



VIA EMAIL: tgrant@pci-group.com

Victoria File: 26250-20/25737
Site ID: 25737

June 9, 2022

1489 West Broadway Nominee Corp.
300 – 1030 West Georgia Street
Vancouver, BC V6E 2Y3
Attn. Tim Grant

Dear Tim Grant:

**Re: Preliminary Determination – Lands Adjacent to 1477 West Broadway,
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.
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 236-468-2209 (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

Anthony Maitland, Royal Bank of Canada
1025 West Georgia Street, Vancouver, BC. V6E 3N9, anthony.maitland@rbc.com

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Tim Grant, Broadway and Eighth GP Inc. and PCI Broadway Eight Developments Inc
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Client Information Officer, BC ENV, Victoria
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jchristensen@keystoneenvironmental.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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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located on lands adjacent to 1477 West Broadway, Vancouver, British Columbia which is more particularly known and described as:

- Starting at the West Corner of Lot 1
District Lots 5402 and 6309 Range 5 Coast
District Plan EPP341:
The Point of Commencement.
- Thence 1° 29' 56" For 0.610 Meters;
- Thence 271° 30' 33" For 22.877 Meters;
- Thence 181° 29' 56" For 0.610 Meters;
- Thence 91° 30' 33" For 22.877 Meters;

Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing 22-15027-1 prepared by Keystone Environmental Ltd. on February 2, 2022.

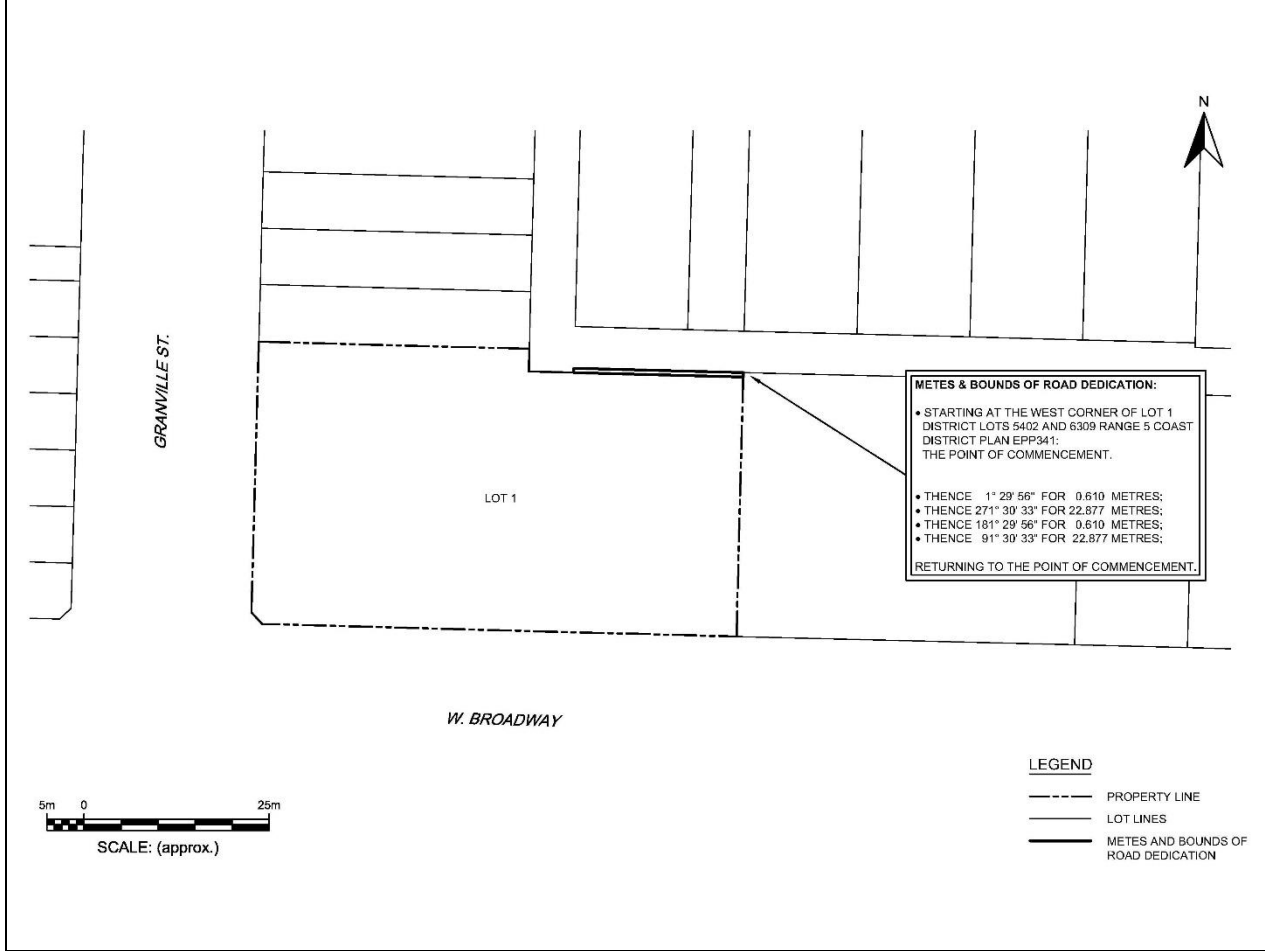
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 50.00"
Longitude: 123° 08' 15.00"

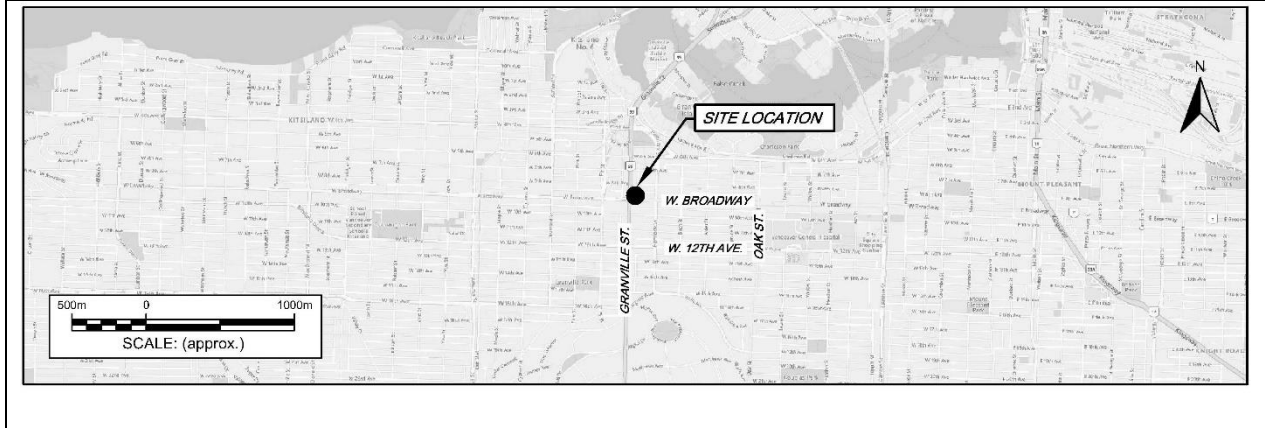
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Site Plan, Vancouver, BC




Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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) The lands adjacent to 1477 West Broadway, Vancouver, BC will continue to be used as a City of Vancouver laneway.

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 land soil use:

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

acenaphthene	83-32-9	naphthalene	91-20-3
aluminum	7429-90-5	phenanthrene	85-01-8
anthracene	120-12-7	pyrene	129-00-0
antimony	7440-36-0	quinoline	91-22-5
arsenic	7440-38-2	selenium	7782-49-2
barium	7440-39-3	silver	7440-22-4
benz(a)anthracene	56-55-3	strontium	7440-24-6
benzo(a)pyrene	50-32-8	thallium	7440-28-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	tin	7440-31-5
benzo(k)fluoranthene	207-08-9	tungsten	74400-33-7
beryllium	7440-41-7	uranium	7440-61-1
boron	7440-42-8	vanadium	7440-62-2
cadmium	7440-43-9	zinc	7440-66-6
chromium	7440-47-3		
chrysene	218-01-9		
cobalt	7440-48-4		
copper	7440-50-8		
dibenz(a,h)anthracene	53-70-3		
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		
lithium	7439-93-2		
manganese	7439-96-5		
methylnaphthalene, 1-	90-12-0		
methylnaphthalene, 2-	91-57-6		
mercury	7439-97-6		
molybdenum	7439-98-7		

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Substances evaluated in vapour for commercial and parkade vapour use:

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

naphthalene 91-20-3

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	naphthalene	91-20-3
aluminum	7429-90-5	nickel	7440-02-0
anthracene	120-12-7	pyrene	129-00-0
antimony	7440-36-0	quinoline	91-22-5
arsenic	7440-38-2	selenium	7782-49-2
barium	7440-39-3	silver	7440-22-4
benz(a)anthracene	56-55-3	strontium	7440-24-6
benzo(a)pyrene	50-32-8	tin	7440-31-5
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	uranium	7440-61-1
beryllium	7440-41-7	vanadium	7440-62-2
boron	7440-42-8	zinc	7440-66-6
cadmium	7440-43-9		
chromium	7440-47-3		
chrysene	218-01-9		
cobalt	7440-48-4		
copper	7440-50-8		
dibenz(a,h)anthracene	53-70-3		
fluoranthene	206-44-0		
fluorene	86-73-7		
iron	7439-89-6		
lead	7439-92-1		
lithium	7439-93-2		
methylnaphthalene, 1-	90-12-0		
methylnaphthalene, 2-	91-57-6		
mercury	7439-97-6		
molybdenum	7439-98-7		

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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	naphthalene	91-20-3
anthracene	120-12-7	nickel	7440-02-0
antimony	7440-36-0	phenanthrene	85-01-8
arsenic	7440-38-2	pyrene	129-00-0
barium	7440-39-3	quinoline	91-22-5
benz(a)anthracene	56-55-3	selenium	7782-49-2
benzo(a)pyrene	50-32-8	silver	7440-22-4
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	thallium	7440-28-0
benzo(k)fluoranthene	207-08-9	titanium	7440-32-6
beryllium	7440-41-7	uranium	7440-61-1
boron	7440-42-8		
cadmium	7440-43-9		
chromium	7440-47-3		
chrysene	218-01-9		
cobalt	7440-48-4		
copper	7440-50-8		
dibenz(a,h)anthracene	53-70-3		
fluoranthene	206-44-0		
fluorene	86-73-7		
HEPHs	NA		
indeno(1,2,3-cd)pyrene	193-39-5		
lead	7439-92-1		
LEPHw	NA		
methylnaphthalene, 1-	90-12-0		
methylnaphthalene, 2-	91-57-6		
mercury	7439-97-6		
molybdenum	7439-98-7		

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Schedule D

Documents

Summary of Site Condition, City of Vancouver Dedicated Lands Adjacent 1477 West Broadway, Vancouver, BC, Keystone Environmental Ltd., April 2022;

Report of Findings – Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1477 West Broadway, Vancouver, BC, Keystone Environmental Ltd., March 2022;

Report of Findings – Phase I Environmental Site Assessment, 1465 West Broadway and Adjacent Laneway, Vancouver, BC, Keystone Environmental Ltd., June 2019;

Stage 1 and 2 Preliminary Site Investigation, 1451 and 1465 West Broadway, Vancouver, BC, Active Earth Engineering Ltd., April 2018;

Report of Findings – Preliminary Site Investigation, Stage 2, 1489 West Broadway, Vancouver, BC, Keystone Environmental Ltd., January 2007; and

Report of Findings – Preliminary Site Investigation, Stage 1, 1489 West Broadway, Vancouver, BC, Keystone Environmental Ltd., December 2006.

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