



VIA EMAIL: [jng@hudsonppi.com](mailto:jng@hudsonppi.com)

Victoria File: 26250-20/24203  
Site ID: 24203

February 6, 2023

Jessica Ng  
BH Centre Corp  
3110-1055 Dunsmuir Street  
Vancouver, BC V7X 1L3

Dear Ms. Jessica Ng:

**Re: Preliminary Determination - Portion of 540 Thurlow Street (Thurlow Parkade - Bentall Centre), Vancouver – 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 and criteria 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.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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 [Peter.Yan@gov.bc.ca](mailto:Peter.Yan@gov.bc.ca).

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.  
For Director, *Environmental management Act*

Enclosure

cc: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

Drew Lassiter, Royal Bank of Canada, 200 Crescent Ct, Suite 1525, Dallas, TX 75201,  
[Drew.lassiter@rbccm.com](mailto:Drew.lassiter@rbccm.com)

Chris Seto, Hudson Pacific Properties, [cseto@hudsonppi.com](mailto:cseto@hudsonppi.com)

Duncan Macdonald, Approved Professional, PGL Environmental Consultants  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)

Cory Cavazzi, PGL Environmental Consultants  
[ccavazzi@pggroup.com](mailto:ccavazzi@pggroup.com)

CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria [csp\\_cio@victorial.gov.bc.ca](mailto:csp_cio@victorial.gov.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.

February 6, 2023  
Date Issued

\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is composed of portions of 540 Thurlow Street (Thurlow Parkade - Bentall Centre), Vancouver, British Columbia which is more particularly known and described as:

Beginning at the northmost corner of LOT 5 BLOCK 2 DISTRICT LOT 185 PLAN 17723;

Then S 45° 14' 13.4091" E 65.854m (P.o. C);

Then S 45° 14' 13.4091" E 24.91 m;

Then S 44° 45' 46.5909" W 15.545 m;

Then N 45° 16' 25.8542" W 24.935 m;

Then N 44° 45' 46.5909" E 15.545m to P.o.C.

The site contains parts of legal parcels depicted in an engineering drawing prepared by PGL Environmental on October 27, 2022. The site is more particularly described by the above metes and bounds, and consists of Development Area 2 as shown on the Site Plan.

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

Latitude:	49°	17'	11.60"
Longitude:	123°	07'	12.63"

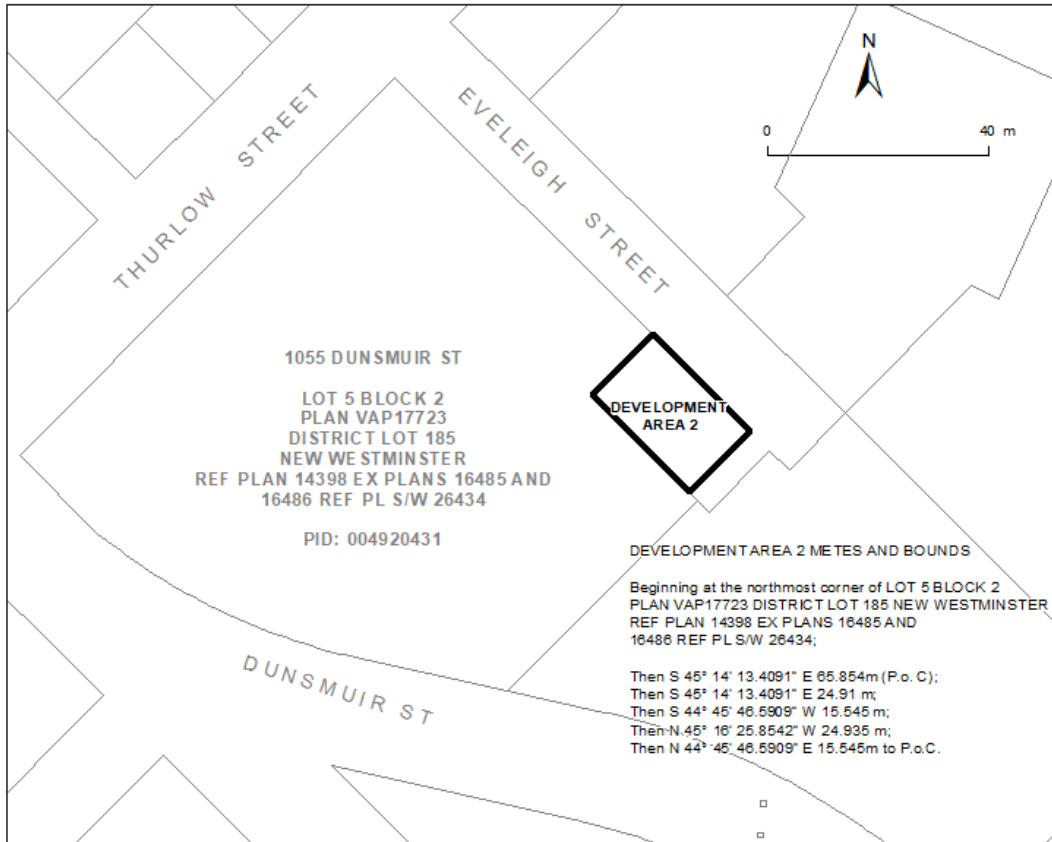
February 6, 2023

Date Issued

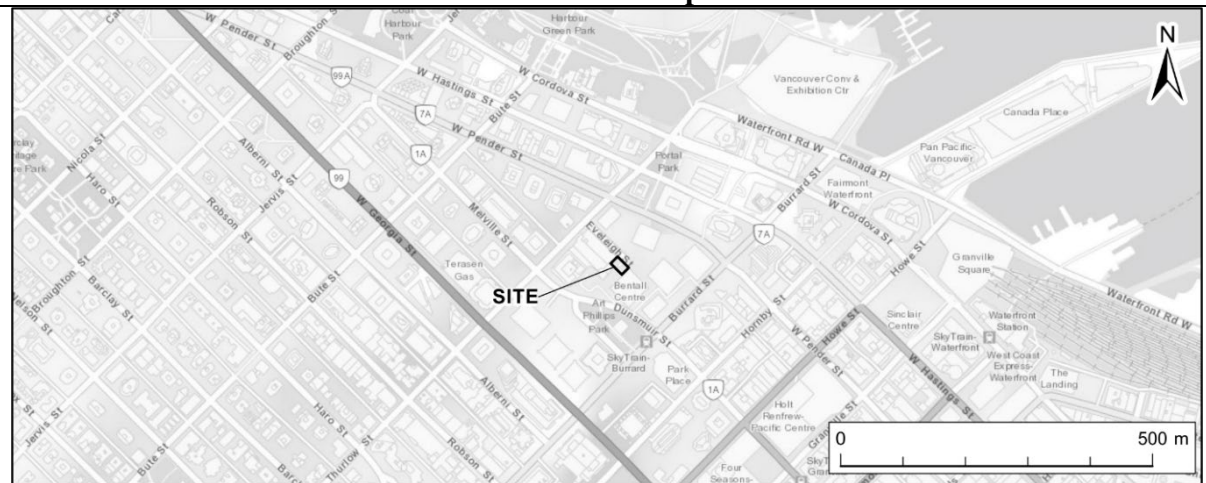


Signing Authority  
For Director, *Environmental Management Act*

## Site Plan



## Location Map



February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R

Signing Authority

For Director, *Environmental Management Act*

3 of 9

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, water use 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 future building(s) that requires active pumping or drawdown of groundwater will be underlain by a parkade.*

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

February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

4 of 9

## 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:

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	dichloroethane, 1,1-	75-34-3
barium	7440-39-3	dichloroethane, 1,2-	107-06-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,1-	75-35-4
benzene	71-43-2	dichloroethylene, 1,2-cis-	156-59-2
benzo(a)pyrene	50-32-8	dichloroethylene, 1,2-trans-	156-60-5
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloromethane	1975-09-02
benzo(k)fluoranthene	207-08-9	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropene, 1,3- (cis + trans)	542-75-6
boron	7440-42-8	dichloropropene, 1,3- (cis)	10061-01-5
bromodichloromethane	75-27-4	dichloropropene, 1,3- (trans)	10061-02-6
bromoform	75-25-2	ethylbenzene	100-41-4
cadmium	7440-43-9	ethylene glycol	107-21-1
carbon tetrachloride	56-23-5	fluoranthene	206-44-0
chlorobenzene	108-90-7	fluorene	86-73-7
chloroform	67-66-3	HEPHs	n/a
chromium	7440 47 3	indeno(1,2,3-cd)pyrene	193-39-5
chrysene	218-01-9	iron	7439-89-6
cobalt	7440-48-4	isopropylbenzene	98-82-8
dibenz(a,h)anthracene	53-70-3	lead	7439-92-1
dibromochloromethane	124-48-1	LEPHs	n/a

February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

5 of 9

lithium	7439-93-2	thallium	7440-28-0
manganese	7439-96-5	tin	7440-31-5
mercury	7439-97-6	toluene	108-88-3
methylnaphthalene, 1-	90-12-0	trichloroethane, 1,1,1-	71-55-6
methylnaphthalene, 2-	91-57-6	trichloroethane, 1,1,2-	79-00-5
molybdenum	7439-98-7	trichloroethylene	1979-01-06
naphthalene	91-20-3	trichlorofluoromethane	75-69-4
nickel	7440-02-0	trimethylbenzene,	1978-01-04
phenanthrene	1985-01-08	tungsten	7440-33-7
quinoline	91-22-5	uranium	7440-61-1
selenium	7782-49-2	tetrachloroethylene	127-18-4
silver	7440-22-4	vanadium	7440-62-2
strontium	7440-24-6	vinyl chloride	1978-01-04
styrene	100-42-5	VPHs	n/a
tetrachloroethane,	630-20-6	xylenes	1330-20-7
tetrachloroethane,	79-34-5	zinc	7440-66-6

***Substances evaluated in vapour for parkade vapour use:***

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

acetone	67-64-1	dichloroethylene, 1,2 cis-	156-59-2
benzene	71-43-2	dichloroethylene, 1,2 trans-	156-60-5
bromodichloromethane	75-27-4	dichloropropane, 1,2-	78-87-5
bromoform	75-25-2	ethyl acetate	141-78-6
carbon tetrachloride	56-23-5	ethylbenzene	100-41-4
chlorobenzene	108-90-7	methyl ethyl ketone [MEK]	78-93-3
chloroethane	75-00-3	naphthalene	91-20-3
dibromochloromethane	124-48-1	n-decane	124-18-5
dichlorobenzene, 1,2-	95-50-1	n-hexane	110-54-3
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
dichloroethylene, 1,1-	75-35-4	tetrachloroethylene	127-18-4

February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

6 of 9



toluene	108-88-3	trimethylbenzene, 1,2,4-	95-63-6
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	trimethylbenzene, 1,3,5-	108-67-8
trichloroethane, 1,1,1-	71-55-6	vinyl chloride	75-01-4
trichloroethane, 1,1,2-	79-00-5	VPHv	n/a
trichloroethylene	79-01-6	xylene, total	1330-20-7
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	ethylbenzene	100-41-4
acridine	260-94-6	ethylene glycol	107-21-1
anthracene	120-12-7	fluoranthene	206-44-0
antimony	7440-36-0	fluorene	86-73-7
arsenic	7440-38-2	lead	7439-92-1
barium	7440-39-3	LEPHw	n/a
benz(a)anthracene	56-55-3	mercury	7439-97-6
benzene	71-43-2	methyl tert-butyl ether	1634-04-4
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
boron	7440-42-8	naphthalene	91-20-3
cadmium	7440-43-9	nickel	7440-02-0
carbon tetrachloride	56-23-5	phenanthrene	85-01-8
chlorobenzene	108-90-7	propylene glycol	57-55-6
chloroform	67-66-3	pyrene	129-00-0
chromium		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
dichloroethane, 1,2-		toluene	108-88-3
dichloromethane	1975-09-02	trichloroethylene	1979-01-06
EPHw10-19	n/a	uranium	7440-61-1

February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

7 of 9

VH C6-C10	n/a	xylenes, total	1330-20-7
VPHw	n/a	zinc	7440-66-6

February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

8 of 9

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental, dated October 11, 2022.
- *Stage 1 and 2 Preliminary Site Investigation, 540 Thurlow Street (Part of 1055 Dunsmuir), Vancouver, BC*, prepared by PGL Environmental Consultants, dated August 29, 2022.
- *Protocol 6 Preapproval Application for Part of 1055 Dunsmuir Street, Vancouver, BC*, prepared by Ministry of Environment and Climate Change Strategy, dated May 13, 2022.
- *Protocol 6 Preapproval Application To Obtain A Contaminated Sites Legal Instrument For Part Of A Parcel (Defined By A Metes And Bounds Description)*, prepared by PGL Environmental Consultants, dated July 21, 2021.

February 6, 2023

Date Issued

Site Identification Number 24203

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

9 of 9