



VIA EMAIL

Regional File: 26250-20/19689
Site ID: 19689

Date: August 31, 2020

Mr. Geoff Heu
The Canada Life Assurance Company
c/o GWL Realty Advisors Inc.
1600-650 West Georgia
Vancouver, BC V6B 4N7
By Email: geoff.heu@gwlra.com

Dear Geoff Heu:

Re: Preliminary Determination - 733 Seymour Street, Vancouver British Columbia

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at 236-468-2211 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Stephen Dankevy, M.Sc., P.Geo.
Senior Contaminated Site Officer

Enclosure

cc: Nicole Montgomery, Environmental Protection Branch, City of Vancouver
507 West Broadway, Vancouver, BC, V5Y 1R3
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Courtney Marsh, Pollution Prevention Team Lead, BC Hydro
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CSAP Society, apopova@csapsociety.bc.ca



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.

August 31, 2020

Date Issued

Stephen Dankey
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 733 Seymour Street, Vancouver, British Columbia which is more particularly known and described as:

A portion of Lot 1 Block 53 District Lot 541 Group 1 New Westminster District Plan EPP69702 and is described by the following metes and bounds:

Starting at the East Corner of Lot 1 of Reference Plan of Lots C and D Block 53 District Lot 541 Group 1 New Westminster District Plan 15551: the point of commencement.

- Thence 224° 45' 49" for 106.638 metres;
- Thence 314° 47' 10" for 36.565 metres;
- Thence 44° 45' 49" for 60.941 metres;
- Thence 44° 45' 03" for 45.707 metres;
- Thence 134° 48' 06" for 36.575 metres;

Returning to the Point of Commencement.

PID: 030-116-988

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on December 11, 2019.

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

Latitude: 49° 16' 53.00"
Longitude: 123° 7' 6.00"

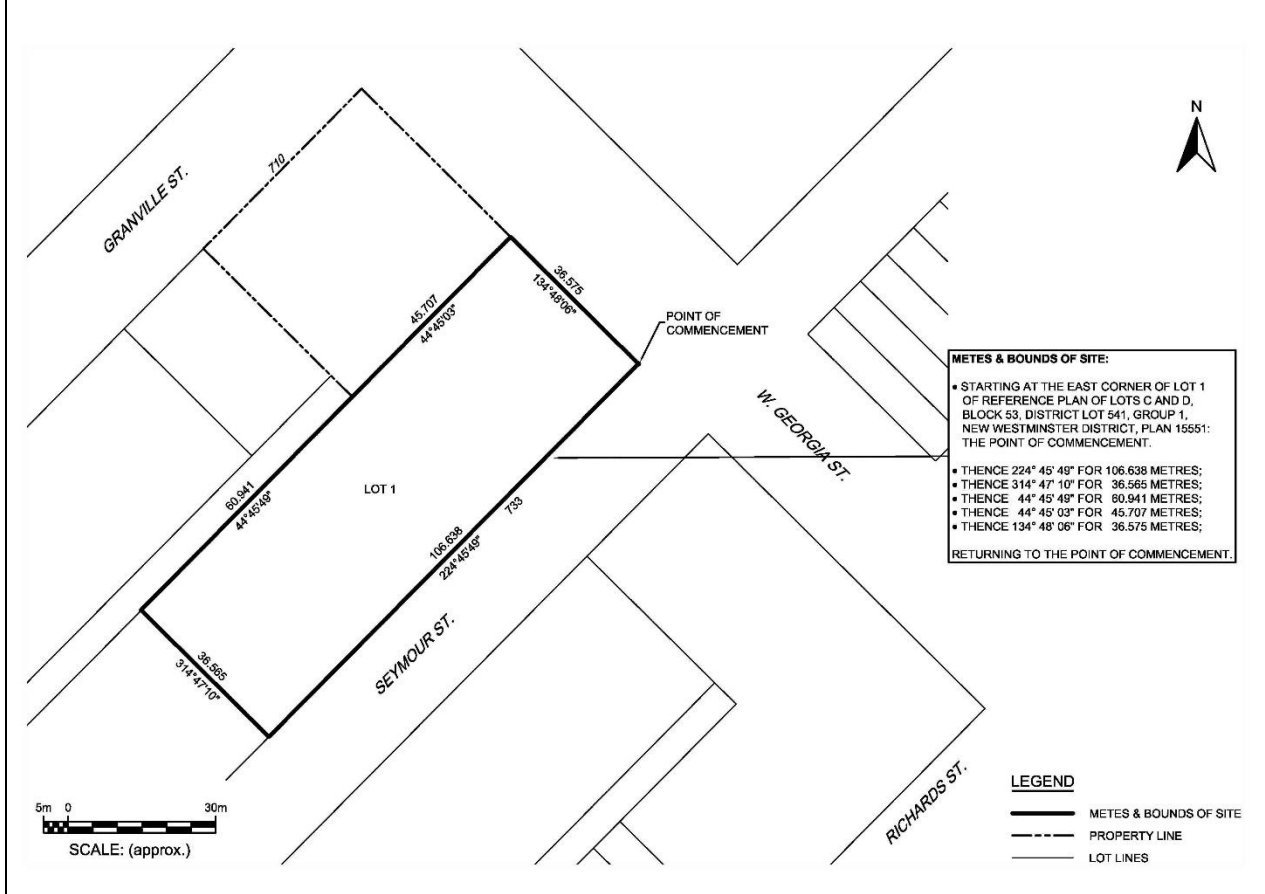
August 31, 2020

Date Issued

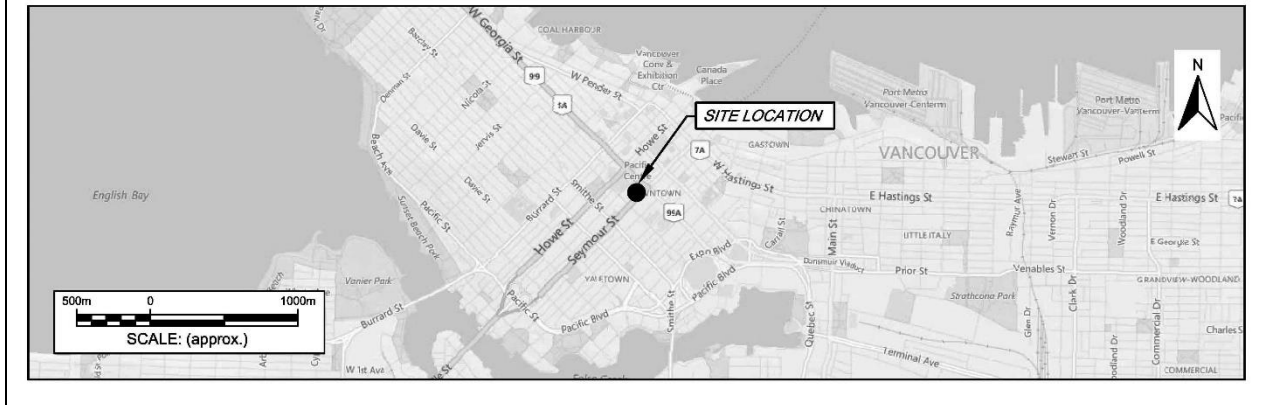


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Site Plan, Vancouver, BC



Location Map, Vancouver, BC



August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R

Stephen Dankey
For Director, *Environmental Management Act*
3 of 10

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 existing or expected at the site. These assumptions include the following:

(a) Any building erected will be constructed with an underground parkade to any depth below ground surface.

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 in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankev
For Director, *Environmental Management Act*
4 of 10

Schedule C

Substances and Uses

Substances evaluated in soil for high density residential land soil use:

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

acenaphthene	83-32-9	dibromoethane, 1,2-	106-93-4
aluminum	7429-90-5	dichlorobenzene, 1,2-	95-50-1
anthracene	120-12-7	dichlorobenzene, 1,3-	541-73-1
antimony	7440-36-0	dichlorobenzene, 1,4-	106-46-7
arsenic	7440-38-2	dichlorodifluoromethane	75-71-8
barium	7440-39-3	dichloroethane, 1,1-	75-34-3
benzene	71-43-2	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,1-	75-35-4
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2-cis-	156-59-2
benzo(b+j)fluoranthenes	205-99-2& 205-82-3	dichloroethylene, 1,2-trans-	156-60-5
benzo(k)fluoranthene	207-08-9	dichloromethane	75-09-2
beryllium	7440-41-7	dichloropropane, 1,2-	78-87-5
boron	7440-42-8	dichloropropene, 1,3- (cis + trans)	542-75-6
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane	75-27-4	ethylene glycol	107-21-1
bromoform	75-25-2	fluorathene	206-44-0
bromomethane	74-83-9	fluorene	86-73-7
butadiene, 1,3-	106-99-0	HEPHs	NA
cadmium	7440-43-9	hexanone, 2-	591-78-6
carbon tetrachloride	56-23-5	indeno(1,2,3-cd)pyrene	193-39-5
chlorobenzene	108-90-7	iron	7439-89-6
chloroform	67-66-3	lead	7439-92-1
chromium	7440-47-3	LEPHs	NA
chrysene	218-01-9	lithium	7439-93-2
cobalt	7440-48-4	manganese	7439-96-5
copper	7440-50-8	mercury	7439-97-6
dibenz(a,h)anthracene	53-70-3	methyl ethyl ketone [MEK]	78-93-3
dibromochloromethane	124-48-1	methyl tert-butyl ether [MTBE]	1634-04-4
		methylnaphthalene, 1-	90-12-0

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*
5 of 10

methylnaphthalene, 2-	91-57-6	thallium	7440-28-0
molybdenum	7439-98-7	tin	7440-31-5
naphthalene	91-20-3	toluene	108-88-3
nickel	7440-02-0	trichloroethane, 1,1,1-	71-55-6
Polychlorinated Biphenyls, Total [PCBs]	1336-36-3	trichloroethane, 1,1,2-	79-00-5
phenanthrene	85-01-8	trichloroethylene	79-01-6
pyrene	129-00-0	trichlorofluoromethane	75-69-4
quinoline	91-22-5	triethylene glycol	112-27-6
selenium	7782-49-2	trimethylbenzene, 1,3,5-	108-67-8
silver	7440-22-4	tungsten	7440-33-7
strontium	7440-24-6	uranium	7440-61-1
styrene	100-42-5	vanadium	7440-62-2
tetrachloroethane, 1,1,1,2-	630-20-6	vinyl chloride	75-01-4
tetrachloroethane, 1,1,2,2-	79-34-5	VPHs	NA
tetrachloroethylene	127-18-4	xylenes	1330-20-7
		zinc	7440-66-6

Substances evaluated in vapour for commercial vapour use:

To meet site-specific numerical standards:

acetone	67-64-1	chlorophenol, 2-	95-57-8
benzene	71-43-2	chlorotoluene, 2-	95-49-8
bromobenzene	108-86-1	dibromo-3-chloropropane, 1,2-	96-12-8
bromodichloromethane [BDCM]	75-27-4	dibromochloromethane [DBCM]	124-48-1
bromoform	75-25-2	dibromoethane, 1,2-	106-93-4
bromomethane	74-83-9	dibromomethane	74-95-3
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,2-	95-50-1
carbon tetrachloride	56-23-5	dichlorobenzene, 1,3-	541-73-1
chlorobenzene	108-90-7	dichlorobenzene, 1,4-	106-46-7
chloroethane	75-00-3	dichlorodifluoromethane	75-71-8
chloroform	67-66-3	dichloroethane, 1,1-	75-34-3
chloromethane	74-87-3	dichloroethane, 1,2-	107-06-2

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*
6 of 10

dichloroethylene, 1,1-	75-35-4	n-hexane	110-54-3
dichloroethylene, 1,2-cis-	156-59-2	styrene	100-42-5
dichloroethylene, 1,2-trans-	156-60-5	tetrachloroethane, 1,1,1,2-	630-20-6
dichloromethane	75-09-2	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,2-	78-87-5	tetrachloroethylene	127-18-4
dichloropropane, 1,3-	142-28-9	toluene	108-88-3
dichloropropene, 1,3- (cis + trans)	542-75-6	trichlorobenzene, 1,2,4-	120-82-1
ethyl acetate	141-78-6	trichloroethane, 1,1,1-	71-55-6
ethylbenzene	100-41-4	trichloroethane, 1,1,2-	79-00-5
hexachlorobutadiene	87-68-3	trichloroethylene	79-01-6
isopropylbenzene	98-82-8	trichlorofluoromethane	75-69-4
methyl ethyl ketone [MEK]	78-93-3	trichloropropane, 1,2,3-	96-18-4
methyl isobutyl ketone [MIBK]	108-10-1	trimethylbenzene, 1,2,4-	95-63-6
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,3,5-	108-67-8
methylcyclohexane	108-87-2	vinyl chloride	75-01-4
naphthalene	91-20-3	VPHV	NA
n-decane	124-18-5	xylenes, total	1330-20-7

Substances evaluated in vapour for parkade vapour use:

To meet site-specific numerical standards:

acetone	67-64-1	chlorotoluene, 2-	95-49-8
benzene	71-43-2	dibromo-3-chloropropane, 1,2-	96-12-8
bromobenzene	108-86-1	dibromochloromethane [DBCM]	124-48-1
bromodichloromethane [BDCM]	75-27-4	dibromoethane, 1,2-	106-93-4
bromoform	75-25-2	dibromomethane	74-95-3
bromomethane	74-83-9	dichlorobenzene, 1,2-	95-50-1
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,3-	541-73-1
carbon tetrachloride	56-23-5	dichlorobenzene, 1,4-	106-46-7
chlorobenzene	108-90-7	dichlorodifluoromethane	75-71-8
chloroethane	75-00-3	dichloroethane, 1,1-	75-34-3
chloroform	67-66-3	dichloroethane, 1,2-	107-06-2
chloromethane	74-87-3	dichloroethylene, 1,1-	75-35-4
chlorophenol, 2-	95-57-8	dichloroethylene, 1,2-cis-	156-59-2

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*
7 of 10

dichloroethylene, 1,2-trans-	156-60-5	styrene	100-42-5
dichloromethane	75-09-2	tetrachloroethane, 1,1,1,2-	630-20-6
dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,3-	142-28-9	tetrachloroethylene	127-18-4
dichloropropene, 1,3- (cis + trans)	542-75-6	toluene	108-88-3
ethyl acetate	141-78-6	trichlorobenzene, 1,2,4-	120-82-1
ethylbenzene	100-41-4	trichloroethane, 1,1,1-	71-55-6
hexachlorobutadiene	87-68-3	trichloroethane, 1,1,2-	79-00-5
isopropylbenzene	98-82-8	trichloroethylene	79-01-6
methyl ethyl ketone [MEK]	78-93-3	trichlorofluoromethane	75-69-4
methyl isobutyl ketone [MIBK]	108-10-1	trichloropropane, 1,2,3-	96-18-4
methyl tert-butyl ether [MTBE]	1634-04-4	trimethylbenzene, 1,2,4-	95-63-6
methylcyclohexane	108-87-2	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	vinyl chloride	75-01-4
n-decane	124-18-5	VPHV	NA
n-hexane	110-54-3	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	bromoform	75-25-2
aluminum	7429-90-5	bromomethane	74-83-9
anthracene	120-12-7	butadiene, 1,3-	106-99-0
antimony	7440-36-0	cadmium	7440-43-9
arsenic	7440-38-2	carbon tetrachloride	56-23-5
barium	7440-39-3	chlorobenzene	108-90-7
benz(a)anthracene	56-55-3	chloroform	67-66-3
benzene	71-43-2	chromium, hexavalent	18540-29-9
benzo(a)pyrene	50-32-8	chromium, trivalent	16065-83-1
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	chrysene	218-01-9
beryllium	7440-41-7	cobalt	7440-48-4
boron	7440-42-8	copper	7440-50-8
bromobenzene	108-86-1	dibenz(a,h)anthracene	53-70-3
bromodichloromethane [BDCM]	75-27-4	dibromochloromethane [DBCM]	124-48-1
		dibromoethane, 1,2-	106-93-4

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*
8 of 10

dichlorobenzene, 1,2-	95-50-1	naphthalene	91-20-3
dichlorobenzene, 1,4-	106-46-7	nickel	7440-02-0
dichlorodifluoromethane	75-71-8	propylene glycol, 1,2-	57-55-6
dichloroethane, 1,1-	75-34-3	pyrene	129-00-0
dichloroethane, 1,2-	107-06-2	quinoline	91-22-5
dichloroethylene, 1,1-	75-35-4	selenium	7782-49-2
dichloroethylene, 1,2-cis-	156-59-2	silver	7440-22-4
dichloroethylene, 1,2-trans-	156-60-5	strontium	7440-24-6
dichloromethane	75-09-2	styrene	100-42-5
dichloropropane, 1,2-	78-87-5	tetrachloroethane, 1,1,1,2-	630-20-6
dichloropropene, 1,3- (cis+trans)	542-75-6	tetrachloroethane, 1,1,2,2-	79-34-5
EPHW ₁₀₋₁₉	NA	tetrachloroethylene	127-18-4
ethylbenzene	100-41-4	tin	7440-31-5
ethylene glycol	107-21-1	toluene	108-88-3
fluoranthene	206-44-0	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
fluorene	86-73-7	trichloroethane, 1,1,1-	71-55-6
iron	7439-89-6	trichloroethane, 1,1,2-	79-00-5
lead	7439-92-1	trichloroethylene	79-01-06
lithium	7439-93-2	trichlorofluoromethane	75-69-4
manganese	7439-96-5	triethylene glycol	112-27-6
mercury	7439-97-6	uranium	7440-61-1
methyl ethyl ketone [MEK]	78-93-3	vanadium	7440-62-2
methyl tert-butyl ether [MTBE]	1634-04-4	VHw6-10	NA
methylnaphthalene, 1-	90-12-0	vinyl chloride	75-01-04
methylnaphthalene, 2-	91-57-6	xylenes, total	1330-20-7
molybdenum	7439-98-7	zinc	7440-66-6

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*
9 of 10

Schedule D

Documents

Summary of Site Conditions – 733 Seymour Street, Vancouver, BC. Prepared by Keystone Environmental Ltd, June 2020.

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, 733 Seymour Street, Vancouver, BC. Prepared by Keystone Environmental Ltd, June 2020.

Phase I ESA, 650 West Georgia Street, Vancouver, BC. Prepared by Golder Associates Ltd., November 2012.

Well Decommissioning at Vancouver Centre, 650 West Georgia Street, Vancouver, BC. Prepared by PHH ARC Environmental Ltd., October 2011.

UST Decommissioning and Subsurface Investigation, Vancouver Centre, 650 West Georgia Street, Vancouver, BC. Prepared by PHH ARC Environmental Ltd., August 2011.

Leak Detection Report, 650 West Georgia Street, Vancouver, BC. Prepared by Cantest Solutions Inc., March 2010.

Phase I ESA, 650 West Georgia Street, Vancouver, BC. Prepared by Risk Check Environmental Ltd., November 2008.

Update of Environmental Stage 1 Preliminary Site Investigation, 650 West Georgia Street & 753 Seymour Street, Vancouver, BC. Prepared by PHH ARC Environmental Ltd., March 2005.

Environmental Stage 1 Preliminary Site Investigation, 650 West Georgia Street & 753 Seymour Street, Vancouver, BC. Prepared by PHH ARC Environmental Ltd., October 2001.

August 31, 2020

Date Issued

Site Identification Number 19689
Version 9.0 R



Stephen Dankey
For Director, *Environmental Management Act*
10 of 10