



VIA EMAIL: byron@charddevelopment.com

Victoria File: 26250-20/22876
Site ID: 22876

July 26, 2021

Byron Chard
Slocan and Hastings Holdings Ltd., Inc. No BC 1110294
500-509 Richards Street
Vancouver, BC V6B 2Z6

Dear Mr. Byron Chard:

Re: Preliminary Determination – 2735 E Hastings 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 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: Thomas Gallows, Environmental Services, City of Vancouver
Thomas.Gallows@vancouver.ca
Kelly Carswell, Contaminated Sites Specialist, City of Vancouver,
Kelly.Carswell@vancouver.ca
Duncan MacDonald, Approved Professional, PGL Environmental Consultants
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CSAP Society apopova@csapsociety.bc.ca
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Antoine Crosby, CIBC
Antoine.Crosby@cibc.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 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.

July 26, 2021
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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination includes 2735 East Hastings Street, Vancouver, British Columbia, which is more particularly known and described as:

LOT 29 OF LOT 51 TOWN OF HASTINGS SUBURBAN LANDS PLAN 406,
PID 015-298-370;

LOT 30 OF LOT 51 TOWN OF HASTINGS SUBURBAN LANDS PLAN 406,
PID 015-298-388;

LOT 31 OF LOT 51 TOWN OF HASTINGS SUBURBAN LANDS PLAN 406,
PID 015-298-400; and

LOT 32 OF LOT 51 TOWN OF HASTINGS SUBURBAN LANDS PLAN 406,
PID 015-298-418

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

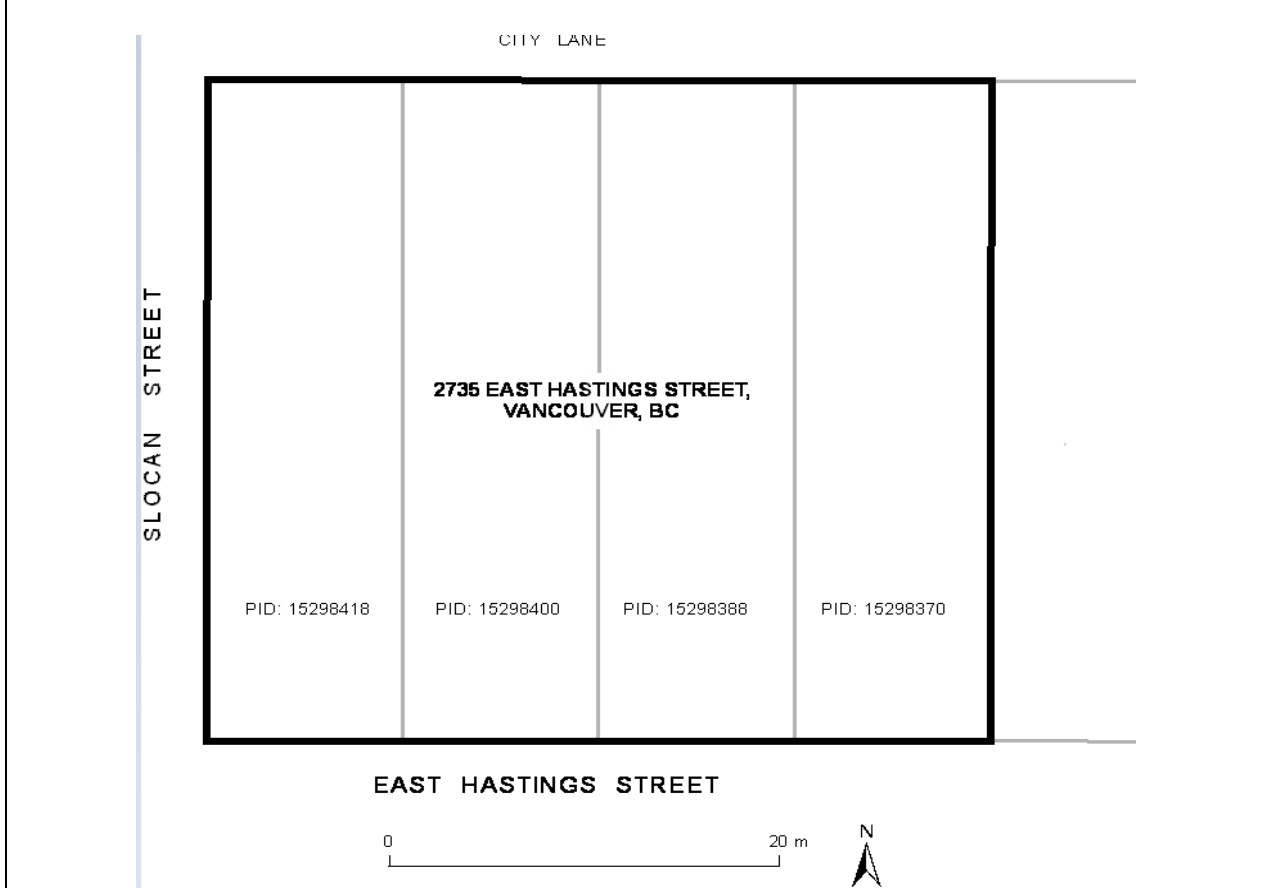
Latitude:	49°	16'	53.0"
Longitude:	123°	02'	56.0"

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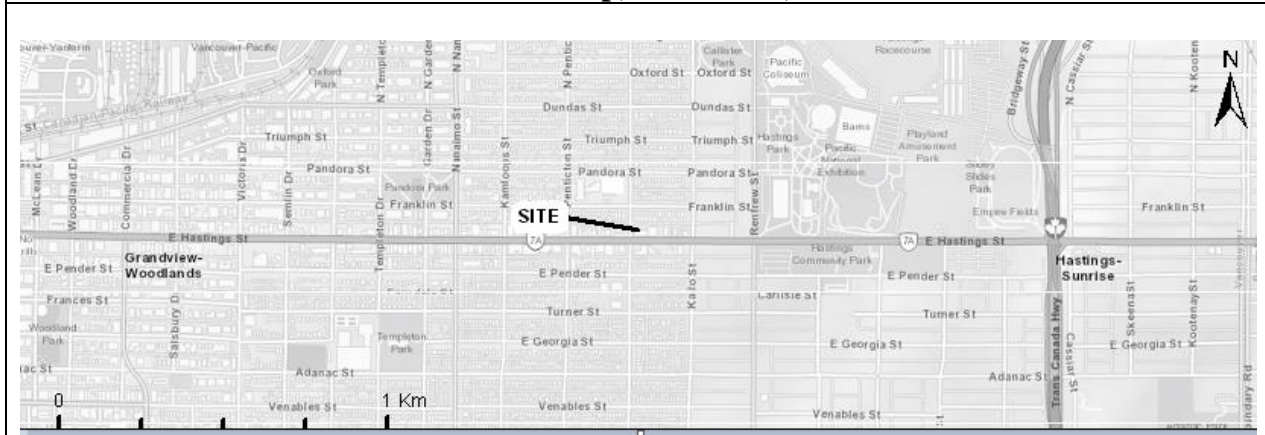

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Site Plan, Vancouver, BC



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 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. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Current and future buildings on the site and adjacent properties will have a concrete slab at the lowest level.

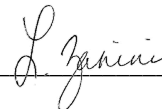
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at and adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed 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:

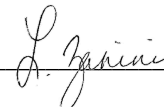
acenaphthene	83-32-9	cyclohexene	110-83-8
aluminum	7429-90-5	dibenz(a,h)anthracene	53-70-3
anthracene	120-12-7	dibromochloromethane [DBCM]	124-48-1
antimony	7440-36-0	dibromoethane, 1,2-	106-93-4
arsenic	7440-38-2	dichlorobenzene, 1,2-	95-50-1
barium	7440-39-3	dichlorobenzene, 1,3-	541-73-1
benz(a)anthracene	56-55-3	dichlorobenzene, 1,4-	106-46-7
benzene	71-43-2	dichloroethane, 1,1-	75-34-3
benzo(a)pyrene	50-32-8	dichloroethane, 1,2-	107-06-2
benzo(b+j)fluoranthenes	205-99-2 & 205- 82-3	dichloroethylene, 1,1-	75-35-4
benzo(k)fluoranthene	207-08-9	dichloroethylene, 1,2-cis-	156-59-2
beryllium	7440-41-7	dichloroethylene, 1,2-trans-	156-60-5
boron	7440-42-8	dichloromethane	75-09-2
bromodichloromethane [BDCM]	75-27-4	dichloropropane, 1,2-	78-87-5
bromoform	75-25-2	dichloropropene, 1,3- (cis + trans)	542-75-6
butadiene, 1,3 –	106-99-0	ethylbenzene	100-41-4
butylbenzene, n-	104-51-8	ethylene glycol	107-21-1
butylbenzene, sec-	135-98-8	fluoranthene	206-44-0
butylbenzene, tert-	98-06-6	fluorene	86-73-7
cadmium	7440-43-9	HEPHs	N/A
carbon tetrachloride	56-23-5	indeno(1,2,3-cd)pyrene	193-39-5
chlorobenzene	108-90-7	iron	7439-89-6
chloroform	67-66-3	isopropylbenzene	98-82-8
chromium	7440-47-3	lead	7439-9-1
chrysene	218-01-9	LEPHs	N/A
cobalt	7440-48-4	lithium	7439-93-2
copper	7440-50-8	manganese	7439-96-5

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mercury	7439-97-6	tetrachloroethylene	127-18-4
methyl tert-butyl ether [MTBE]	1634-04-4	tetraethyl lead	78-00-02
methylnaphthalene, 1-	90-12-0	thallium	7440-28-0
methylnaphthalene, 2-	91-57-6	tin	7440-31-5
molybdenum	7439-98-7	toluene	108-88-3
naphthalene	91-20-3	trichloroethane, 1,1,1-	71-55-6
nickel	7440-02-0	trichloroethane, 1,1,2-	79-00-5
nonane, n-	111-84-2	trichloroethylene	79-01-6
phenanthrene	85-01-8	trichlorofluoromethane	75-69-4
propylbenzene, 1-	103-65-1	triethylene glycol	112-27-6
pyrene	129-00-0	trimethylbenzene, 1,3,5-	108-67-8
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	75-01-04
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

Substances evaluated in vapour for commercial land vapour use:

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

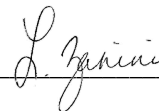
acetone	67-64-1	dichlorobenzene, 1,4-	106-46-7
benzene	71-43-2	dichloroethane, 1,1-	75-34-3
bromobenzene	108-86-1	dichloroethane, 1,2-	107-06-2
bromodichloromethane [BDCM]	75-27-4	dichloroethylene, 1,1-	75-35-4
bromoform	75-25-2	dichloroethylene, 1,2-cis-	156-59-2
bromomethane	74-83-9	dichloroethylene, 1,2- trans-	156-60-5
butadiene, 1,3-	106-99-0	dichloropropane, 1,2-	78-87-5
carbon tetrachloride	56-23-5	dichloropropene, 1,3- (cis + trans)	542-75-6
chlorobenzene	108-90-7	ethyl acetate	141-78-6
chloroethane	75-00-3	ethylbenzene	100-41-4
chloroform	67-66-3	hexachlorobutadiene	87-68-3
chloromethane	74-87-3	isopropylbenzene	98-82-8

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dibromo-3-chloropropane, 1,2-	96-12-8	methyl ethyl ketone [MEK]	78-93-3
dibromochloromethane [DBCM]	124-48-1	methylcyclohexane	108-87-2
dibromoethane, 1,2-	106-93-4	naphthalene	91-20-3
dibromomethane	74-95-3	n-decane	124-18-5
dichlorobenzene, 1,2-	95-50-1	n-hexane	110-54-3
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6	trichloroethylene	79-01-6
tetrachloroethane, 1,1,2,2-	79-34-5	trichlorofluoromethane	75-69-4
tetrachloroethylene	127-18-4	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	75-01-04
trichloroethane, 1,1,1-	71-55-6	VPHv	N/A
trichloroethane, 1,1,2-	79-00-5	xylenes, total	1330-20-7

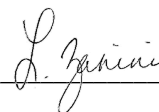
Substances evaluated in water for freshwater aquatic life water use:

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

acenaphthene	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

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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
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		

Substances evaluated in water for drinking water use:

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

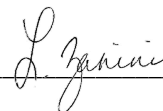
acenaphthene	83-32-9	dichloroethane, 1,2-	107-06-2
aluminium	7429-90-5	dichloroethylene, 1,1-	75-35-4
anthracene	120-12-7	dichloroethylene, 1,2-cis-	156-59-2
antimony	7440-36-0	dichloroethylene, 1,2-trans-	156-60-5
arsenic	7440-38-2	dichloromethane	75-09-2
barium	7440-39-3	trichloroethane, 1,1,1-	71-55-6
benz(a)anthracene	56-55-3	trichloroethane, 1,1,2-	79-00-5
benzene	71-43-2	trichloroethylene	79-01-6
benzo(a)pyrene	50-32-8	dichloromethane	75-09-2
benzo(b)fluoranthene	205-99-2	dichloroethane, 1,2-	107-06-2
benzo(b+j)fluoranthene	205-99-2 / 205-82-3	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
bromobenzene	108-86-1	dichlorodifluoromethane	75-71-8
bromodichloromethane (BDCM)	75-27-4	dichloropropane, 1,2-	78-87-5
bromoform	75-25-2	dichloropropene, 1,3- (cis + trans)	542-75-6
bromomethane	74-83-9	EPH _{w10-19}	N/A
butadiene, 1,3 –	106-99-0	ethylbenzene	100-41-4
butylbenzene, n-	104-51-8	ethylene glycol	107-21-1
butylbenzene, sec-	135-98-8	fluoranthene	206-44-0
butylbenzene, tert-	98-06-6	fluorene	86-73-7
cadmium	7440-43-9	iron	7439-89-6

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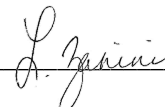
carbon tetrachloride	56-23-5	isopropylbenzene	98-82-8
chlorobenzene	108-90-7	lead	1/9/39
chloroform	67-66-3	lithium	7439-93-2
chloronaphthalene, 2-	91-58-7	manganese	7439-96-5
chromium	7440 47 3	mercury	7439-97-6
chrysene	218-01-9	methyl tert-butyl ether [MTBE]	1634-04-4
cobalt	7440-48-4	methylnaphthalene, 1-	90-12-0
copper	7440-50-8	methylnaphthalene, 2-	91-57-6
cyclohexene	110-83-8	molybdenum	7439-98-7
dibenz(a,h)anthracene	53-70-3	naphthalene	91-20-3
dibromochloromethane (DBCM)	124-48-1	nickel	7440-02-0
dibromoethane, 1,2-	106-93-4	nonane, n-	111-84-2
dichlorobenzene, 1,2-	95-50-1	propylbenzene, 1-	103-65-1
dichlorobenzene, 1,4-	106-46-7	propylene glycol, 1,2	57-55-6
dichloroethane, 1,1-	75-34-3	pyrene	129-00-0
quinoline	91-22-5	trichloro-1,2,2-	
selenium	7782-49-2	trichloroethane, 1,1,2-	76-13-1
silver	7440-22-4	trichlorofluoromethane (CFC-11)	75-69-4
sodium	7440-23-5	triethylene glycol	112-27-6
strontium	7440-24-6	trimethylbenzene, 1,3,5-	108-67-8
styrene	100-42-5	tungsten	7440-33-7
tetrachloroethane, 1,1,1,2-	630-20-6	uranium	7440-61-1
tetrachloroethane, 1,1,2,2-	79-34-5	vanadium	7440-62-2
tetrachloroethylene	127-18-4	VH _{w6-10}	N/A
tetraethyl lead	78-00-2	vinyl chloride	75-01-04
tin	7440-31-5	xylene, total	1330-20-7
toluene	108-88-3	zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Duncan MacDonald / PGL Environmental, dated June 2021;
- *Stage 1 Preliminary Site Investigation, 2735 East Hastings Street, Vancouver, BC*, prepared by PGL Environmental Ltd., dated June 2021;
- *Stage 2 Preliminary Site Investigation, 2735 East Hastings Street, Vancouver, BC*, prepared by PGL Environmental Ltd., dated June 2021;
- *Report of Findings, Phase II Environmental Site Assessment, 2715 to 2735 East Hastings Street, Vancouver, BC*, prepared by Keystone Environmental Ltd., dated February 2017;
- *Report of Findings, Phase I Environmental Site Assessment, 2715 to 2735 East Hastings Street, Vancouver*, prepared by Keystone Environmental Ltd., dated February 2017;
- *Stage II – Preliminary Site Investigation, 2715 to 2735 E. Hastings Street, Vancouver, BC*, prepared by CanAsia Environmental and Engineering Ltd., dated July 2005;
- *Stage I Preliminary Site Investigation (PSI) – Synopsis Form*, prepared by CanAsia Environmental and Engineering Ltd., dated July 2005.

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