



VIA EMAIL

Victoria File: 26250-20/28316
Site ID: 28316

November 10, 2023

5454 Fraser Homes Nominee Ltd.
c/o Dan Giordano
3rd Floor – 1285 West Pender Street
Vancouver, BC V6E 4B1
dgiordano@ledmac.com

Dear Mr. Giordano:

Re: Preliminary Determination – 5454 Fraser Street, 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 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 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 Liliana.Jerade@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Contaminated Sites Vancouver
Contaminated.Sites@vancouver.ca

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

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

Jason Christensen, Approved Professional, Keystone Environmental Ltd.
jchristensen@keystoneenvironmental.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.

The substances to which this Preliminary Determination applies migrated to the site from a neighboring source. It should not be assumed that this Preliminary Determination is based on site investigations which identified all contaminants at the site.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 5454 Fraser Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Except the West 7 Feet Now Road, Block 6 District Lot 667 Plan 1797
PID 2: 014-288-486 5454 Fraser Street

Lot 2, Except the West 7 Feet Now Road, Block 6 District Lot 667 Plan 1797
PID 3: 014-288-508 5454 Fraser Street

Lot 3, Except the West 7 Feet Now Road, Block 6 District Lot 667 Plan 1797
PID: 014-288-524 5454 Fraser Street

Lot 4, Except the West 7 Feet Now Road, Block 6 District Lot 667 Plan 1797
PID 4: 014-288-541 5454 Fraser Street

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

Latitude: 49° 14' 7.60"
Longitude: 123° 5' 24.40"

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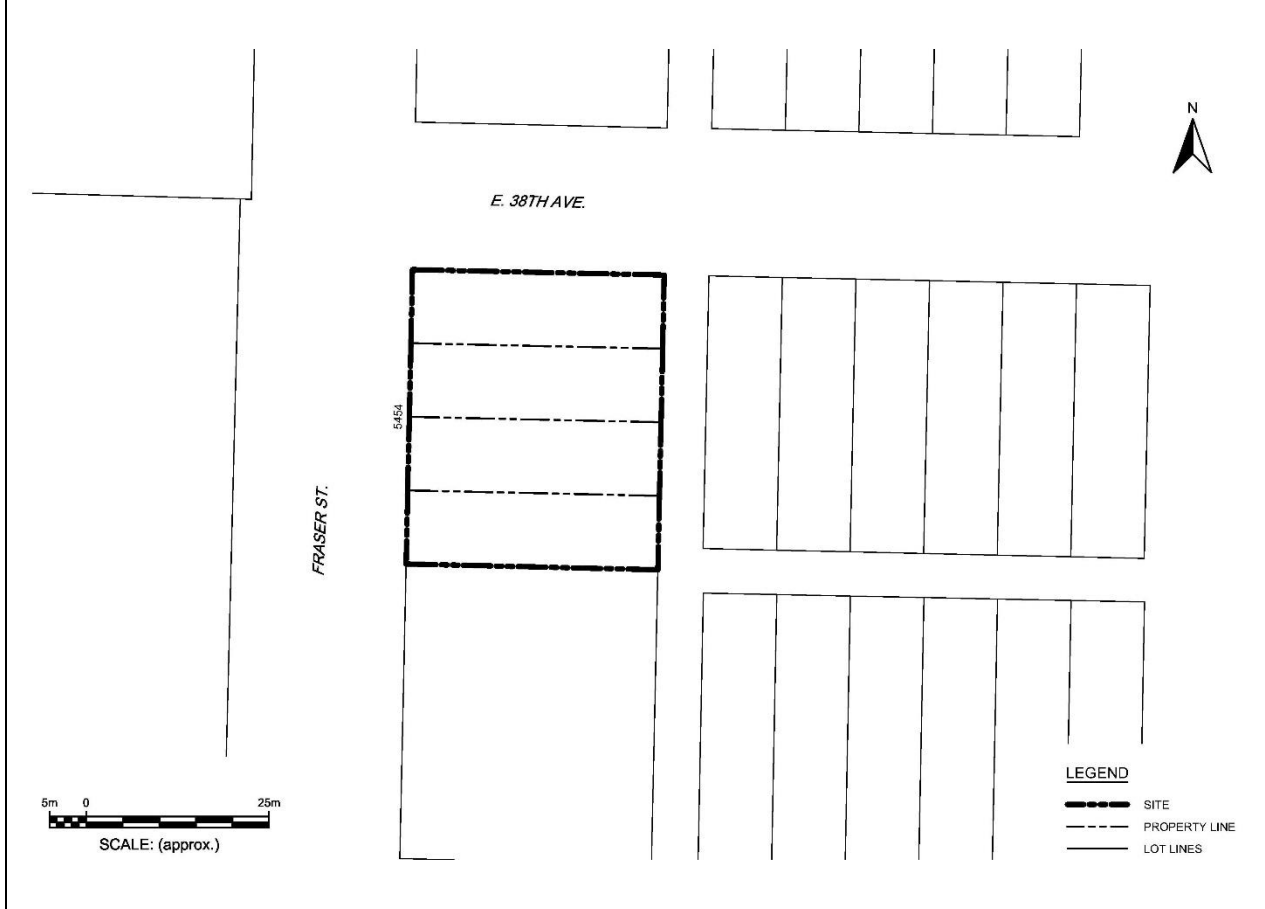


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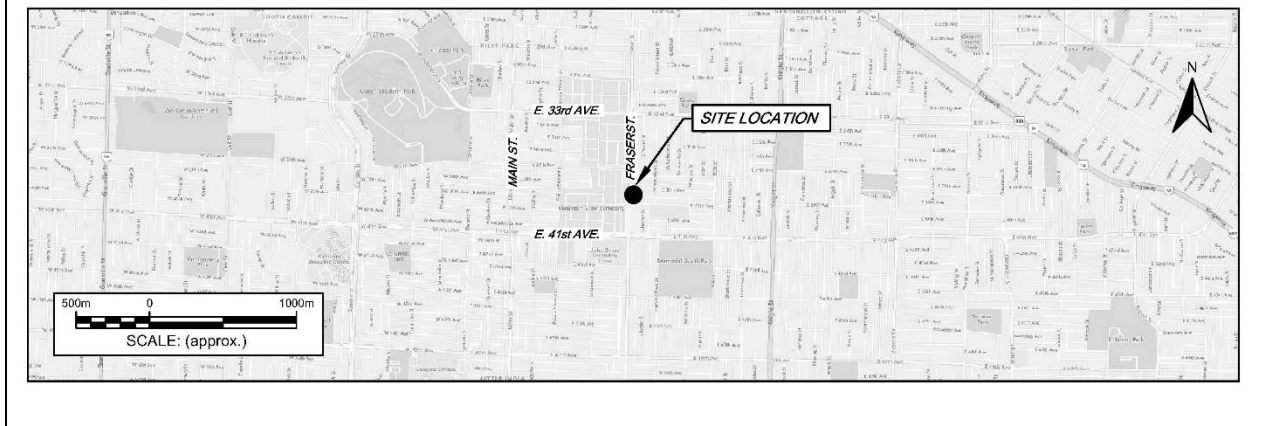
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water 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 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) *“Future buildings will consist of mixed use residential and/or commercial at grade with multiple levels of underground parking.”*

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	dibromoethane, 1,2-	106-93-4
acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
aluminum	7429-90-5	dichlorobenzene, 1,3-	541-73-1
anthracene	120-12-7	dichlorobenzene, 1,4-	106-46-7
antimony	7440-36-0	dichlorodifluoromethane	75-71-8
arsenic	7440-38-2	dichloroethane, 1,1-	75-34-3
barium	7440-39-3	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,1-	75-35-4
benzene	71-43-2	dichloroethylene, 1,2 cis-	156-59-2
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2 trans-	156-60-5
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloromethane	75-09-2
benzo(k)fluoranthene	207-08-9	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropene, 1,3- (cis + trans)	542-75-6
boron	7440-42-8	ethylbenzene	100-41-4
bromobenzene	108-86-1	fluoranthene	206-44-0
bromodichloromethane [BDCM]	75-27-4	fluorene	86-73-7
bromoform	75-25-2	HEPH _s	NA
bromomethane	74-83-9	hexachlorobutadiene	87-68-3
butadiene, 1,3-	106-99-0	indeno(1,2,3-cd)pyrene	193-39-5
cadmium	7440-43-9	iron	7439-89-6
carbon tetrachloride	56-23-5	isopropylbenzene	98-82-8
chlorobenzene	108-90-7	Lead	7439-9-1
chloroform	67-66-3	LEPH _s	NA
chromium	7440-47-3	lithium	7439-93-2
chrysene	218-01-9	manganese	7439-96-5
cobalt	7440-48-4	mercury	7439-97-6
copper	7440-50-8	methyl ethyl ketone [MEK]	78-93-3
dibenz(a,h)anthracene	53-70-3	methyl tert-butyl ether [MTBE]	1634-04-4
dibromochloromethane [DBCM]	124-48-1	methylnaphthalene, 1-	90-12-0

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methylnaphthalene, 2-	91-57-6	tin	7440-31-5
molybdenum	7439-98-7	toluene	108-88-3
naphthalene	91-20-3	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
nickel	7440-02-0	trichloroethane, 1,1,1-	71-55-6
phenanthrene	85-01-8	trichloroethane, 1,1,2-	79-00-5
pyrene	129-00-0	trichloroethylene	79-01-6
quinoline	91-22-5	trichlorofluoromethane	75-69-4
selenium	7782-49-2	trimethylbenzene, 1,3,5-	108-67-8
silver	7440-22-4	tungsten	7440-33-7
strontium	7440-24-6	uranium	7440-61-1
styrene	100-42-5	vanadium	7440-62-2
tetrachloroethane, 1,1,1,2-	630-20-6	vinyl chloride	75-01-4
tetrachloroethane, 1,1,2,2-	79-34-5	VPH _s	NA
tetrachloroethylene	127-18-4	xylenes	1330-20-7
thallium	7440-28-0	zinc	7440-66-6

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	bromobenzene	108-86-1
acetone	67-64-1	bromodichloromethane [BDCM]	75-27-4
aluminum	7429-90-5	bromoform	75-25-2
anthracene	120-12-7	bromomethane	74-83-9
antimony	7440-36-0	butadiene, 1,3-	106-99-0
arsenic	7440-38-2	cadmium	7440-43-9
barium	7440-39-3	carbon tetrachloride	56-23-5
benz(a)anthracene	56-55-3	chlorobenzene	108-90-7
benzene	71-43-2	chloroform	67-66-3
benzo(a)pyrene	50-32-8	chromium	7440-47-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	chrysene	218-01-9
benzo(k)fluoranthene	207-08-9	cobalt	7440-48-4
beryllium	7440-41-7	copper	7440-50-8
boron	7440-42-8	dibenz(a,h)anthracene	53-70-3

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dibromochloromethane [DBCM]	124-48-1	molybdenum	7439-98-7
dibromoethane, 1,2-	106-93-4	naphthalene	91-20-3
dichlorobenzene, 1,2-	95-50-1	nickel	7440-02-0
dichlorobenzene, 1,3-	541-73-1	phenanthrene	85-01-8
dichlorobenzene, 1,4-	106-46-7	pyrene	129-00-0
dichlorodifluoromethane	75-71-8	quinoline	91-22-5
dichloroethane, 1,1-	75-34-3	selenium	7782-49-2
dichloroethane, 1,2-	107-06-2	silver	7440-22-4
dichloroethylene, 1,1-	75-35-4	strontium	7440-24-6
dichloroethylene, 1,2 cis-	156-59-2	styrene	100-42-5
dichloroethylene, 1,2 trans-	156-60-5	tetrachloroethane, 1,1,1,2-	630-20-6
dichloromethane	75-09-2	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,2-	78-87-5	tetrachloroethylene	127-18-4
dichloropropene, 1,3-	542-75-6	thallium	7440-28-0
(cis + trans)		tin	7440-31-5
ethylbenzene	100-41-4	toluene	108-88-3
fluoranthene	206-44-0	trichloro-1,2,2-trifluoroethane,	76-13-1
fluorene	86-73-7	1,1,2-	
HEPH _s	NA	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
indeno(1,2,3-cd)pyrene	193-39-5	trichloroethylene	79-01-6
iron	7439-89-6	trichlorofluoromethane	75-69-4
isopropylbenzene	98-82-8	trimethylbenzene, 1,3,5-	108-67-8
Lead	7439-9-1	tungsten	7440-33-7
LEPH _s	NA	uranium	7440-61-1
lithium	7439-93-2	vanadium	7440-62-2
manganese	7439-96-5	vinyl chloride	75-01-4
mercury	7439-97-6	VPH _s	NA
methyl ethyl ketone [MEK]	78-93-3	xylenes	1330-20-7
methyl tert-butyl ether [MTBE]	1634-04-4	zinc	7440-66-6
methylnaphthalene, 1-	90-12-0		
methylnaphthalene, 2-	91-57-6		

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Substances evaluated in vapour for residential vapour use:

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

acetone	67-64-1	dichloropropane, 1,3	142-28-9
benzene	71-43-2	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethyl acetate	141-78-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorophenol, 2-	95-57-8	n-hexane	110-54-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene,1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trichloropropane,1,2,3-	96-18-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2 cis-	156-59-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2 trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPH _v	NA
dichloropropane, 1,2-	78-87-5	xylenes	1330-20-7

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Substances evaluated in vapour for commercial vapour use:

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

acetone	67-64-1	dichloropropane, 1,3	142-28-9
benzene	71-43-2	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethyl acetate	141-78-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorophenol, 2-	95-57-8	n-hexane	110-54-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2 cis-	156-59-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2 trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPH _v	NA
dichloropropane, 1,2-	78-87-5	xylenes	1330-20-7

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Substances evaluated in vapour for parkade vapour use:

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

acetone	67-64-1	dichloropropane, 1,3	142-28-9
benzene	71-43-2	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethyl acetate	141-78-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorophenol, 2-	95-57-8	n-hexane	110-54-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dibromomethane	74-95-3	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2 cis-	156-59-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2 trans-	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPH _v	NA
dichloropropane, 1,2-	78-87-5	xylenes	1330-20-7

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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	dibromoethane, 1,2-	106-93-4
acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
aluminum	7429-90-5	dichlorobenzene, 1,4-	106-46-7
anthracene	120-12-7	dichlorodifluoromethane	75-71-8
antimony	7440-36-0	dichloroethane, 1,1-	75-34-3
arsenic	7440-38-2	dichloroethane, 1,2-	107-06-2
barium	7440-39-3	dichloroethylene, 1,1-	75-35-4
benz(a)anthracene	56-55-3	dichloroethylene, 1,2 cis-	156-59-2
benzene	71-43-2	dichloroethylene, 1,2 trans-	156-60-5
benzo(a)pyrene	50-32-8	dichloromethane	75-09-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropane, 1,3	142-28-9
		dichloropropene, 1,3- (cis + trans)	542-75-6
boron	7440-42-8	EPH _{w10-19}	NA
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane [BDCM]	75-27-4	fluoranthene	206-44-0
bromoform	75-25-2	fluorene	86-73-7
bromomethane	74-83-9	hexachlorobutadiene	87-68-3
butadiene, 1,3-	106-99-0	iron	7439-89-6
cadmium	7440-43-9	isopropylbenzene	98-82-8
carbon tetrachloride	56-23-5	lead	7439-9-1
chlorobenzene	108-90-7	lithium	7439-93-2
chloroform	67-66-3	manganese	7439-96-5
chromium, hexavalent	18540-29-9	mercury	7439-97-6
chromium, trivalent	16065-83-1	methyl ethyl ketone [MEK]	78-93-3
chrysene	218-01-9	methyl tert-butyl ether [MTBE]	1634-04-4
		methylnaphthalene, 1-	90-12-0
cobalt	7440-48-4	methylnaphthalene, 2-	91-57-6
copper	7440-50-8		
dibenz(a,h)anthracene	53-70-3	molybdenum	7439-98-7
dibromochloromethane [DBCM]	124-48-1		

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naphthalene	91-20-3	trichlorobenzene,1,2,3-	87-61-6
nickel	7440-02-0	trichlorobenzene,1,2,4-	120-82-1
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	trimethylbenzene, 1,3,5-	108-67-8
styrene	100-42-5	uranium	7440-61-1
tetrachloroethane, 1,1,1,2-	630-20-6	vanadium	7440-62-2
tetrachloroethane, 1,1,2,2-	79-34-5	VH _{w6-10}	NA
tetrachloroethylene	127-18-4	vinyl chloride	75-01-4
toluene	108-88-3	xylenes	1330-20-7
trichloro-1,2,2-			
trifluoroethane, 1,1,2-	76-13-1	zinc	7440-66-6

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	cobalt	7440-48-4
acridine	260-94-6	copper	7440-50-8
anthracene	120-12-7	dichlorobenzene, 1,2-	95-50-1
antimony	7440-36-0	dichlorobenzene, 1,3-	541-73-1
arsenic	7440-38-2	dichlorobenzene, 1,4-	106-46-7
barium	7440-39-3	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloromethane	75-09-2
benzene	71-43-2	EPH _{w10-19}	NA
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
beryllium	7440-41-7	fluoranthene	206-44-0
boron	7440-42-8	fluorene	86-73-7
cadmium	7440-43-9	hexachlorobutadiene	87-68-3
carbon tetrachloride	56-23-5	lead	7439-9-1
chlorobenzene	108-90-7	LEPH _w	NA
chloroform	67-66-3	mercury	7439-97-6
chromium, hexavalent	18540-29-9	methyl tert-butyl ether [MTBE]	1634-04-4
chromium, trivalent	16065-83-1	molybdenum	7439-98-7
chrysene	218-01-9	naphthalene	91-20-3

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nickel	7440-02-0	toluene	108-88-3
phenanthrene	85-01-8	trichlorobenzene,1,2,3-	87-61-6
pyrene	129-00-0	trichlorobenzene,1,2,4-	120-82-1
quinoline	91-22-5	trichloroethylene	79-01-6
selenium	7782-49-2	uranium	7440-61-1
silver	7440-22-4	VH _{w6-10}	NA
styrene	100-42-5	VPH _w	NA
tetrachloroethylene	127-18-4	xylenes	1330-20-7
thallium	7440-28-0	zinc	7440-66-6
titanium	7440-32-6		

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Schedule D

Documents

- *Summary of Site Conditions, 5454 Fraser Street, Vancouver, BC, Keystone Environmental Ltd. October 10, 2023;*
- *Report of Findings, Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation, 5454 Fraser Street, Vancouver, BC, Keystone Environmental Ltd. September 2023;*
- *Report of Findings, Phase II Environmental Site Assessment, 5454 Fraser Street, Vancouver, BC, Keystone Environmental Ltd. May 2022;*
- *Report of Findings – Phase I Environmental Site Assessment, 5454 Fraser Street, Vancouver, BC, NEXT Environmental Ltd., February 9, 2022.*

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