By E:MAIL: julie.isabel@telus.com

Victoria File: 26250-20/192
Site ID: 192

April 26, 2023

TELUS Communications Inc.
Att: Julie Isabel, Senior Consultant, Sustainability and Environment
4 & 6 rue Jules-A. Brillant, Floor R0410
Rimouski, QC G5L7E4

Dear Julie Isabel:

Re: Preliminary Determination – West Vancouver CO, 1651 Inglewood Avenue, West Vancouver, 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.

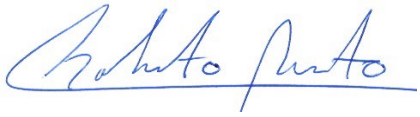
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
   (a) any environmental media that may be contaminated, or
   (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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 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: Ian Mace, SNC-Lavalin Inc., Ian.Mace@snclavalin.com

Patricia Carmichael, SNC-Lavalin Inc., Patricia.Carmichael@snclavalin.com

CSAP Society, c/o apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria, csp_cio@Victoria1.gov.bc.ca

Stephanie Louie, Manager of Environmental Protection, District of West Vancouver, slouie@westvancouver.ca

Ministry of Environment and Climate Change Strategy

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.

April 26, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1651 Inglewood Avenue, West Vancouver, British Columbia which is more particularly known and described as:

LOT E SOUTHWEST 1/4 OF DISTRICT LOT 1062 PLAN 20211
PID: 006-768-091

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

Latitude:	49°	20'	5.71"
Longitude:	123°	9'	33.8"

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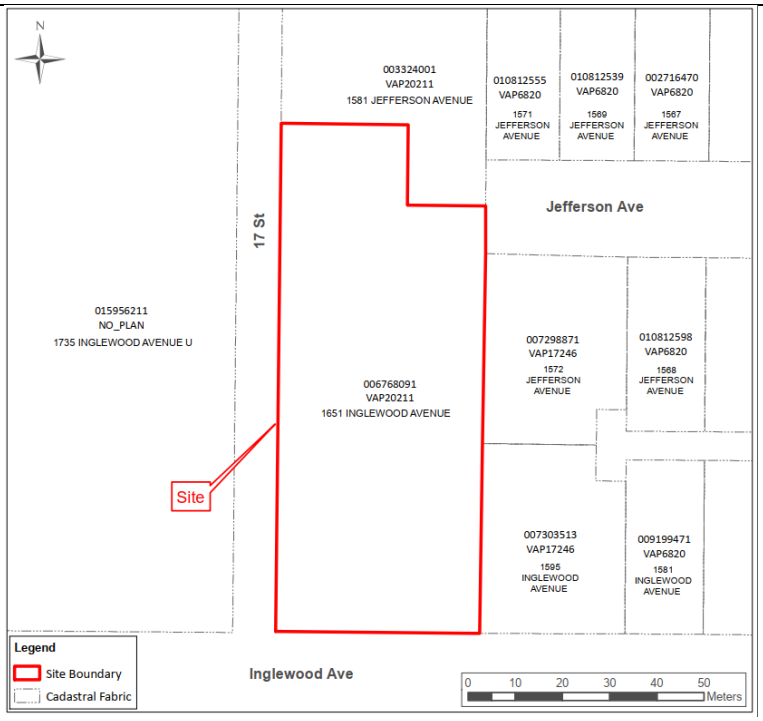
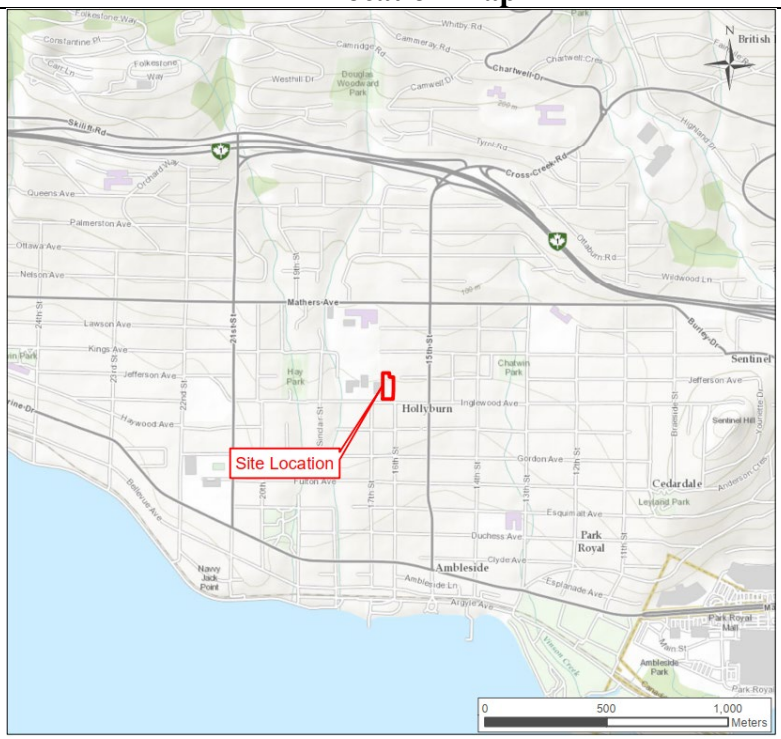
For Director, *Environmental Management Act*

Site Plan



Location Map



April 26, 2023
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Roberto Prieto
For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

April 26, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances evaluated in soil for commercial 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	n/a
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	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
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	207-08-9	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-00-8
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	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	n/a	VPHs	n/a
indeno(1,2,3-cd)pyrene	193-39-5	xylenes	1330-20-7
iron	7439-89-6	zinc	7440-66-6
isopropylbenzene	98-82-8		

April 26, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Substances evaluated in soil for residential low-density 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	n/a
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	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
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	207-08-9	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-00-8
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	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	n/a	VPHs	n/a
indeno(1,2,3-cd)pyrene	193-39-5	xylenes	1330-20-7
iron	7439-89-6	zinc	7440-66-6
isopropylbenzene	98-82-8		

April 26, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

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	lead	7439-92-1
aluminum	7429-90-5	LEPHs	n/a
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	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	methyl tert-butyl ether [MTBE]	1634-04-4
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	207-08-9	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-00-8
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	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	n/a	VPHs	n/a
indeno(1,2,3-cd)pyrene	193-39-5	xylenes	1330-20-7
iron	7439-89-6	zinc	7440-66-6
isopropylbenzene	98-82-8		

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	n-decane	124-18-5
butadiene, 1,3-	106-99-0	n-hexane	110-54-3
dibromoethane, 1,2-	106-93-4	styrene	100-42-5
dichloroethane, 1,2-	107-06-02	toluene	108-88-3
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 [MTBE]	1634-04-4	VPHv	n/a
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
naphthalene	91-20-3		

Substances evaluated in vapour for commercial land vapour use:

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

benzene	71-43-2	n-decane	124-18-5
butadiene, 1,3-	106-99-0	n-hexane	110-54-3
dibromoethane, 1,2-	106-93-4	styrene	100-42-5
dichloroethane, 1,2-	107-06-02	toluene	108-88-3
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 [MTBE]	1634-04-4	VPHv	n/a
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
naphthalene	91-20-3		

Substances evaluated in vapour for parkade land vapour use:

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

benzene	71-43-2	n-decane	124-18-5
butadiene, 1,3-	106-99-0	n-hexane	110-54-3
dibromoethane, 1,2-	106-93-4	styrene	100-42-5
dichloroethane, 1,2-	107-06-02	toluene	108-88-3
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 [MTBE]	1634-04-4	VPHv	n/a
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
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	fluorene	86-73-7
anthracene	120-12-7	isopropylbenzene	98-82-8
benz(a)anthracene	56-55-3	methyl tert-butyl ether [MTBE]	1634-04-4
benzene	71-43-2	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthene	205-99-2&205-82-3	naphthalene	91-20-3
butadiene, 1,3-	106-99-0	pyrene	129-00-0
chrysene	218-01-9	quinoline	91-22-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dibenz(a,h)anthracene	53-70-3	trimethylbenzene, 1,3,5-	108-67-8
dichloroethane, 1,2-	107-06-2	VHw_{6-10}	n/a
ethylbenzene	100-41-4	xylenes, total	1330-20-7
fluoranthene	206-44-0		

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Roberto Prieto
For Director, *Environmental Management Act*

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	LEPHw	n/a
acridine	260-94-6	methyl tert-butyl ether [MTBE]	1634-04-4
anthracene	120-12-7	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	phenanthrene	85-01-8
chrysene	218-01-9	pyrene	129-00-0
dibromoethane, 1,2-	106-93-4	quinoline	91-22-5
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
ethylbenzene	100-41-4	VHw_{6-10}	n/a
fluoranthene	206-44-0	VPHw	n/a
fluorene	86-73-7	xylenes, total	1330-20-7

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Roberto Prieto
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition (for 1651 Inglewood Avenue, West Vancouver, BC), prepared by SNC-Lavalin Inc., January 26, 2023.

Stage 2 Preliminary Site Investigation, West Vancouver CO - 1655 Inglewood Avenue, West Vancouver, BC., prepared by SNC-Lavalin Inc., December 20, 2022.

Stage 1 Preliminary Site Investigation, Update, West Vancouver CO - 1651 Inglewood Avenue in West Vancouver, BC, prepared by SNC-Lavalin Inc., April 25, 2022.

April 26, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*