



VIA EMAIL

Victoria File: 26250-20/25707
Site ID: 25707

July 25, 2022

Byron Chard
Caledonia Equity Holdings Ltd., Inc. No. BC1308422
1400 – 510 Burrard Street
Vancouver, BC V6C 3A8
bchard@charddevelopment.com

Dear Mr. Byron Chard:

Re: Preliminary Determination - 710 Caledonia Avenue, Victoria, BC

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,



Senior Contaminated Sites Officer

Enclosure

cc: Justine Wendlend, City of Victoria, jwendlend@victoria.ca (BY EMAIL)
Leanne Taylor, City of Victoria, ltaylor@victoria.ca (BY EMAIL)
Byron Chard, Chard Development Ltd., BChard@charddevelopment.com (BY EMAIL)
Leslie Wynick, Director, Real Estate, Commercial Financial Services, Royal Bank of Canada, leslie.wynick@rbc.com (BY EMAIL)
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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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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 710 Caledonia Avenue, Victoria, British Columbia, which is more particularly known and described as:

LOT 1 OF LOTS 732, 733, 734 AND 735, VICTORIA CITY, PLAN 23509

PID: 003-107-329

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

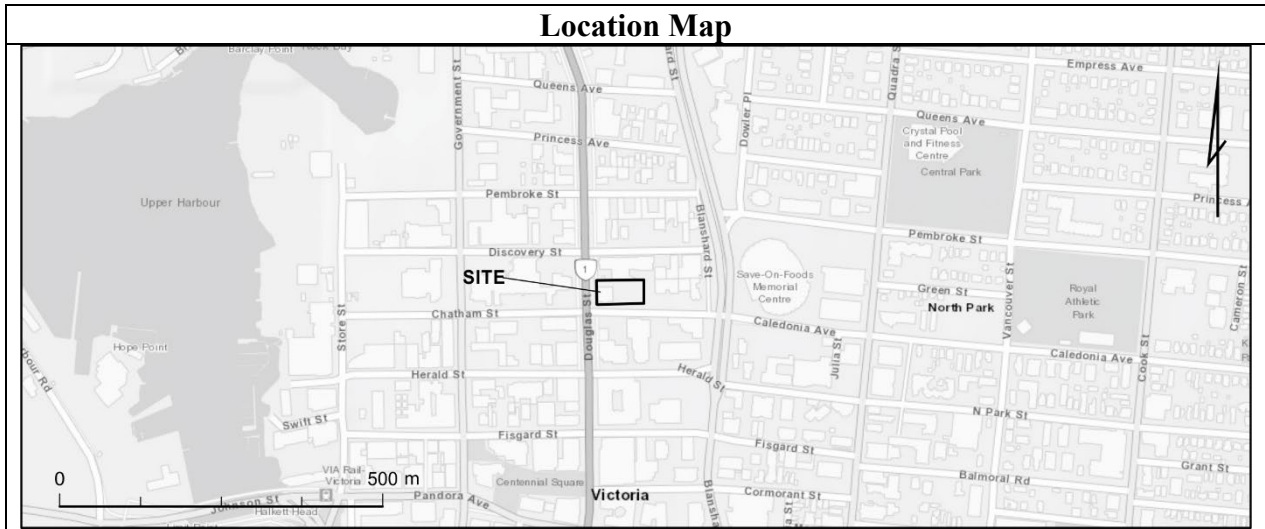
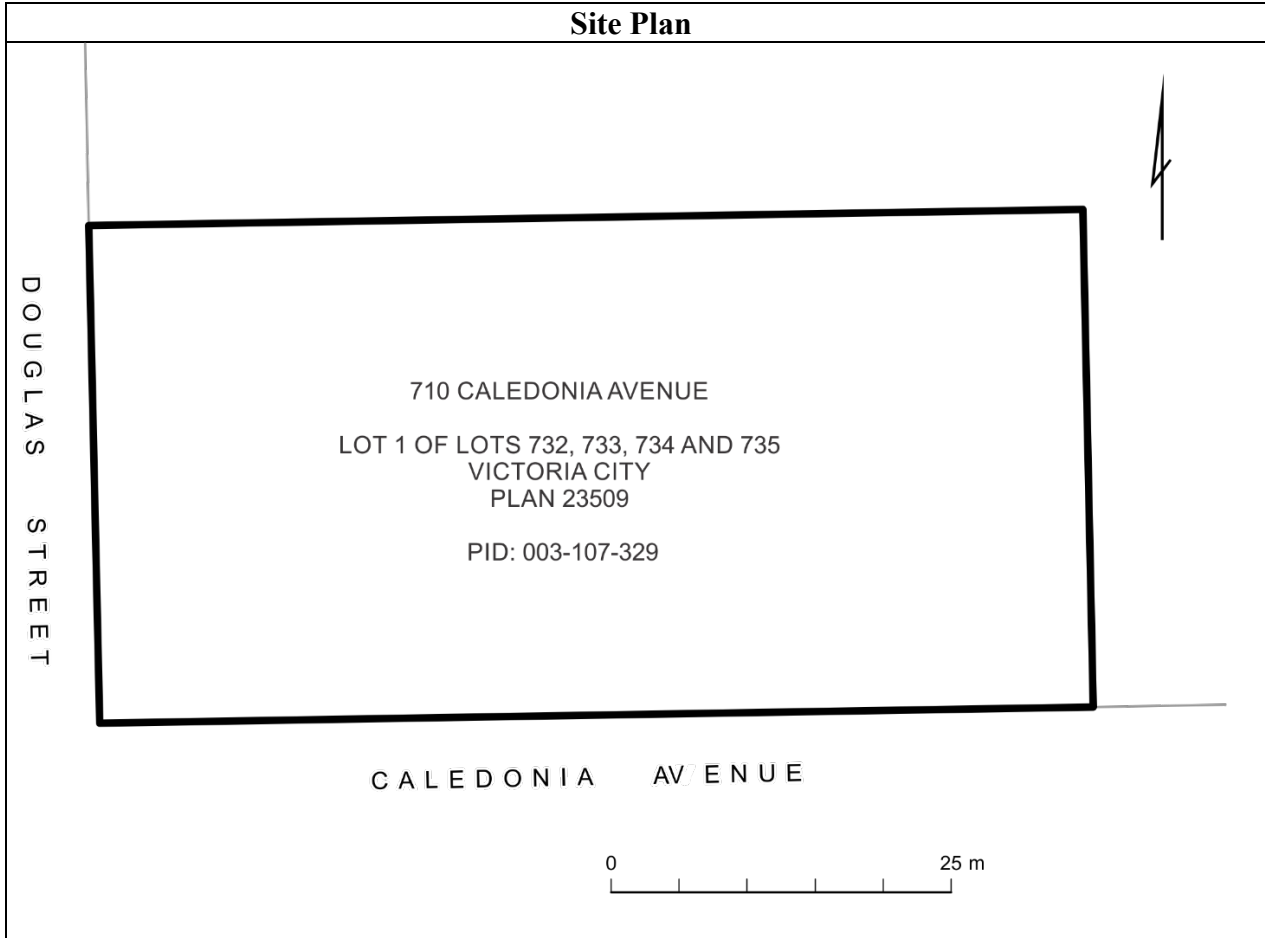
Latitude: 48° 25' 52.9"
Longitude: 123° 21' 49.8"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 site will remain in its current configuration; or,*
- (b) *Any future building erected on the Site that requires active pumping or drawdown of groundwater must be underlain by a parkade.*

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 high density residential land soil use:

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

acenaphthene	83-32-9	dichlorobenzene, 1,3-	541-73-1
aluminum	7429-90-5	dichlorobenzene, 1,4-	106-46-7
anthracene	120-12-7	dichloroethane, 1,1-	75-34-3
antimony	7440-36-0	dichloroethane, 1,2-	107-06-2
arsenic	7440-38-2	dichloroethylene, 1,1-	75-35-4
barium	7440-39-3	dichloroethylene, 1,2-cis-	156-59-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,2-trans-	156-60-5
benzene	71-43-2	dichloromethane	75-09-2
benzo(a)pyrene	50-32-8	dichloropropane, 1,2-	78-87-5
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloropropene, 1,3- (cis + trans)	542-75-6
benzo(k)fluoranthene	207-08-9	ethylbenzene	100-41-4
beryllium	7440-41-7	fluoranthene	206-44-0
boron	7440-42-8	fluorene	86-73-7
bromodichloromethane [BDCM]	75-27-4	HEPHs	N/A
bromoform	75-25-2	indeno(1,2,3-cd)pyrene	193-39-5
cadmium	7440-43-9	iron	7439-89-6
carbon tetrachloride	56-23-5	lead	7439-9-1
chlorobenzene	108-90-7	LEPHs	N/A
chloroform	67-66-3	lithium	7439-93-2
chloronaphthalene, 2-	91-58-7	manganese	7439-96-5
chromium	7440-47-3	mercury	7439-97-6
chrysene	218-01-9	methyl tert-butyl ether [MTBE]	1634-04-4
cobalt	7440-48-4	methylnaphthalene, 1-	90-12-0
copper	7440-50-8	methylnaphthalene, 2-	91-57-6
dibenz(a,h)anthracene	53-70-3	molybdenum	7439-98-7
dibromochloromethane [DBCM]	124-48-1	naphthalene	91-20-3
dibromoethane, 1,2-	106-93-4	nickel	7440-02-0
dichlorobenzene, 1,2-	95-50-1	phenanthrene	85-01-8

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pyrene	129-00-0	trichloroethane, 1,1,1-	71-55-6
quinoline	91-22-5	trichloroethane, 1,1,2-	79-00-5
selenium	7782-49-2	trichloroethylene	79-01-6
silver	7440-22-4	trichlorofluoromethane	75-69-4
strontium	7440-24-6	tungsten	7440-33-7
styrene	100-42-5	uranium	7440-61-1
tetrachloroethane, 1,1,2,2-	79-34-5	vanadium	7440-62-2
tetrachloroethylene	127-18-4	vinyl chloride	78-01-4
thallium	7440-28-0	VPHs	N/A
tin	7440-31-5	xylenes, total	1330-20-7
toluene	108-88-3		

Substances evaluated in vapour for residential land vapour use:

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

benzene	71-43-2	tetrachloroethylene	127-18-4
butadiene, 1,3-	106-99-0	toluene	108-88-3
carbon tetrachloride	56-23-5	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
chloroethane	75-00-3	trichloroethane, 1,1,1-	71-55-6
n-decane	124-18-5	trichloroethane, 1,1,2-	79-00-5
dibromoethane, 1,2-	106-93-4	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-3	trimethylbenzene, 1,2,4-	95-63-6
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,1-	75-35-4	vinyl chloride	78-01-4
dichloroethylene, 1,2-cis-	156-59-2	VPHv	N/A
dichloroethylene, 1,2-trans-	156-60-5	xylenes, total	1330-20-7
ethylbenzene	100-41-4		
n-hexane	110-54-3		
isopropylbenzene	98-82-8		
methylcyclohexane	108-87-2		
methyl tert-butyl ether [MTBE]	1634-04-4		
naphthalene	91-20-3		
styrene	100-42-5		

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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	fluoranthene	206-44-0
acridine	260-94-6	fluorene	86-73-7
anthracene	120-12-7	LEPH _w	N/A
arsenic	7440-38-2	mercury	7439-97-6
barium	7440-39-3	methyl tert-butyl ether [MTBE]	1634-04-4
benz(a)anthracene	56-55-3	naphthalene	91-20-3
benzene	71-43-2	phenanthrene	85-01-8
benzo(a)pyrene	50-32-8	propylene glycol	57-55-6
boron	7440-42-8	pyrene	129-00-0
carbon tetrachloride	56-23-5	quinoline	91-22-5
chlorobenzene	108-90-7	styrene	100-42-5
chloroform	67-66-3	tetrachloroethylene	127-18-4
chromium	7440 47 3	toluene	108-88-3
chrysene	218-01-9	trichloroethylene	79-01-6
copper	7440-50-8	VH _{w6-10}	N/A
dichlorobenzene, 1,2-	95-50-1	VPH _w	N/A
dichlorobenzene, 1,3-	541-73-1	xylenes, total	1330-20-7
dichlorobenzene, 1,4-	106-46-7	zinc	7440-66-6
dichloroethane, 1,2-	107-06-2		
dichloromethane	75-09-2		
EPH _{w10-19}	N/A		
ethylbenzene	100-41-4		
ethylene glycol	107-21-1		

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Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	dichloropropene, 1,3- (cis + trans)	542-75-6
anthracene	120-12-7	EPH _{w10-19}	N/A
arsenic	7440-38-2	ethylbenzene	100-41-4
barium	7440-39-3	ethylene glycol	107-21-1
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)pyrene	50-32-8	iron	7439-89-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	manganese	7439-96-5
boron	7440-42-8	mercury	7439-97-6
bromodichloromethane [BDCM]	75-27-4	methyl tert-butyl ether [MTBE]	1634-04-4
bromoform	75-25-2	methylnaphthalene, 1-	90-12-0
carbon tetrachloride	56-23-5	methylnaphthalene, 2-	91-57-6
chlorobenzene	108-90-7	naphthalene	91-20-3
chloroform	67-66-3	propylene glycol	57-55-6
chloronaphthalene, 2-	91-58-7	pyrene	129-00-0
chromium	7440 47 3	quinoline	91-22-5
chrysene	218-01-9	styrene	100-42-5
copper	7440-50-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethylene	127-18-4
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, 1,4-	106-46-7	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	triethylene glycol	112-27-6
dichloroethylene, 1,2-cis-	156-59-2	vanadium	7440-62-2
dichloroethylene, 1,2-trans-	156-60-5	VH _{w6-10}	N/A
dichloromethane	75-09-2	vinyl chloride	78-01-4
dichloropropane, 1,2-	78-87-5	xylene, total	1330-20-7
		zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed / PGL Environmental, dated June 2022;
- *Stage 2 Preliminary Site Investigation, 710 Caledonia Avenue, Victoria, BC*, prepared by PGL Environmental Ltd., dated June 2022.
- *Stage 1 Preliminary Site Investigation, 710 Caledonia Avenue, Victoria, BC*, prepared by PGL Environmental Ltd., dated May 2022.

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