



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.

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Date Issued


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

Schedule A

The site covered by this Preliminary Determination is located at 188 East 32nd Avenue (formerly 4811 Main Street), Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block 5, District Lot 634, Group 1, New Westminster District Plan EPP39361

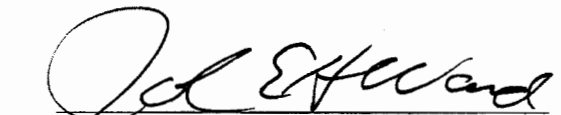
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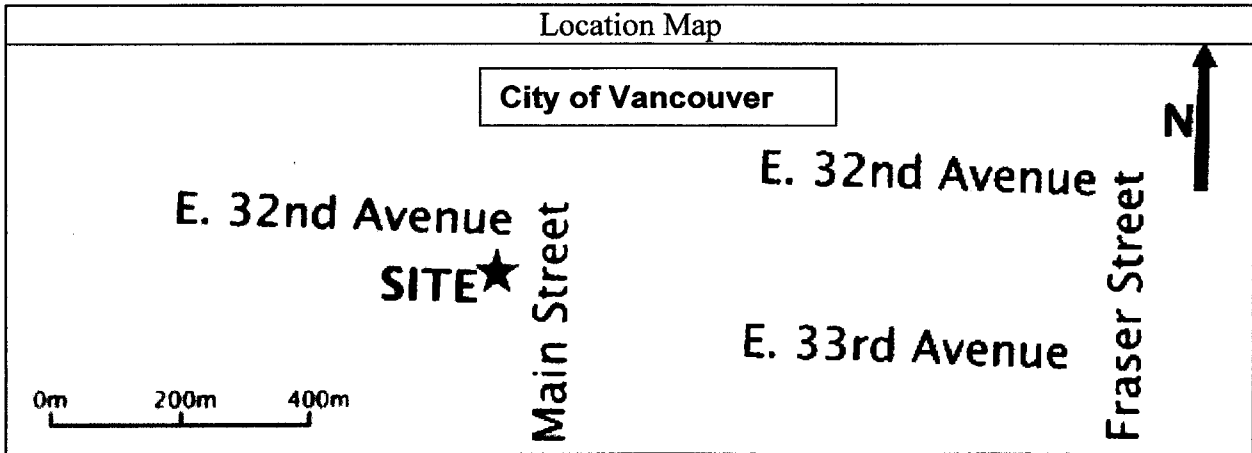
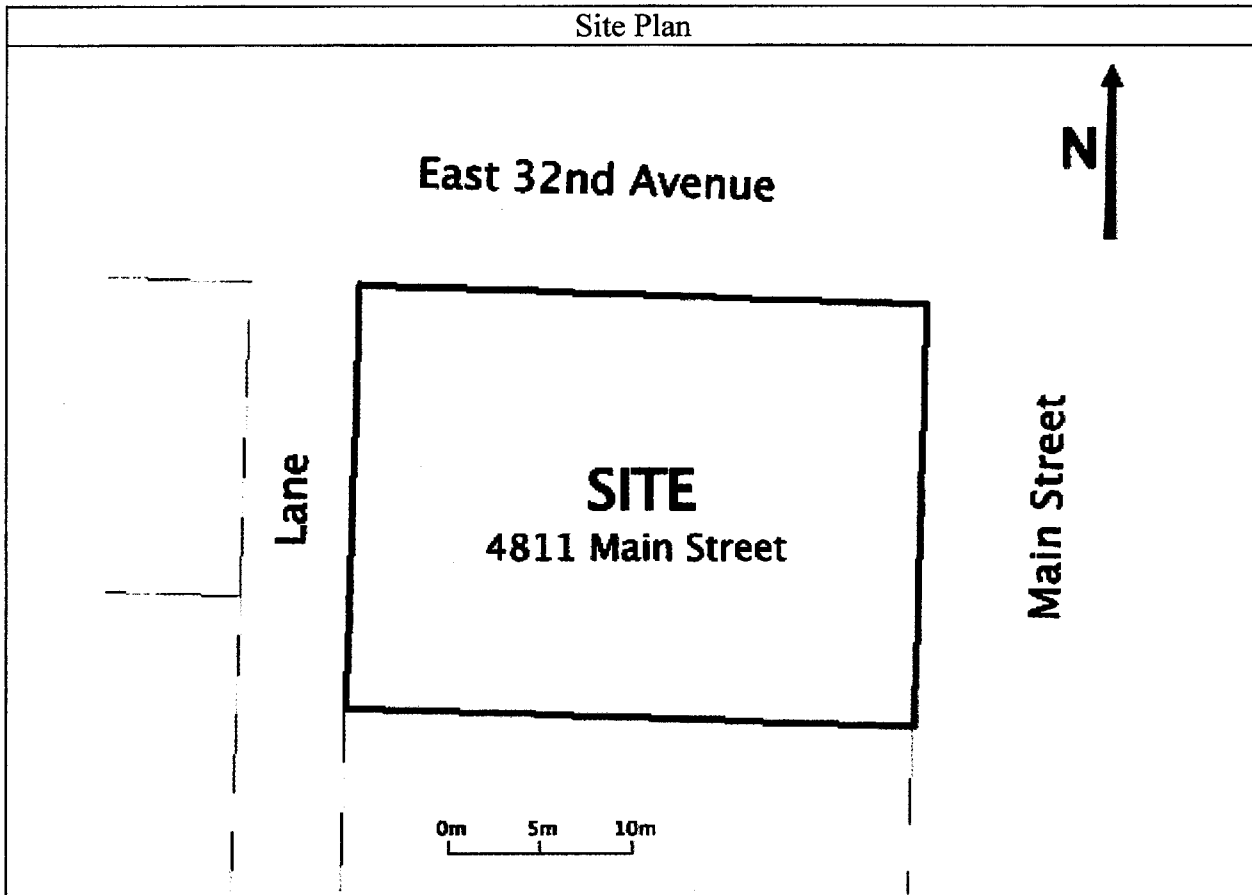
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	14'	30.5"
Longitude:	123°	6'	6.6"

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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 persons 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.

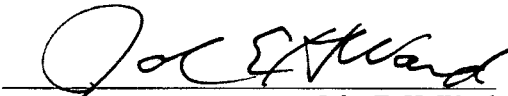
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches expected at the site. These assumptions include the following:

- a) Any building erected on the Site will have a basement no more than 3.3 metres below grade;
- b) No trench work will be conducted at depths greater than 3.3 metres below grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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 commercial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, and zinc;
- LEPHs, HEPHs, VPHs, and methyl tert-butyl ether (MTBE);
- Bromodichloromethane, bromoform, carbon tetrachloride, 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, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, styrene, 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; and
- Ethylene glycol, and propylene glycol.

Substances evaluated in vapour for commercial land vapour use:

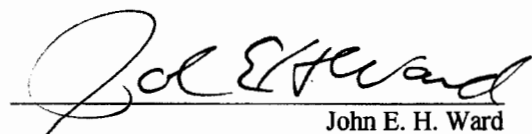
To meet numerical remediation standards prescribed for defining whether a site is contaminated:

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

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Substances evaluated in water for drinking water use:

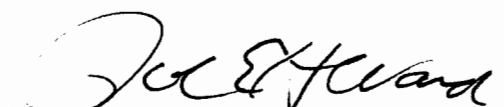
To meet numerical remediation standards prescribed for defining whether a site is contaminated:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tert-butyl ether (MTBE), VH_{w6-10} , and EPH_{w10-19} ;
- Chloroethane, chloromethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,2-dichloropropane, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Ethylene glycol, and 1,2-propylene glycol;
- Bromodichloromethane dibromochloromethane, dichloromethane, carbon tetrachloride, bromoform, chloroform, and 1,3-dichloropropene;
- Benzene, ethylbenzene, toluene, and xylenes (total); and
- Benzo[a]pyrene.

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Schedule D

Documents

- Summary of Site Condition, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated October 2014;
- Supplemental Site Investigation, 4811 Main Street (188 East 32nd Avenue), Vancouver, BC, prepared by Active Earth Engineering Ltd., dated October 2014;
- Phase I Environmental Site Assessment - Update, 4811 Main Street, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated October 2013;
- Environmental Liability Opinion of Probable Costs, 4811 Main Street, Vancouver, BC, prepared by Keystone Environmental Ltd., dated October 2012; and
- Report of Findings, Phase I Environmental Site Assessment, 4811 Main Street, Vancouver, BC, prepared by Keystone Environmental Ltd., dated September 2012.

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