



Victoria File: 26250-20/18866
Site ID: 18866

March 4, 2022

Robert Vrooman
Onni Development (Pender) Corp.
200 – 1010 Seymour Street
Vancouver, BC V6B 3M6
rvrooman@onni.com

Dear Mr. Robert Vrooman:

**Re: Preliminary Determination – 424 West Pender 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver - Contaminated.Sites@vancouver.ca

BC Housing Management Commission
Simon Millington (rentalexemption@bchousing.org)
Suite 203 - 4555 Kingsway, Burnaby, BC, V5H 4T8

The Bank of Nova Scotia
Daniel Park (daniel.park@scotiabank.com)
650 West Georgia Street, 34th Floor, Vancouver, BC, V6B 4N7

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

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

CSAP Society
613 - 744 West Hastings Street, Vancouver BC, V6C 1A5
apopova@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 424 West Pender Street, Vancouver, British Columbia which is more particularly known and described as:


PID: 030-251-133

Lot 2, Block 35, District Lot 541, Group 1, New Westminster District, Plan EPP75326

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

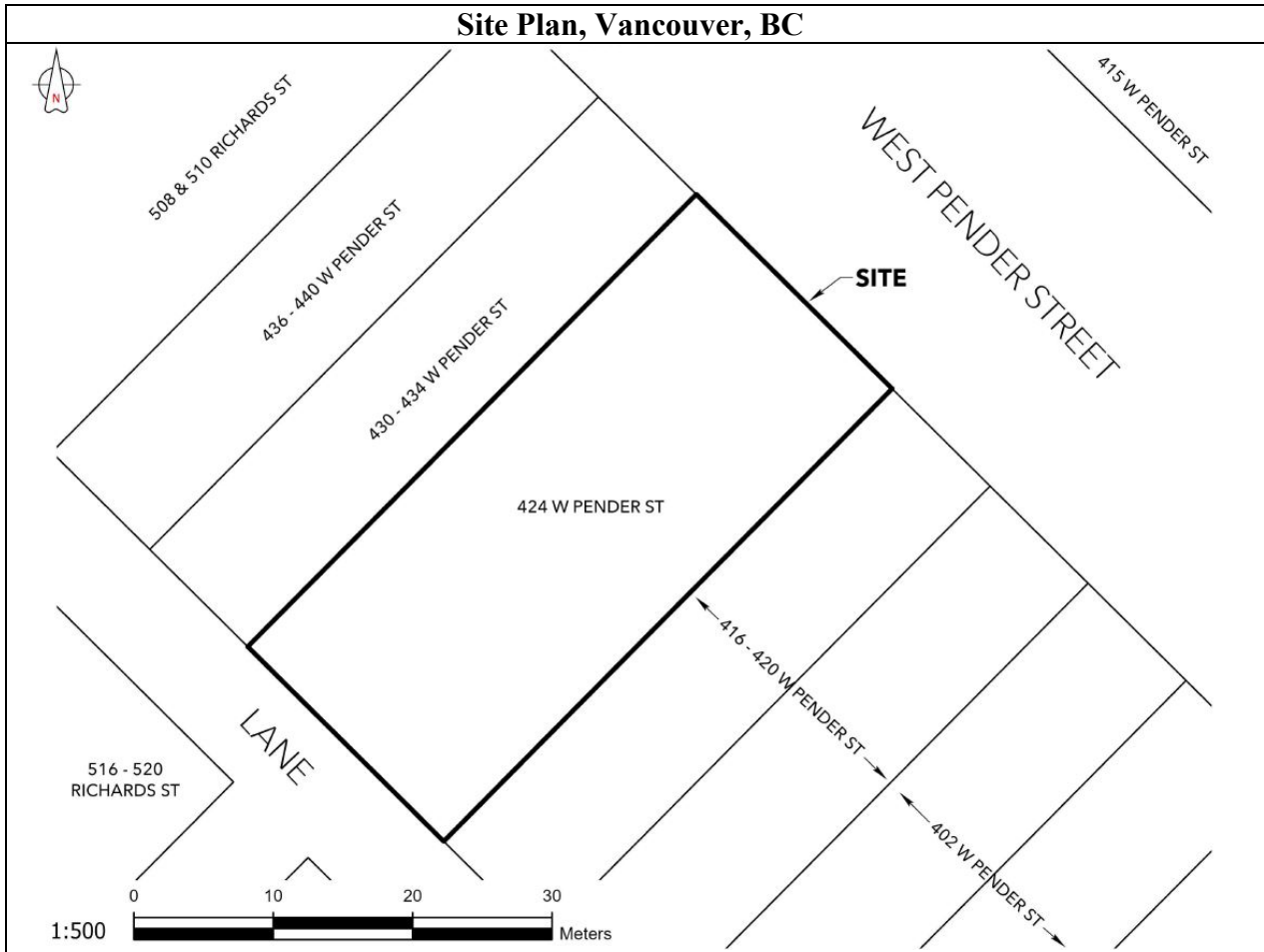
Latitude: 49° 16' 58.40"
Longitude: 123° 06' 46.50"

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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	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
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthene	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
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-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4

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dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
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	NA
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	NA
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	787-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
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
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
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	75-01-4

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VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

aluminum	7429-90-5
acenaphthene	83-32-9
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthene	205-99-2 & 205-82-3
beryllium	7440-41-7
boron	7440-42-8
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chromium	18540-29-9 & 16065-83-1
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, 1,4-	106-46-7
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

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dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis+trans)	542-75-6
EPHwC10-C19	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	787-93-3
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methyl tert-butyl ether [MTBE]	1634-04-4
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
sodium ion	17341-25-2
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
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
uranium	7440-61-1
vanadium	7440-62-2

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VHw6-10	NA
xylenes, total	1330-20-7
zinc	7440-66-6

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

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

acenaphthene	83-32-9
acridine	260-94-6
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	18540-29-9 & 16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	NA
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
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

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silver	7440-22-4
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
uranium	7440-61-1
VPHw	NA
xylenes, total	1330-20-7
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:

butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
chloroethane	75-00-3
chloroform	67-66-3
dibromoethane, 1,2-	106-93-4
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	75-09-2
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-15
n-hexane	110-54-3
styrene	100-42-5
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

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trimethylbenzene, 1,2,4-
trimethylbenzene, 1,3,5-
vinyl chloride
VPHv
xylenes, total

95-63-6
108-67-8
75-01-4
NA
1330-20-7

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Schedule D

Documents

Summary of Site Condition, 424 West Pender Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated November 29, 2021.

Stage 1 Preliminary Site Investigation Update, 424 West Pender Street, Vancouver, BC, prepared by prepared by Active Earth Engineering Ltd., dated November 24, 2021.

Supplemental Site Investigation, 424-428 West Pender Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated October 29, 2021.

Supplemental Site Investigation, 424-428 West Pender Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated December 2016.

Stage 1 and 2 Preliminary Site Investigation, 424 – 428 West Pender Street, Vancouver, BC, prepared by Golder Associates Ltd., dated December 20, 2006.

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