



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.

Oct. 27/14  
Date Issued

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

**Schedule A**

The site covered by this Preliminary Determination is located at 1067 Robson Street, Vancouver, British Columbia which is more particularly known and described as:

LOT 25 BLOCK 4 DISTRICT LOT 185 PLAN 92

PID: 015-755-134

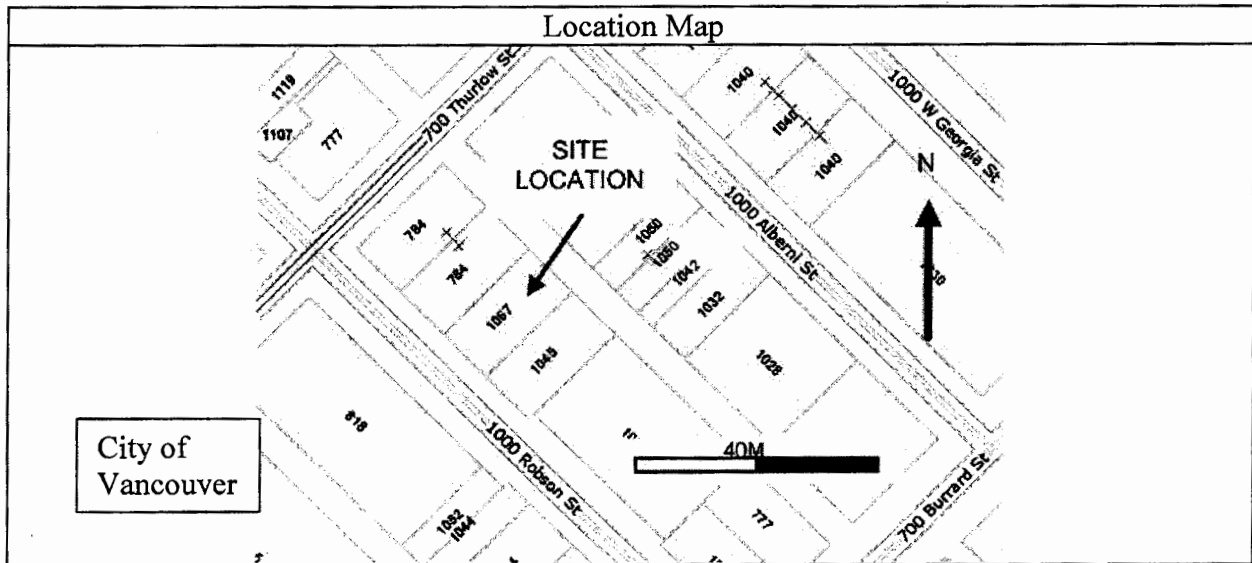
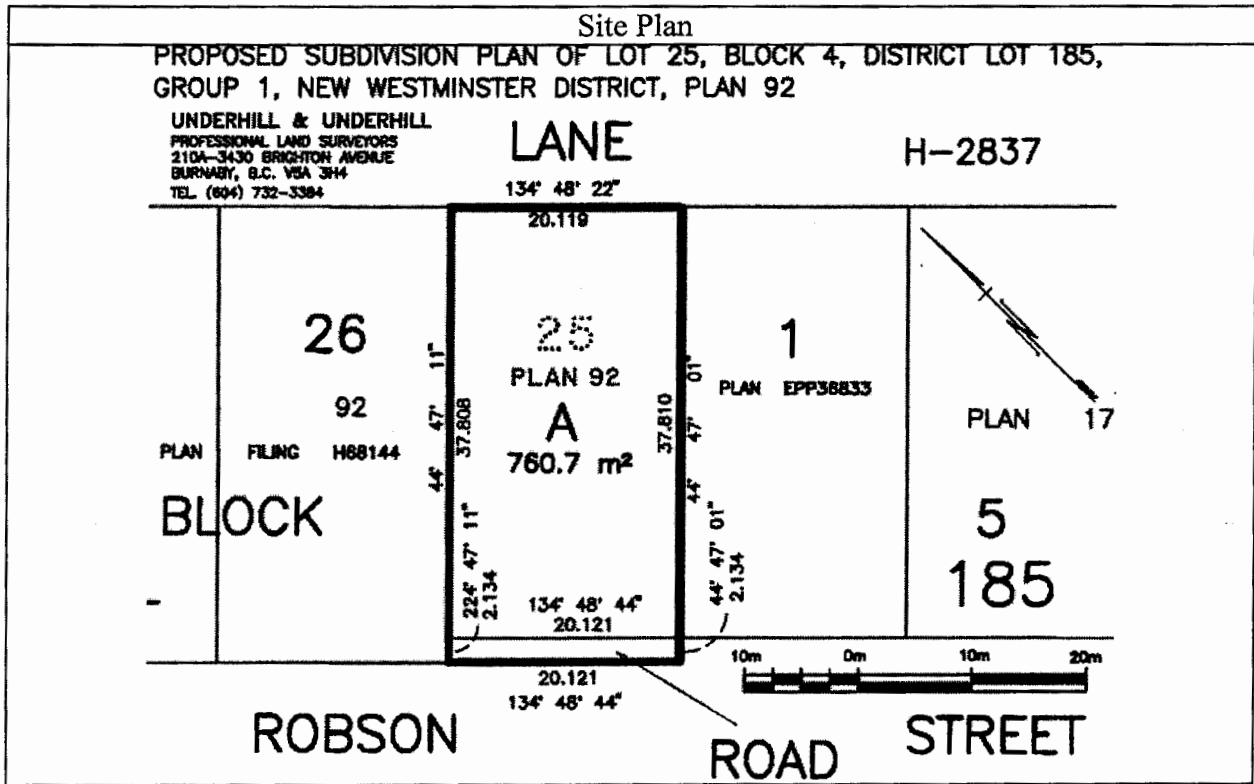
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude:        49°    17'    4"  
Longitude:      123°    7'    26"

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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 a Contaminated Sites Regulation numerical standard<s> at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of existing or expected at the site. These assumptions include the following:

- a) A slab-on-grade building will cover the entire site.

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:

- VPHs;
- Benzene, ethylbenzene, styrene, xylene; and
- Bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 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-1,3-dichloropropylene, trans-1,3-dichloropropylene, methyl tert-butyl ether (MTBE), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane and vinyl chloride.

#### *Substances evaluated in vapour for residential land vapour use:*

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

- Benzene, bromobenzene, bromodichloromethane, bromoform, bromomethane, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, decane (nC10), dibromochloromethane, 1,2-dibromo-3-chloropropane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane, ethylbenzene, n-hexane (nC6), methyl tert-butyl ether (MTBE), 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, vinyl chloride, VPHv and xylenes (mixture).

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***Substances evaluated in water for marine water aquatic life water use:***

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

- VPHw and VH<sub>w6-10</sub>;
- Benzene, ethylbenzene, styrene and xylenes;
- Methyl tertiary-butyl ether (MTBE); and
- Benzene, carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, tetrachloroethylene and trichloroethylene.

***Substances evaluated in water for drinking water water use:***

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

- VPHw and VH<sub>w6-10</sub>;
- Benzene, ethylbenzene, styrene and xylenes;
- Methyl tertiary-butyl ether (MTBE); and
- Benzene, carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, tetrachloroethylene and trichloroethylene.

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## Schedule D

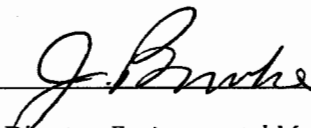
### Documents

- *Summary of Site Condition*, prepared by Gandalf Consulting Ltd, dated 01 Oct 2014;
- *Sub-surface Soil Vapour Investigation, 1067 Robson Street, Vancouver, BC*, prepared by D. Kelly Environmental Consulting Ltd, dated 31 Jul 2014;
- *Stage 2 Preliminary Site Investigation, 1067 Robson Street, Vancouver, BC*, prepared by D. Kelly Environmental Consulting Ltd, dated 31 Jul 2014; and
- *Stage 1 Preliminary Site Investigation, 1067 Robson Street, Vancouver, BC*, prepared by D. Kelly Environmental Consulting Ltd, dated 31 Jul 2014.

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