



VIA EMAIL

Victoria File: 26250-20/25184
Site ID: 25184

November 17, 2021

Luke Mari
SL & GDM Holdings Ltd., Inc. No. BC1054889
1 – 1631 Broadmead Avenue
Victoria, BC V8P 5V4
luke@aryze.ca

Dear Mr. Mari:

Re: Preliminary Determination – 3319 Douglas Street, Victoria, 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 Soil Relocation Agreement set out in Part 8 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Jon Poole, The Corporation of the District of Saanich
770 Vernon Avenue, Victoria, BC V8X 2W7
jon.poole@saanich.ca

Leslie Dheensaw, Island Savings
3195 Douglas St, Victoria, BC V8Z 3K
ldheensaw@islandsavings.ca

Chuck Jochems, Approved Professional, Active Earth Engineering Ltd.
160 - 2250 Boundary Road, Burnaby, BC V5M 3Z3
chuck.jochems@activeearth.ca

CSAP Society
613 – 744 West Hastings Street, Vancouver BC V6C 1A5
apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria
advisor.siteinformation@gov.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.

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Schedule A

The site covered by this Preliminary Determination is located at 3319 Douglas Street, Victoria, British Columbia which is more particularly known and described as:

PID: 008-510-890

Parcel A (DD 65584I) of Lot 1, Section 7, Victoria District, Plan 778

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

Latitude: 48° 27' 0.10"
Longitude: 123° 22' 23.60"

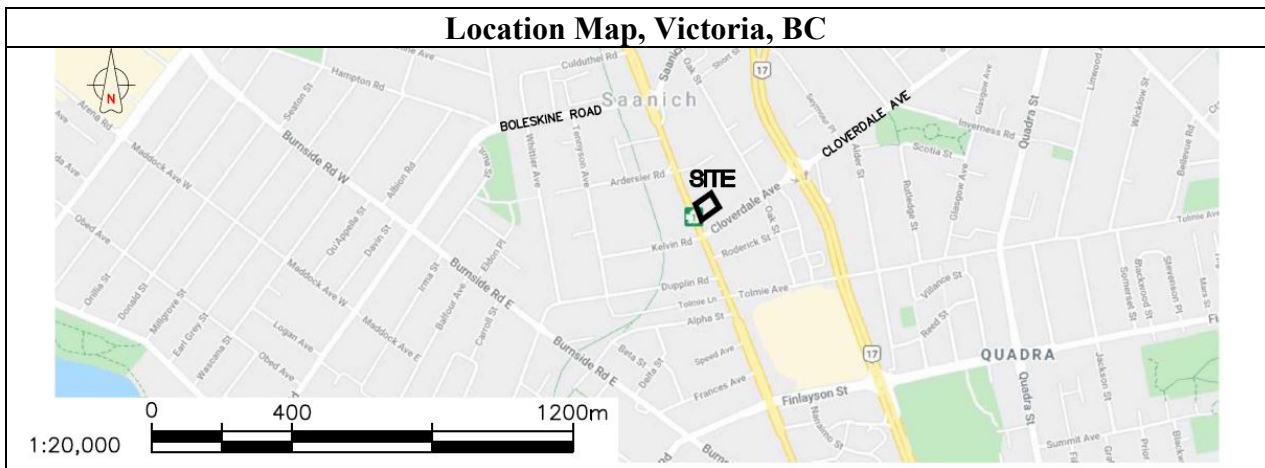
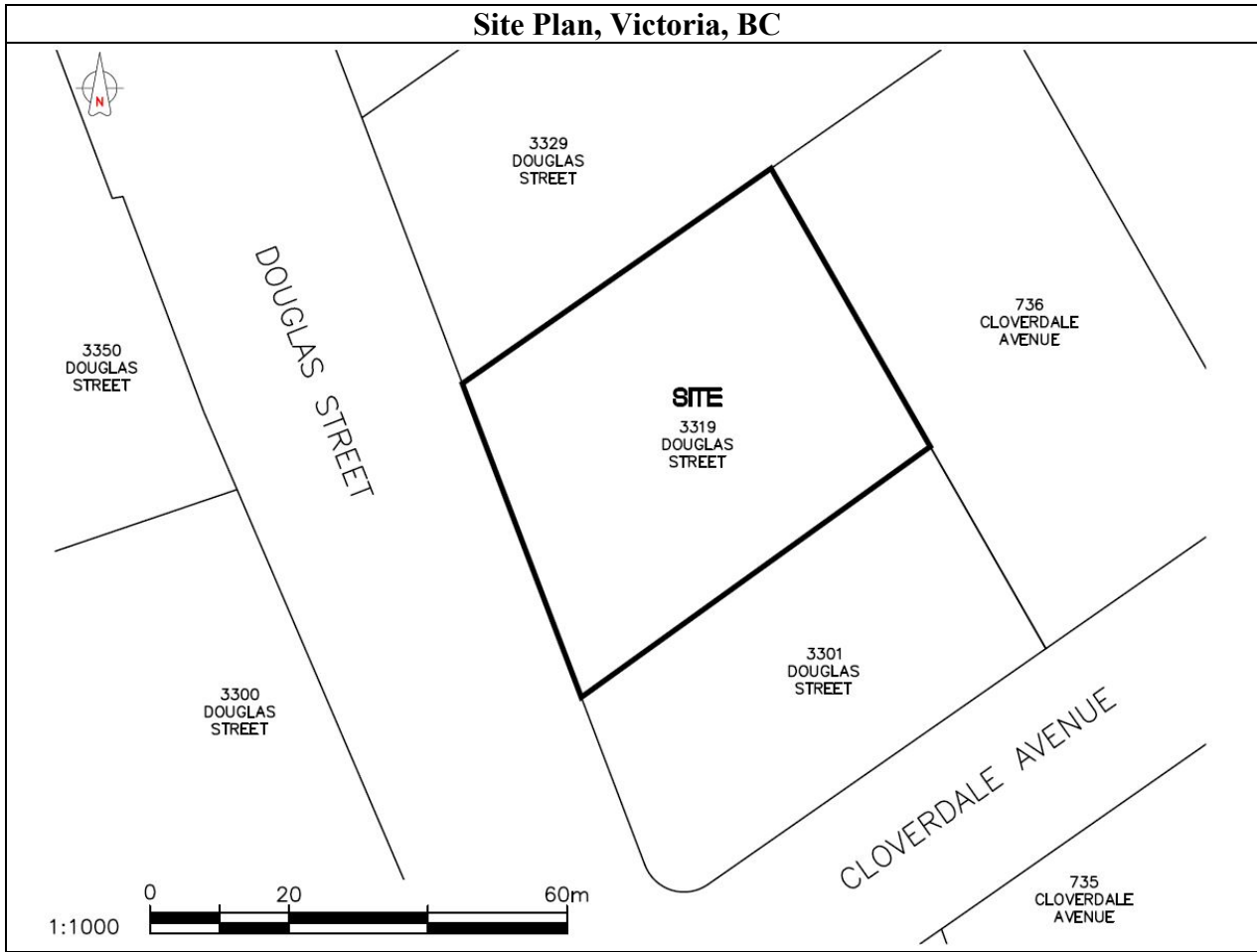
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Schedule B
Requirements and Conditions

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
Acetone	CAS #67-64-1
Aluminum	CAS #7429-90-5
Anthracene	CAS #120-12-7
Antimony	CAS #7440-36-0
Arsenic	CAS #7440-38-2
Barium	CAS #7440-39-3
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
Beryllium	CAS #7440-41-7
Boron	CAS #7440-42-8
Bromodichloromethane [BDCM]	CAS #75-27-4
Bromoform	CAS #75-25-2
Bromomethane	CAS #74-83-9
Cadmium	CAS #7440-43-9
Carbon tetrachloride	CAS #56-23-5
Chlorobenzene	CAS #108-90-7
Chloroform	CAS #67-66-3
Chromium	CAS #7440-47-3
Chrysene	CAS #218-01-9
Cobalt	CAS #7440-48-4
Copper	CAS # 7440-50-8
Dibenz(a,h)anthracene	CAS #53-70-3
Dibromochloromethane [DBCM]	CAS #124-48-1
Dibromoethane, 1,2-	CAS #106-93-4
Dichlorobenzene, 1,2-	CAS #95-50-1
Dichlorobenzene, 1,3-	CAS #541-73-1
Dichlorobenzene, 1,4-	CAS #106-46-7
Dichloroethane, 1,1-	CAS #75-34-3
Dichloroethane, 1,2-	CAS #107-06-2



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Dichloroethylene, 1,1-	CAS #75-35-4
Dichloroethylene, 1,2-cis-	CAS #156-59-2
Dichloroethylene, 1,2-trans-	CAS #156-60-5
Dichloromethane	CAS #75-09-2
Dichloropropane, 1,2-	CAS #78-87-5
Dichloropropene, 1,3- (cis+trans)	CAS #542-75-6
Ethylbenzene	CAS #100-41-4
Ethylene glycol	CAS #107-21-1
Fluoranthene	CAS #206-44-0
Fluorene	CAS #86-73-7
HEPHs	
Indeno(1,2,3-cd)pyrene	CAS #193-39-5
Iron	CSA #7439-89-6
Lead	CAS #7439-92-1
LEPHs	
Lithium	CAS #7439-92-2)
Manganese	CAS #7439-96-5
Mercury	CAS #7439-97-6
Methyl tert-butyl ether [MTBE]	CAS #1634-04-4
Methylnaphthalene, 2-	CAS #91-57-6
Molybdenum	CAS #7439-98-7
Naphthalene	CAS #91-20-3
Nickel	CAS #7440-02-0
Perfluorobutane sulfonate [PFBS]	CAS #375-73-5
Perfluorooctane sulfonate [PFOS]	CAS #1763-23-1
Phenanthrene	CAS #85-01-8
Pyrene	CAS #129-00-0
Quinoline	CAS #91-22-5
Selenium	CAS #7782-49-2
Silver	CAS #7440-22-4
Strontium	CAS #7440-24-6
Styrene	CAS #100-42-5
Tetrachloroethane, 1,1,1,2-	CAS #630-20-6
Tetrachloroethane, 1,1,2,2-	CAS #79-34-5
Tetrachloroethylene	CAS #127-18-4
Thallium	CAS #7440-28-0
Tin	CAS #7440-31-5
Toluene	CAS #108-88-3
Trichlorobenzene, 1,2,4-	CAS #120-82-1
Trichloroethane, 1,1,1-	CAS #71-55-6
Trichloroethane, 1,1,2-	CAS #79-00-5



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Trichloroethylene	CAS #79-01-6
Trichlorofluoromethane	CAS #75-69-4
Triethylene glycol	CAS #112-27-6
Vanadium	CAS #7440-62-2
Vinyl chloride	CAS #75-01-4
VPHs	
Xylenes	CAS #1330-20-7
Zinc	CAS #7440-66-6

Substances evaluated in water for drinking water use:

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

Acetone	CAS #67-64-1
Aluminum	CAS #7429-90-5
Acenaphthene	CAS #83-32-9
Anthracene	CAS #120-12-7
Antimony	CAS #7440-36-0
Arsenic	CAS #7440-38-2
Barium	CAS #7440-39-3
Benzene	CAS #71-43-2
Benz(a)anthracene	CAS #56-55-3
Benzo(a)pyrene	CAS #50-32-8
Benzo(b+j)fluoranthenes	CAS #205-99-2 & 205-82-3)
Beryllium	CAS #7440-41-7
Boron	CAS #7440-42-8
Bromodichloromethane [BDCM]	CAS #75-27-4
Bromoform	CAS #75-25-2
Bromomethane	CAS #74-83-9
Butadiene, 1,3-	CAS #106-99-0
Cadmium	CAS #7440-43-9
Carbon tetrachloride	CAS #56-23-5
Chlorobenzene	CAS #108-90-7
Chloroform	CAS #67-66-3
Chromium	CAS #18540-29-9 & 16065-83-1
Chrysene	CAS #218-01-9
Cobalt	CAS #7440-48-4
Copper	CAS #7440-50-8
Dibenz(a,h)anthracene	CAS #53-70-3
Dibromochloromethane [DBCM]	CAS #124-48-1
Dibromoethane, 1,2-	CAS #106-93-4



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Dichlorobenzene, 1,2-	CAS #95-50-1
Dichlorobenzene, 1,4-	CAS #106-46-7
Dichloroethane, 1,1-	CAS #75-34-3
Dichloroethane, 1,2-	CAS #107-06-2
Dichloroethylene, 1,1-	CAS #75-35-4
Dichloroethylene, 1,2-cis-	CAS #156-59-2
Dichloroethylene, 1,2-trans-	CAS# 156-60-5
Dichloromethane	CAS #75-09-2
Dichloropropane, 1,2-	CAS #78-87-5
Dichloropropene, 1,3- (cis+trans)	CAS #542-75-6
EPHwC10-C19	
Ethylbenzene	CAS #100-41-4
Ethylene Glycol	CAS #107-21-1
Fluoranthene	CAS #206-44-0
Fluorene	CAS #86-73-7
Lead	CAS #7439-92-1
Lithium	CAS #7439-93-2
Methyl ethyl ketone [MEK]	CAS #787-93-3
Methyl tert-butyl ether [MTBE]	CAS #1634-04-4
Molybdenum	CAS #7439-98-7
Naphthalene	CAS #91-20-3
Nickel	CAS #7440-02-0
Propylene Glycol	CAS #57-55-6
Pyrene	CAS #129-00-0
Quinoline	CAS #91-22-5
Selenium	CAS #7782-49-2
Silver	CAS #7440-22-4
Sodium ion	CAS #17341-25-2
Strontium	CAS #7440-24-6
Styrene	CAS #100-42-5
Tetrachloroethane, 1,1,1,2-	CAS #630-20-6
Tetrachloroethane, 1,1,2,2-	CAS #79-34-5
Tetrachloroethylene	CAS #127-18-4
Tin	CAS #7440-31-5
Toluene	CAS #108-88-3
Trichloroethane, 1,1,1-	CAS #71-55-6
Trichloroethane, 1,1,2-	CAS #79-00-5
Trichloroethylene	CAS #79-01-6
Trichlorofluoromethane	CAS #75-69-4
Triethylene glycol	CAS #112-27-6
Tungsten	CAS #7440-33-7



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Vinyl chloride	CAS #75-01-4
Uranium	CAS #7440-61-1
Vanadium	CAS #7440-62-2
VHw6-10	
Xylenes, total	CAS #1330-20-7
Zinc	CAS #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	CAS #67-64-1
Benzene	CAS #71-43-2
Bromobenzene	CAS #108-86-1
Bromodichloromethane [BDCM]	CAS #75-27-4
Bromomethane	CAS #74-83-9
Butadiene, 1,3-	CAS #106-99-0
Carbon disulfide	CAS #75-15-0
Carbon tetrachloride	CAS #56-23-5
Chlorobenzene	CAS #108-90-7
Chloroethane	CAS #75-00-3
Chloroform	CAS #67-66-3
Chloromethane	CAS #74-87-3
Dibromoethane, 1,2-	CAS #106-93-4
Dichlorobenzene, 1,2-	CAS #95-50-1
Dichloroethane, 1,1-	CAS #75-34-3
Dichloroethane, 1,2-	CAS #107-06-2
Dichloroethylene, 1,1-	CAS #75-35-4
Dichloroethylene, 1,2-cis-	CAS #156-59-2
Dichloroethylene, 1,2-trans-	CAS# 156-60-5
Dichloromethane	CAS #75-09-2
Dichloropropane, 1,2-	CAS #78-87-5
Ethyl acetate	CAS #141-78-6
Ethylbenzene	CAS #100-41-4
Isopropylbenzene	CAS #98-82-8
Methyl ethyl ketone [MEK]	CAS #787-93-3
Methyl tert-butyl ether [MTBE]	CAS #1634-04-4
Methyl isobutyl ketone [MIBK]	CAS #108-10-1
Methylcyclohexane	CAS #108-87-2
Naphthalene	CAS #91-20-3
N-decane	CAS #124-18-15



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N-hexane	CAS #110-54-3
Styrene	CAS #100-42-5
Tetrachloroethane, 1,1,1,2-	CAS #630-20-6
Tetrachloroethane, 1,1,2,2-	CAS #79-34-5
Tetrachloroethylene	CAS #127-18-4
Toluene	CAS #108-88-3
Trichloro-1,2,2-trifluoroethane, 1,1,2-	CAS #76-13-1
Trichlorobenzene, 1,2,4-	CAS #120-82-1
Trichloroethane, 1,1,1-	CAS #71-55-6
Trichloroethane, 1,1,2-	CAS #79-00-5
Trichloroethylene	CAS #79-01-6
Trimethylbenzene, 1,2,4-	CAS #95-63-6
Trimethylbenzene, 1,3,5-	CAS #108-67-8
Vinyl chloride	CAS #75-01-4
VPHv	
Xylenes, total	CAS #1330-20-7

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Schedule D

Documents

Summary of Site Condition, 3319 Douglas Street, Victoria, BC, prepared by Active Earth Engineering, dated September 2021.

Stage 1 (Update) & Stage 2 Preliminary Site Investigation, 3319 Douglas Street, Victoria, BC, prepared by Active Earth Engineering, dated August 2021.

Stage 1 Preliminary Site Investigation, 3319 Douglas Street, Victoria, BC, prepared by Active Earth Engineering, dated November 2020.

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