VIA EMAIL

Victoria File: 26250-20/29001
Site ID: 29001

January 20, 2025

Mamoud Bashi
CSR Consultants Ltd.
#206-3855 Henning Drive
Burnaby, BC, V5C 6N3
Mamoud@csrgroup.ca

Re: Preliminary Determination – 1510 W 71 Avenue, Vancouver, BC

Dear Mamoud Bashi:

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 professional 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.

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.

Yours truly,

Lavinia Zanini, P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Kelly Carswell, City of Vancouver
contaminated.sites@vancouver.ca
453 West 12th Ave., Vancouver, BC, V5Y 1V4

Gary Hamilton, Hamilton & D'Ambra Consulting Inc.
garyhamilton49@gmail.com
113 - 408 East Kent Avenue South, Vancouver, BC, V5X 2X7

Andy Xuan, 338888 (Granville) Holdings Ltd., Inc. No. 628658
andy.xuan@mcmgroup.ca
4920 Foxglove Crescent, Richmond, BC, V7C 2K3

Sunny Wu, Mega International Commercial Banking
obscvr@megaicbc.com
1095 West Pender Street, Suite 1250, Vancouver, BC, V6E 2M6

Ministry of Environment & Climate Change Strategy
200 – 10470 152nd Street, Surrey, BC, V3R 0Y3

Client Information Officer, ENV, Victoria,
csp_cio@victoria1.gov.bc.ca

Liam Prendergast, CSAP Society,
submissions@csapsociety.bc.ca
613 – 744 West Hastings Street, Vancouver, BC, V6C 1A5

Ministry of Environment and Parks

PRELIMINARY DETERMINATION

(Pursuant to Section 44 of the *Environmental Management Act*)

THIS IS TO CERTIFY that a Preliminary Determination has been made for the site identified in Schedule A of this document. The site **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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.

The issuance of this Preliminary Determination is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This is to advise that submissions received 35 days after delivery of this Preliminary Determination will be considered before a Final Determination is made.

In accordance with the *Environmental Management Act,* persons with an interest in the subject site will be notified 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.

L. Zanini

January 20, 2025
Date Issued

Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at **1510 W 71 Avenue, Vancouver, British Columbia,** which is more particularly known and described as:

Lot A Block E District Lot 318 Group 1 New Westminster District Plan BCP4778

PID: 025-626-680

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

Latitude:	49°	12'	24.78"
Longitude:	123°	8'	27.67"

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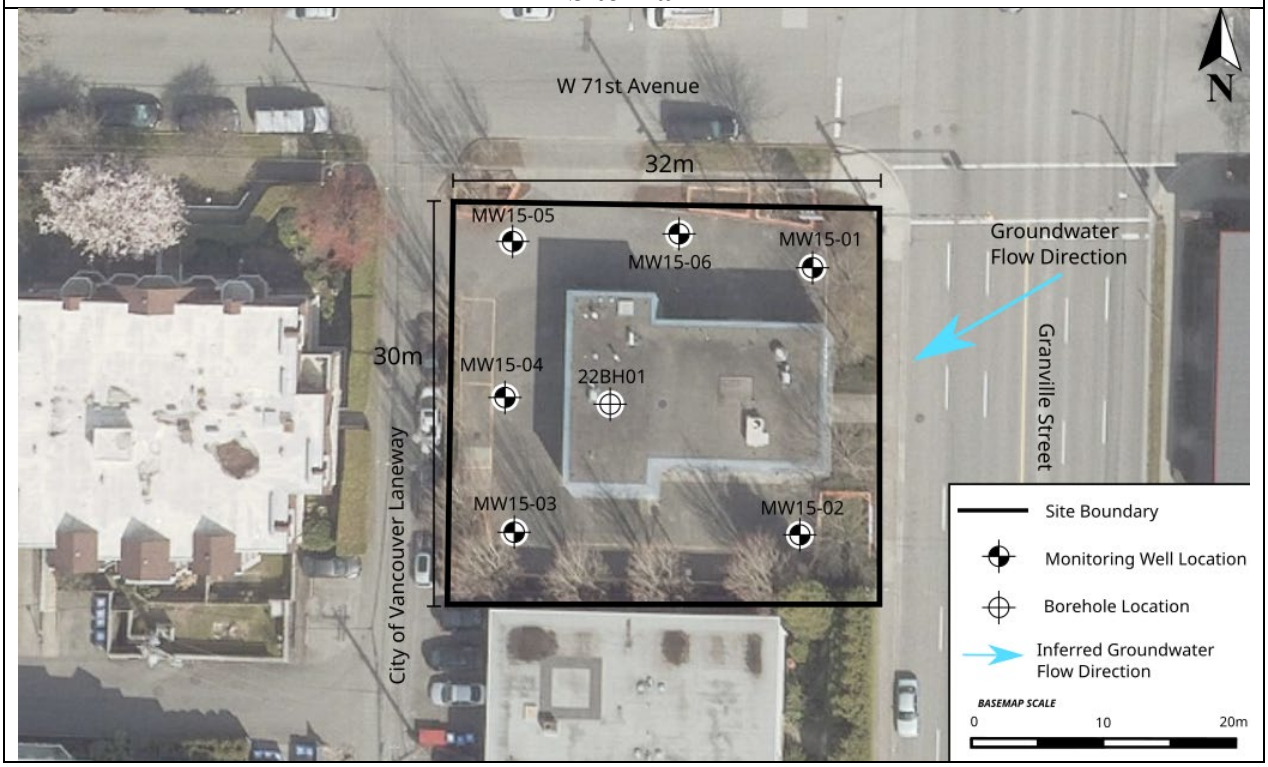
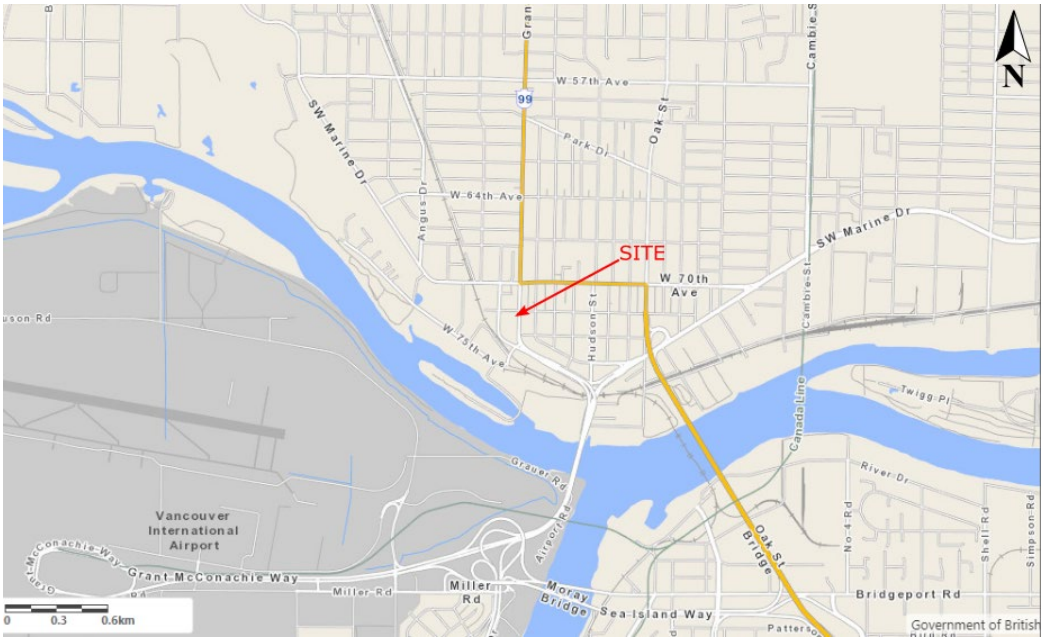
Lavinia Zanini
For Director, *Environmental Management Act*

Site Plan



Location Map



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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in vapour uses, altered assumptions, or known spills or leaks 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) Underground parkade will cover the entire site and will be built to the equivalent or better: 2012 or later BC Building Codes.

   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.

This Schedule contains no requirements or conditions.

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Date Issued

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule C

Uses, Substances and Chemical Abstract Numbers

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)
- aluminum (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)
- bromobenzene (108-86-1)
- bromodichloromethane (75-27-4)
- bromoform (75-25-2)
- bromomethane (74-83-9)
- 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)
- 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)
- 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)
- $HEPH_s$ (n/a)
- hexachlorobutadiene (87-68-3)
- indeno(1,2,3-cd)pyrene (193-39-5)
- iron (7439-89-6)
- isopropylbenzene (98-82-8)
- lead (7439-92-1)
- $LEPH_s$ (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)

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L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*

- selenium (7782-49-2)
- silver (7440-22-4)
- sodium ion (17341-25-2)
- 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)
- trichlorobenzene, 1,2,3- (87-61-6)
- trichlorobenzene, 1,2,4- (120-82-1)
- trichloroethane, 1,1,1- (71-55-6)
- trichloroethane, 1,1,2- (79-00-5)
- trichloroethylene (79-01-6)
- trichlorofluoromethane (75-69-4)
- trimethylbenzene, 1,3,5- (108-67-8)
- tungsten (7440-33-7)
- uranium (7440-61-1)
- vanadium (7440-62-2)
- vinyl chloride (75-01-4)
- VPH_s (n/a)
- xylenes (1330-20-7)
- zinc (7440-66-6)

Substances evaluated in vapour for commercial land vapour use:

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

- benzene (71-43-2)
- bromodichloromethane [BDCM] (75-27-4)
- bromoform (75-25-2)
- bromomethane (74-83-9)
- butadiene, 1,3- (106-99-0)
- carbon tetrachloride (56-23-5)
- chlorobenzene (108-90-7)
- chloroethane (75-00-3)
- chloroform (67-66-3)
- chloromethane (74-87-3)
- dibromoethane, 1,2- (106-93-4)
- dibromomethane (74-95-3)
- dichlorobenzene, 1,2- (95-50-1)
- dichlorobenzene, 1,3- (541-73-1)
- dichlorobenzene, 1,4- (106-46-7)
- dichlorodifluoromethane (75-71-8)
- 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 (75-09-2)
- dichloropropane, 1,2- (78-87-5)
- dichloropropene, 1,3- (cis + trans) (542-75-6)
- ethylbenzene (100-41-4)
- isopropylbenzene (98-82-8)
- methyl ethyl ketone [MEK] (78-93-3)
- methyl isobutyl ketone [MIBK] (108-10-1)
- 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, 1,1,2,2- (79-34-5)
- tetrachloroethylene (127-18-4)
- toluene (108-88-3)

- trichloroethane, 1,1,1- (71-55-6)
- trichloroethane, 1,1,2- (79-00-5)
- trichloroethylene (79-01-6)
- trichlorofluoromethane (75-69-4)
- trimethylbenzene, 1,2,4- (95-63-6)
- trimethylbenzene, 1,3,5- (108-67-8)
- vinyl chloride (75-01-4)
- VPHv (n/a)
- xylenes, total (1330-20-7)

Substances evaluated in vapour for parkade vapour use:

<u>To meet numerical standards prescribed for defining whether a site is contaminated:</u>

- benzene (71-43-2)
- bromodichloromethane [BDCM] (75-27-4)
- bromoform (75-25-2)
- bromomethane (74-83-9)
- butadiene, 1,3- (106-99-0)
- carbon tetrachloride (56-23-5)
- chlorobenzene (108-90-7)
- chloroethane (75-00-3)
- chloroform (67-66-3)
- chloromethane (74-87-3)
- dibromoethane, 1,2-(106-93-4)
- dibromomethane (74-95-3)
- dichlorobenzene, 1,2- (95-50-1)
- dichlorobenzene, 1,3- (541-73-1)
- dichlorobenzene, 1,4- (106-46-7)
- dichlorodifluoromethane (75-71-8)
- 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 (75-09-2)
- dichloropropane, 1,2- (78-87-5)
- dichloropropene, 1,3- (cis + trans) (542-75-6)
- ethylbenzene (100-41-4)
- isopropylbenzene (98-82-8)
- methyl ethyl ketone [MEK] (78-93-3)
- methyl isobutyl ketone [MIBK] (108-10-1)
- 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, 1,1,2,2- (79-34-5)
- tetrachloroethylene (127-18-4)
- toluene (108-88-3)
- trichloroethane, 1,1,1- (71-55-6)
- trichloroethane, 1,1,2- (79-00-5)
- trichloroethylene (79-01-6)
- trichlorofluoromethane (75-69-4)
- trimethylbenzene, 1,2,4- (95-63-6)
- trimethylbenzene, 1,3,5- (108-67-8)
- vinyl chloride (75-01-4)
- 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)
- acridine (260-94-6)
- aluminum (7429-90-5)
- anthracene (120-12-7)
- antimony (7440-36-0)
- barium (7440-39-3)
- benzene (71-43-2)
- benzo(a)anthracene (56-55-3)
- benzo(a)pyrene (50-32-8)
- benzo(b+j)fluoranthenes (205-99-2 & 205-82-3)
- beryllium (7440-41-7)
- boron (7440-42-8)
- bromobenzene (108-86-1)
- bromodichloromethane [BDCM] (75-27-4)
- bromoform (75-25-2)
- bromomethane (74-83-9)
- butadiene, 1,3- (106-99-0)
- cadmium (7440-43-9)
- calcium (7440-70-2)
- carbon tetrachloride (56-23-5)
- chlorobenzene (108-90-7)
- chloroform (67-66-3)
- chromium, hexavalent (18540-29-9)
- chrysene (218-01-9)
- cobalt (7440-48-4)
- copper (7440-50-8)
- dibenz(a,h)anthracene (53-70-3)
- 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)
- dichlorodifluoromethane (75-71-8)
- 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 (75-09-2)
- dichloropropane, 1,2- (78-87-5)
- dichloropopane, 1,3- (142-28-9)
- dichloropopene, 1,3- (cis + trans) (542-75-6)
- EPH_{w10-19} (n/a)
- ethylbenzene (100-41-4)
- fluoranthene (206-44-0)
- fluorene (86-73-7)
- hexachlorobutadiene (87-68-3)
- iron (7439-89-6)
- isopropylbenzene (98-82-8)
- lead (7439-92-1)
- 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)
- sodium ion (17341-25-2)
- 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)
- titanium (7440-32-6)
- toluene (108-88-3)
- trichloro-1,2,2-trifluoroethane, 1,1,2- (76-13-1)
- trichlorobenzene, 1,2,3- (87-61-6)
- trichlorobenzene, 1,2,4- (120-82-1)
- trichloroethane, 1,1,1- (71-55-6)
- trichloroethane, 1,1,2- (79-00-5)
- trichloroethylene (79-01-6)
- trichlorofluoromethane (75-69-4)
- trimethylbenzene, 1,3,5- (108-67-8)
- tungsten (7440-33-7)
- uranium (7440-61-1)
- vanadium (7440-62-2)
- VH_w6-10 (n/a)
- vinyl chloride (75-01-4)
- VPH_w (n/a)
- xylenes, total (1330-20-7)
- zinc (7440-66-6)

To meet local background concentrations determined under Protocol 9:

- arsenic (7440-38-2)

Substances evaluated in water for marine aquatic life water use:

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

- acenaphthene (83-32-9)
- acridine (260-94-6)
- aluminum (7429-90-5)
- anthracene (120-12-7)
- antimony (7440-36-0)
- barium (7440-39-3)
- benzene (71-43-2)
- benzo(a)anthracene (56-55-3)
- benzo(a)pyrene (50-32-8)
- benzo(b+j)fluoranthenes (205-99-2 & 205-82-3)
- beryllium (7440-41-7)
- boron (7440-42-8)
- bromobenzene (108-86-1)
- bromodichloromethane [BDCM] (75-27-4)
- bromoform (75-25-2)
- bromomethane (74-83-9)
- butadiene, 1,3- (106-99-0)
- cadmium (7440-43-9)
- calcium (7440-70-2)
- carbon tetrachloride (56-23-5)
- chlorobenzene (108-90-7)
- chloroform (67-66-3)
- chromium, hexavalent (18540-29-9)
- chrysene (218-01-9)
- cobalt (7440-48-4)
- copper (7440-50-8)
- dibenz(a,h)anthracene (53-70-3)
- 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)
- dichlorodifluoromethane (75-71-8)
- 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 (75-09-2)
- dichloropropane, 1,2- (78-87-5)
- dichloropopane, 1,3- (142-28-9)
- dichloropopene, 1,3- (cis + trans) (542-75-6)
- EPH_w10-19 (n/a)
- ethylbenzene (100-41-4)
- fluoranthene (206-44-0)
- fluorene (86-73-7)
- hexachlorobutadiene (87-68-3)
- iron (7439-89-6)
- isopropylbenzene (98-82-8)
- lead (7439-92-1)
- $LEPH_w$ (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)
- sodium ion (17341-25-2)
- 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)
- titanium (7440-32-6)
- toluene (108-88-3)
- trichloro-1,2,2-trifluoroethane, 1,1,2- (76-13-1)
- trichlorobenzene, 1,2,3- (87-61-6)
- trichlorobenzene, 1,2,4- (120-82-1)
- trichloroethane, 1,1,1- (71-55-6)
- trichloroethane, 1,1,2- (79-00-5)
- trichloroethylene (79-01-6)
- trichlorofluoromethane (75-69-4)
- trimethylbenzene, 1,3,5- (108-67-8)
- tungsten (7440-33-7)
- uranium (7440-61-1)
- vanadium (7440-62-2)
- VH_w6-10 (n/a)
- vinyl chloride (75-01-4)
- VPH_w (n/a)
- xylenes, total (1330-20-7)
- zinc (7440-66-6)

To meet local background concentrations determined under Protocol 9:

- arsenic (7440-38-2)

January 20, 2025
Date Issued

L. Zanini

Lavinia Zanini
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition, 1510 W 71 Avenue, Vancouver, BC.* Site Owner: 338888 (GRANVILLE) Holdings Ltd. Applicant: CSR Consultants Ltd. Approved Professional: Hamilton & D'Ambra Consulting Inc. Dated 30 October 2024;
- *Re: Protocol 9 Approval Request: Establishing Background Concentration of Arsenic in Groundwater, 1510 W 71 Avenue, Vancouver, BC*, PID: 025-626-680. File: 26250-20/29001. Site ID: 29001. App ID: 15204. From the Ministry of Environment and Climate Change Strategy, addressed to MCCM Group Ltd., Attn: Andy Xuan, dated 28 October 2024;
- *Protocol 9 Approval Request: Establishing Background Concentration of Arsenic in Groundwater, 1510 W 71 Avenue, Vancouver, BC.* Prepared for MCCM Group Ltd., prepared by CSR Consultants Ltd., dated 30 May 2024;
- *Update Stage 1 Preliminary Site Investigation, 1510 W 71 Avenue, Vancouver, BC*. Prepared for MCCM Group Ltd., prepared by Mamoud G. Bashi / CSR Consultants Ltd., dated 29 February 2024;
- *Update Supplementary Stage 2 Preliminary Site Investigation, 1510 W 71 Avenue, Vancouver, BC.* Prepared for MCCM Group Ltd., Prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 15 November 2024;
- *Stage 1 Preliminary Site Investigation, 1510 W 71 Avenue, Vancouver, BC.* Prepared for MCCM Group Ltd., prepared by Mamoud G. Bashi / CSR Environmental Ltd., dated 29 Jul 2022;
- *Groundwater Sampling, 1510 West 71st Avenue, Vancouver, BC.* Prepared for Fu Hua, prepared by P&A Environmental Inc., dated 11 Mar 2021;
- *Phase I Environmental Site Assessment Update, 1510 West 71st Avenue, Vancouver, BC.* Prepared for Fu Hua Development Ltd., prepared by Arcadis Canada, Inc., dated 27 Sept 2018;
- *Phase II Environmental Site Assessment, 1510 West 71st Avenue, Vancouver, BC.* Prepared for Mr. Lube Canada Inc., prepared by Stantec Consulting Ltd., dated 19 Jan 2016; and,
- *Phase I Environmental Site Assessment, 1510 West 71st Avenue, Vancouver, BC.* Prepared for Everest Industries Inc., prepared by Stantec Consulting Ltd., dated 26 Nov 2010.

January 20, 2025
Date Issued

L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*