



Ministry of
Environment

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.

May 28/14
Date Issued

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1700 Kingsway, Vancouver, British Columbia which is more particularly known and described as:

Lot E Blocks 7, 9 and 11, District Lot 352 Group 1 New Westminster District Plan BCP45184

PID: 028-252-462

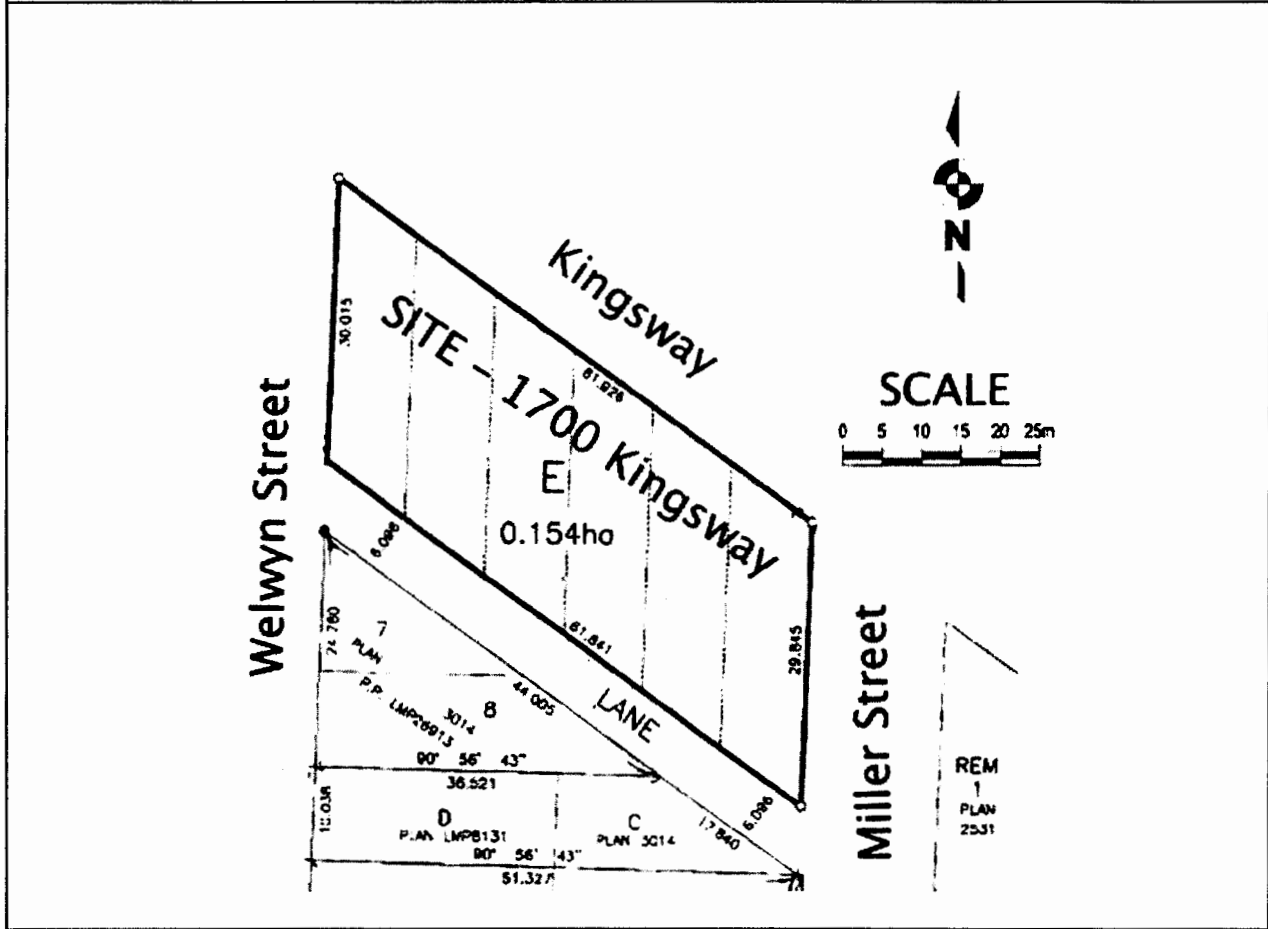
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 14' 48.70"
Longitude: 123° 04' 10.20"

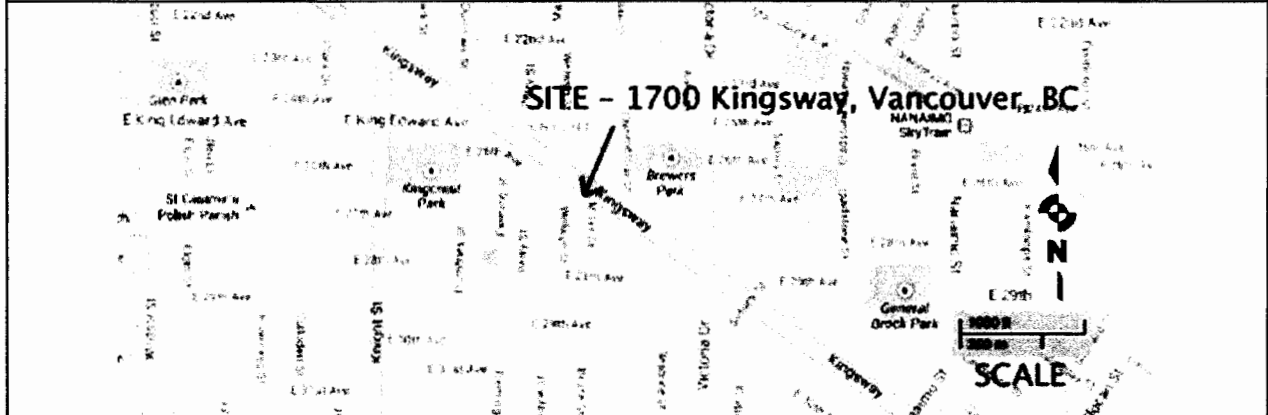
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Site Plan



Location Map

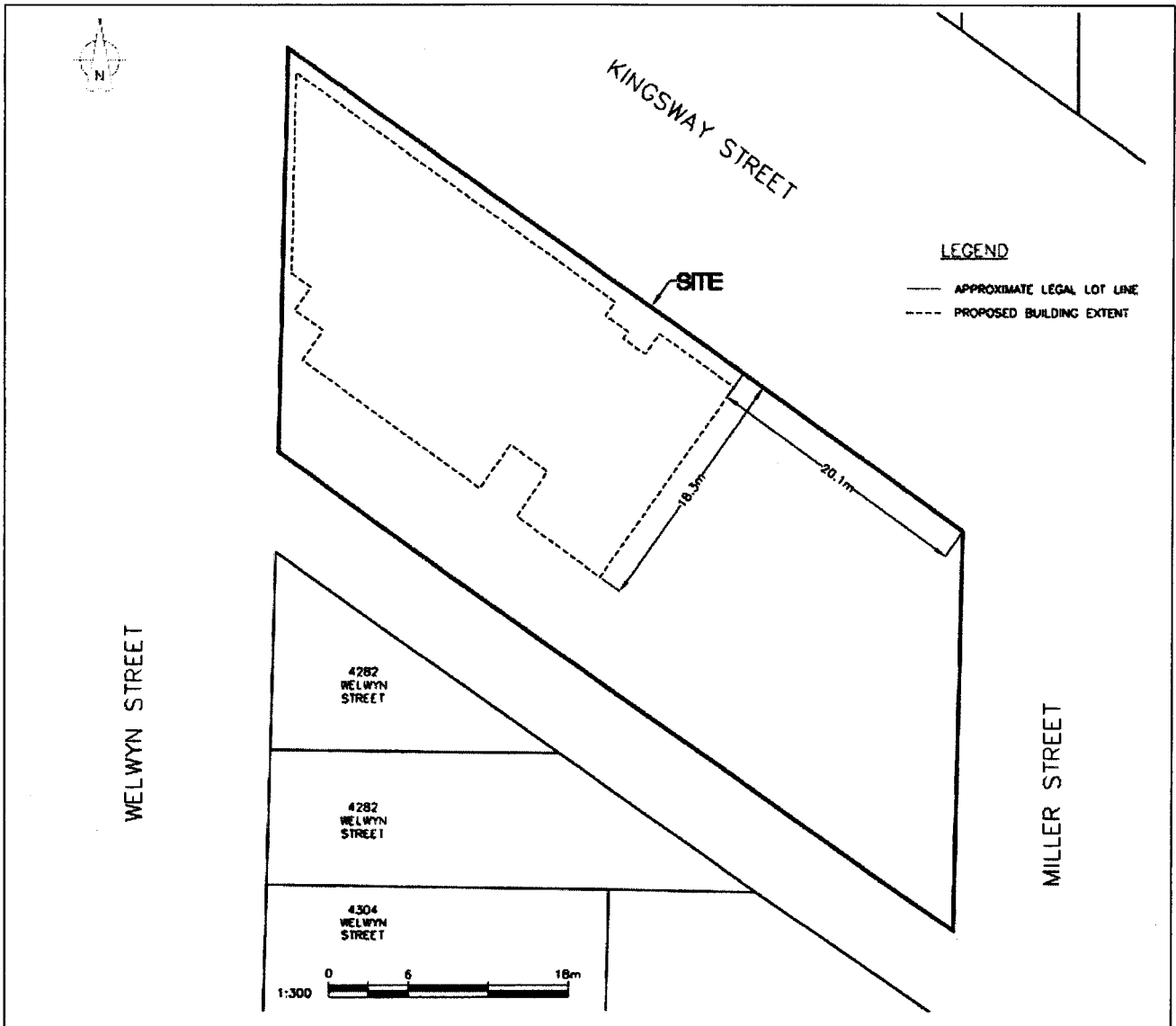


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Schedule "A"
Figure "1"



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Site Identification Number 15402
Version 8.0 R

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Schedule B

Requirements and Conditions

1. Any changes in land or vapour uses 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:

- The proposed building will be constructed at the location as indicated on Schedule A Figure 1.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed building 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 commercial soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, tin, uranium, vanadium, and zinc;
- LEPHs, HEPHs and VPHs;
- Benzene, ethylbenzene, toluene and xylene;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene;
- Bromodichloromethane, bromoform, carbon tetrachloride, chlorobenzene, dibromochloromethane, chloroethane, chloroform, chloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3dichloropropylene, trans-1,3-dichloropropylene, methyl tert-butyl ether (MTBE), styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane and vinyl chloride;
- Nonchlorinated phenols; and
- Diethylene glycol, ethylene glycol and 1,2-propylene glycol.

Substances evaluated in vapour for commercial vapour use:

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

- Benzene, bromodichloromethane, bromoform, 1,3-butadiene, carbon tetrachloride, chlorobenzene, chloroethane, cumene, n-decane, 1,2-dibromoethane, 1,2-dichloroethane, dibromochloromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3dichloropropylene, trans-1,3-dichloropropylene, ethylbenzene, n-hexane, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, styrene, tetrachloroethylene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, toluene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv and xylenes.

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Substances evaluated in water for no water use water use:

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

- VH_{w6-10} and EPH_{w10-19} .

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated 11 March 2014;
- *Detailed Site Investigation, 1700 Kingsway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated 10 March 2014; and
- *Stage 1 Preliminary Site Investigation, 1700 Kingsway, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated June 2013.

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