



VIA EMAIL: daniel@boffoproperties.com

Victoria File: 26250-20/28669
Site ID: 28669

July 22, 2024

Daniel Boffo
Boffo Properties (Commercial Drive) LP
1391 Venables Street
Vancouver, BC V5L 2G1

Dear Daniel Boffo:

Re: Preliminary Determination – 1739 Venables 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 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.

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 Peter.Yan@gov.bc.ca.

Yours truly,



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

Enclosure

cc: City of Vancouver
(VIA EMAIL) Contaminated.Sites@vancouver.ca

Daniel Boffo, 0721855 B.C. Ltd., Registered Owner
(VIA EMAIL) daniel@boffoproperties.com

Michelle Uyeda, GHD Ltd., Approved Professional
(VIA EMAIL) michelle.uyeda@ghd.com

Stephanie Kwok, CSAP Society
(VIA EMAIL) submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(VIA EMAIL) 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.

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Schedule A


The site covered by this Preliminary Determination is located at 1739 Venables Street, Vancouver, British Columbia which is more particularly known and described as:

Lot J of Lot 9 Block D District Lot 183 Plan 6275
PID: 010-928-014

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

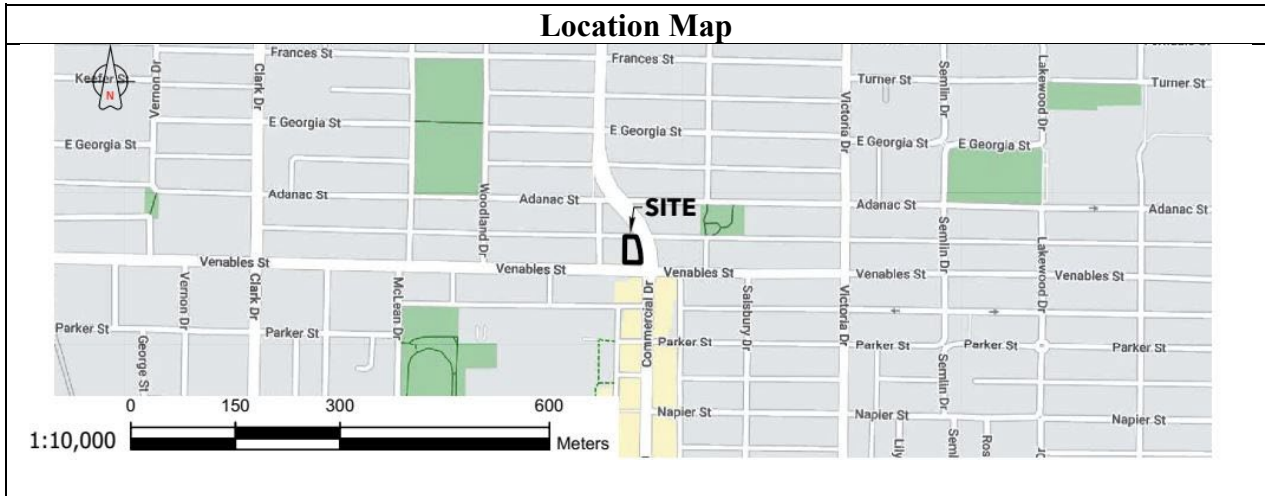
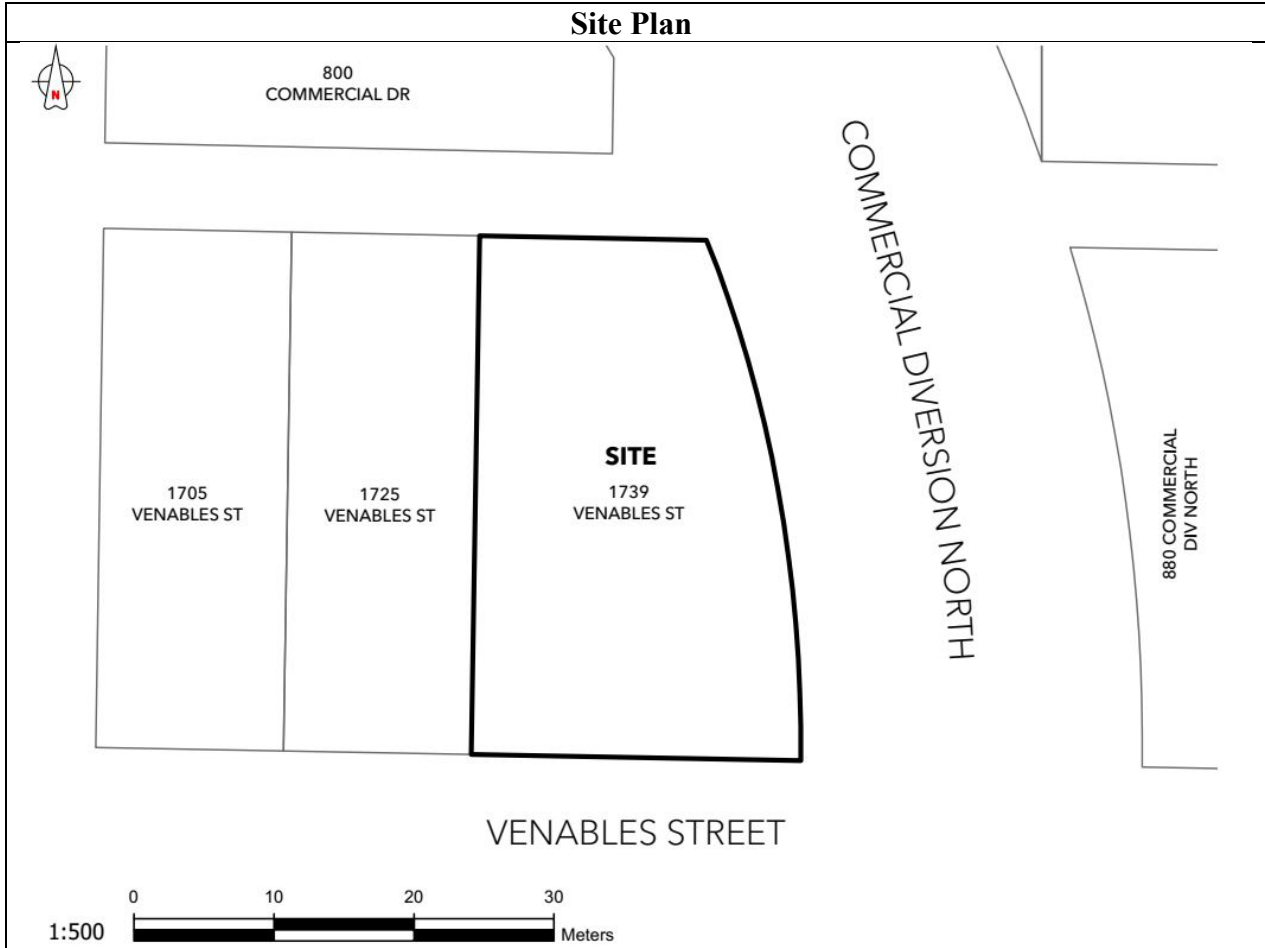
Latitude: 49° 16' 36.8"
Longitude: 123° 04' 11.5"

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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 use 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 standard 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) *“An underground parkade of any depth is permitted.”*

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.

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Schedule C

Substances and Uses

Substances evaluated in soil for residential high-density soil use:

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

aluminum	7429-90-5	ethylbenzene	100-41-4
antimony	7440-36-0	iron	7439-89-6
arsenic	7440-38-2	lead	7439-92-1
barium	7440-39-3	lithium	7439-93-2
benzene	71-43-2	manganese	7439-96-5
beryllium	7440-41-7	mercury	7439-97-6
boron	7440-42-8	methyl tert-butyl ether [MTBE]	1634-04-4
bromodichloromethane [BDCM]	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	nickel	7440-02-0
cadmium	744-43-9	selenium	7782-49-2
carbon tetrachloride	56-23-5	silver	7440-22-4
chlorobenzene	108-90-7	strontium	7440-24-6
chloroform	67-66-3	styrene	100-42-5
chromium	7440-47-3	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibromochloromethane [DBCM]	124-48-1	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	tin	7440-31-5
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-6
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis-	156-59-2	tungsten	7440-33-7
dichloroethylene, 1,2-trans	156-60-5	uranium	7440-61-1
dichloromethane	75-09-2	vanadium	7440-62-2
dichloropropane, 1,2-	78-87-5	vinyl chloride	75-01-4
dichloropropene, 1,3- (cis+trans)	542-75-6	xylenes	1330-20-7
		zinc	7440-66-6

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Substances evaluated in vapour for residential vapour use:

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

benzene	71-43-2	dichloropropane, 1,2-	78-87-5
bromodichloromethane [BDCM]	75-27-4	dichloropropene, 1,3- (cis+trans)	542-75-6
bromoform	75-25-2	ethylbenzene	100-41-4
carbon tetrachloride	56-23-5	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	n-decane	124-18-5
chloroform	67-66-3	n-hexane	110-54-3
chlorobenzene	108-90-7	styrene	100-42-5
chloromethane	74-87-3	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-4	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-6
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-cis-	156-59-2	vinyl chloride	75-01-4
dichlorodifluoromethane	75-71-8	xylenes, total	1330-20-7
dichloromethane	75-09-2		
dichlorobenzene, 1,2-	95-50-1		

Substances evaluated in water for drinking water use:

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

aluminum	7429-90-5	barium	7440-39-3
acenaphthene	83-32-9	beryllium	7440-41-7
anthracene	120-12-7	bromodichloromethane [BDCM]	75-27-4
antimony	7440-36-0	bromoform	75-25-2
arsenic	7440-38-2	boron	7440-42-8
benzene	71-43-2	cadmium	7440-43-9
benz(a)anthracene	56-55-3	carbon tetrachloride	56-23-5
benzo(a)pyrene	50-32-8	chlorobenzene	108-90-7
	205-99-2 &	chloroform	67-66-3
benzo(b+j)fluoranthenes	205-82-3		

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chromium	7440-47-3	molybdenum	7439-98-7
chrysene	218-01-9	methyl tert-butyl ether [MTBE]	1634-04-4
copper	7440-50-8	naphthalene	91-20-3
cobalt	7440-48-4	nickel	7440-02-0
dibenz(a,h)anthracene	53-70-3	pyrene	129-00-0
dibromochloromethane [DBCM]	124-48-1	quinoline	91-22-5
dichlorobenzene, 1,2-	95-50-1	selenium	7782-49-2
dichlorobenzene, 1,4-	106-46-7	silver	7440-22-4
dichloroethane, 1,1-	75-34-4	strontium	7440-24-6
dichloroethane, 1,2-	107-06-2	styrene	100-42-5
dichloroethylene, 1,1-	75-35-4	tetrachloroethane, 1,1,1,2-	630-20-6
dichloroethylene, 1,2-cis-	156-59-2	tetrachloroethane, 1,1,2,2-	79-34-5
dichloroethylene, 1,2-trans-	156-60-5	tetrachloroethylene	127-18-4
dichloromethane	75-09-2	tin	7440-31-5
dichloropropane, 1,2-	78-87-5	trichloroethane, 1,1,1-	71-55-6
dichloropropene, 1,3- (cis+trans)	542-75-6	trichloroethylene	79-01-6
EPHw10-19	NA	trichlorofluoromethane	75-69-4
ethylbenzene	100-41-4	toluene	108-88-3
fluoranthene	206-44-0	tungsten	7440-33-7
fluorene	86-73-7	uranium	7440-61-1
iron	7439-89-6	vanadium	440-62-2
lead	7439-92-1	vinyl chloride	75-01-4
lithium	7439-93-2	xylenes, total	1330-20-7
mercury	7439-97-6	VPHw6-10	NA
methylnaphthalene, 1-	90-12-0	zinc	7440-66-6
methylnaphthalene, 2-	91-57-6		

To meet local background concentrations:

cobalt	7440-48-4	sodium ion	17341-25-2
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Schedule D

Documents

Summary of Site Condition, 1739 Venable Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated June 2024;

Stage 1 Preliminary Site Investigation Update and Stage 2 Preliminary Site Investigation, 1739 Venable Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated June 2024;

Stage 1 Preliminary Site Investigation, 1739 Venable Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated August 2023.

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