



VIA EMAIL: wlebreton@larco.ca

Victoria File: 26250-20/15592
Site ID: 15592

February 23, 2022

Larco Investments Inc.
1700 - 900 West Georgia Street
Vancouver, BC V6C 2W6
Attn. Wendy LeBreton

Dear Ms. Wendy LeBreton:

Re: Preliminary Determination - 1317 Richards 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 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 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, Contaminated.Sites@Vancouver.ca

CSAP Society, apopova@csapsociety.bc.ca

Ryan Pallard, P.Geo., Owner's Agent, Metro Testing & Engineering Ltd.
401 - 6741 Cariboo Road, Burnaby, BC V3N 4A3
enviro@metrotesting.ca

Robert Lauman, PChem, Approved Professional, Ecora Engineering & Resource Group Ltd.
3309A - 31 Avenue, Vernon, BC V1T 2H4
rob.lauman@ecora.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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1317 Richards Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 35, Block 114, District Lot 541, Plan 210	PID 012-594-091
Lot 36, Block 114, District Lot 541, Plan 210	PID 015-495-523

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

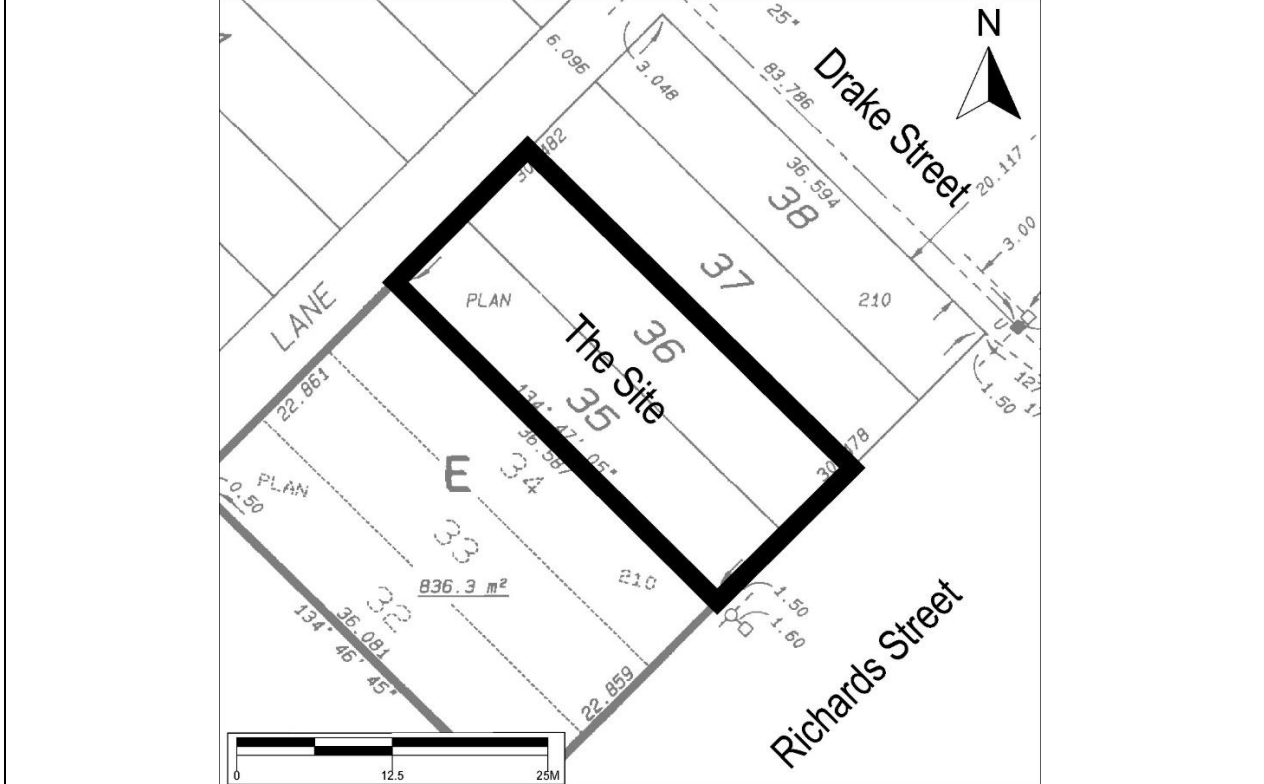
Latitude:	49°	16'	29.31"
Longitude:	123°	07'	35.21"

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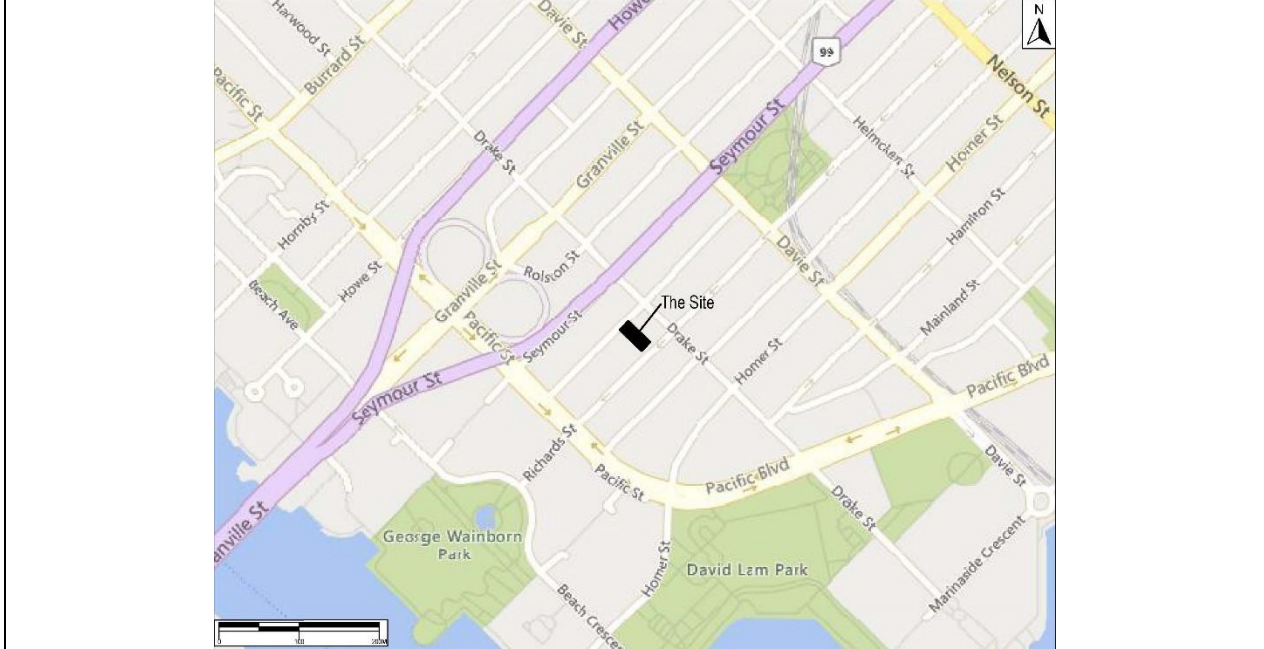

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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment uses must be promptly identified by the responsible persons 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 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) *“Any building erected will have an underground parkade, built to the equivalent or better: 2012 or later BC Building Codes.*

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

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Schedule C

Substances and Uses

Substances evaluated in soil for residential high density and commercial use:

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

Acenaphthene	83-32-9	Ethylene glycol	107-21-1
Aluminum	7429-90-5	Fluoranthene	206-44-0
Anthracene	120-12-7	Fluorene	86-73-7
Antimony	7440-36-0	HEPHs	-
Arsenic	7440-38-2	Indeno(1,2,3-c,d)pyrene	193-39-5
Barium	7440-39-3	Iron	7439-89-6
Benz(a)anthracene	56-55-3	Isopropylbenzene	98-82-8
Benzene	71-43-2	Lead	7439-92-1
Benzo(a)pyrene	50-32-8	LEPHs	-
Benzo(b+j)fluoranthenes	-	Lithium	7439-93-2
Benzo(k)fluoranthene	207-08-9	Manganese	7439-96-5
Beryllium	7440-41-7	Mercury	7439-97-6
Bromobenzene	108-86-1	Methyl tert-butyl ether [MTBE]	1634-04-4
Bromodichloromethane [BDCM]	75-27-4	Methylnaphthalene, 2-	91-57-6
Bromoform	75-25-2	Molybdenum	7439-98-7
Bromomethane	74-83-9	Naphthalene	91-20-3
Butadiene, 1,3-	106-99-0	Nickel	7440-02-0
Cadmium	7440-43-9	Phenanthrene	85-01-8
Carbon Tetrachloride	56-23-5	Pyrene	129-00-0
Chlorobenzene	108-90-7	Selenium	7782-49-2
Chloroform	67-66-3	Silver	7440-22-4
Chromium, hexavalent	18540-29-9	Strontium	7440-24-6
Chromium, total	7440-47-3	Styrene	100-42-5
Chromium, trivalent	16065-83-1	Tetrachloroethane, 1,1,1,2-	630-20-6
Chrysene	218-01-9	Tetrachloroethane, 1,1,2,2-	79-34-5
Cobalt	7440-48-4	Tetrachloroethylene	127-18-4
Copper	7440-50-8	Thallium	7440-28-0
Dibenz(a,h)anthracene	53-70-3	Tin	740-31-5
Dibromochloromethane [DBCM]	124-48-1	Toluene	108-88-3
Dibromoethane, 1,2-	106-93-4	Trichloroethane, 1,1,1-	71-55-6
Dichlorobenzene, 1,2-	95-50-1	Trichloroethane, 1,1,2-	79-00-5
Dichlorobenzene, 1,3-	541-73-1	Trichloroethylene	79-01-6

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Dichlorobenzene, 1,4-	106-46-7	Trichlorofluoromethane	75-69-4
Dichloroethane, 1,1-	75-34-3	Triethylene glycol	112-27-6
Dichloroethane, 1,2-	107-06-2	Trimethylbenzene, 1,3,5-	108-67-8
Dichloroethylene, 1,1-	75-35-4	Uranium	7440-61-1
Dichloroethylene, 1,2-cis-	156-59-2	Vanadium	7440-62-2
Dichloroethylene, 1,2-trans-	156-60-5	Vinyl Chloride	75-01-4
Dichloromethane	75-09-2	VPHs	-
Dichloropropane, 1,2-	78-87-5	Xylenes, total	1330-20-7
Dichloropropene, 1,3- (cis+trans)	542-75-6	Zinc	7440-66-6
Ethylbenzene	100-41-4		

Substances evaluated in vapour for residential, commercial, parkade 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
Dichloromethane	75-09-2	Trimethylbenzene, 1,2,4-	95-63-6
Ethylbenzene	100-41-4	Trimethylbenzene, 1,3,5-	108-67-8
Isopropylbenzene	98-82-8	VPHv	-
Methyl tert-butyl ether [MTBE]	1634-04-4	Xylenes, total	1330-20-7
Methylcyclohexane	108-87-2		

Substances evaluated in water for marine aquatic life water use:

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

Acenaphthene	83-32-9	EPH _{w10-19}	-
Acridine	260-94-6	Ethylbenzene	100-41-4
Anthracene	120-12-7	Ethylene glycol	107-21-1
Antimony	7440-36-0	Fluoranthene	206-44-0
Arsenic	7440-38-2	Fluorene	86-73-7
Barium	7440-39-3	Lead	7439-92-1
Benz(a)anthracene	56-55-3	LEPHw	-
Benzene	71-43-2	Methyl tert-butyl ether [MTBE]	1634-04-4
Benzo(a)pyrene	50-32-8	Molybdenum	7439-98-7
Beryllium	7440-41-7	Naphthalene	91-20-3
Boron	7440-42-8	Nickel	7440-02-0

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Cadmium	7440-43-9	Phenanthrene	85-01-08
Carbon tetrachloride	56-23-5	Propylene glycol, 1,2-	57-55-6
Chlorobenzene	108-90-7	Pyrene	129-00-0
Chloroform	67-66-3	Quinoline	91-22-5
Chromium, hexavalent	18540-29-9	Selenium	7782-49-2
Chromium, trivalent	16065-83-1	Silver	7440-22-4
Chrysene	218-01-9	Styrene	100-42-5
Cobalt	7440-48-4	Tetrachloroethylene	127-18-4
Copper	7440-50-8	Toluene	108-88-3
Dichlorobenzene, 1,2-	95-50-1	Trichloroethylene	79-01-06
Dichlorobenzene, 1,3-	541-73-1	VH _{w6-10}	-
Dichlorobenzene, 1,4-	106-46-7	VPHw	-
Dichloroethane, 1,2-	107-06-2	Xylenes, total	1330-20-7
Dichloromethane	75-09-2	Zinc	7440-66-6

Substances evaluated in water for drinking water use:

Acenaphthene	83-32-9	EPH _{w10-19}	-
Aluminum	7429-90-5	Ethylbenzene	100-41-4
Anthracene	120-12-7	Ethylene glycol	107-21-1
Antimony	7440-36-0	Fluoranthene	206-44-0
Arsenic	7440-38-2	Fluorene	86-73-7
Barium	7440-39-3	Iron	7439-89-6
Benz(a)anthracene	56-55-3	Isopropylbenzene	98-82-8
Benzene	71-43-2	Lead	7439-92-1
Benzo(a)pyrene	50-32-8	Lithium	7439-93-2
Benzo(b+j)fluoranthenes	-	Manganese	7439-96-5
Beryllium	7440-41-7	Mercury	7439-97-6
Boron	7440-42-8	Methyl tert-butyl ether [MTBE]	1634-04-4
Bromobenzene	108-86-1	Methylnaphthalene, 2-	91-57-6
Bromodichloromethane [BDCM]	75-27-4	Molybdenum	7439-98-7
Bromoform	75-25-2	Naphthalene	91-20-3
Bromomethane	74-83-9	Nickel	7440-02-0
Butadiene, 1,3-	106-99-0	Propylene glycol, 1,2-	57-55-6
Cadmium	7440-43-9	Pyrene	129-00-0
Carbon tetrachloride	56-23-5	Quinoline	91-22-5
Chloride ion	16887-00-6	Selenium	7782-49-2
Chlorobenzene	108-90-7	Silver	7440-22-4
Chloroform	67-66-3	Strontium	7440-24-6
Chromium, hexavalent	18540-29-9	Styrene	100-42-5

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Chromium, trivalent	16065-83-1	Tetrachloroethane, 1,1,1,2-	630-20-6
Chrysene	218-01-9	Tetrachloroethane, 1,1,2,2-	79-34-5
Cobalt	7440-48-4	Tetrachloroethylene	127-18-4
Copper	7440-50-8	Tin	740-31-5
Dibenzo(a,h)anthracene	53-70-3	Toluene	108-88-3
Dibromochloromethane [DBCM]	124-48-1	Trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
Dibromoethane, 1,2-	106-93-4	Trichloroethane, 1,1,1-	71-55-6
Dichlorobenzene, 1,2-	95-50-1	Trichloroethane, 1,1,2-	79-00-5
Dichlorobenzene, 1,4-	106-46-7	Trichloroethylene	79-01-06
Dichlorodifluoromethane	75-71-8	Trichlorofluoromethane	75-69-4
Dichloroethane, 1,1-	75-34-3	Trimethylbenzene, 1,3,5-	108-67-8
Dichloroethane, 1,2-	107-06-2	Tungsten	7440-33-7
Dichloroethylene, 1,1-	75-35-4	Uranium	7440-61-1
Dichloroethylene, 1,2-cis-	156-59-2	Vanadium	7440-62-2
Dichloroethylene, 1,2-trans-	156-60-5	VH _{W6-10}	-
Dichloromethane	75-09-2	Vinyl chloride	75-01-4
Dichloropropane, 1,2-	78-87-5	Xylenes, total	1330-20-7
Dichloropropene, cis-1,3-	10061-01-5	Zinc	7440-66-6
Dichloropropene, trans-1,3-	10061-02-6		

To meet local background concentrations:

Cobalt 7440-48-4

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Schedule D

Documents

Summary of Site Condition 1317 Richards Street, Vancouver, BC. Lauman, R. Ecora Engineering & Resource Group Ltd. 24 January 2022.

Stage 1 Preliminary Site Investigation Update 1317 Richards Street, Vancouver, BC. Pallard, R. and Narang, U. Metro Testing & Engineering Ltd. 21 December 2021.

Stage 1 and 2 Preliminary Site Investigation 1317 Richards Street (BC Ambulance Station 242), Vancouver, BC. Traverse, J., Wilen, T., and Zorn, D. Hemmera. 6 August 2013.

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