



VIA EMAIL: [cchin@alliancepartners.ca](mailto:cchin@alliancepartners.ca)

Victoria File: 26250-20/20860  
Site ID: 20860

May 12, 2023

Chris Chin  
Alliance Partners Developments Ltd.  
280 – 1685 West 4<sup>th</sup> Avenue  
Vancouver, BC V6J 1L8

Dear Chris Chin:

**Re: Preliminary Determination – 851 Terminal Avenue, 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 at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.)

may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
7. 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 [site@gov.bc.ca](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

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

Gordon Yeh, Director of FA (Terminal) Holdings Corp.  
(BY EMAIL) [gyeh@alliancepartners.ca](mailto:gyeh@alliancepartners.ca)

Oscar Flores, Desjardins Financial Security Life Assurance Company  
(BY EMAIL) [oscar.flores@desjardins.com](mailto:oscar.flores@desjardins.com)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.  
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Client Information Officer, ENV, Victoria  
[csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.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.

May 12, 2023  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 851 Terminal Avenue, Vancouver, British Columbia which is more particularly known and described as:


Lot 3 Blocks E and G District Lot 2037 Plan 18722  
PID: 007-095-538

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

Latitude: 49° 16' 14.8"  
Longitude: 123° 05' 08.2"

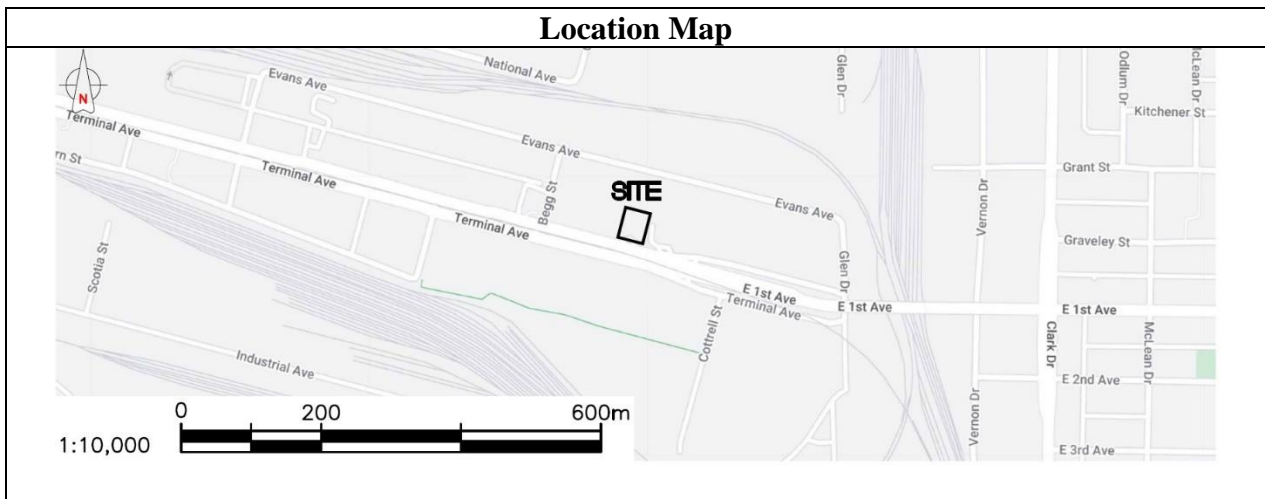
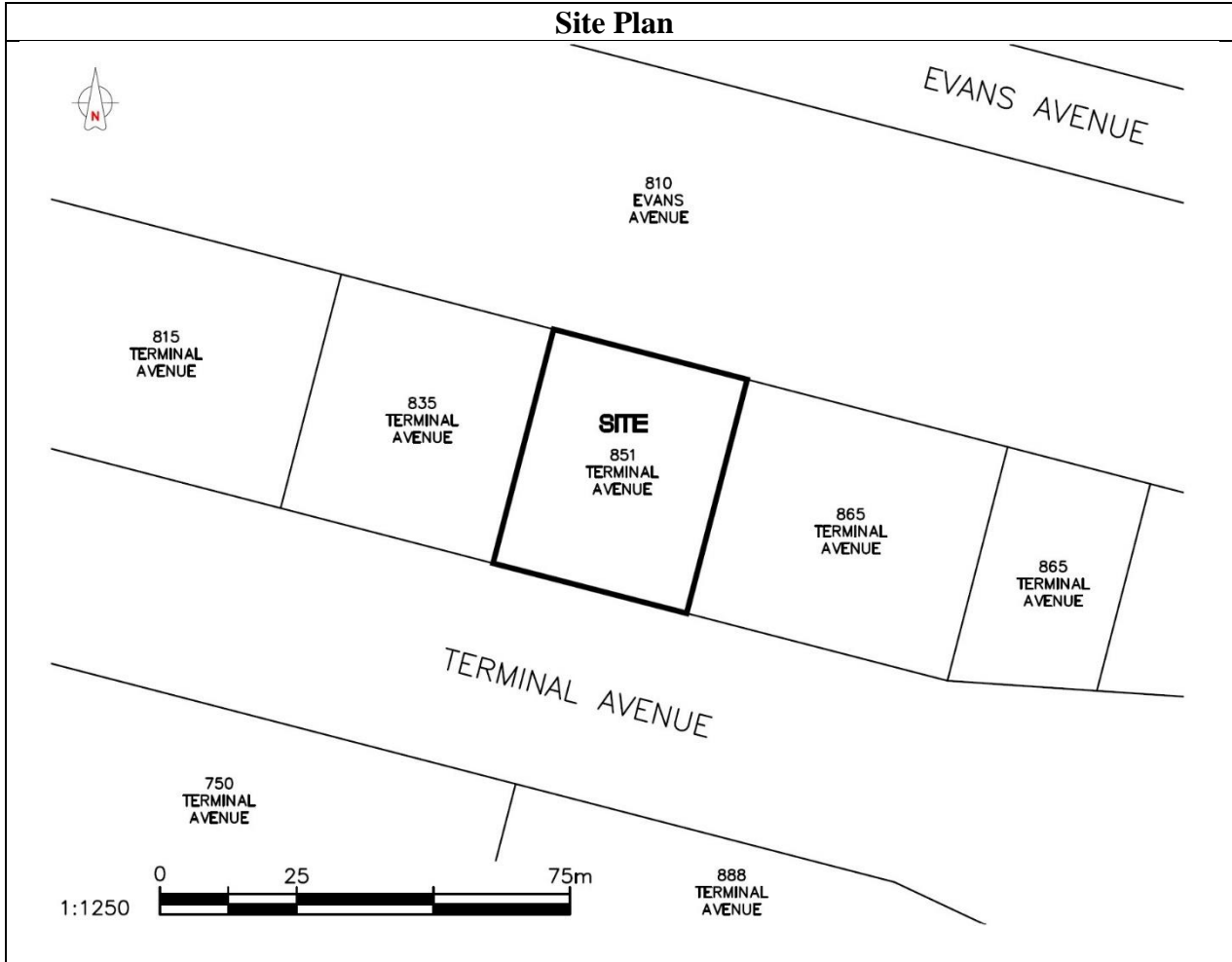
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For Director, *Environmental Management Act*

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water use 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. The use 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 a Contaminated Sites Regulation numerical standard 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) *The current building at the Site is slab-on-grade.*
- (b) *Future buildings constructed at the Site will include underground parkades, constructed to meet the 2012 BC Building Code.*

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.

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## 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, 1,1-	75-34-3
anthracene	120-12-7	dichloroethane, 1,2-	107-06-2
aluminum	7429-90-5	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	75-09-2
benz(a)anthracene	56-55-3	dichloropropane, 1,2-	78-87-5
benzene	71-43-2	ethylbenzene	100-41-4
benzo(a)pyrene	50-32-8	fluoranthene	206-44-0
	205-99-2 &		
benzo(b+j)fluoranthenes	205-82-3	fluorene	86-73-7
benzo(k)fluoranthene	207-08-9	HEPHs	NA
beryllium	7440-41-7	indeno(1,2,3-cd)pyrene	193-39-5
boron	7440-42-8	iron	7439-89-6
bromodichloromethane [BDCM]	75-27-4	lead	7439-92-1
bromoform	75-25-2	LEPHs	NA
cadmium	744-43-9	lithium	7439-93-2
carbon tetrachloride	56-23-5	manganese	7439-96-5
chlorobenzene	108-90-7	mercury	7439-97-6
chloroform	67-66-3	methyl tert-butyl ether [MTBE]	1634-04-4
chromium	7440-47-3	methylnaphthalene, 1-	91-57-6
chrysene	218-01-9	methylnaphthalene, 2-	91-57-6
cobalt	7440-48-4	molybdenum	7439-98-7
copper	7440-50-8	naphthalene	91-20-3
dibenz(a,h)anthracene	53-70-3	nickel	7440-02-0
dibromochloromethane [DBCM]	124-48-1	phenanthrene	85-01-8
dichlorobenzene, 1,2-	95-50-1	pyrene	129-00-0
dichlorobenzene, 1,3-	541-73-1	quinoline	91-22-5
dichlorobenzene, 1,4-	106-46-7	selenium	7782-49-2

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silver	7440-22-4	trichloroethane, 1,1,2-	79-00-5
strontium	7440-24-6	trichloroethylene	79-01-6
styrene	100-42-5	trichlorofluoromethane	75-69-4
tetrachloroethane, 1,1,1,2-	630-20-6	tungsten	7440-33-7
tetrachloroethane, 1,1,2,2-	79-34-5	uranium	7440-61-1
tetrachloroethylene	127-18-4	vanadium	7440-62-2
thallium	7440-28-0	VPHs	NA
tin	7440-31-5	vinyl chloride	75-01-4
toluene	108-88-3	xylenes	1330-20-7
trichloroethane, 1,1,1-	71-55-6	zinc	7440-66-6

***Substances evaluated in vapour for industrial land vapour use:***

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

acetone	67-64-1	dichloroethane, 1,1-	75-34-4
benzene	71-43-2	dichloroethane, 1,2-	107-06-2
bromobenzene	108-86-1	dichloroethylene, 1,1-	75-35-4
bromodichloromethane [BDCM]	75-27-4	dichloroethylene, 1,2-cis-	156-59-2
bromoform	75-25-2	dichloroethylene, 1,2-trans-	156-60-5
bromomethane	74-83-9	dichloromethane	75-09-2
butadiene, 1,3-	106-99-0	dichloropropane 1, 2-	78-87-5
carbon tetrachloride	56-23-5	dichloropropane, 1,3-	142-28-9
chloroethane	75-00-3	ethylbenzene	100-41-4
chloroform	67-66-3	ethyl acetate	141-78-6
chlorobenzene	108-90-7	hexachlorobutadiene	87-68-3
chloromethane	74-87-3	isopropylbenzene	98-82-8
chlorophenol, 2-	95-57-8	methyl tert-butyl ether [MTBE]	1634-04-4
chlorotoluene, 2-	95-49-8	methyl ethyl ketone [MEK]	78-93-3
dibromo-3-chloropropane, 1,2-	96-12-8	methyl isobutyl ketone [MIBK]	108-10-1
dibromochloromethane [BDCM]	124-48-1	methylcyclohexane	108-87-2
dibromomethane	74-95-3	naphthalene	91-20-3
dibromoethane, 1,2-	106-93-4	n-decane	124-18-5
dibromoethane, 1,2-	106-93-4	n-hexane	110-54-3
dichlorobenzene, 1,2-	95-50-1	styrene	100-42-5
dichlorobenzene, 1,3-	541-73-1	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorodifluoromethane	75-71-8	tetrachloroethane, 1,1,2,2-	79-34-5

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tetrachloroethylene	127-18-4	trichloroethylene	79-01-6
trichloropropane, 1,2,3-	96-18-4	trichloro-1,1,2-trifluoroethane, 1,1,2-	76-13-1
trichlorofluoromethane	75-69-4	trimethylbenzene, 1,2,4-	95-63-6
toluene	108-88-3	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	xylenes, total	1330-20-7

***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
bromobenzene	108-86-1	dichloromethane	75-09-2
bromodichloromethane [BDCM]	75-27-4	dichloropropane, 1,2-	78-87-5
bromoform	75-25-2	dichloropropane, 1,3-	142-28-9
bromomethane	74-83-9	ethylbenzene	100-41-4
butadiene, 1,3-	106-99-0	ethyl acetate	141-78-6
carbon tetrachloride	56-23-5	hexachlorobutadiene	87-68-3
chloroethane	75-00-3	isopropylbenzene	98-82-8
chloroform	67-66-3	methyl tert-butyl ether [MTBE]	1634-04-4
chlorobenzene	108-90-7	methyl ethyl ketone [MEK]	78-93-3
chloromethane	74-87-3	methyl isobutyl ketone [MIBK]	108-10-1
chlorophenol, 2-	95-57-8	methylcyclohexane	108-87-2
chlorotoluene, 2-	95-49-8	naphthalene	91-20-3
dibromo-3-chloropropane, 1,2-	96-12-8	n-decane	124-18-5
dibromochloromethane [DBCM]	124-48-1	n-hexane	110-54-3
dibromomethane	74-95-3	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	trichloropropane, 1,2,3-	96-18-4
dichlorodifluoromethane	75-71-8	trichlorofluoromethane	75-69-4
dichloroethane, 1,1-	75-34-4	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichloro-1,1,2-trifluoroethane, 1,1,2-	76-13-1
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,2,4-	95-63-6

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toluene	108-88-3	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	xylene, total	1330-20-7


***Substances evaluated in water for no specified water use:***

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

VHw6-10	NA
EPHw10-19	NA

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## Schedule D

### Documents

*Summary of Site Condition, 851 Terminal Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated April 2023;

*Supplemental Site Investigation, 851 Terminal Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated February 2023;

*Stage 1 Preliminary Stage Investigation, 851 Terminal Avenue, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated November 2022;

*Environmental Status Letter, 851 Terminal Avenue, Vancouver, BC*, prepared by PGL Environmental Consultants, dated October 19, 2017;

*Phase 2 Environmental Site Investigation, 851 Terminal Avenue, BC*, prepared by PGL Environmental Consultants, dated October 2016;

*Phase 1 Environmental Site Investigation, 851 Terminal Avenue, BC*, prepared by PGL Environmental Consultants, dated September 2016.

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