



VIA EMAIL: cwwade@cressey.com

Victoria File: 26250-20/28101
Site ID: 28101

October 12, 2023

CW Wade
Cressey (1503 Kingsway) Holdings Ltd.
200 – 555 West 8th Avenue
Vancouver, BC V5Z 1C6

Dear Mr. Wade:

Re: Preliminary Determination – Dedicated Lands East of 3996 Dumfries Street along Fleming 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 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 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 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 Peter.Yan@gov.bc.ca.

Yours truly,



Hong (Peter) Yan, M.A. Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: Christiaan Iacoe, City of Vancouver, Environmental Projects and Programs,
christiaan.iacoe@vancouver.ca

Tyler Holman, The Bank of Nova Scotia, tyler.holman@scotiabank.com

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, Numerical Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenviro.com

Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy, 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 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.

October 12, 2023
Date Issued

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Schedule A

The site covered by this Preliminary Determination is a road dedication located adjacent to 3996 Dumfries Street, Vancouver, British Columbia which is more particularly known and described by the following metes and bounds:

Starting at the Northwest Corner of Lot A of Subdivision Plan of that Part of Block 6 Lying to the West of the West Boundary of Plan 1257, Except Portions in Reference Plans 610, 2394 and 4580, District Lot 352 Group 1 Plan 219 and Lot 1, Except Part in Reference Plan 2394, of Lots 1 to 3 Block 6 District Lot 352 Group 1 Plan 2497 New Westminster District:

- Thence $91^{\circ} 14' 16''$ for 42.323 Metres; to the Point of Commencement.
- Thence $91^{\circ} 14' 13''$ for 6.200 Metres;
- Thence $181^{\circ} 15' 27''$ for 111.164 Metres;
- Thence $305^{\circ} 20' 03''$ for 7.485 Metres;
- Thence $1^{\circ} 15' 26''$ for 106.968 Metres;
- Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing (23-13767-01) prepared by Keystone Environmental Ltd. on May 19, 2023.

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

Latitude: $49^{\circ} 14' 58.20''$
Longitude: $123^{\circ} 04' 21.20''$

October 12, 2023

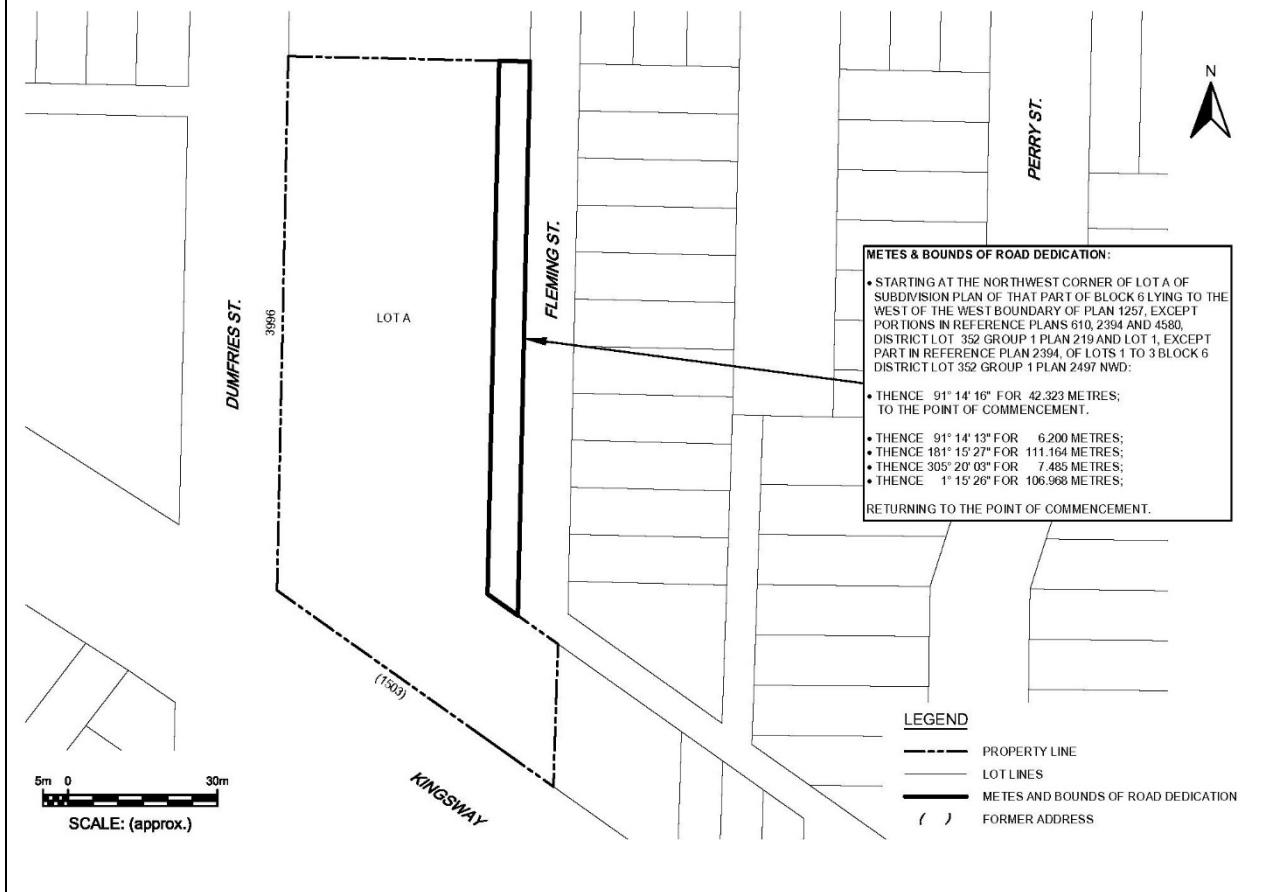
Date Issued



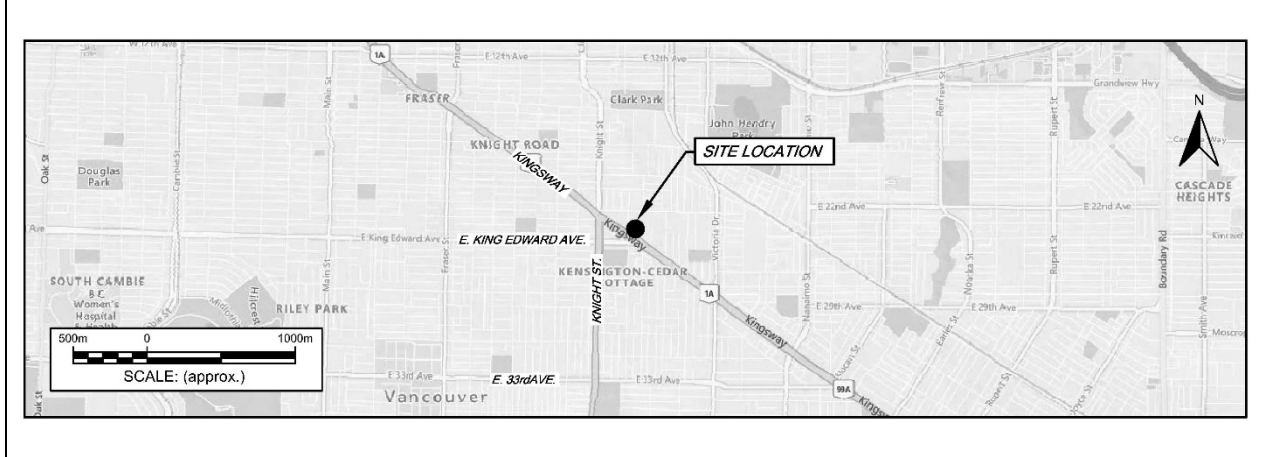
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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



October 12, 2023
Date Issued

Site Identification Number 28101
Version 9.0 R

Signing Authority
For Director, *Environmental Management Act*
3 of 12

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses 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.

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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The subject site's current and future use is a roadway. There will be no future buildings on the site.

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 in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



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For Director, *Environmental Management Act*

4 of 12

Schedule C

Substances and Uses

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
acetone	67-64-1
aluminum	7429-90-5
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
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
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

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

5 of 12

dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
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
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
hexachlorobutadiene	87-68-3
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-9-1
LEPHs	NA
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
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
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

6 of 12

strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene,1,2,3-	87-61-6
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
trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

Substances evaluated in vapour for residential 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
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

7 of 12

chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chloromethane	74-87-3
chlorophenol, 2-	95-57-8
chlorotoluene, 2-	95-49-8
dibromo-3-chloropropane, 1,2-	96-12-8
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dibromomethane	74-95-3
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
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
dichloropropane, 1,3	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
ethyl acetate	141-78-6
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3
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	124-18-5
n-hexane	110-54-3
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

8 of 12

tetrachloroethylene	127-18-4
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
trichloropropane,1,2,3-	96-18-4
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylenes	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
acetone	67-64-1
aluminum	7429-90-5
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
beryllium	7440-41-7
boron	7440-42-8
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9

October 12, 2023

Date Issued

Site Identification Number 28101
Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

9 of 12

carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
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, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
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
dichloropropane, 1,3	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
EPHw10-19	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
lead	7439-9-1
lithium	7439-93-2
mercury	7439-97-6
methyl ethyl ketone [MEK]	78-93-3
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

10 of 12

naphthalene	91-20-3
nickel	7440-02-0
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
tin	7440-31-5
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene,1,2,3-	87-61-6
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
trimethylbenzene, 1,3,5-	108-67-8
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA
vinyl chloride	75-01-4
xylenes	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

cobalt	7440-48-4
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October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



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For Director, *Environmental Management Act*

11 of 12

Schedule D

Documents

Summary of Site Conditions, Dedicated Lands East of 3996 Dumfries Street along Fleming Street, Vancouver, BC, Keystone Environmental Ltd., June 20, 2023;

Communication Record – City of Vancouver Affected Parcel and Dedicated Lands adjacent to 3996 Dumfries Street, Vancouver, BC (formerly 1503 Kingsway, Vancouver, BC), Keystone Environmental Ltd., June 2023;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 3996 Dumfries Street and Dedication Area (formerly 1503 Kingsway), and the Affected Portion of Kingsway (sidewalk), Vancouver, BC, Keystone Environmental Ltd., May 19, 2023;

Amendment to Release Request – Former Scenario 5, Subdivision Permits Application, 1503 Kingsway, Vancouver, PIDs: 004-718-461 and 004-719-247, Site ID 21149, BC Ministry of Environment and Climate Change Strategy, June 4, 2021;

Amendment to Release Request – Former Scenario 5, Subdivision Permit Application, 1503 Kingsway, Vancouver, BC, PID: 004-718-461 and 004-719-247, Keystone Environmental Ltd., March 4, 2021;

Release Request – Demolition and Development Application, 1503 Kingsway, Vancouver, PIDs: 004-718-461 and 004-719-247; BC Ministry of Environment and Climate Change Strategy, December 19, 2017;

Release Request – Scenario 5 Development Permit Application, 1503 Kingsway, Vancouver, BC, PID: 004-718-461 and 004-719-247, Keystone Environmental Ltd., October 27, 2017;

Phase 2 Preliminary Soil and Groundwater Investigation, 1503 Kingsway, Vancouver, BC, Pottinger Gaherty Environmental Consultants Ltd., July 12, 2012; and,

Phase 1 Environmental Site Investigation, 1503 Kingsway, Vancouver, BC, Pottinger Gaherty Environmental Consultants Ltd., May 3, 2012.

October 12, 2023

Date Issued

Site Identification Number 28101

Version 9.0 R



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For Director, *Environmental Management Act*

12 of 12