



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 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 30 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.

Oct. 15/14
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 25 East 2nd Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 8 District Lot 200A Group 1 New Westminster District Plan BCP47698

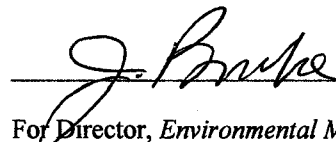
PID: 028-531-183

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

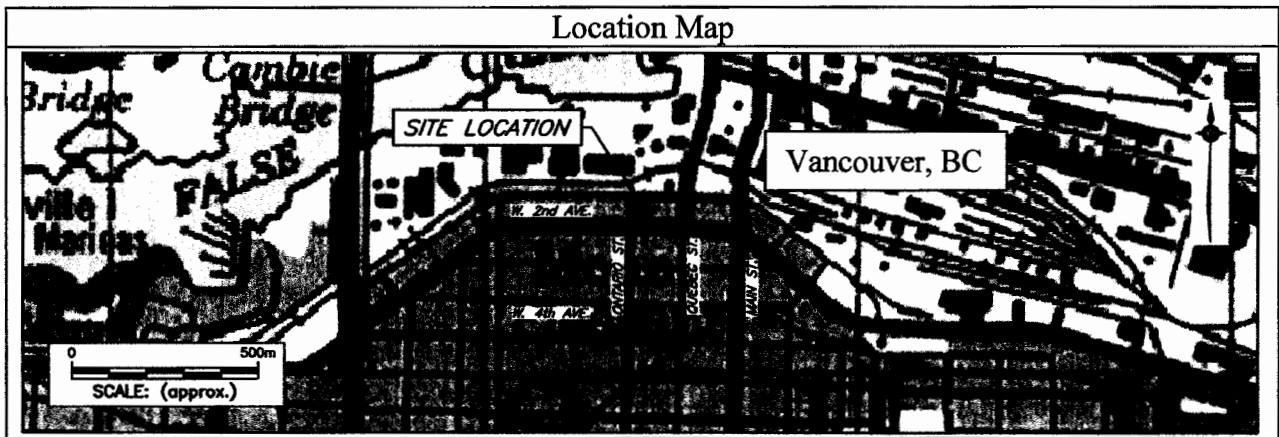
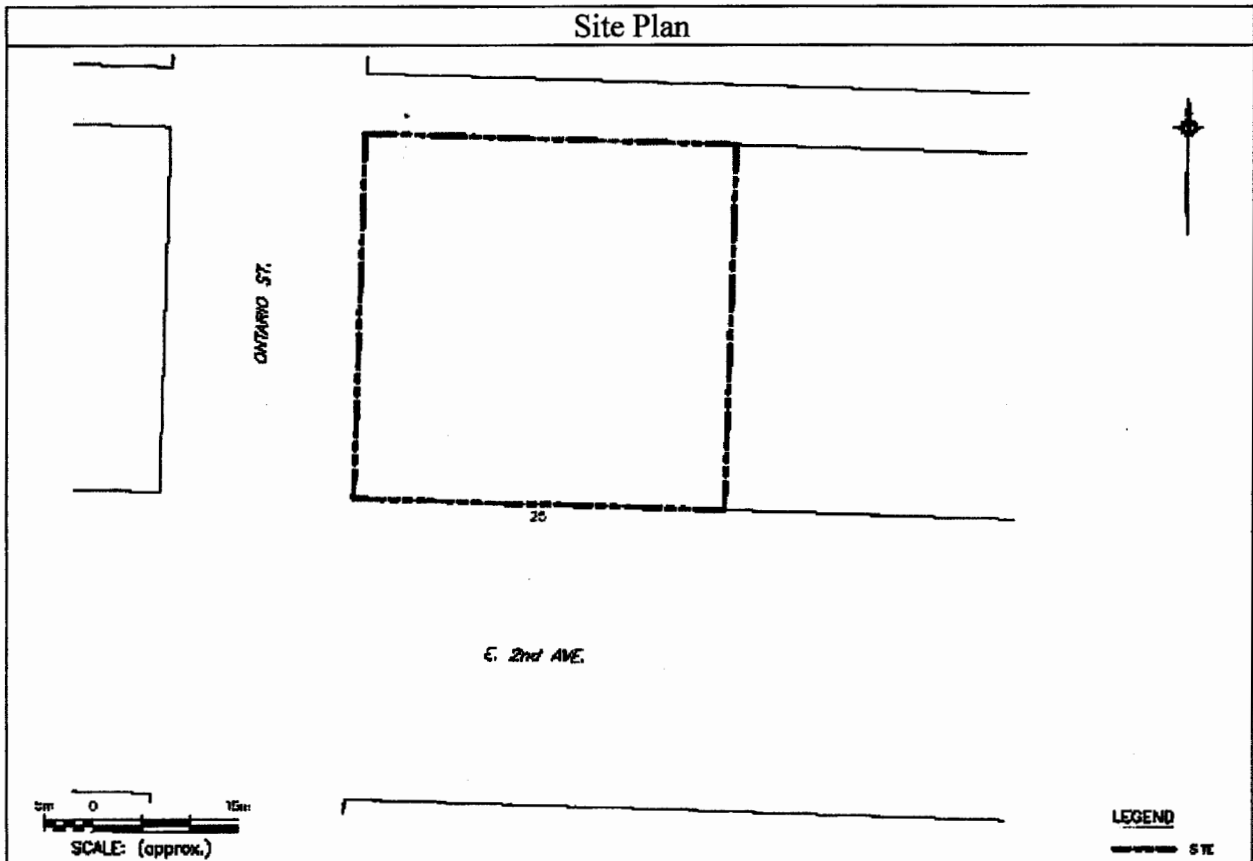
Latitude:	49°	16'	9.8"
Longitude:	123°	6'	16.1"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water 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:

- (a) Any building erected will have a basement no more than 7.6 meters below grade.

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 or persons 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 land soil use:

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

- Antimony, beryllium, cobalt, molybdenum, nickel, selenium, silver, vanadium, arsenic, barium, cadmium, chromium, copper, lead, mercury (inorganic) and zinc;
- VPHs, LEPHs and HEPHs;
- Chloroform, dichloroethane (1,1-, 1,2-), dichloroethene (1,1-, 1,2-), 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), carbon tetrachloride, trichloroethane (1,1,1-, 1,1,2-), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, tetrachloroethylene (PERC) and trichloroethylene (TCE);
- Styrene, benzene, ethylbenzene, toluene, xylene, methyl tert-butyl ether (MTBE),
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-c,d] pyrene, naphthalene, phenanthrene, pyrene and benzo[a]pyrene (B[A]P); and
- Bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane (methyl bromide), 2-butanone (methyl ethyl ketone), chloroethane (ethyl chloride), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,2-dibromoethane (ethylene dibromide) (EDB), dibromomethane (methylene bromide), dichlorodifluoromethane (Freon 12), 4-methyl-2-pentanone (methyl isobutyl ketone), 1,1,1,2-tetrachloroethane and vinyl chloride (chloroethene).

Substances evaluated in groundwater for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, magnesium, manganese, mercury, molybdenum, selenium, sodium, strontium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VH_{w6-10} and EPH_{w10-19} ;
- Vinyl chloride, 1,2-dichlorobenzene, 1,4-dichlorobenzene, monochlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, tetrachloroethylene and trichloroethylene;
- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), dichloromethane, tetrachloromethane, tribromomethane and trichloromethane;
- Benzene, ethylbenzene, styrene, toluene and xylenes (total); and
- benzo[a]pyrene.

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Substances evaluated in groundwater for marine aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VPH_w, LEPH_w, VH_{w6-10} and EPH_{w10-19};
- 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, monochlorobenzene, 1,2-dichloroethane, tetrachloroethylene and trichloroethylene;
- Dichloromethane, tetrachloromethane, and trichloromethane;
- Benzene, ethylbenzene, styrene, and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

Substances evaluated in vapour for residential vapour use:

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

- Benzene, bromobenzene, bromodichloromethane, bromoform, bromomethane, , 2-butanone (methyl ethyl ketone), carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, n-decane, 1,2-dibromoethane, dibromochloromethane, 1,2-dibromo-3-chloropropane (DBCP), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene, cis, 1,2-dichloroethene, trans, dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene, ethylbenzene, 4-methyl-2-pentanone (methyl isobutyl ketone), naphthalene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPH_v and xylenes, mixture.

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Schedule D


Documents

- *Summary of Site Condition*, prepared by Keystone Environmental Ltd., dated 30 Apr 2014; and
- *Preliminary Site Investigation – Stage 1 and Stage 2 25 East 2nd Avenue, Vancouver, BC*, prepared by Keystone Environmental Ltd., dated 30 Apr 2014.

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