



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.

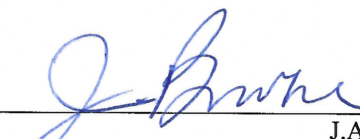
This Final Determination is qualified by the requirements and conditions specified in Schedule B.

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.

April 30, 2018
Date Issued


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

Schedule A

The site covered by this Final Determination is located at 2250 Yukon Street (397 West 7th Avenue), Vancouver, British Columbia which is more particularly known and described as:

Lot F of Lots 14 to 16, Block 16, District Lot 302, Plan VAP23232
PID: 017-223-318

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

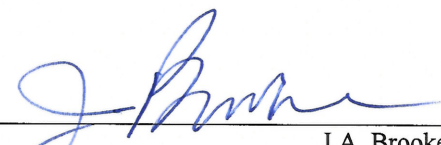
Latitude:	49°	15'	54.3"
Longitude:	123°	6'	45.4"

April 30, 2018

Date Issued

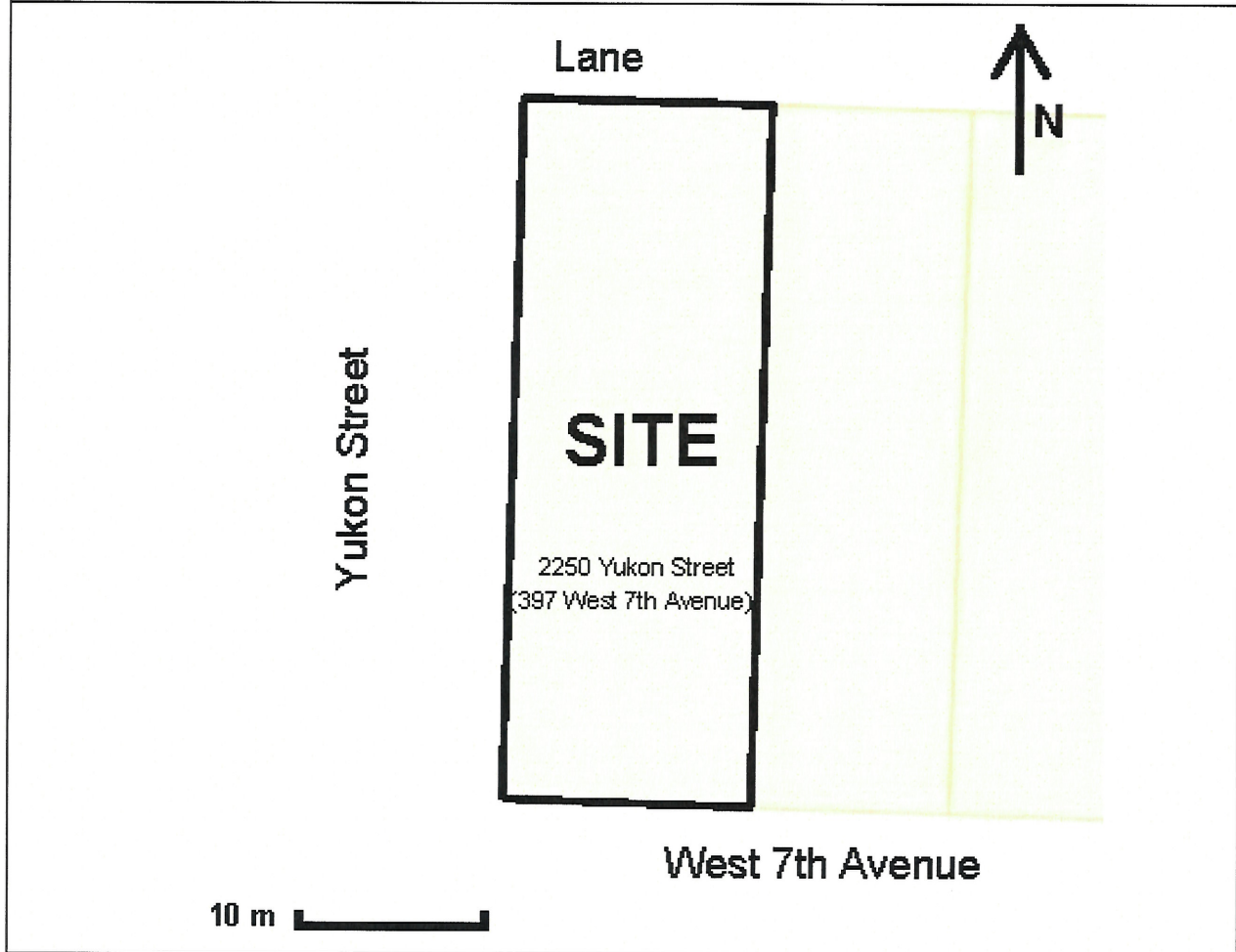
SITE Identification Number 21010

Version 9.0 R

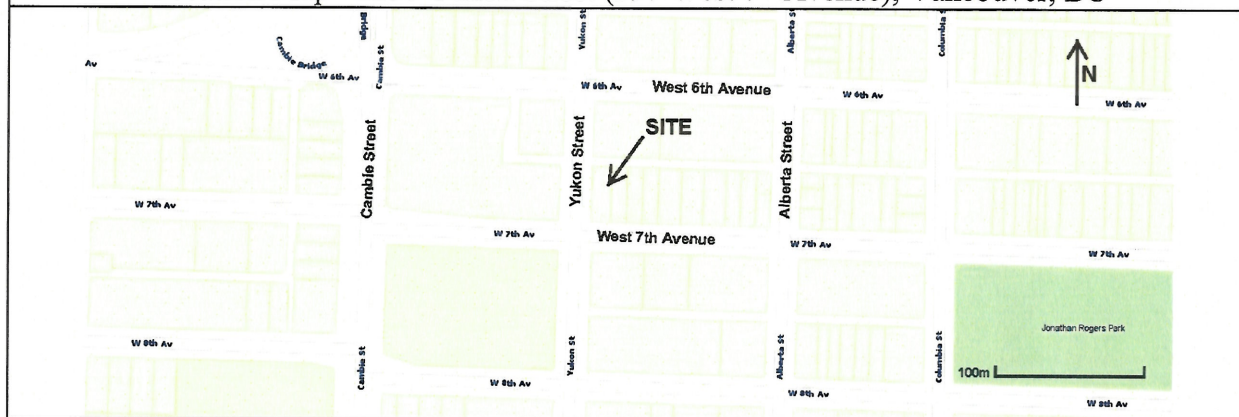


J.A. Brooke
For Director, *Environmental Management Act*
2 of 10

Site Plan - 2250 Yukon Street (397 West 7th Avenue), Vancouver, BC



Location Map - 2250 Yukon Street (397 West 7th Avenue), Vancouver, BC

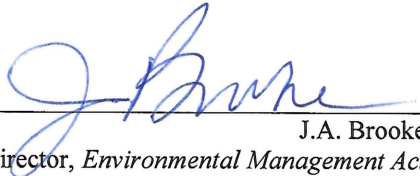


April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


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

Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R



J.A. Brooke
For Director, *Environmental Management Act*
4 of 10

Schedule C
Substances and Uses

Substances evaluated in soil for industrial land soil use:

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

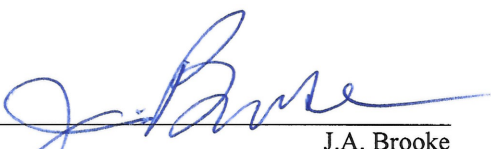
acenaphthene	83-32-9	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloroethylene, 1,1-	75-35-4
antimony	7440-36-0	dichloroethylene, 1,2-cis	156-59-2
arsenic	7440-38-2	dichloroethylene, 1,2-trans	156-60-5
barium	7440-39-3	dichloromethane	75-09-02
benz(a)anthracene	56-55-3	dichloropropane, 1,2-	78-87-5
benzene	71-43-2	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	fluoranthene	206-44-0
benzo(k)fluoranthene	207-08-9	fluorene	86-73-7
beryllium	7440-41-7	HEPHs	NA
bromodichloromethane	75-27-4	indeno(1,2,3-cd)pyrene	193-39-5
bromoform	75-25-2	lead	7439-92-1
cadmium	744-43-9	LEPHs	NA
carbon tetrachloride	56-23-5	mercury	7439-97-6
chlorobenzene	108-90-7	methyl tert-butyl ether	1634-04-4
chloroform	67-66-3	methylnaphthalene, 2-	91-57-6
chromium	7440-47-3	molybdenum	7439-98-7
chrysene	218-01-9	naphthalene	91-20-3
cobalt	7440-48-4	nickel	7440-02-0
copper	7440-50-8	phenanthrene	85-01-8
dibenz(a,h)anthracene	53-70-3	pyrene	129-00-0
dibromochloromethane	124-48-1	selenium	7782-49-2
dichlorobenzene, 1,2-	95-50-1	silver	7440-22-4
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethane, 1,1,1,2-	630-20-6
dichloroethane, 1,1-	75-34-3	tetrachloroethane, 1,1,2,2-	79-34-5

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


J.A. Brooke
For Director, *Environmental Management Act*
5 of 10

tetrachloroethylene	127-18-4	trichlorofluoromethane	75-69-4
thallium	7440-28-0	uranium	7440-61-1
tin	7440-31-5	vanadium	7440-62-2
toluene	108-88-3	vinyl chloride	75-01-4
trichloroethane, 1,1,1-	71-55-6	VPHs	NA
trichloroethane, 1,1,2-	79-00-5	xylenes	1330-20-7
trichloroethylene	79-01-6	zinc	7440-66-6

Substances evaluated in vapour for parkade land vapour use:

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

acetone	67-64-1	dichloromethane	75-0902
benzene	71-43-2	dichloropropane, 1,2-	78-87-5
bromobenzene	108-86-1	dichloropropene, 1,3- (cis + trans)	542-75-6
bromodichloromethane	75-27-4	ethyl acetate	141-78-6
bromoform	75-25-2	ethylbenzene	100-41-4
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl ethyl ketone	78-93-3
carbon disulfide	75-15-0	methyl isobutyl ketone	108-10-1
carbon tetrachloride	56-23-5	methyl tert-butyl ether	1634-04-4
chlorobenzene	108-90-7	methylcyclohexane	108-87-2
chloroethane	75-00-3	naphthalene	91-20-3
chloroform	67-66-3	n-decane	124-18-5
chloromethane	74-87-3	n-hexane	110-54-3
dibromochloromethane	124-48-1	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,3-	541-73-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	toluene	108-88-3
dichloroethane, 1,1-	75-34-3	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2- cis	156-59-2	trichloroethylene	79-01-06
dichloroethylene, 1,2- trans	156-60-5	trimethylbenzene, 1,2,4-	95-63-6

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


J.A. Brooke
For Director, *Environmental Management Act*
6 of 10

trimethylbenzene, 1,3,5-	108-67-8	VPHv	NA
vinyl chloride	75-01-4	xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

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

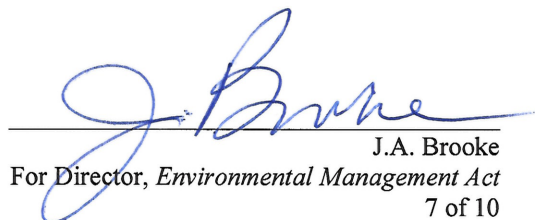
acenaphthene	83-32-9	dichloroethane, 1,1-	75-34-3
aluminum	7429-90-5	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloroethylene, 1,1-	75-35-4
antimony	7440-36-0	dichloroethylene, 1,2-cis	156-59-2
arsenic	7440-38-2	dichloroethylene, 1,2-trans	156-60-5
barium	7440-39-3	dichloromethane	75-09-02
benz(a)anthracene	56-55-3	dichloropropane, 1,2-	78-87-5
benzene	71-43-2	EPHw10-19	NA
benzo(a)pyrene	50-32-8	ethylbenzene	100-41-4
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	ethylene glycol	107-21-1
beryllium	7440-41-7	fluoranthene	206-44-0
boron	7440-42-8	fluorene	86-73-7
bromodichloromethane	75-27-4	isopropylbenzene	98-82-8
bromoform	75-25-2	lead	7439-92-1
cadmium	7440-43-9	lithium	7439-93-2
carbon tetrachloride	56-23-5	mercury	7439-97-6
chlorobenzene	108-90-7	methyl tert-butyl ether	1634-04-4
chloroform	67-66-3	molybdenum	7439-98-7
chromium, hexavalent	18540-29-9	naphthalene	91-20-3
chromium, trivalent	16065-83-1	nickel	7440-02-0
chrysene	218-01-9	propylene glycol, 1,2-	57-55-6
cobalt	7440-48-4	pyrene	129-00-0
copper	7440-50-8	quinoline	91-22-5
dibenz(a,h)anthracene	53-70-3	selenium	7782-49-2
dibromochloromethane	124-48-1	silver	7440-22-4
dibromoethane, 1,2-	106-93-4	sodium	17341-25-2
dichlorobenzene, 1,2-	95-50-1	styrene	100-42-5
dichlorobenzene, 1,4-	106-46-7	tetrachloroethane, 1,1,1,2-	630-20-6

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


J.A. Brooke
For Director, *Environmental Management Act*
7 of 10

tetrachloroethane, 1,1,2,2-	79-34-5	uranium	7440-61-1
tetrachloroethylene	127-18-4	vanadium	7440-62-2
toluene	108-88-3	VHw6-10	NA
trichloroethane, 1,1,1-	71-55-6	vinyl chloride	75-01-4
trichloroethane, 1,1,2-	79-00-5	xylenes, total	1330-20-7
trichloroethylene	79-01-06	zinc	7440-66-6
trichlorofluoromethane	75-69-4		

Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9	dichloromethane	75-09-02
acridine	260-94-6	EPHw10-19	NA
anthracene	120-12-7	ethylbenzene	100-41-4
antimony	7440-36-0	ethylene glycol	107-21-1
arsenic	7440-38-2	fluoranthene	206-44-0
barium	7440-39-3	fluorene	86-73-7
benz(a)anthracene	56-55-3	lead	7439-92-1
benzene	71-43-2	LEPHw	NA
benzo(a)pyrene	50-32-8	mercury	7439-97-6
beryllium	7440-41-7	methyl tert-butyl ether	1634-04-4
boron	7440-42-8	molybdenum	7439-98-7
cadmium	7440-43-9	naphthalene	91-20-3
carbon tetrachloride	56-23-5	nickel	7440-02-0
chlorobenzene	108-90-7	phenanthrene	85-01-8
chloroform	67-66-3	propylene glycol, 1,2-	57-55-6
chromium, hexavalent	18540-29-9	pyrene	129-00-0
chromium, trivalent	16065-83-1	quinoline	91-22-5
chrysene	218-01-9	selenium	7782-49-2
cobalt	7440-48-4	silver	7440-22-4
copper	7440-50-8	styrene	100-42-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	thallium	7440-28-0
dichlorobenzene, 1,4-	106-46-7	titanium	7440-32-6

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


 J.A. Brooke
 For Director, *Environmental Management Act*
 8 of 10

dichloroethane, 1,2-	107-06-2	toluene	108-88-3
trichloroethylene	79-01-06	VPHw	NA
uranium	7440-61-1	xylenes, total	1330-20-7
VHw6-10	NA	zinc	7440-66-6

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


 J.A. Brooke
 For Director, *Environmental Management Act*
 9 of 10

Schedule D

Documents

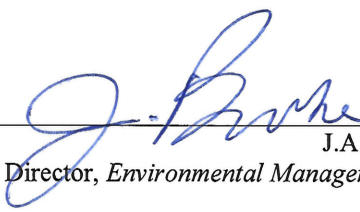
- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated February 2018;
- *Stage 1 Preliminary Site Investigation Update and Stage 2 Preliminary Site Investigation, 2250 Yukon Street (397 West 7th Avenue), Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated February 2018; and
- *Stage 1 Preliminary Site Investigation, 2250 Yukon Street, Vancouver, BC*, prepared by D.Kelly Environmental Consulting Ltd., dated May 10, 2016.

April 30, 2018

Date Issued

SITE Identification Number 21010

Version 9.0 R


J.A. Brooke
For Director, *Environmental Management Act*
10 of 10