



**VIA EMAIL: lyle@foundrydevelopments.com**

Victoria File: 26250-20/28667  
Regional File: 26250-20/28667  
Site ID: 28667

Date: August 13, 2024

45W7 Developments Inc.  
290 West 3<sup>rd</sup> Avenue  
Vancouver, BC, V5Y 1G1

Dear Lyle Richards:

**Re: Preliminary Determination - 37 & 45 West 7<sup>th</sup> Avenue, 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 or 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,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Justin Neal, City of Vancouver, [justin.neal@vancouver.ca](mailto:justin.neal@vancouver.ca)  
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Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto: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 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.

August 13, 2024  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 37 & 45 West 7<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

LOT 12 BLOCK 35 DISTRICT LOT 200A PLAN 197  
PID: 015-555-585

LOT 13 BLOCK 35 DISTRICT LOT 200A PLAN 197  
PID: 006-067-166

LOT 14 EXCEPT THE WEST 16.5 FEET BLOCK 35 DISTRICT LOT 200A PLAN 197  
PID: 006-067-271

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

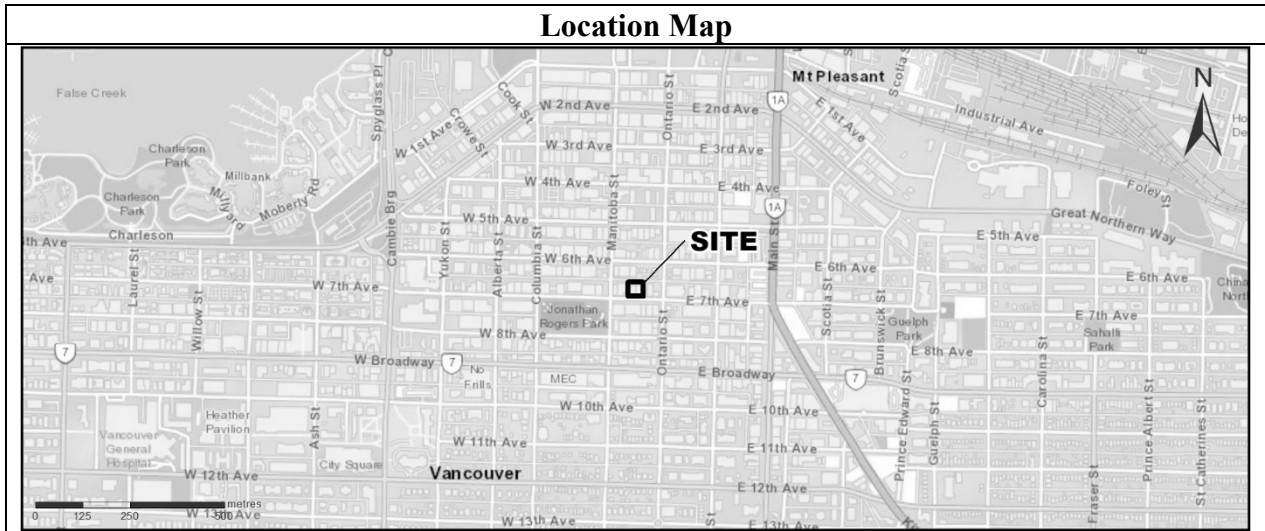
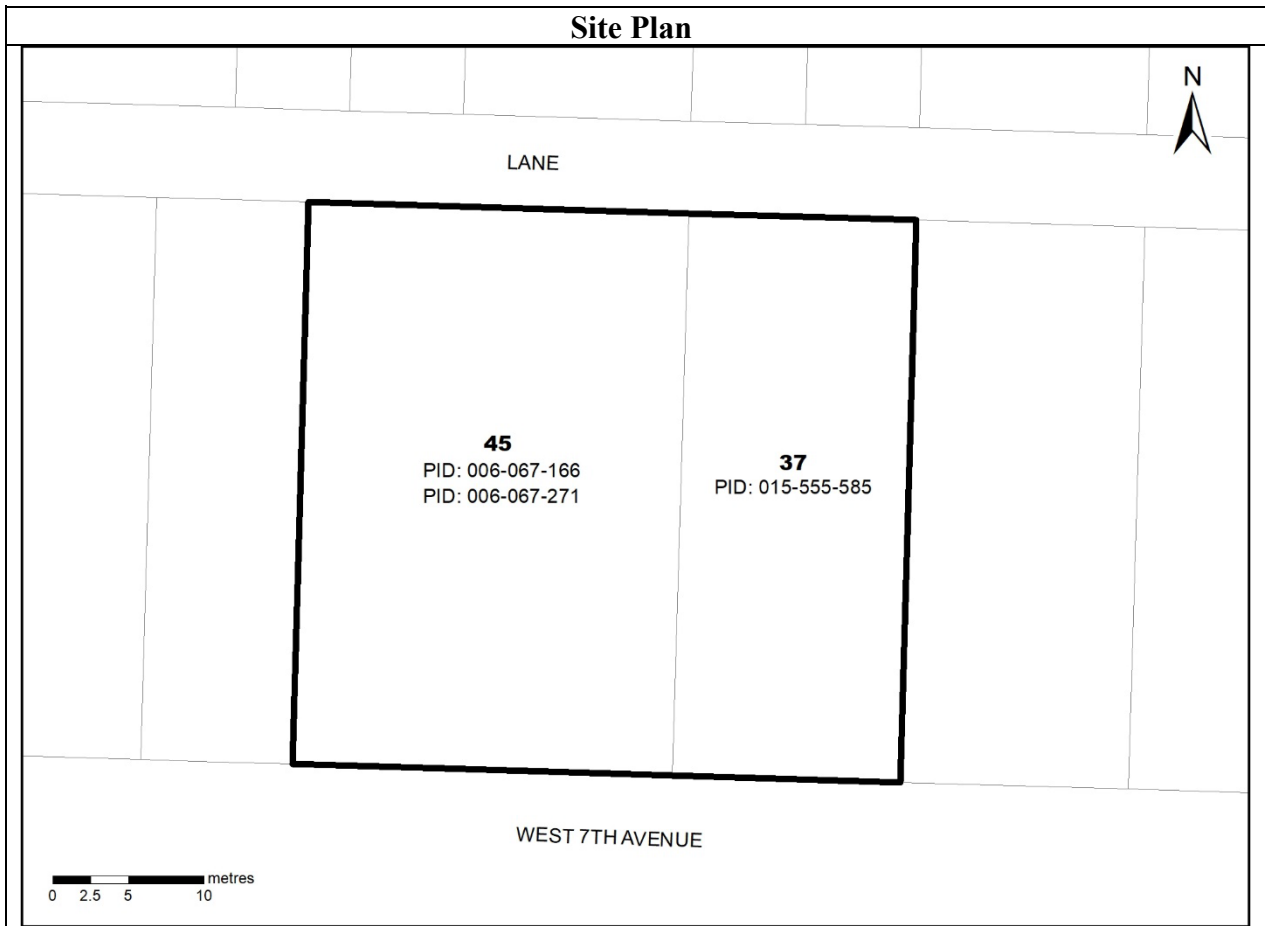
Latitude: 49° 15' 54.10"  
Longitude: 123° 6' 21.50"

August 13, 2024

Date Issued



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August 13, 2024  
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Site Identification Number 28667  
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3 of 12

## 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.

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) Buildings will be underlain by a concrete slab; and,
- (b) Any building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.

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

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R



A. Mortensen  
For Director, *Environmental Management Act*

4 of 12

## 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
aluminium	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
bromodichloromethane	75-27-4
bromoform	75-25-2
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
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

5 of 12

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	N/A
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	N/A
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
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
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
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R

A. Mortensen

For Director, *Environmental Management Act*

6 of 12

trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	N/A
xylenes	1330-20-7
zinc	7440-66-6

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

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

acetone	67-64-1
benzene	71-43-2
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
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
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
ethyl acetate	141-78-6
ethylbenzene	100-41-4
isopropylbenzene	98-82-8
methyl ethyl ketone [MEK]	78-93-3

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

7 of 12

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
tetrachloroethylene	127-18-4
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-04
VPHv	N/A
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
aluminium	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
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
boron	7440-42-8
bromodichloromethane	75-27-4
bromoform	75-25-2
cadmium	7440-43-9

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

8 of 12

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
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	75-09-02
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6, 10061-01-5
EPHw10-19	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
iron	7439-89-6
lead	7439-92-1
manganese	7439-96-5
mercury	7439-97-6
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
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
sodium	7440-23-5

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R



A. Mortensen

For Director, *Environmental Management Act*

9 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
tin	7440-31-5
toluene	108-88-3
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-06
trichlorofluoromethane	75-69-4
tungsten	7440-33-7
uranium	7440-61-1
VHw6-10	N/A
vinyl chloride	75-01-04
xylenes, total	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

arsenic	7440-38-2
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***Substances evaluated in water for aquatic life water use:***

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

acenaphthene	83-32-9
acridine	260-94-6
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
boron	7440-42-8
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7

August 13, 2024

Date Issued

Site Identification Number 28667  
Version 9.0 R



A. Mortensen  
For Director, *Environmental Management Act*  
10 of 12

chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-02
EPHw10-19	N/A
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
lead	7439-92-1
LEPHw	N/A
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
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
styrene	100-42-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
titanium	7440-32-6
toluene	108-88-3
trichloroethylene	79-01-06
uranium	7440-61-1
VHw6-10	N/A
VPHw	N/A
xylenes, total	1330-20-7
zinc	7440-66-6

August 13, 2024

Date Issued

Site Identification Number 28667  
Version 9.0 R



A. Mortensen  
For Director, *Environmental Management Act*  
11 of 12

## Schedule D

### Documents

*Summary of Site Condition*, prepared by James Smith/PGL Environmental Consultants, July 2024.

*Stage 2 Preliminary Site Investigation – 37 & 45 West 7<sup>th</sup> Avenue, Vancouver, BC*, prepared by PGL Environmental Consultants, July 2024.

*Stage 1 Preliminary Site Investigation – 37 & 45 West 7<sup>th</sup> Avenue, Vancouver, BC*, prepared by PGL Environmental Consultants, July 2024.

August 13, 2024

Date Issued

Site Identification Number 28667

Version 9.0 R



A. Mortensen  
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12 of 12