



VIA EMAIL

Victoria File: 26250-20/0418
Regional File: 26250-20/0210
Site ID: 0283

January 21, 2022

Graham Brewster
West 59th Avenue and Cambie Street Investments Ltd.
c/o Wesgroup Properties
2000 – 595 Burrard Street
Vancouver, BC V6C 0E4
gbrewster@wesgroup.ca

Dear Graham Brewster:

**Re: Preliminary Determination - North portion of 7525 Cambie 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 Part 8 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

5. Groundwater at the site meets the applicable Contaminated Sites Regulation “no water use” standards for VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act’s* Groundwater Protection Regulation.
7. 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 40 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.
For Director, *Environmental Management Act*

Enclosure

cc: City of Vancouver – Real Estate and Facilities Management, Kelly Carswell
Contaminated.Sites@Vancouver.ca
Active Earth Engineering Ltd., Chuck Jochems, Approved Professional
Chuck.Jochems@activeearth.ca
HSBC Bank Canada, Andrew Gordon, Suite 600 – 885 West Georgia Street, Vancouver,
BC V6C 3G1 Andrew.g.gordon@hsbc.ca
CSAP Society apopova@csapsociety.bc.ca
Client Information Officer, ENV, Victoria csp_cio@victoria1.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.

January 21, 2022
Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 7525 Cambie Street, Vancouver, British Columbia, which is more particularly known and described as:

North portion of Lot 12, Block K, District lot 323, Plan 9322,
PID: 009 692 657, which may be more particularly described as follows:

Commencing from the northwest corner of Lot 12 (the point of beginning), thence easterly along the bearing 89°36'30" a distance of 42.672 metres;

Thence southerly along the bearing 180°11'00" a distance of 3.003 metres;

Thence northwesterly along the bearing 315°11'00" a distance of 1.400 metres;

Thence westerly along the bearing 269°36'30" a distance of 41.670 metres;

Thence northerly along the bearing 359°58'00" a distance of 1.996 metres to the point of beginning.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Active Earth on August 22, 2021.

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

Latitude: 49° 13' 00.50"

Longitude: 123° 07' 02.70"

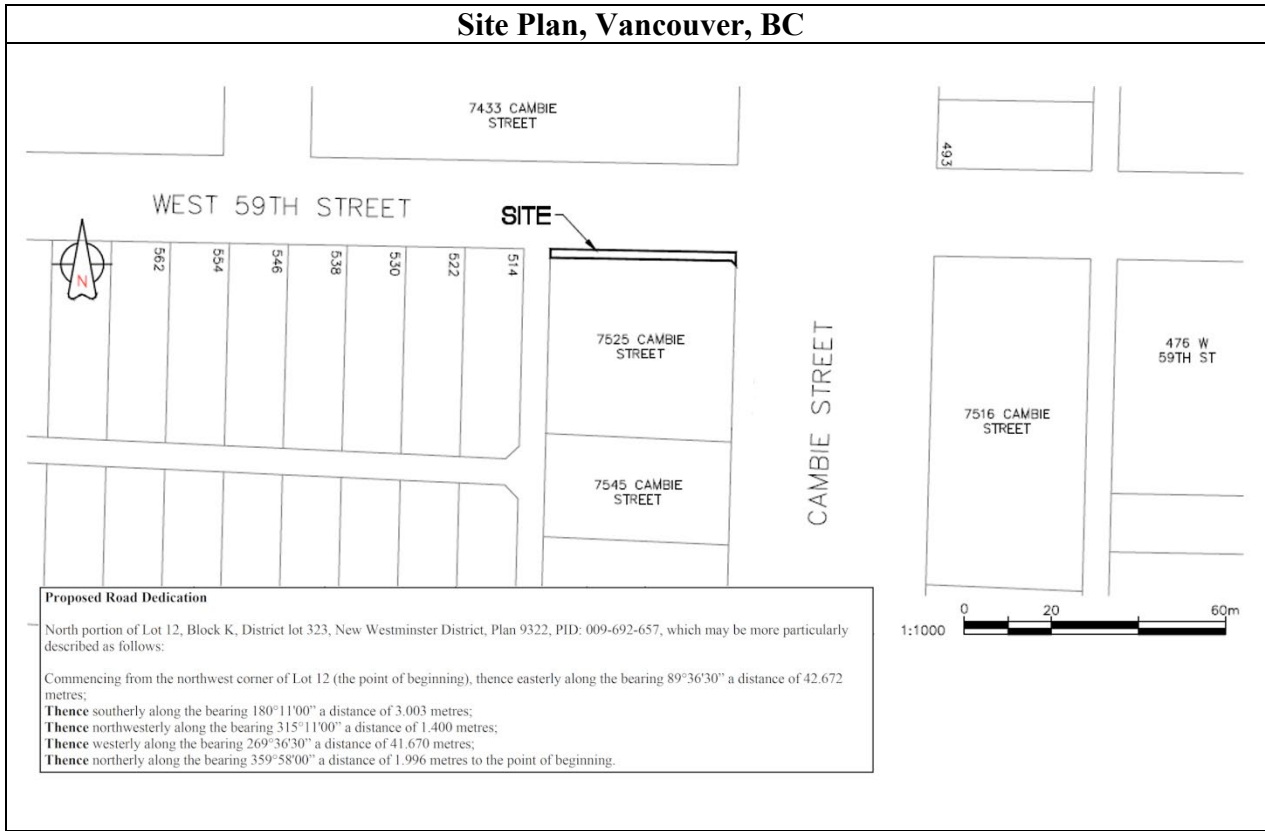
January 21, 2022

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Site Plan, Vancouver, BC



Location Map, Vancouver, BC



January 21, 2022

Date Issued

Site Identification Number 0283

Version 9.0 R

Signing Authority
For Director, *Environmental Management Act*

3 of 8

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water or 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 use 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) The Site will continue to be used for outdoor use;

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 person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

January 21, 2022

Date Issued

Site Identification Number 0283

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

4 of 8

Schedule C

Substances and Uses

Substances evaluated in soil for residential high-density soil use:

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

acenaphthene	83-32-9	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	HEPHs	NA
arsenic	7440-38-2	indeno(1,2,3-cd)pyrene	193-39-5
barium	7440-39-3	lead	7439-92-1
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	LEPHs	NA
benzo(k)fluoranthene	207-08-9	mercury	7439-97-6
beryllium	7440-41-7	methyl ethyl keytone	78-93-3
bromodichloromethane	75-27-4	methyl tert-butyl ether	1634-04-4
bromoform	75-25-2	methylnaphthalene, 2-	91-57-6
bromomethane	74-83-9	molybdenum	7439-98-7
butadiene, 1,3-	106-99-0	naphthalene	91-20-3
cadmium	744-43-9	nickel	7440-02-0
carbon tetrachloride	56-23-5	phenanthrene	85-01-8
chlorobenzene	108-90-7	pyrene	129-00-0
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	tetrachloroethane, 1,1,1,2-	630-20-6
copper	7440-50-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibromochloromethane	124-48-1	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	tin	7440-31-5
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-6
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis	156-59-2	trichlorobenzene, 1,2,4-	120-82-1

January 21, 2022

Date Issued

Site Identification Number 0283
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*
5 of 8

dichloroethylene, 1,2-trans	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloropropane, 1,2-	78-87-5	uranium	7440-61-1
dichloropropene, 1,3- (cis+trans)	542-75-6	vanadium	7440-62-2
ethylbenzene	100-41-4	vinyl chloride	75-01-4
VPHs	NA	zinc	7440-66-6
xylenes	1330-20-7		

Substances evaluated in vapour for residential high density and parkade vapour use:

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

benzene	71-43-2	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	n-decane	124-18-5
dibromoethane, 1,2-	106-93-4	n-hexane	110-54-3
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
ethylbenzene	100-41-4	trimethylbenzene, 1,2,4-	95-63-6
isopropylbenzene	98-82-8	trimethylbenzene, 1,3,5-	108-67-8
methyl tert-butyl ether	1634-04-4	VPHv	NA
methylcyclohexane	108-87-2	xylenes, total	1330-20-7

Substances evaluated in water for standards irrespective of water use:

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

VH _{w6-10}	NA
EPH _{w10-19}	NA

January 21, 2022

Date Issued

Site Identification Number 0283
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*
6 of 8

Schedule D

Documents

Summary of Site Condition, 7525 Cambie Street, Vancouver, BC, Active Earth Engineering Ltd, August 2021;

Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 7525 Cambie Street, Vancouver, BC, Active Earth Engineering Ltd, August 2021;

Detailed Site Investigation, 7525 Cambie Street, Vancouver, BC, Active Earth Engineering Ltd, August 2021;

Service Station Decommissioning, PGL Environmental Consultants, March 2018;

2017 Site Decommissioning Support Program, Chevron Service Station VC61570 and 7525 Cambie Street, Vancouver, BC, Hemmera Envirochem Inc., November 2017;

Supplemental Phase 2 Environmental Site Investigation, PGL Environmental Consultants, July 2017;

Phase I and II Environmental Site Assessment and Supplemental Site Investigation 7525 Cambie Street, Vancouver, BC (VC61570), Hemmera Envirochem Inc., May 2017;

Results of Dewatering Program and Confirmatory Soil Sampling Chevron Langara Service Station VC61570 7525 Cambie Street, Vancouver, BC, SLR Consulting (Canada) Ltd., December 2011;

Stage I and Stage II Preliminary Site Investigation Report Cambie Street and 59th Avenue Chevron, 7525 Cambie Street Vancouver, British Columbia, O'Connor Associates Environmental Inc., October 2000;

Waste Discharge Permit No. SC 980231, 59th and Cambie Service Station, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., June 1998;

Permission to Discharge Groundwater to the Sanitary Sewer 59th and Cambie Service Station Vancouver, British Columbia Location No. SS 1570, O'Connor Associates Environmental Inc., April 1996;

Soil Analyses for Soils from 59th and Cambie Chevron Service Station 7525 Cambie Street Vancouver, British Columbia, Location No. SS 1570, O'Connor Associates Environmental Inc., April 1996;

Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., March 1996;

January 21, 2022

Date Issued

Site Identification Number 0283

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

7 of 8

Permission to Discharge Treated Groundwater to the Municipal Sanitary Sewer System from Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., December 1995;

Waste Discharge Permit No. SC-950157 For Discharge of Treated Groundwater to Sanitary Sewer at Langara Chevron Service Station 7545 Cambie Street, Vancouver, British Columbia Location No. SS1570, O'Connor Associates Environmental Inc., December 1995;

Permission to Discharge Treated Groundwater to the Sanitary Sewer during Excavation Dewatering at Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570 O'Connor Associates Environmental Inc., October 1995;

Permission to Temporarily Store Treat and Dispose of Soil from Langara Chevron Service Station, 4725 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., October 1995;

Langara Chevron Service Station, 7545 Cambie Street, Vancouver, British Columbia No. 1570, O'Connor Associates Environmental Inc., May 1995;

Air Emissions from Vapour Extraction System Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia No.1570, O'Connor Associates Environmental Inc., November 1992;

Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., July 1992;

Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., April 1992;

Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., March 1992; and

Langara Chevron Service Station, 7525 Cambie Street, Vancouver, British Columbia SS # 1570, O'Connor Associates Environmental Inc., December 1991.

January 21, 2022

Date Issued

Site Identification Number 0283

Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

8 of 8