



VIA EMAIL: srorison@bchousing.org

File: 26250-20/25405
Site ID: 25405

April 4, 2022

Sean Rorison
Provincial, Rental Housing Corporation Inc./ BC Housing Management Commission
1701 – 4555 Kingsway
Burnaby, BC V5H 4V8

Dear Sean Rorison:

Re: Preliminary Determination - 865 Catherine 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 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc:

Guy Patrick, Numerical Approved Professional, Patrick Consulting Inc.
PO Box 581 Stn. Ganges, Salt Spring Island, BC, V8K 2W2
guy@patrickenv.com

Client Information Officer
Land Remediation Section, ENV
csp_cio@Victoria1.gov.bc.ca

Michael Angrove, Senior Planner (Victoria West), City of Victoria
1 Centennial Square, Victoria, BC, V8W 1P6
mangrove@victoria.ca

Society of Contaminated Sites Approved Professionals of British Columbia
744 West Hastings Street, Vancouver, BC, V6C 1A5
admin@csapsociety.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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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 865 Catherine Street, Victoria, B.C. which is more particularly known and described as:

Lots 111 & 112, Block O, Section 31, Esquimalt District, Plan 549
PID: 008-925-496 & 008-925-526

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

Latitude: 48° 26' 4.00"
Longitude: 123° 23' 4.00"

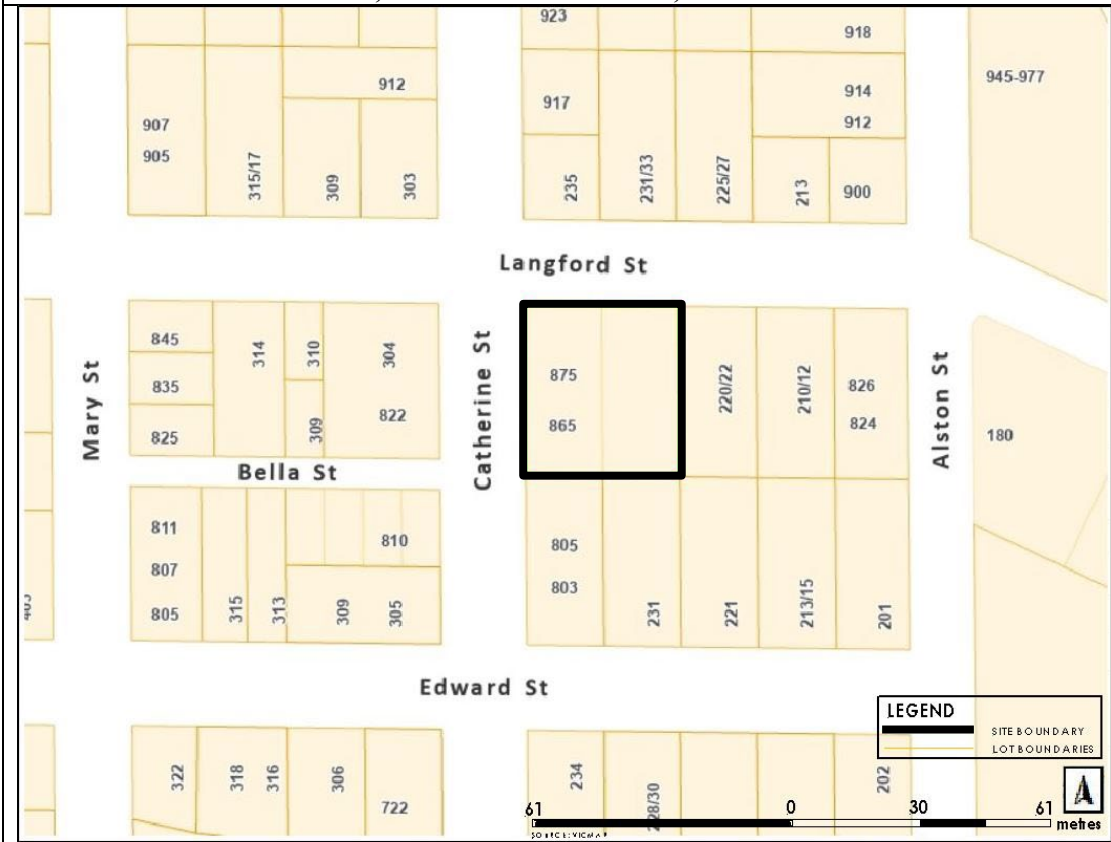
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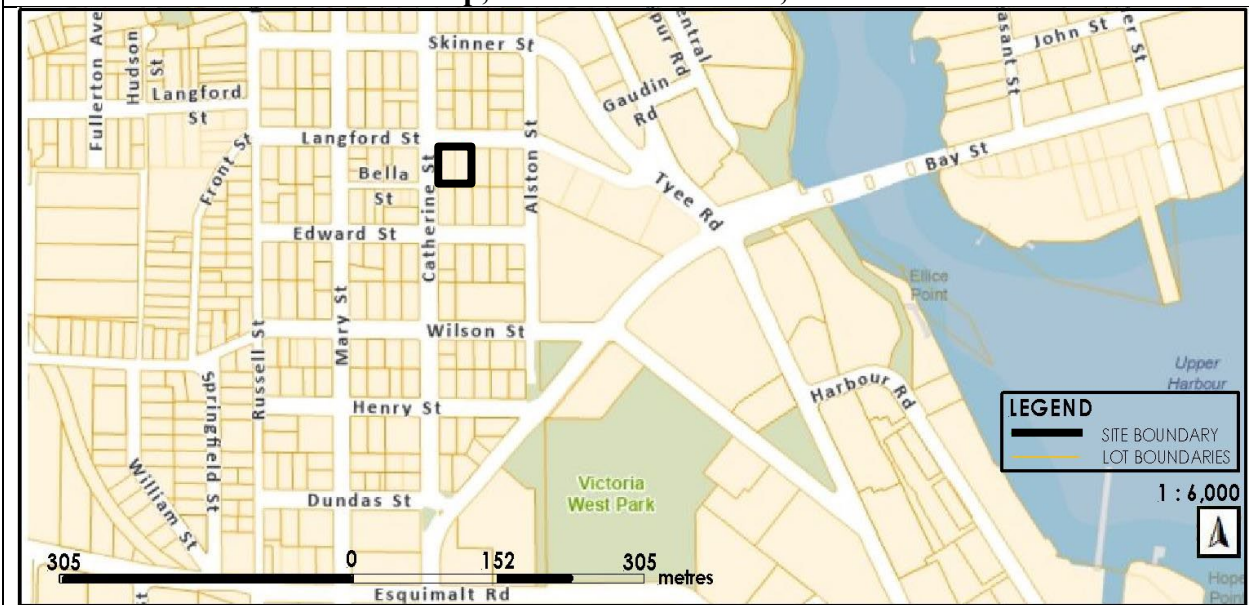
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Site Identification Number 25405
Version 9.0 R

Site Plan, 865 Catherine Street, Victoria B.C



Location Map, 865 Catherine Street, Victoria B.C



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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 high-density residential land soil use:

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

Acenaphthene	83-32-9
Acetone	67-64-1
Aluminum	7429-90-5
Anthracene	120-12-7
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benzene	71-43-2
Benzo(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Benzo(k)fluoranthene	207-08-9
Beryllium	7440-41-7
Bromodichloromethane [BDCM]	75-27-4
Bromoform	75-25-2
Bromomethane	74-83-9
Cadmium	7440-43-9
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chromium	7440-47-3

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Chrysene	218-01-9
Cobalt	7440-48-4
Copper	7440-50-8
Dibenz(a,h)anthracene	53-70-3
Dibromochloromethane [DBCM]	124-48-1
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichloroethane, 1,1-	75-34-4
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-34-3
Dichloroethylene, 1,2- cis	156-59-2
Dichloroethylene, 1,2- trans	107-06-2
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5
Dichloropropene, 1,3- (cis, trans)	542-75-6
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7
HEPHs	N/A
Indeno(1,2,3-c,d)pyrene	193-39-5
Iron	7439-89-6
Lead	7439-92-1
LEPHs	N/A
Manganese	7439-96-5
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Methyl Ethyl Ketone [MEK]	78-93-3

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Methyl Tert-butyl Ether [MTBE]	1634-04-4
Mercury	7439-97-6
Molybdenum	7439-98-7
Naphthalene	91-20-3
Nickel	7440-02-0
Phenanthrene	85-01-8
Pyrene	129-00-0
Quinoline	91-22-5
Selenium	7782-49-2
Silver	7440-22-4
Strontium	7440-24-6
Styrene	100-42-5
Tetrachloroethane, 1,1,1,2-	630-20-6
Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Thallium	7440-28-0
Tin	7440-31-5
Toluene	108-88-3
Trichloroethane, 1,1,1-	630-20-6
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
Uranium	7440-61-1
Vanadium	7440-62-2
Vinyl Chloride	74-01-4
VPHs	N/A
Xylenes	1330-20-7

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Substances evaluated in vapour for residential land vapour use:**To meet numerical standards prescribed for defining whether a site is contaminated:**

Acetone	67-64-1
Acrylonitrile	107-13-1
Allyl Chloride	107-05-1
Benzene	71-43-2
Bromobenzene	108-86-1
Bromodichloromethane [BDCM]	67-66-3
Bromoform	75-25-2
Butadiene, 1,3-	106-99-0
Carbon Disulfide	75-15-0
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroethane	75-00-3
Chloroform	67-66-3
Chlorotoluene, 2-	95-49-8
Dibromo-3-Chloropropane, 1,2-	96-12-8
Dibromochloromethane [DBCM]	124-48-1
Dibromoethane, 1,2-	106-93-4
Dibromomethane	74-95-3
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichlorodifluoromethane	75-71-8
Dichloroethane, 1,1-	75-34-4
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-34-3

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Dichloroethylene, 1,2- cis	156-59-2
Dichloroethylene, 1,2- trans	107-06-2
Dichloromethane	75-09-2
Dichloropropane, 1,2-	78-87-5
Dichloropropane, 1,3-	142-28-9
Dichloropropene, 1,3- (cis+trans)	142-28-9
Diethyl Ether	60-29-7
Ethyl Acetate	141-78-6
Ethyl Methacrylate	97-63-2
Ethylbenzene	100-41-4
Hexachlorobutadiene	87-68-3
Hexachloroethane	67-72-1
Isopropylbenzene	98-82-8
Methacrylonitrile	126-98-7
Methyl Acrylate	96-33-3
Methyl Ethyl Ketone [MEK]	78-93-3
Methyl Isobutyl Ketone [MIBK]	108-10-1
Methyl Methacrylate	80-62-6
Methyl Tert-Butyl Ether [MTBE]	1634-04-4
Methylcyclohexane	108-87-2
Naphthalene	91-20-3
n-Decane	124-18-4
n-Hexane	110-54-3
Nitrobenzene	98-95-3
Styrene	100-42-5
Tetrachloroethane, 1,1,1,2-	630-20-6
Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Tetrahydrofuran	109-99-9
Toluene	108-88-3

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Trichlorobenzene, 1,2,4-	120-82-1
Trichloroethane, 1,1,1-	630-20-6
Trichloro-1,2,2-Trifluoroethane, 1,1,2-	76-13-1
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4
Trichloropropane, 1,2,3-	96-18-4
Trimethylbenzene, 1,2,4-	95-63-6
Trimethylbenzene, 1,3,5-	108-67-8
Vinyl Chloride	75-01-4
VPHv	N/A
Xylenes, total	1330-20-7

Substances evaluated in water for drinking water use and marine aquatic life water use:

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

Acenaphthene	83-32-9
Acetone	67-64-1
Aluminum	7429-90-5
Anthracene	120-12-7
Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Benzene	71-43-2
Benzo(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
Benzo(k)fluoranthene	207-08-9
Beryllium	7440-41-7

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Bromodichloromethane [BDCM]	67-66-3
Bromoform	75-25-2
Bromomethane	74-83-9
Cadmium	7440-43-9
Carbon Tetrachloride	56-23-5
Chlorobenzene	108-90-7
Chloroform	67-66-3
Chromium	7440-47-3
Chrysene	218-01-9
Cobalt	7440-48-4
Copper	7440-50-8
Dibenz(a,h)anthracene	53-70-3
Dibromochloromethane [DBCM]	124-48-1
Dibromoethane, 1,2-	106-93-4
Dichlorobenzene, 1,2-	95-50-1
Dichlorobenzene, 1,3-	541-73-1
Dichlorobenzene, 1,4-	106-46-7
Dichloroethane, 1,1-	75-34-4
Dichloroethane, 1,2-	107-06-2
Dichloroethylene, 1,1-	75-34-3
Dichloroethylene, 1,2- cis	156-59-2
Dichloroethylene, 1,2- trans	107-06-2
Dichloromethane	106-93-4
Dichloropropane, 1,2-	78-87-5
Dichloropropene, 1,3- (cis+trans)	142-28-9
Ethylbenzene	100-41-4
Fluoranthene	206-44-0
Fluorene	86-73-7

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Iron	7439-89-6
Lead	7439-92-1
LEPHw	N/A
Manganese	7439-96-5
Methyl Ethyl Ketone [MEK]	78-93-3
Methyl Tert-butyl Ether [MTBE]	1634-04-4
Mercury	7439-97-6
Molybdenum	7439-98-7
Naphthalene	91-20-3
Nickel	7440-02-0
Phenanthrene	85-01-8
Pyrene	129-00-0
Quinoline	91-22-5
Selenium	7782-49-2
Silver	7440-22-4
Strontium	7440-24-6
Styrene	100-42-5
Tetrachloroethane, 1,1,1,2-	630-20-6
Tetrachloroethane, 1,1,2,2-	79-34-5
Tetrachloroethylene	127-18-4
Thallium	7440-28-0
Tin	7440-31-5
Toluene	108-88-3
Trichloroethane, 1,1,1-	630-20-6
Trichloroethane, 1,1,2-	79-00-5
Trichloroethylene	79-01-6
Trichlorofluoromethane	75-69-4

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Uranium	7440-61-1
Vanadium	7440-62-2
Vinyl Chloride	74-01-4
VPHw6-10	N/A
VPHw	N/A
Xylenes, total	1330-20-7
Zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 865 Catherine Street, Victoria, BC, October 21, 2021

Supplemental Stage 2 Preliminary Site Investigation, 865 Catherine Street., Victoria, BC, TerraWest Environmental Inc., October 16, 2021

Stage 2 Preliminary Site Investigation, 865 Catherine Street., Victoria, BC, Active Earth Engineering Ltd., February 2021

Preliminary Geotechnical Assessment, 865 Catherine Street, Victoria, BC, Active Earth Engineering Ltd., January 15, 2021

Stage 1 Preliminary Site Investigation, 865 Catherine Street., Victoria, BC, Active Earth Engineering Ltd., January 2021

Hazardous Material Building Investigation, 865 Catherine Street., Victoria, BC, Active Earth Engineering Ltd., January 2021

ESA Stage one/Partial Stage II, 865 Catherine Street., Victoria, BC, Wittich Environmental Services Ltd., November 06, 1998.

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