



**By E:MAIL: [corey@westpointprojects.com](mailto:corey@westpointprojects.com)**

Victoria File: 26250-20/25983  
Site ID: 25983

October 3, 2022

Corey Makus  
1295991 B.C. LTD., INC.NO. BC1295991  
c/o 1946 Ambrosi Developments Ltd.  
612 Bernard Avenue  
Kelowna, BC V1Y 6P3

Dear Corey Makus:

**Re: Preliminary Determination – 1994 Springfield Road (aka 1946 Ambrosi Road), Kelowna, British Columbia**

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

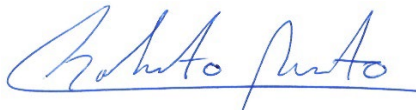
1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental 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 60 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 [Site@gov.bc.ca](mailto:Site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, M.Sc., P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Corey Davis, City of Kelowna, [cdavis@kelowna.ca](mailto:cdavis@kelowna.ca)

Rajwinder (Ronni) Deol, Environmental Programs Manager, West Kootenay Power and Light Company Limited or FortisBC, [Rajwinder.Deol@fortisbc.com](mailto:Rajwinder.Deol@fortisbc.com)

British Columbia Housing Management Commission, Suite 1701-4555 Kingsway,  
Burnaby, BC V5H 4V8 (by mail)

Canadian Western Bank, 1070 W Georgia St., Vancouver, BC V6E 2Y2 (via mail)

Computershare Trust Company of Canada Incorporation No. A0052313, Computershare Trust Company of Canada, 11th Flr. 100 University Ave., Toronto, ON M5J 2Y1 (via mail)

Paul Gardner, Approved Professional, [paul.gardner@tetrattech.com](mailto:paul.gardner@tetrattech.com)

Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, [csp\\_dsi@victoria1.gov.bc.ca](mailto:csp_dsi@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 60 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.

October 3, 2022  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 1994 Springfield Road (aka 1946 Ambrosi Road), Kelowna, British Columbia, which is more particularly known and described as:

Lot 1, District Lot 129, Osoyoos Division Yale District, Plan KAP47562  
PID: 017-834-724

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

Latitude:	49°	52'	39.9"
Longitude:	119°	27'	01.2"

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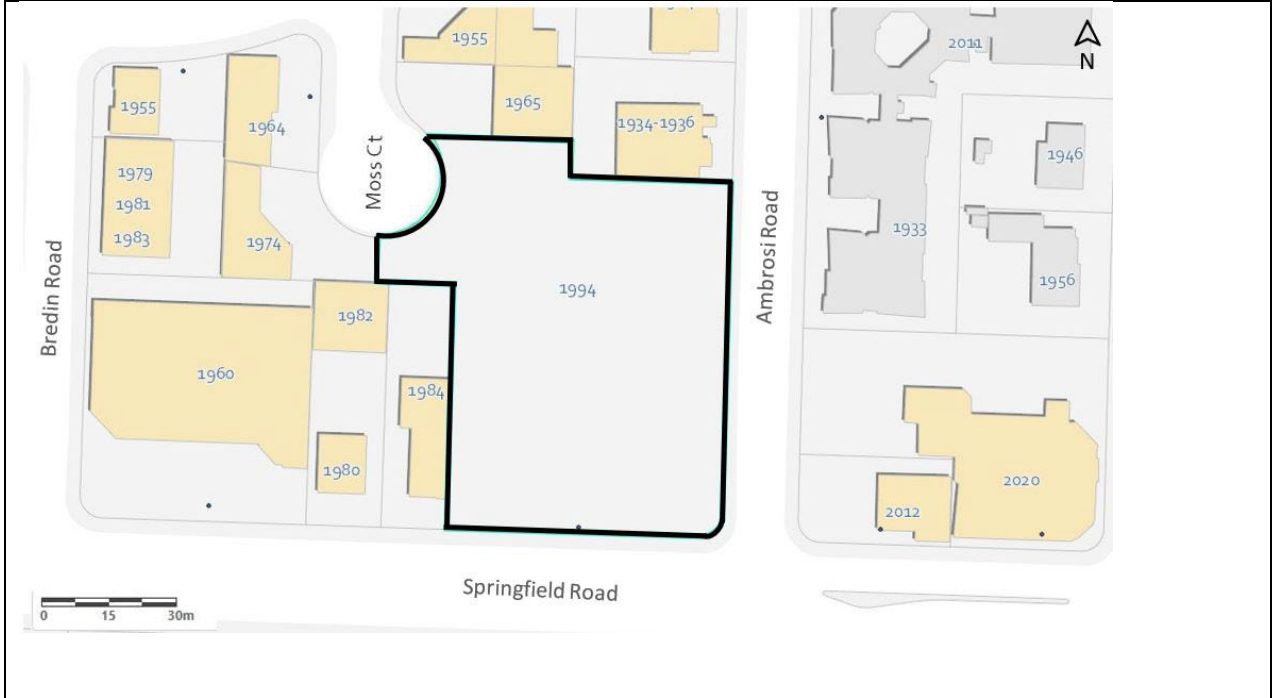
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For Director, *Environmental Management Act*

### Site Plan



### Location Map



### Schedule B

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## Requirements and Conditions

1. Any changes in land, vapour, water or sediment use(s) must be promptly identified by the responsible person(s) in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use(s) 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 standard(s) at (and adjacent to) the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at, and adjacent to, the site. These assumptions include the following:

- (a) Future buildings will be constructed as a slab on grade building with a parkade across the entire ground floor.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at, or adjacent to, the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person(s) 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	lead 7439-92-1
aluminum 7429-90-5	LEPHs NA
anthracene 120-12-7	lithium 7439-93-2
antimony 7440-36-0	manganese 7439-96-5
arsenic 7440-38-2	mercury 7439-97-6
barium 7440-39-3	methyl t-butyl ether [MTBE] 1634-04-4
benz(a)anthracene 56-55-3	methylnaphthalene, 1- 90-12-0
benzene 71-43-2	methylnaphthalene, 2- 91-57-6
benzo(a)pyrene 50-32-8	molybdenum 7439-98-7
benzo(b+j)fluoranthene 205-99-2 & 205-82-3	naphthalene 91-20-3
benzo(k)fluoranthene 207-08-09	nickel 7440-02-0
beryllium 7440-41-7	phenanthrene 85-01-8
boron 7440-42-8	propylene glycol monomethyl ether 107-98-2
butadiene, 1,3- 106-99-0	pyrene 129-00-0
cadmium 7440-43-9	quinoline 91-22-5
chloronaphthalene, 2- 91-58-7	selenium 7782-49-2
chromium 7440-47-3	silver 7440-22-4
chrysene 218-01-9	strontium 7440-24-6
cobalt 7440-48-4	styrene 100-42-5
copper 7440-50-8	tetrachloroethylene 127-18-4
dibenz(a,h)anthracene 53-70-3	thallium 7440-28-0
dibromoethane, 1,2 106-93-4	tin 7440-31-5
dichloroethane, 1,2- 107-06-2	toluene 108-88-3
dichloroethylene, 1,2-cis- 156-59-2	trichloroethylene 79-01-6
dichloroethylene, 1,2-trans- 156-60-5	triethylene glycol 112-27-6
ethylbenzene 100-41-4	trimethylbenzene, 1,3,5- 108-67-8
ethylene glycol 107-21-1	tungsten 7440-33-7
fluoranthene 206-44-0	uranium 7440-61-1
fluorene 86-73-7	vanadium 7440-62-2
HEPHs NA	vinyl chloride 75-01-4
indeno(1,2,3-c,d)pyrene 193-39-5	VPHs NA
iron 7439-89-6	xylenes, total 1330-20-7
isopropylbenzene 98-82-8	zinc 7440-66-6

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***Substances evaluated in vapour for parkade vapour use:***

To meet/not meet numerical standards prescribed for defining whether a site is contaminated:

benzene 71-43-2  
butadiene, 1,3- 106-99-0  
dibromoethane, 1,2- 106-93-4  
dichloroethane, 1,2- 107-06-2  
dichloroethylene, 1,2- cis 156-59-2  
dichloroethylene, 1,2- trans 156-60-5  
ethylbenzene 100-41-4  
isopropylbenzene 98-82-8  
methyl tert-butyl ether [MTBE] 1634-04-4  
methylcyclohexane 108-87-2  
naphthalene 91-20-3  
n-decane 124-18-5  
n-hexane 110-54-3  
styrene 100-42-5  
tetrachloroethylene 127-18-4  
toluene 108-88-3  
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  
xylenes, total 1330-20-7

***Substances evaluated in water for drinking water use:***

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

acenaphthene 83-32-9	benzo(b+j)fluoranthene 205-99-2 & 205-82-3
aluminum 7429-90-5	beryllium 7440-41-7
anthracene 120-12-7	boron 7440-42-8
antimony 7440-36-0	bromodichloromethane [BDCM] 75-27-4
arsenic 7440-38-2	bromoform 75-25-2
barium 7440-39-3	butadiene, 1,3- 106-99-0
benz(a)anthracene 56-55-3	cadmium 7440-43-9
benzene 71-43-2	carbon tetrachloride 56-23-5
benzo(a)pyrene 50-32-8	chlorobenzene 108-90-7

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chloroform 67-66-3  
chromium, hexavalent 18540-29-9  
chrysene 218-01-9  
copper 7440-50-8  
dibromochloromethane [DBCM] 124-48-1  
dibromoethane, 1,2- 106-93-4  
dichlorobenzene, 1,2- 95-50-1  
dichlorobenzene, 1,4- 106-46-7  
dichloroethane, 1,1- 75-34-3  
dichloroethane, 1,2- 107-06-2  
dichloroethylene, 1,1 75-35-4  
dichloroethylene, 1,2-cis- 156-59-2  
dichloroethylene, 1,2-trans- 156-60-5  
dichloromethane 75-09-2  
dichloropropane, 1,2- 78-87-5  
dichloropropene, 1,3-(cis+trans) 542-75-6  
EPH<sub>W10-19</sub> NA  
ethylbenzene 100-41-4  
ethylene glycol 107-21-1  
fluoranthene 206-44-0  
fluorene 86-73-7  
iron 7439-89-6  
isopropylbenzene 98-82-8  
lead 7439-92-1  
lithium 7439-93-2  
manganese 7439-96-5  
methyl t-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  
dibenz(a,h)anthracene 53-70-3  
propylene glycol, 1,2- 57-55-6  
pyrene 129-00-0  
quinoline 91-22-5  
selenium 7782-49-2  
silver 7440-22-4  
sodium 17341-25-2  
strontium 7440-24-6  
styrene 100-42-5  
tetrachloroethane, 1,1,2,2- 79-34-5  
tetrachloroethylene 127-18-4  
tin 7440-31-5  
toluene 108-88-3  
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  
trimethylbenzene, 1,3,5- 108-67-8  
tungsten 7440-33-7  
uranium 7440-61-1  
vanadium 7440-62-2  
vinyl chloride 75-01-4  
VPHw NA  
xylenes, total 1330-20-7  
zinc 7440-66-6

To meet local background concentrations:

cobalt 7440-48-4

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## Schedule D

### Documents

*Summary of Site Conditions*, Tetra Tech Canada Inc. dated July 18, 2022.

*Stage 1 and 2 Preliminary Site Investigation, 1994 Springfield Road, Kelowna, BC*. Prepared by Tetra Tech Canada Inc. dated July 5, 2022.

*Ambient Air Testing, 1946 Ambrosi Road, Kelowna, BC*. Prepared by Tetra Tech Canada Inc. dated July 5, 2022.

*Stage 1 Preliminary Site Investigation Update, 1946 Ambrosi Road, Kelowna, BC*. Prepared by Tetra Tech Canada Inc. dated July 18, 2022.

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