



VIA EMAIL: [maria\\_roek@icloud.com](mailto:maria_roek@icloud.com)

Victoria File: 26250-20/28240  
Site ID: 28240

July 25, 2024

P. Rock Ltd  
Attn: Maria Roeck  
646 Montroyal Boulevard  
North Vancouver, BC V7R 2G3

Dear Maria Roeck:

**Re: Preliminary Determination – 1240-1250 Granville Street, Vancouver, B.C.**

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 that 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.

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 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](mailto:site@gov.bc.ca).

Yours truly,



Colleen Delaney, P.Ag.  
Senior Professional Reliance Officer

Enclosure

cc: City of Vancouver  
453 West 12 Avenue  
Vancouver, BC V5Y 1V4  
[margot.davis@vancouver.ca](mailto:margot.davis@vancouver.ca)

HSBC Bank of Canada  
300 - 885 West Georgia Street  
Vancouver, British Columbia V6C 3E9  
[info@hsbc.ca](mailto:info@hsbc.ca)

CSAP Society  
744 W Hastings Street  
Vancouver, BC V6C 1A5  
[submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)

Robert Lauman, Approved Professional (numeric)  
Ecora Engineering & Environmental Ltd.  
3309A 31 Avenue  
Vernon, BC V1T 3W6  
[rob.lauman@ecora.ca](mailto:rob.lauman@ecora.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.

July 25, 2024

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Date Issued

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Colleen Delaney  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 1240-1250 Granville Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 8 Block 103 District Lot 541 Plan 210  
PID: 015-474-887  
1240 Granville Street

Lot 9 Block 103 District Lot 541 Plan 210  
PID: 015-474-909  
1240 Granville Street

Lot 10 Block 103 District Lot 541 Plan 210  
PID: 015-474-917  
1250 Granville Street

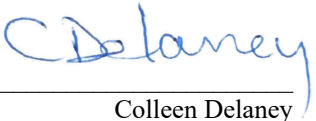
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 35.40"  
Longitude: 123° 7' 36.01"

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### Site Plan



### Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 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 and adjacent to the site. These assumptions include the following:

*(a) Any future buildings will be of slab-on-grade construction at current or higher ground surface elevations.*

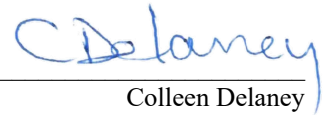
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must 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 Commercial soil use:*

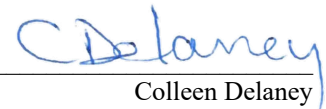
To meet numerical standards prescribed for defining whether a site is contaminated:

<i>Acenaphthene</i>	83-32-9
<i>Aluminum</i>	7429-90-5
<i>Anthracene</i>	120-12-7
<i>Antimony</i>	7440-36-0
<i>Arsenic</i>	7440-38-2
<i>Barium</i>	7440-39-3
<i>Benz(a)anthracene</i>	56-55-3
<i>Benzene</i>	71-43-2
<i>Benzo(a)pyrene</i>	50-32-8
<i>Benzo(b+j)fluoranthenes</i>	205-99-2 & 205-82-3
<i>Benzo(k)fluoranthene</i>	205-82-3
<i>Beryllium</i>	7440-41-7
<i>Boron</i>	7440-42-8
<i>Bromodichloromethane [BDCM]</i>	75-27-4
<i>Bromoform</i>	75-25-2
<i>Cadmium</i>	7440-43-9
<i>Carbon Tetrachloride</i>	56-23-5
<i>Chloride Ion</i>	16887-00-6
<i>Chlorobenzene</i>	108-90-7
<i>Chloroform</i>	67-66-3
<i>Chromium, total</i>	7440-47-3
<i>Chrysene</i>	218-01-9
<i>Cobalt</i>	7440-48-4
<i>Copper</i>	7440-50-8
<i>Dibenz(a,h)anthracene</i>	53-70-3
<i>Dibromochloromethane [DBCM]</i>	124-48-1
<i>Dichlorobenzene, 1,2-</i>	95-50-1
<i>Dichlorobenzene, 1,3-</i>	541-73-1
<i>Dichlorobenzene, 1,4-</i>	106-46-7
<i>Dichloroethane, 1,1-</i>	75-34-3

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<i>Dichloroethane, 1,2-</i>	107-06-2
<i>Dichloroethylene, 1,1-</i>	75-35-4
<i>Dichloroethylene, 1,2-cis-</i>	156-59-2
<i>Dichloroethylene, 1,2-trans-</i>	156-60-5
<i>Dichloromethane</i>	75-09-2
<i>Dichloropropane, 1,2-</i>	78-87-5
<i>Dichloropropene, 1,3- (cis+trans)</i>	542-75-6
<i>Ethylbenzene</i>	100-41-4
<i>Ethylene glycol</i>	107-21-1
<i>Fluoranthene</i>	206-44-0
<i>Fluorene</i>	86-73-7
<i>HEPHs</i>	-
<i>Indeno(1,2,3-c,d)pyrene</i>	193-39-5
<i>Iron</i>	7439-89-6
<i>Lead</i>	7439-92-1
<i>LEPHs</i>	-
<i>Lithium</i>	7439-93-2
<i>Manganese</i>	7439-96-5
<i>Mercury</i>	7439-97-6
<i>Methyl tert-butyl ether [MTBE]</i>	1634-04-4
<i>Methylnaphthalene, 1-</i>	90-12-0
<i>Methylnaphthalene, 2-</i>	91-57-6
<i>Molybdenum</i>	7439-98-7
<i>Naphthalene</i>	91-20-3
<i>Nickel</i>	7440-02-0
<i>Phenanthrene</i>	85-01-8
<i>Pyrene</i>	129-00-0
<i>Quinoline</i>	91-22-5
<i>Selenium</i>	7782-49-2
<i>Silver</i>	7440-22-4
<i>Sodium Ion</i>	17341-25-2
<i>Strontium</i>	7440-24-6
<i>Styrene</i>	100-42-5
<i>Tetrachloroethane, 1,1,1,2-</i>	630-20-6
<i>Tetrachloroethane, 1,1,2,2-</i>	79-34-5
<i>Tetrachloroethylene</i>	127-18-4
<i>Thallium</i>	7440-28-0
<i>Tin</i>	740-31-5

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<i>Toluene</i>	108-88-3
<i>Trichloroethane, 1,1,1-</i>	71-55-6
<i>Trichloroethane, 1,1,2-</i>	79-00-5
<i>Trichloroethylene</i>	79-01-6
<i>Trichlorofluoromethane</i>	75-69-4
<i>Triethylene glycol</i>	112-27-6
<i>Tungsten</i>	7440-33-7
<i>Uranium</i>	7440-61-1
<i>Vanadium</i>	7440-62-2
<i>Vinyl Chloride</i>	75-01-4
<i>VPHs</i>	-
<i>Xylenes</i>	1330-20-7
<i>Zinc</i>	7440-66-6

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

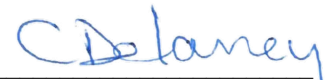
To meet numerical standards prescribed for defining whether a site is contaminated:

<i>Benzene</i>	71-43-2
<i>Bromodichloromethane [BDCM]</i>	75-27-4
<i>Bromoform</i>	75-25-2
<i>Butadiene, 1,3-</i>	106-99-0
<i>Carbon tetrachloride</i>	56-23-5
<i>Chlorobenzene</i>	108-90-7
<i>Chloroethane</i>	75-00-3
<i>Chloroform</i>	67-66-3
<i>Chloromethane</i>	74-87-3
<i>Dibromochloromethane [DBCM]</i>	124-48-1
<i>Dibromoethane, 1,2-</i>	106-93-4
<i>Dichlorobenzene, 1,2-</i>	95-50-1
<i>Dichlorobenzene, 1,3-</i>	541-73-1
<i>Dichlorobenzene, 1,4-</i>	106-46-7
<i>Dichloroethane, 1,1-</i>	75-34-3
<i>Dichloroethane, 1,2-</i>	107-06-2
<i>Dichloroethylene, 1,1-</i>	75-35-4
<i>Dichloroethylene, 1,2-cis-</i>	156-59-2
<i>Dichloroethylene, 1,2-trans-</i>	156-60-5
<i>Dichloromethane</i>	75-09-2

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<i>Dichloropropane, 1,2-</i>	78-87-5
<i>Dichloropropene, 1,3- (cis+trans)</i> <sup>4</sup>	542-75-6
<i>Ethylbenzene</i>	100-41-4
<i>Isopropylbenzene</i>	98-82-8
<i>Methyl tert-butyl ether [MTBE]</i>	1634-04-4
<i>Methylcyclohexane</i>	108-87-2
<i>Naphthalene</i>	91-20-3
<i>n-decane</i>	124-18-5
<i>n-hexane</i>	110-54-3
<i>Styrene</i>	100-42-5
<i>Tetrachloroethane, 1,1,1,2-</i>	630-20-6
<i>Tetrachloroethane, 1,1,2,2-</i>	79-34-5
<i>Tetrachloroethylene</i>	127-18-4
<i>Toluene</i>	108-88-3
<i>Trichloroethane, 1,1,1-</i>	71-55-6
<i>Trichloroethane, 1,1,2-</i>	79-00-5
<i>Trichloroethylene</i>	79-01-06
<i>Trichlorofluoromethane</i>	75-69-4
<i>Trimethylbenzene, 1,2,4-</i>	95-63-6
<i>Trimethylbenzene, 1,3,5-</i>	108-67-8
<i>Vinyl Chloride</i>	75-01-4
<i>VPHv</i>	-
<i>Xylenes, total</i>	1330-20-7

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

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

<i>Benzene</i>	71-43-2
<i>Bromodichloromethane [BDCM]</i>	75-27-4
<i>Bromoform</i>	75-25-2
<i>Butadiene, 1,3-</i>	106-99-0
<i>Carbon tetrachloride</i>	56-23-5
<i>Chlorobenzene</i>	108-90-7
<i>Chloroethane</i>	75-00-3
<i>Chloroform</i>	67-66-3
<i>Chloromethane</i>	74-87-3

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<i>Dibromochloromethane [DBCM]</i>	124-48-1
<i>Dibromoethane, 1,2-</i>	106-93-4
<i>Dichlorobenzene, 1,2-</i>	95-50-1
<i>Dichlorobenzene, 1,3-</i>	541-73-1
<i>Dichlorobenzene, 1,4-</i>	106-46-7
<i>Dichloroethane, 1,1-</i>	75-34-3
<i>Dichloroethane, 1,2-</i>	107-06-2
<i>Dichloroethylene, 1,1-</i>	75-35-4
<i>Dichloroethylene, 1,2-cis-</i>	156-59-2
<i>Dichloroethylene, 1,2-trans-</i>	156-60-5
<i>Dichloromethane</i>	75-09-2
<i>Dichloropropane, 1,2-</i>	78-87-5
<i>Dichloropropene, 1,3- (cis+trans)4</i>	542-75-6
<i>Ethylbenzene</i>	100-41-4
<i>Isopropylbenzene</i>	98-82-8
<i>Methyl tert-butyl ether [MTBE]</i>	1634-04-4
<i>Methylcyclohexane</i>	108-87-2
<i>Naphthalene</i>	91-20-3
<i>n-decane</i>	124-18-5
<i>n-hexane</i>	110-54-3
<i>Styrene</i>	100-42-5
<i>Tetrachloroethane, 1,1,1,2-</i>	630-20-6
<i>Tetrachloroethane, 1,1,2,2-</i>	79-34-5
<i>Tetrachloroethylene</i>	127-18-4
<i>Toluene</i>	108-88-3
<i>Trichloroethane, 1,1,1-</i>	71-55-6
<i>Trichloroethane, 1,1,2-</i>	79-00-5
<i>Trichloroethylene</i>	79-01-06
<i>Trichlorofluoromethane</i>	75-69-4
<i>Trimethylbenzene, 1,2,4-</i>	95-63-6
<i>Trimethylbenzene, 1,3,5-</i>	108-67-8
<i>Vinyl Chloride</i>	75-01-4
<i>VPHv</i>	-
<i>Xylenes, total</i>	1330-20-7

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***Substances evaluated in water for marine aquatic life water use:***

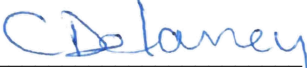
To meet <not meet> numerical standards prescribed for defining whether a site is contaminated:

<i>Acenaphthene</i>	83-32-9
<i>Acridine</i>	260-94-6
<i>Anthracene</i>	120-12-7
<i>Arsenic</i>	7440-38-2
<i>Barium</i>	7440-39-3
<i>Benz(a)anthracene</i>	56-55-3
<i>Benzene</i>	71-43-2
<i>Benzo(a)pyrene</i>	50-32-8
<i>Cadmium</i>	7440-43-9
<i>Carbon tetrachloride</i>	56-23-5
<i>Chlorobenzene</i>	108-90-7
<i>Chloroform</i>	67-66-3
<i>Chrysene</i>	218-01-9
<i>Copper</i>	7440-50-8
<i>Dichlorobenzene, 1,2-</i>	95-50-1
<i>Dichlorobenzene, 1,3-</i>	541-73-1
<i>Dichlorobenzene, 1,4-</i>	106-46-7
<i>Dichloroethane, 1,2-</i>	107-06-2
<i>Dichloromethane</i>	75-09-2
<i>EPHw10-19</i>	-
<i>Ethylbenzene</i>	100-41-4
<i>Ethylene glycol</i>	107-21-1
<i>Fluoranthene</i>	206-44-0
<i>Fluorene</i>	86-73-7
<i>Lead</i>	7439-92-1
<i>LEPHw</i>	-
<i>Methyl tert-butyl ether [MTBE]</i>	1634-04-4
<i>Molybdenum</i>	7439-98-7
<i>Naphthalene</i>	91-20-3
<i>Nickel</i>	7440-02-0
<i>Phenanthrene</i>	85-01-08
<i>Propylene glycol, 1,2-</i>	57-55-6
<i>Pyrene</i>	129-00-0
<i>Quinoline</i>	91-22-5

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<i>Styrene</i>	<i>100-42-5</i>
<i>Tetrachloroethylene</i>	<i>127-18-4</i>
<i>Toluene</i>	<i>108-88-3</i>
<i>Trichloroethylene</i>	<i>79-01-06</i>
<i>VHw6-10</i>	-
<i>VPHw</i>	-
<i>Xylenes, total</i>	<i>1330-20-7</i>
<i>Zinc</i>	<i>7440-66-6</i>

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## Schedule D

### Documents

Summary of Site Condition – 1240-1250 Granville Street, Vancouver, BC, Lauman, R., Ecora Engineering and Resource Group Ltd., April 29, 2024

Stage 2 Preliminary Site Investigation Update – 1240-1250 Granville Street, Vancouver, BC, Ecora Engineering and Resource Group Ltd., March 28, 2024

Stage 1 Preliminary Site Investigation Update – 1240-1250 Granville Street, Vancouver, BC, Ecora Engineering and Resource Group Ltd., March 28, 2024

Stage 2 Preliminary Site Investigation – 1240-1250 Granville Street, Vancouver, BC, Ecora Engineering and Resource Group Ltd., January 25, 2023

Stage 1 Preliminary Site Investigation – 1240-1250 Granville Street, Vancouver, BC, Ecora Engineering and Resource Group Ltd., January 24, 2023

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