaluated in vapour for parkade vapour use:***

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

carbon tetrachloride	56-23-5
chloroethane	75-00-3
chloroform	67-66-3
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	75-09-02
tetrachloroethylene	127-18-4
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06
vinyl chloride	75-01-4
VPHv	n/a


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

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

benzene	71-43-2
carbon tetrachloride	56-23-5
chloroform	67-66-3
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

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dichloromethane	75-09-02
ethylbenzene	100-41-4
tetrachloroethylene	127-18-4
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
vinyl chloride	75-01-4
VHw <sub>6-10</sub>	n/a
xylenes, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition – Site ID 21617, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., April 2021;*

*Stage 1 Preliminary Site Investigation Update – 2525 Stephens Street, Vancouver, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., April 2021;*

*Stage 2 Preliminary Site Investigation – 2525 Stephens Street, Vancouver, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., April 2021;*

*Post Demolition Soil Sampling – 2525 Stephens St, Vancouver, BC, Sara Bathgate and Nick Dayal, Geostratus Consulting Inc., February 2021;*

*Stage 1 Preliminary Site Investigation Update– 2525 Stephens Street, Vancouver, BC, Sara Bathgate, Scott McLean and Nick Dayal, Geostratus Consulting Inc., October 2018;*

*Subsurface Environmental Site Investigation – 2700 West Broadway, Vancouver, BC , David Kelly, D. Kelly Environmental Consulting Ltd., October 2013; and*

*Stage 1 Preliminary Site Investigation, 2700 West Broadway, Vancouver, BC, David Kelly, D. Kelly Environmental Consulting Ltd., September 2013.*

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