



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

I have made a Final Determination that the site identified in Schedule A of this document is **not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

Date Issued

May 11, 2017

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

Schedule A

The site covered by this Final Determination is located at 988 West Broadway, Vancouver, British Columbia, which is more particularly known and described as:

Lot B Block 356 District Lot 526 Plan 590
PID: 015-184-676

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

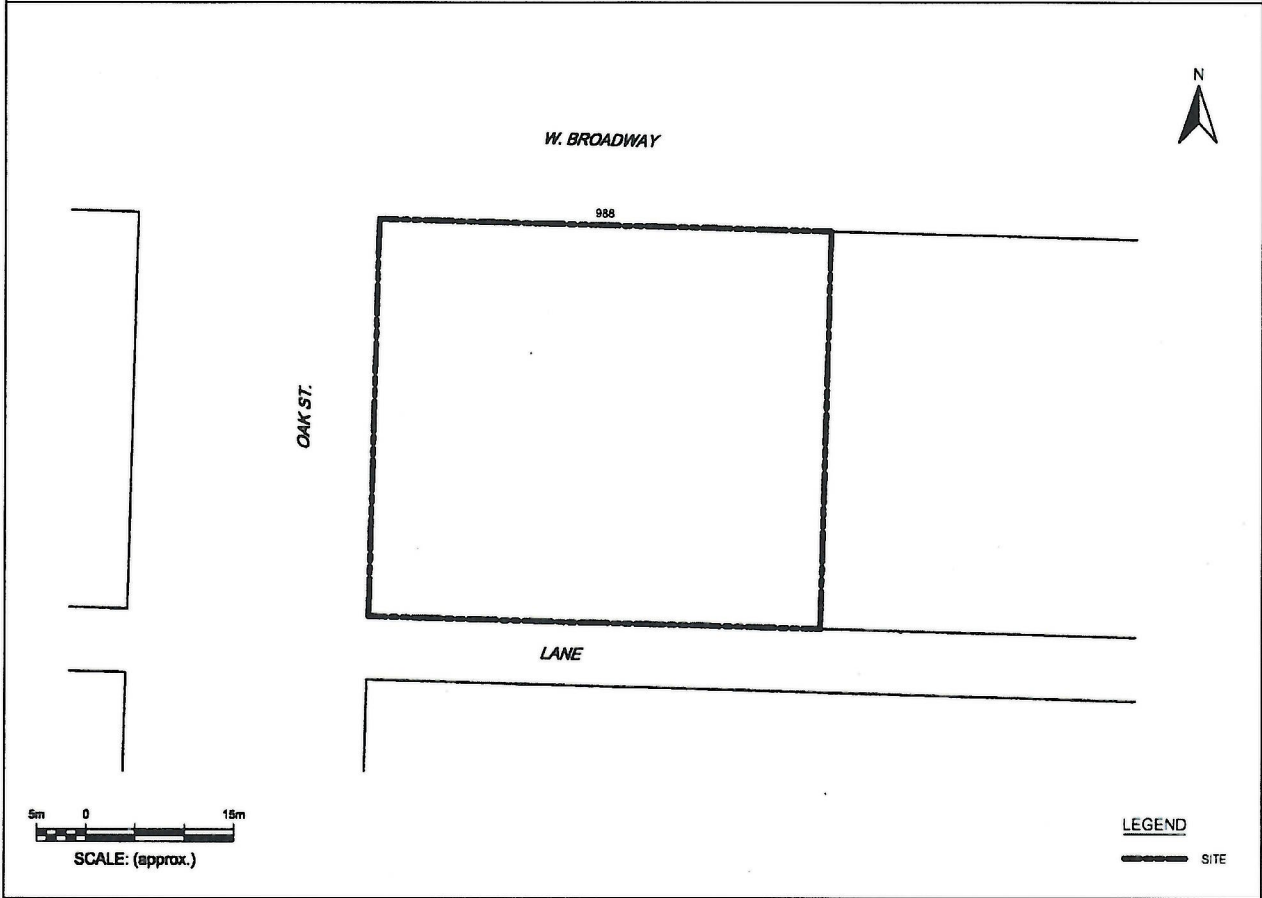
Latitude: 49° 15' 47.10"
Longitude: 123° 7' 34.10"

Date Issued

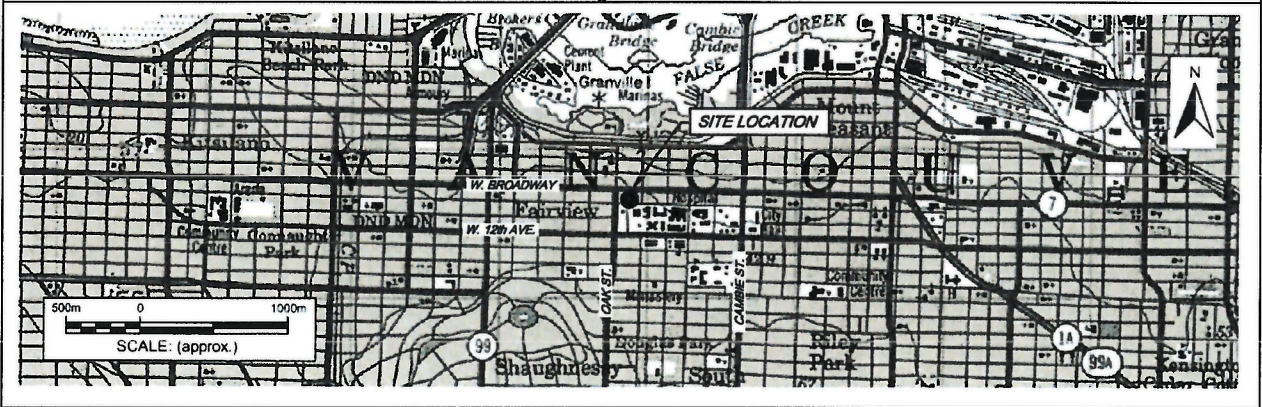
May 11, 2017

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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



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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 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.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, vanadium and zinc;
- VPHs, LEPHs and HEPHs;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), monochlorobenzene, 1,1,1-trichloroethane and 1,1,2-trichloroethane;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indo[1,2,3-cd]pyrene, naphthalene, phenanthrene and pyrene;
- Benzene, ethylbenzene, toluene and xylene;
- Tetrachloroethylene (PERC) and trichloroethylene (TCE); and
- Bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloromethane, dibromochloromethane (DBCM), 1,2-dibromomethane, dibromomethane, dichlorodifluoromethane, 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane and trichlorofluoromethane (Freon 11).

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 2-chlorotoluene, n-decane, dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane, 1,2-dibromoethane (ethylene dibromide), dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), ethylbenzene, 1,3-hexachlorobutadiene, n-hexane, isopropyl benzene (cumene),

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methylcyclohexane, methyl tert-butyl ether (MTBE), 4-methyl-2-pentanone, monochlorobenzene, naphthalene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, manganese, mercury, molybdenum, selenium, strontium, tin, uranium and zinc;
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, monochlorobenzene, tetrachloroethene, trichloroethene and vinyl chloride (chloroethene);
- Bromodichloromethane, bromoform, carbon tetrachloride, dibromochloromethane and dichloromethane, trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene and xylenes (total);
- Benzo[a]pyrene; and
- Bromobenzene, bromomethane, 1,3-butadiene, 2-butanone, chloroethane, chloromethane, 1,2-dibromoethane, dibromomethane, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethene(cis), 1,2-dichloroethene(trans), 1,2-dichloropropane, 1,3-dichloropropene(cis), 1,3-dichloropropene(trans), 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, , 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichlorofluoromethane and 1,1,2-trichloro-1,2,2-trifluoroethane.

Substances evaluated in water for freshwater aquatic life water use:

To meet numerical 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;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethylene and trichloroethylene;
- Benzene, toluene, and ethylbenzene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Substances evaluated in water for marine aquatic life water use:

To meet numerical 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;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Carbon tetrachloride, chloroform, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene and trichloroethene;
- Benzene, toluene, and ethylbenzene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Schedule D

Documents

Summary of Site Conditions, 988 West Broadway, Vancouver, BC, Keystone Environmental Ltd., February 2017;

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 988 West Broadway, Vancouver, BC, Keystone Environmental Ltd., February 2017;

Report of Findings – Phase I Environmental Site Assessment, 984 West Broadway, Vancouver, BC, Keystone Environmental Ltd., July 2011; and

Stage 1 Preliminary Site Investigation, 984 West Broadway, Vancouver, BC, D. Kelly Environmental Consulting Ltd., January 2010.

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