



VIA EMAIL: BrendanY@petersonbc.com

Victoria File: 26250-20/28954
Regional File: 26250-20/28954
Site ID: 28954

July 15, 2024

Brendan Yee
Frame Kingsway Development BT Ltd.
1701 - 1166 Alberni Street
Vancouver, BC V6E 3Z3

Dear Mr. Yee:

Re: Preliminary Determination - Dedicated Lands located adjacent to property at 5189 Earles 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
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

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc:

Dave Young, City of Vancouver
contaminated.sites@vancouver.ca

CSAP Society
submissions@csapsociety.bc.ca

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

Ben Lin, Approved Professional, Keystone Environmental Ltd.
blin@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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located adjacent to 5189 Earles Street, Vancouver, British Columbia which is more particularly known and described as:

The Dedicated Lands is adjacent to Lot 1 Blocks 1 to 4 District Lot 37 Group 1 New Westminster District Plan EPP114339, as described by the following metes and bounds:

All that part of Road, Blocks 1 to 4, District Lot 37, Group 1, New Westminster District, shown on Plan EPP114339, described as follows:

Commencing at the northeasterly corner of said Road;

Thence $212^{\circ} 48' 43''$, 77.049 metres, more or less, following the easterly limit of said Road;

Thence $305^{\circ} 21' 59''$, 2.136 metres, following the southerly limit of said Road;

Thence $32^{\circ} 48' 43''$, 76.906 metres, more or less, following the westerly limit of said Road;

Thence $121^{\circ} 32' 08''$, 2.134 metres, following the northerly limit of said Road to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on March 18, 2024.

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

Latitude: $49^{\circ} 14' 17.26''$

Longitude: $123^{\circ} 2' 54.94''$

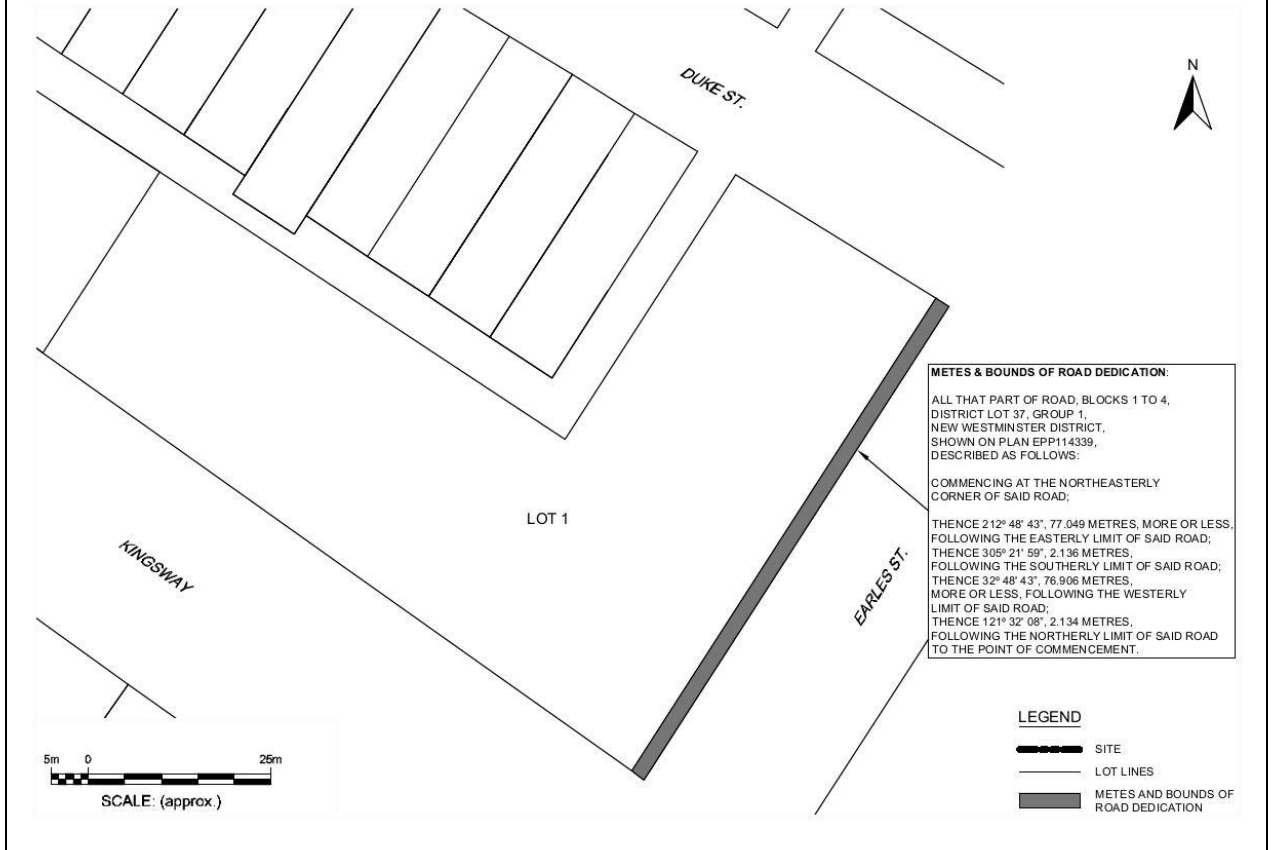
July 15, 2024

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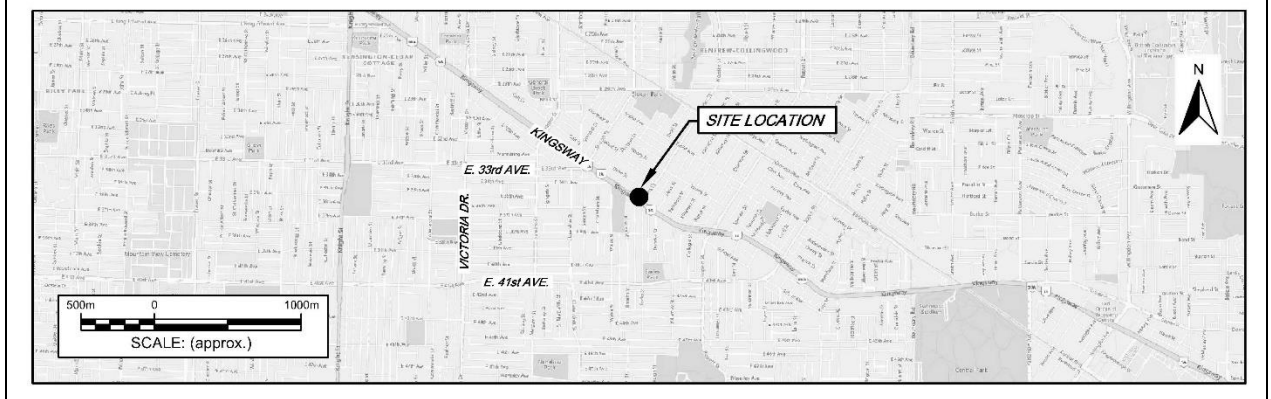


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Site Plan



Location Map



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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

Substances evaluated in soil for low-density residential land soil uses:

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

acenaphthene	83-32-9	iron	7439-89-6
aluminum	7429-90-5	lead	7439-92-1
anthracene	120-12-7	LEPHs	NA
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	molybdenum	7439-98-7
benzo(k)fluoranthene	207-08-9	naphthalene	91-20-3
beryllium	7440-41-7	nickel	7440-02-0
boron	7440-42-8	phenanthrene	85-01-8
cadmium	7440-43-9	pyrene	129-00-0
chromium	7440-47-3	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	strontium	7440-24-6
dibenz(a,h)anthracene	53-70-3	thallium	7440-28-0
fluorathene	206-44-0	tin	7440-31-5
fluorene	86-73-7	tungsten	7440-33-7
HEPHs	NA	uranium	7440-61-1
indeno(1,2,3-cd)pyrene	193-39-5	vanadium	7440-62-2
		zinc	7440-66-6

Substances evaluated in soil for industrial land soil uses:

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

acenaphthene	83-32-9	aluminum	7429-90-5
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anthracene	120-12-7	lead	7439-92-1
antimony	7440-36-0	LEPHs	NA
arsenic	7440-38-2	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzo(a)pyrene	50-32-8	methylnaphthalene, 1-	90-12-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methylnaphthalene, 2-	91-57-6
benzo(k)fluoranthene	207-08-9	molybdenum	7439-98-7
beryllium	7440-41-7	naphthalene	91-20-3
boron	7440-42-8	nickel	7440-02-0
cadmium	7440-43-9	phenanthrene	85-01-8
chromium	7440-47-3	pyrene	129-00-0
chrysene	218-01-9	quinoline	91-22-5
cobalt	7440-48-4	selenium	7782-49-2
copper	7440-50-8	silver	7440-22-4
dibenz(a,h)anthracene	53-70-3	strontium	7440-24-6
fluorathene	206-44-0	thallium	7440-28-0
fluorene	86-73-7	tin	7440-31-5
HEPHs	NA	tungsten	7440-33-7
indeno(1,2,3-cd)pyrene	193-39-5	uranium	7440-61-1
iron	7439-89-6	vanadium	7440-62-2
		zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	beryllium	7440-41-7
aluminum	7429-90-5	boron	7440-42-8
anthracene	120-12-7	cadmium	7440-43-9
antimony	7440-36-0	chromium, hexavalent	18540-29-9
arsenic	7440-38-2	chromium, trivalent	16065-83-1
barium	7440-39-3	chrysene	218-01-9
benz(a)anthracene	56-55-3	cobalt	7440-48-4
benzo(a)pyrene	50-32-8	copper	7440-50-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dibenz(a,h)anthracene	53-70-3
		EPHw ₁₀₋₁₉	NA

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fluorathene	206-44-0	pyrene	129-00-0
fluorene	86-73-7	quinoline	91-22-5
lead	7439-92-1	selenium	7782-49-2
lithium	7439-93-2	silver	7440-22-4
mercury	7439-97-6	strontium	7440-24-6
methylnaphthalene, 1-	90-12-0	tin	7440-31-5
methylnaphthalene, 2-	91-57-6	uranium	7440-61-1
molybdenum	7439-98-7	vanadium	7440-62-2
naphthalene	91-20-3	zinc	7440-66-6
nickel	7440-02-0		

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Schedule D

Documents

Summary of Site Condition, Dedicated Lands adjacent to property at 5189 Earles Street, Vancouver, BC , Keystone Environmental Ltd., May 2024.

Report of Findings – Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation and Confirmation of Remediation, 5189 Earles Street (Formerly 2725 Kingsway) and Adjacent Dedicated Lands, Vancouver, BC, Keystone Environmental Ltd., March 2024.

Approval in Principle – 2725 Kingsway, Vancouver, BC, BC ENV, July 2022.

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 2725 Kingsway and Adjacent Dedicated Lands, Vancouver, BC, Keystone Environmental Ltd., May 2022.

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