



Victoria File: 26250-20/20991  
Site ID: 20991

July 14, 2022

Bonnis Development Main Inc.  
Attention: Dimitri Bonnis  
300 - 526 Granville Street  
Vancouver, BC V6C 1W6  
[adminasst@bonnis.net](mailto:adminasst@bonnis.net)

Dear Dimitri Bonnis:

**Re: Preliminary Determination – 728-796 Main 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 Regulation and 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](mailto:james.plett@gov.bc.ca).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

Steve Commons, Computershare Trust Company of Canada  
1700 – 745 Thurlow Street, Vancouver, BC, V6E 0C5  
[stevec@trezcapital.com](mailto:stevec@trezcapital.com)

Derek DiMartile, EPIX Developments Ltd.  
1641 East Pender Street, Vancouver, BC, V5L 1W2  
[derek@epixdevelopments.com](mailto:derek@epixdevelopments.com)

David Mitchell, Approved Professional, Active Earth Engineering Ltd.  
160 - 2250 Boundary Road, Burnaby, BC, V5M 3Z3  
[david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca)

CSAP Society  
613 - 744 West Hastings Street, Vancouver BC, V6C 1A5  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria [csp\\_cio@Victorial.gov.bc.ca](mailto:csp_cio@Victorial.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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James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 728, 780 and 796 Main Street, Vancouver, British Columbia which is more particularly known and described as:

PID: 007-762-267

Lot 7 Block 20 District Lot 196 Plan 184

728 Main Street

PID: 024-208-086

Lot H Block 20 District Lot 196 Group 1  
New Westminster District Plan LMP38786

780 Main Street

PID: 015-644-316

Lot 10 Block 20 District Lot 196 Plan 184

796 Main Street

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

Latitude: 49° 16' 40.50"

Longitude: 123° 05' 57.80"

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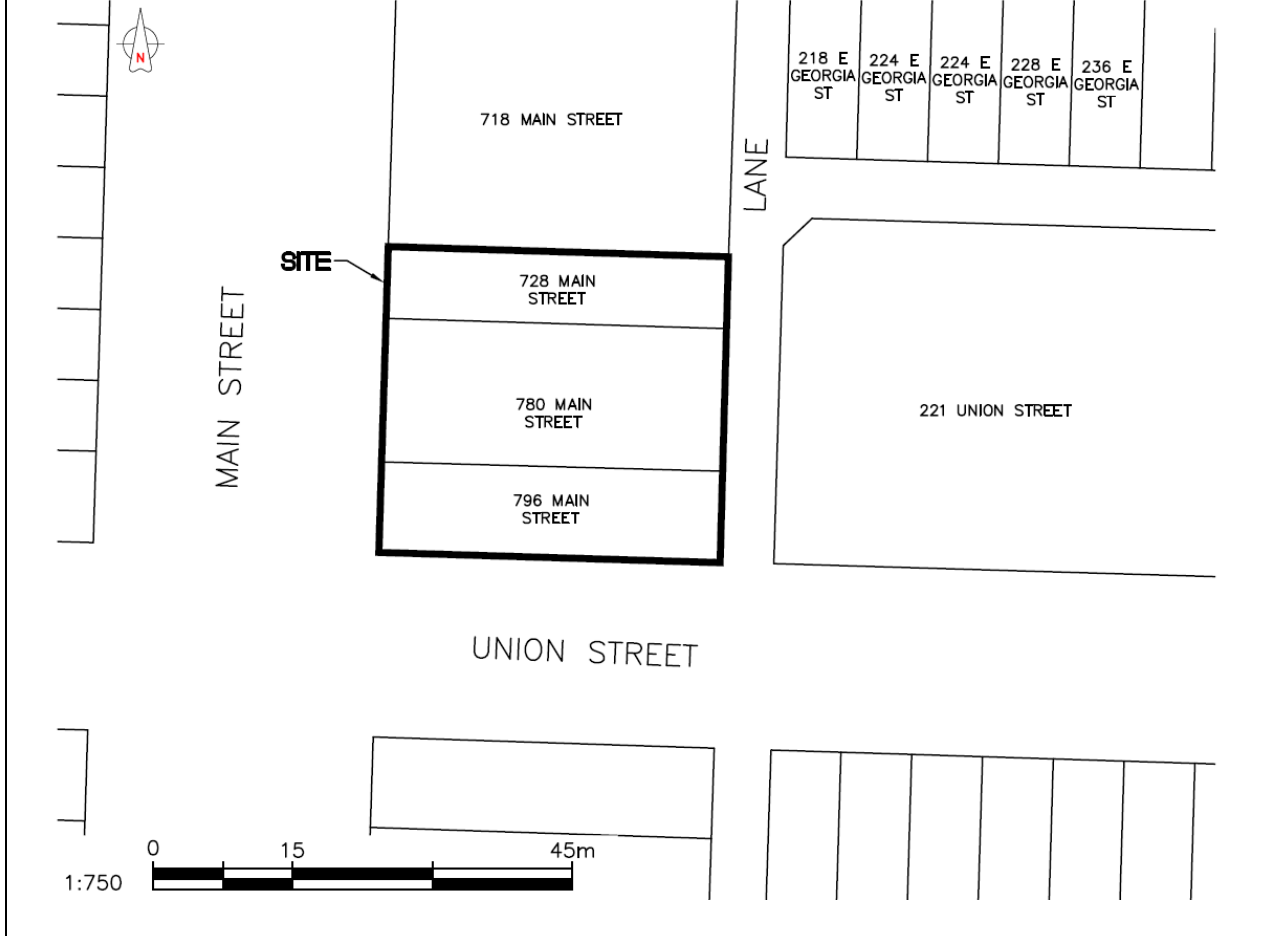


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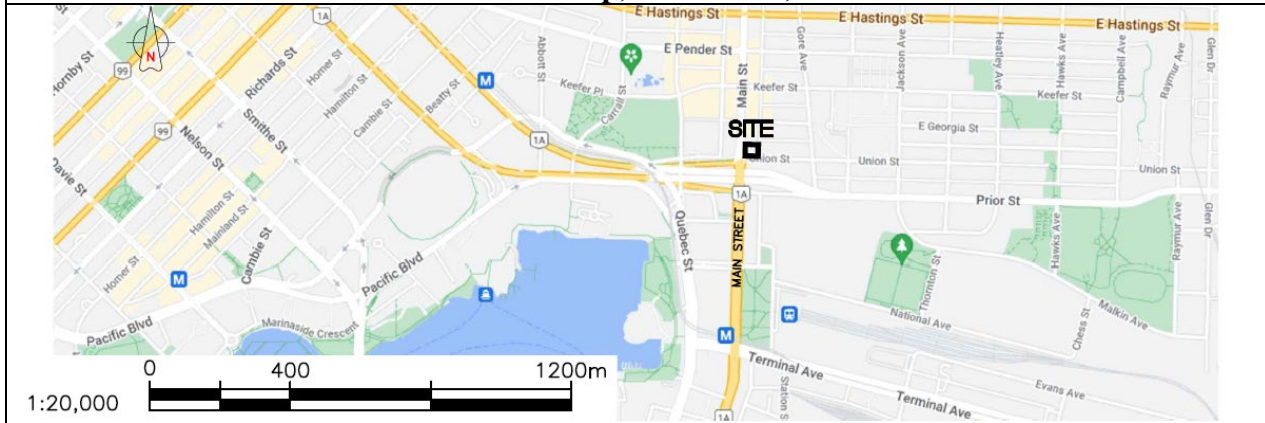
For Director, *Environmental Management Act*

## Site Plan, Vancouver, BC

### Site Plan




## Location Map, Vancouver, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land or vapour 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 a Contaminated Sites Regulation numerical standards at and adjacent to 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 constructed at the Site will be either slab-on-grade or will have underground concrete parking structures to meet the 2012 BC Building Code or better.*

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 land soil use:*

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

acenaphthene	83-32-9
acetone	67-64-1
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)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
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
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
lead	7439-92-1
LEPHs	NA
mercury	7439-97-6
methyl ethyl ketone [MEK]	787-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
polychlorinated phenols, total	1336-36-3
pyrene	129-00-0
selenium	7782-49-2
silver	7440-22-4
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tetraethyl lead	78-00-2
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
triethylene glycol	112-27-6
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 freshwater 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
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	NA
methyl tert-butyl ether [MTBE]	1634-04-4
mercury	7439-97-6
molybdenum	7439-98-7

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naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
propylene glycol, 1,2-	107-98-2
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
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 residential high density land vapour use:***

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

acetone	67-64-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon disulfide	75-15-0
carbon tetrachloride	56-23-5
chloroform	67-66-3
chloromethane	74-87-3
chlorobenzene	108-90-7
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
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
ethyl acetate	141-78-6
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	787-93-3
methyl isobutyl ketone [MIBK]	108-10-1
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
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
1,1,2-trichloro-1,2,2-trifluoroethane	76-13-1
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
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylene, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition, 728-796 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2022.

*Stage 2 Preliminary Site Investigation, 728-796 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2022.

*Stage 1 Preliminary Site Investigation, 728-796 Main Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated September 2021.

*Phase 2 Environmental Site Assessment, 780 Main Street, Vancouver, BC*, prepared by Fran Environmental Inc., dated April 2013.

*Stage 1 Preliminary Site Investigation, 780 and 796 Main Street, Vancouver, BC*, prepared by D.Kelly Environmental Consulting Inc., dated March 2013.

*Stage 1 Preliminary Site Investigation, 728 Main Street, Vancouver, BC*, prepared by D.Kelly Environmental Consulting Inc., dated December 2012.

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