



VIA EMAIL: cchin@allianpartners.ca

Victoria File: 26250-20/27874
Site ID: 27874

Date: July 31, 2023

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

Dear Chris Chin,

Re: Preliminary Determination – 865 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and 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 VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

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

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

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

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) jeff.taylor@activeearth.ca

Anna Popova, CSAP Society
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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.

July 31, 2023

Date Issued

Colleen Delaney

For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 865 Terminal Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot B (Explanatory Plan 3422), Except Part Included In Explanatory Plan 4963, Block E
District Lot 2037 Plan 8122
PID: 009-640-410

Lot 4 Blocks E And G District Lot 2037 Plan 18722
PID: 007-095-562

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

Latitude: 49° 16' 14.3"
Longitude: 123° 05' 05.4"

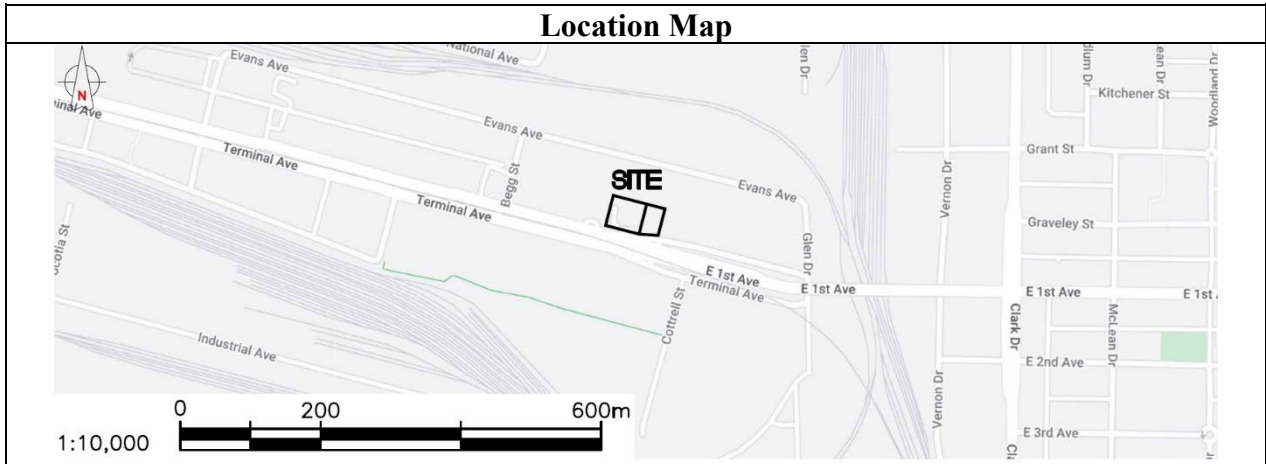
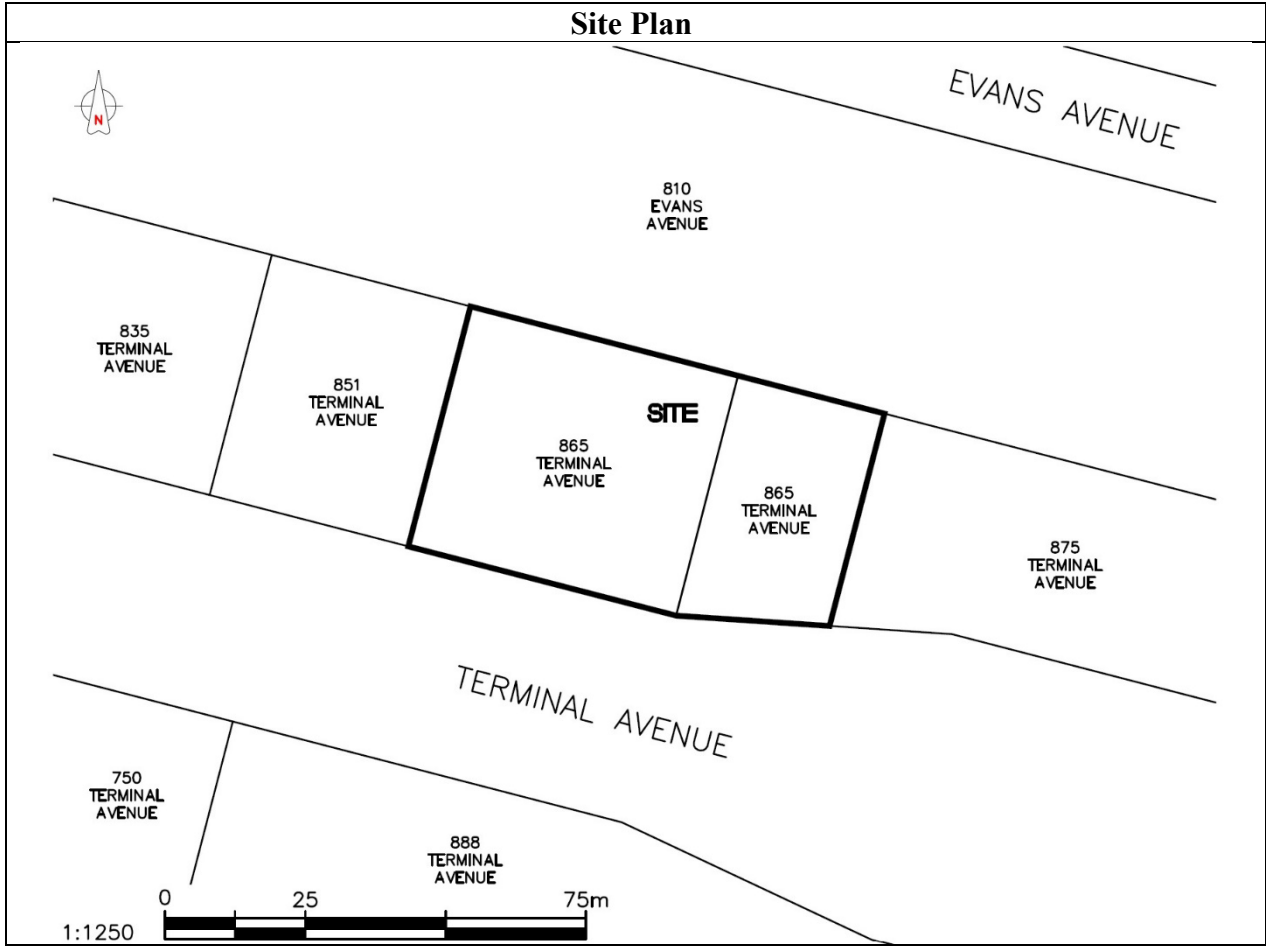
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Schedule B

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:

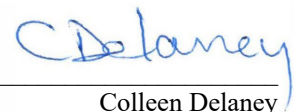
- (a) *The current building at the Site is slab-on-grade.*
- (b) *Future buildings constructed at the Site will include underground parkades, constructed to meet the 2012 BC Building Code.*

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:

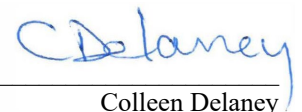
To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1	dibenz(a,h)anthracene	53-70-3
acenaphthene	83-32-9	dibromochloromethane [DBCM]	124-48-1
anthracene	120-12-7	dibromoethane, 1,2-	106-93-4
aluminum	7429-90-5	dichlorobenzene, 1,2-	95-50-1
antimony	7440-36-0	dichlorobenzene, 1,3-	541-73-1
arsenic	7440-38-2	dichlorobenzene, 1,4-	106-46-7
barium	7440-39-3	dichlorodifluoromethane	75-71-8
benz(a)anthracene	56-55-3	dichloroethane, 1,1-	75-34-3
benzene	71-43-2	dichloroethane, 1,2-	107-06-2
benzo(a)pyrene	50-32-8	dichloroethylene, 1,1-	75-35-4
	205-99-2 &	dichloroethylene, 1,2-cis-	156-59-2
benzo(b+j)fluoranthenes	205-82-3		
benzo(k)fluoranthene	207-08-9	dichloroethylene, 1,2-trans	156-60-5
beryllium	7440-41-7	dichloromethane	75-09-2
boron	7440-42-8	dichlorophenol, 2,3-	576-24-9
bromobenzene	108-86-1	dichlorophenol, 2,6-	87-65-0
bromodichloromethane [BDCM]	75-27-4	dichlorophenol, 3,4-	95-77-2
bromoform	75-25-2	dichlorophenol, 3,5-	591-35-5
bromomethane	74-83-9	dichloropropane, 1,2-	78-87-5
butadiene, 1,3-	106-99-0	ethylbenzene	100-41-4
cadmium	744-43-9	fluoranthene	206-44-0
carbon tetrachloride	56-23-5	fluorene	86-73-7
chlorobenzene	108-90-7	HEPHs	NA
chloroform	67-66-3	hexachlorobutadiene, 1,3-	87-68-3
chlorophenol, 2-	95-57-8	indeno(1,2,3-cd)pyrene	193-39-5
chromium	7440-47-3	iron	7439-89-6
chrysene	218-01-9	isopropylbenzene	98-82-8
cobalt	7440-48-4	lead	7439-92-1
copper	7440-50-8	LEPHs	NA

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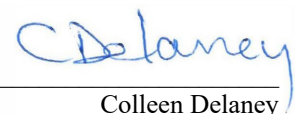
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lithium	7439-93-2	tetrachlorophenol, 2,3,5,6-	935-95-5
manganese	7439-96-5	thallium	7440-28-0
mercury	7439-97-6	tin	7440-31-5
methyl acetate	79-20-9	toluene	108-88-3
methyl isobutyl ketone [MEK]	78-93-3	trichlorobenzene, 1,2,3-	87-61-6
methyl tert-butyl ether [MTBE]	1634-04-4	trichlorobenzene, 1,2,4-	120-82-1
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	79-01-6
naphthalene	91-20-3	trichlorofluoromethane	75-69-4
			15950-66-0
nickel	7440-02-0	trichlorophenol, 2,3,4-	933-78-8
nonylphenol	NA	trichlorophenol, 2,3,5-	933-75-5
nonylphenol ethoxylate	NA	trichlorophenol, 2,3,6-	95-95-4
phenanthrene	85-01-8	trichlorophenol, 2,4,5-	88-06-2
pyrene	129-00-0	trichlorophenol, 2,4,6-	609-19-8
quinoline	91-22-5	trichlorophenol, 3,4,5-	96-18-4
		trichloro-1,2,2-trifluoroethane,	108-67-8
selenium	7782-49-2	1,1,2-	7440-33-7
silver	7440-22-4	trimethylbenzene, 1,3,5-	7440-61-1
strontium	7440-24-6	tungsten	7440-62-2
styrene	100-42-5	uranium	NA
tetrachloroethane, 1,1,1,2-	630-20-6	vanadium	75-01-4
tetrachloroethane, 1,1,2,2-	79-34-5	VPHs	1330-20-7
tetrachloroethylene	127-18-4	vinyl chloride	7440-66-6
tetrachlorophenol, 2,3,4,5-	4901-51-3	xylenes	
tetrachlorophenol, 2,3,4,6-	58-90-2	zinc	

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Substances evaluated in vapour for industrial vapour use:

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

acetone	67-64-1	dichloropropane, 1,3-	142-28-9
benzene	71-43-2	dichloropropene, 1,3- (cis+trans)	542-75-6
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane [BDCM]	75-27-4	ethyl acetate	141-78-6
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl tert-butyl ether [MTBE]	1634-04-4
carbon tetrachloride	56-23-5	methyl ethyl ketone [MEK]	78-93-3
chloroethane	75-00-3	methyl isobutyl ketone [MIBK]	108-10-1
chloroform	67-66-3	methylcyclohexane	108-87-2
chlorobenzene	108-90-7	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorophenol, 2-	95-57-8	n-hexane	110-54-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-4	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,1-	75-35-4	trichloro-1,1,2-trifluoroethane, 1,1,2-	76-13-1
dichloroethylene, 1,2-cis-	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2-trans-	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	xylenes, total	1330-20-7

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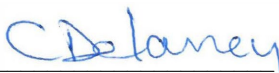
Substances evaluated in vapour for parkade vapour use:

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

acetone	67-64-1	dichloropropane, 1,3-	142-28-9
benzene	71-43-2	dichloropropene, 1,3- (cis+trans)	542-75-6
bromobenzene	108-86-1	ethylbenzene	100-41-4
bromodichloromethane [BDCM]	75-27-4	ethyl acetate	141-78-6
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methyl tert-butyl ether [MTBE]	1634-04-4
carbon tetrachloride	56-23-5	methyl ethyl ketone [MEK]	78-93-3
chloroethane	75-00-3	methyl isobutyl ketone [MIBK]	108-10-1
chloroform	67-66-3	methylcyclohexane	108-87-2
chlorobenzene	108-90-7	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorophenol, 2-	95-57-8	n-hexane	110-54-3
chlorotoluene, 2-	95-49-8	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dibromochloromethane [BDCM]	124-48-1	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethane, 1,1,1-	71-55-6
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichlorodifluoromethane	75-71-8	trichloroethylene	79-01-6
dichloroethane, 1,1-	75-34-4	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,1-	75-35-4	trichloro-1,1,2-trifluoroethane, 1,1,2-	76-13-1
dichloroethylene, 1,2-cis-	156-59-2	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2-trans-	156-60-5	trimethylbenzene, 1,3,5-	108-67-8
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	xylene, total	1330-20-7

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Substances evaluated in water irrespective of 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, 865 Terminal Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Supplemental Site Investigation, 865 Terminal Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Limited Stage 2 Preliminary Site Investigation, 865 Terminal Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated November 2022;

Stage 1 Preliminary Stage Investigation, 865 Terminal Avenue, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated November 2022;

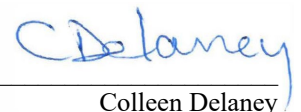
Phase 2 Environmental Site Investigation, 865 Terminal Avenue, BC, prepared by Keystone Environmental, dated October 2020;

Phase 1 Environmental Site Investigation, 865 Terminal Avenue, BC, prepared by Keystone Environmental, dated March 2020.

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