



VIA EMAIL: paulm@petersonbc.com

Victoria File: 26250-20/25653
Site ID: 25653

July 11, 2022

1076164 BC Ltd., Inc.No. BC1076164
1701-1166 Alberni Street
Vancouver, BC V6E 3Z3

Dear Paul MacIntyre:

**Re: Preliminary Determination – Dedication adjacent to 3572 Glen Drive,
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 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 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.
For Director, *Environmental Management Act*

Enclosure

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

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
jeff.taylor@activeearth.ca

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
esp_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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Schedule A

The site covered by this Preliminary Determination is a road dedication adjacent to 3572 Glen Drive, Vancouver, British Columbia which is more particularly known and described as:

Commencing at the northwesterly corner of Lot A of Block 58 District Lot 301 Group 1 New Westminster District Plan EPP105494, Parcel Identifier 031-443-421, a grid bearing of 1° 20' 35" for a distance of 3.200 metres,

Thence southeasterly at a grid bearing of 125° 38' 52" for a distance of 5.700 metres,

Thence westerly at a grid bearing of 271° 29' 42" for a distance of 4.709 metres back to the point of commencement having an area of 7.5 square metres, more or less.

The site contains part of a legal parcel depicted in subdivision plan EPP105494 prepared by J. C. Tam and Associates Canada on September 21, 2020.

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

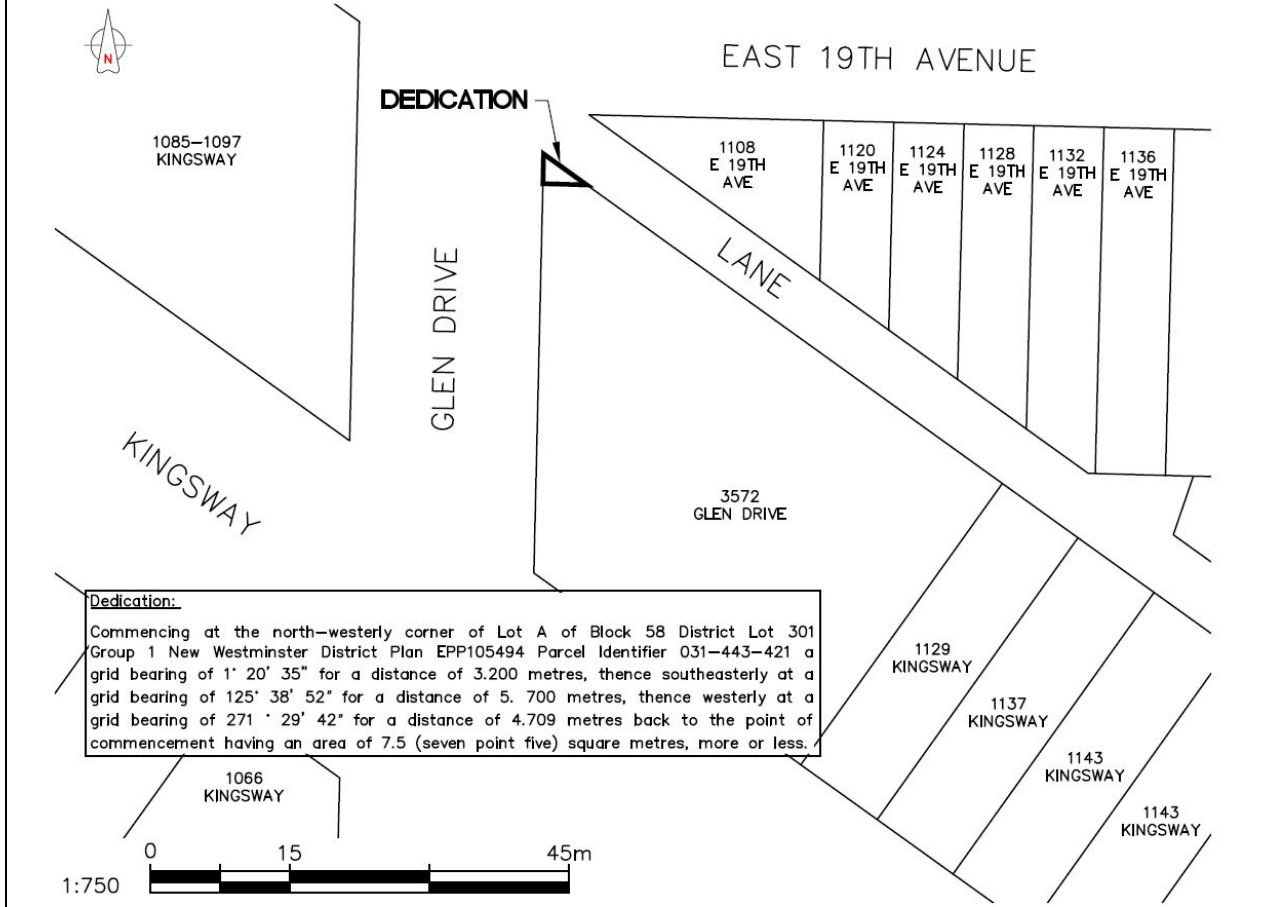
Latitude: 49° 15' 12.30"
Longitude: 123° 4' 53.90"

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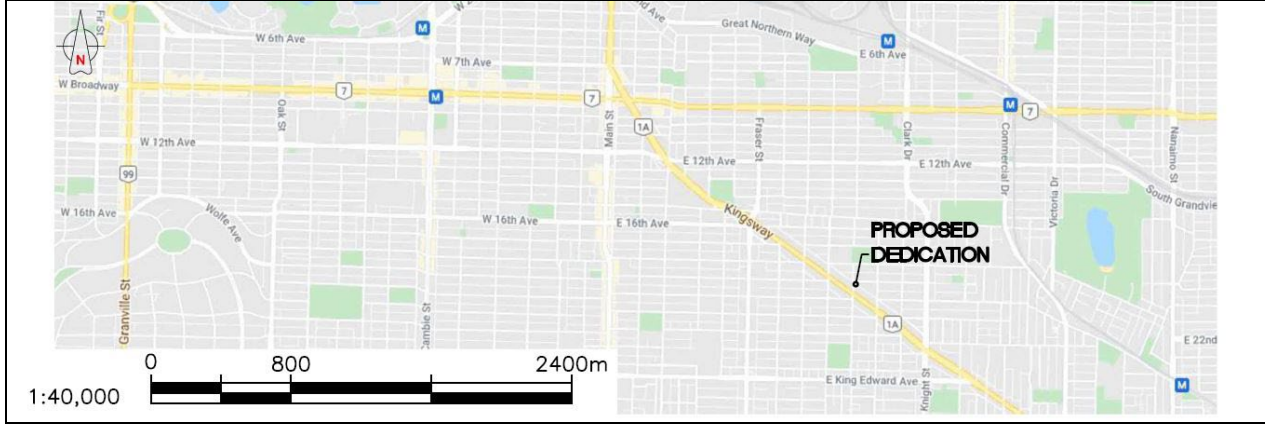


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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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.

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Schedule C

Substances and Uses

Substances evaluated in soil for industrial land soil use:

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

| | | | |
|-------------------------|--------------------|-----------------------------------|-----------|
| acenaphthene | 83-32-9 | dichloroethane, 1,1- | 75-34-3 |
| anthracene | 120-12-7 | dichloroethane, 1,2- | 107-06-2 |
| aluminum | 7429-90-5 | dichloroethylene, 1,1- | 75-35-4 |
| antimony | 7440-36-0 | dichloromethane | 75-09-2 |
| arsenic | 7440-38-2 | dichloropropane, 1,2- | 78-87-5 |
| barium | 7440-39-3 | dichloropropene, 1,3- (cis+trans) | 542-75-6 |
| benz(a)anthracene | 56-55-3 | ethylbenzene | 100-41-4 |
| benzene | 71-43-2 | fluoranthene | 206-44-0 |
| benzo(a)pyrene | 50-32-8 | fluorene | 86-73-7 |
| benzo(b+j)fluoranthenes | 205-99-2, 205-82-3 | HEPHs | NA |
| benzo(k)fluoranthene | 207-08-9 | indeno(1,2,3-cd)pyrene | 193-39-5 |
| beryllium | 7440-41-7 | iron | 7439-89-6 |
| boron | 7440-42-8 | lead | 7439-92-1 |
| bromodichloromethane | 75-27-4 | LEPHs | NA |
| bromoform | 75-25-2 | lithium | 7439-93-2 |
| cadmium | 744-43-9 | manganese | 7439-96-5 |
| carbon tetrachloride | 56-23-5 | mercury | 7439-97-6 |
| chlorobenzene | 108-90-7 | methyl tert-butyl ether | 1634-04-4 |
| chloroform | 67-66-3 | methylnaphthalene, 1- | 91-57-6 |
| chloronaphthalene, 2- | 91-58-7 | methylnaphthalene, 2- | 91-57-6 |
| chromium | 7440-47-3 | molybdenum | 7439-98-7 |
| chrysene | 218-01-9 | naphthalene | 91-20-3 |
| cobalt | 7440-48-4 | nickel | 7440-02-0 |
| copper | 7440-50-8 | phenanthrene | 85-01-8 |
| dibenz(a,h)anthracene | 53-70-3 | pyrene | 129-00-0 |
| dibromochloromethane | 124-48-1 | quinoline | 91-22-5 |
| dibromoethane, 1,2- | 106-93-4 | selenium | 7782-49-2 |
| dichlorobenzene, 1,2- | 95-50-1 | silver | 7440-22-4 |
| dichlorobenzene, 1,3- | 541-73-1 | strontium | 7440-24-6 |

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| | | | |
|-----------------------------|-----------|------------------------|-----------|
| dichlorobenzene, 1,4- | 106-46-7 | styrene | 100-42-5 |
| tetrachloroethane, 1,1,2,2- | 79-34-5 | trichlorofluoromethane | 75-69-4 |
| tetrachloroethylene | 127-18-4 | tungsten | 7440-33-7 |
| thallium | 7440-28-0 | uranium | 7440-61-1 |
| tin | 7440-31-5 | vanadium | 7440-62-2 |
| toluene | 108-88-3 | VPHs | NA |
| trichloroethane, 1,1,1- | 71-55-6 | vinyl chloride | 75-01-4 |
| trichloroethane, 1,1,2- | 79-00-5 | xylenes | 1330-20-7 |
| trichloroethylene | 79-01-6 | zinc | 7440-66-6 |

Substances evaluated in vapour for industrial land 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 |
| carbon tetrachloride | 56-23-5 | n-hexane | 110-54-3 |
| chloroethane | 75-00-3 | styrene | 100-42-5 |
| dibromoethane, 1,2- | 106-93-4 | tetrachloroethylene | 127-18-4 |
| dichloroethane, 1,1- | 75-34-4 | toluene | 108-88-3 |
| dichloroethane, 1,2- | 107-06-2 | trichloroethane, 1,1,1- | 71-55-6 |
| dichloroethylene, 1,1- | 75-35-4 | trichloroethane, 1,1,2- | 79-00-5 |
| dichloroethylene, cis-1,2- | 75-35-4 | trichloroethylene | 79-01-6 |
| dichloroethylene, trans-1,2- | 75-35-4 | trichloro-1,1,2-trifluoroethane, 1,1,2- | 76-13-1 |
| 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 | vinyl chloride | 75-01-4 |
| 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:

| | |
|-----------|-----|
| VHw6-10 | N/A |
| EPHw10-19 | N/A |

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Schedule D

Documents

Summary of Site Condition, 3572 Glen Drive, Vancouver, BC, Active Earth Engineering Ltd., April 2022;

Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation, and Confirmation of Remediation, 1111-1123 Kingsway, Vancouver, BC, Site ID: 22852, Active Earth Engineering Ltd., April 2022;

Stage 1 Preliminary Site Investigation, 1111-1123 Kingsway, Vancouver, BC, Active Earth Engineering Ltd., November 2020;

Release Request – Scenario 5; Demolition, Rezoning, Development and Building Permits Application; 1111, 1115, and 1123 Kingsway, Vancouver, BC, Keystone Environmental, December 24, 2019; and

Stage 2 Preliminary Site Investigation – Report; Site: 1111, 1115 & 1123 Kingsway, Vancouver, BC, Next Environmental Inc, May 10, 2016.

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