



VIA EMAIL: [Dave.Young@vancouver.ca](mailto:Dave.Young@vancouver.ca)

Victoria File: 26250-20/300  
Site ID: 300

October 11, 2022

Mr. Dave Young  
City of Vancouver  
320 – 507 West Broadway  
Vancouver, BC V5Z 0B4

Dear Mr. Young:

**Re: Preliminary Determination – 777 Pacific 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 at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW<sub>6-10</sub> and/or EPH<sub>w10-19</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.

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

Client Information Officer, ENV, Victoria  
[csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
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**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.

October 11, 2022  
Date Issued

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## Schedule A

The site covered by this Preliminary Determination is located at 777 Pacific Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 112 District Lot 541 Group 1 New Westminster District Plan EPP76941  
PID: 030-520-592

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

Latitude:     49° 16' 32.3"  
Longitude:   123° 7' 45.7"

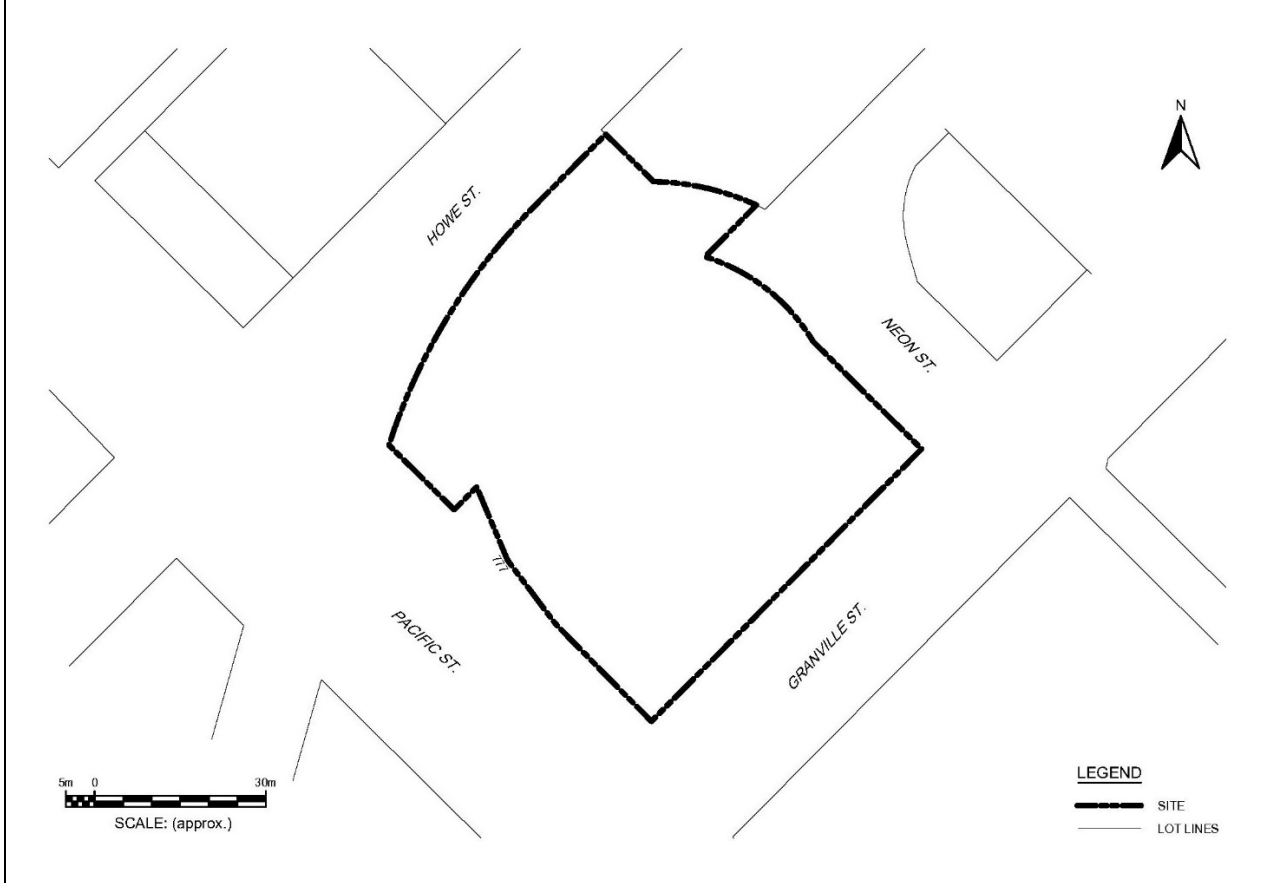
October 11, 2022

Date Issued

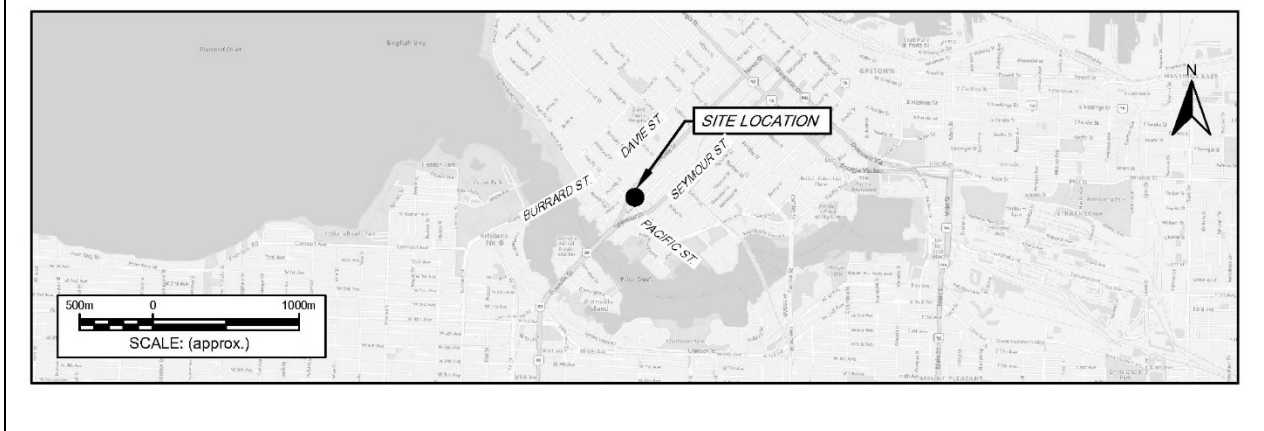


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### Site Plan



### Location Map



## 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 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) A building with three levels of underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

October 11, 2022

Date Issued

Site Identification Number 300

Version 9.0 R



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For Director, *Environmental Management Act*

4 of 11

## 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	hexachlorobutadiene	87-68-3
acetone	67-64-1	hexanone, 2-	591-78-6
aluminum	7429-90-5	indeno(1,2,3-cd)pyrene	193-39-5
anthracene	120-12-7	iron	7439-89-6
antimony	7440-36-0	isopropylbenzene	98-82-8
arsenic	7440-38-2	lead	7439-92-1
barium	7440-39-3	LEPHs	NA
benzene	71-43-2	lithium	7439-93-2
benz(a)anthracene	56-55-3	manganese	7439-96-5
benzo(a)pyrene	50-32-8	mercury	7439-97-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl ethyl ketone [MEK]	78-93-3
benzo(k)fluoranthene	207-08-9	methyl tert-butyl ether [MTBE]	1634-04-4
beryllium	7440-41-7	methylnaphthalene, 1-	90-12-0
boron	7440-42-8	methylnaphthalene, 2-	91-57-6
bromobenzene	108-86-1	molybdenum	7439-98-7
bromodichloromethane	75-27-4	chlorobenzene	108-90-7
bromoform	75-25-2	naphthalene	91-20-3
bromomethane	74-83-9	nickel	7440-02-0
butadiene, 1,3-	106-99-0	phenanthrene	85-01-8
cadmium	7440-43-9	pyrene	129-00-0
carbon disulfide	75-15-0	quinoline	91-22-5
carbon tetrachloride	56-23-5	selenium	7782-49-2
chloroform	67-66-3	silver	7440-22-4
chromium	7440-47-3	sodium ion	17341-25-2
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	tetrachloroethane, 1,1,1,2-	630-20-6

October 11, 2022

Date Issued

Site Identification Number 300  
Version 9.0 R



Signing Authority  
For Director, *Environmental Management Act*  
5 of 11

dibenz(a,h)anthracene	53-70-3	tetrachloroethane, 1,1,2,2-	79-34-5
dibromochloromethane [DBCM]	124-48-1	tetrachloroethylene	127-18-4
dibromoethane, 1,2-	106-93-4	thallium	7440-28-0
dichlorobenzene, 1,2-	95-50-1	tin	7440-31-5
dichlorobenzene, 1,3-	541-73-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
dichlorodifluoromethane	75-71-8	trichlorobenzene, 1,2,3-	87-61-6
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	79-01-6
dichloroethylene, 1,2-trans-	156-60-5	trichlorofluoromethane	75-69-4
dichloromethane	75-09-2	trimethylbenzene, 1,3,5-	108-67-8
dichloropropane, 1,2-	78-87-5	tungsten	7440-33-2
dichloropropane, 1,3-	142-28-9	uranium	7440-61-1
dichloropropene, 1,3- (cis)	542-75-6	vanadium	7440-62-2
dichloropropene, 1,3- (trans)	542-75-6	vinyl chloride	75-01-4
ethylbenzene	100-41-4	VPHs	NA
fluoranthene	206-44-0	xylenes	1330-20-7
fluorene	86-73-7	zinc	7440-66-6
HEPHs	NA		

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

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

acetone	67-64-1	dichloropropene, 1,3- (cis)	542-75-6
benzene	71-43-2	dichloropropene, 1,3- (trans)	542-75-6
bromobenzene	108-86-1	ethyl acetate	141-78-6
bromodichloromethane [BDCM]	75-27-4	ethylbenzene	100-41-4
bromoform	75-25-2	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8

October 11, 2022

Date Issued

Site Identification Number 300  
Version 9.0 R



Signing Authority  
For Director, *Environmental Management Act*  
6 of 11



butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon tetrachloride	56-23-5	methyl isobutyl ketone [MIBK]	108-10-1
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	methylcyclohexane	108-87-2
chloroform	67-66-3	naphthalene	91-20-3
chloromethane	74-87-3	n-decane	124-18-5
chlorotoluene, 2-	95-49-8	n-hexane	110-54-3
dibromo-3-chloropropane, 1,2-	96-12-8	styrene	100-42-5
dibromochloromethane [DBCM]	124-48-1	tetrachloroethane, 1,1,1,2-	630-20-6
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,2,2-	79-34-5
dibromomethane	74-95-3	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	156-59-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, 1,2-cis	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
dichloroethylene, 1,2-trans	75-35-4	trimethylbenzene, 1,3,5-	108-05-4
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	VPHv	NA
dichloropropane, 1,3-	142-28-9	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	EPHW <sub>10-19</sub>	NA
acetone	67-64-1	ethylbenzene	100-41-4

October 11, 2022

Date Issued

Site Identification Number 300  
Version 9.0 R



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*  
7 of 11

aluminum	7429-90-5	fluoranthene	206-44-0
anthracene	120-12-7	fluorene	86-73-7
antimony	7440-36-0	hexachlorobutadiene	87-68-3
arsenic	7440-38-2	iron	7439-89-6
barium	7440-39-3	isopropylbenzene	98-82-8
benz(a)anthracene	56-55-3	lead	7439-92-1
benzene	71-43-2	manganese	7439-96-5
benzo(a)pyrene	50-32-8	mercury	7439-97-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl ethyl ketone [MEK]	78-93-3
beryllium	7440-41-7	methyl tert-butyl ether [MTBE]	1634-04-4
boron	7440-42-8	methylnaphthalene, 1-	90-12-0
bromobenzene	108-86-1	methylnaphthalene, 2-	91-57-6
bromodichloromethane [BDCM]	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	naphthalene	91-20-3
bromomethane	74-83-9	nickel	7440-02-0
butadiene, 1,3-	106-99-0	pyrene	129-00-0
cadmium	7440-43-9	quinoline	91-22-5
carbon tetrachloride	56-23-5	selenium	7782-49-2
chlorobenzene	108-90-7	silver	7440-22-4
chloroform	67-66-3	strontium	7440-24-6
chromium, hexavalent	18540-29-9	styrene	100-42-5
chromium, trivalent	16065-83-1	tetrachloroethane, 1,1,1,2-	630-20-6
chrysene	218-01-9	tetrachloroethane, 1,1,2,2-	79-34-5
cobalt	7440-48-4	tetrachloroethylene	127-18-4
copper	7440-50-8	tin	7440-31-5
dibenz(a,h)anthracene	53-70-3	toluene	108-88-3
dibromochloromethane	124-48-1	trichloro-1,2,2- trifluoroethane, 1,1,2-	76-13-1
dibromoethane, 1,2-	106-93-4	trichlorobenzene, 1,2,3-	87-61-6
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,1-	71-55-6
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	79-01-06
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4

October 11, 2022

Date Issued

Site Identification Number 300  
Version 9.0 R



Signing Authority  
For Director, *Environmental Management Act*  
8 of 11

dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-cis-	156-59-2	uranium	7440-61-1
dichloroethylene, 1,2-trans-	156-60-5	vanadium	7440-62-2
dichloromethane	75-09-02	VHw <sub>6-10</sub>	NA
dichloropropane, 1,2-	78-87-5	vinyl chloride	75-01-04
dichloropropane, 1,3-	142-28-9	xylenes, total	1330-20-7
dichloropropene, 1,3- (cis)	542-75-7	zinc	7440-66-6
dichloropropene, 1,3- (trans)	542-75-8		

To meet local background concentrations prescribed for defining whether a site is contaminated:

lithium 7439-93-2

***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	fluoranthene	206-44-0
acridine	260-94-6	fluorene	86-73-7
anthracene	120-12-7	hexachlorobutadiene	87-68-3
antimony	7440-36-0	lead	7439-92-1
arsenic	7440-38-2	LEPHw	NA
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	molybdenum	7439-98-7
benzene	71-43-2	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	nickel	7440-02-0
beryllium	7440-41-7	phenanthrene	85-01-8
boron	7440-42-8	pyrene	129-00-0
cadmium	7440-43-9	quinoline	91-22-5
carbon tetrachloride	56-23-5	selenium	7782-49-2
chlorobenzene	108-90-7	silver	7440-22-4
chloroform	67-66-3	styrene	100-42-5
chromium, hexavalent	18540-29-9	tetrachloroethylene	127-18-4
chromium, trivalent	16065-83-1	thallium	7440-28-0
chrysene	218-01-9	titanium	7440-32-6
cobalt	7440-48-4	toluene	108-88-3
copper	7440-50-8	trichlorobenzene, 1,2,3-	87-61-6

October 11, 2022

Date Issued

Site Identification Number 300  
Version 9.0 R



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*  
9 of 11

dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,3-	541-73-1	trichloroethylene	79-01-06
dichlorobenzene, 1,4-	106-46-7	uranium	7440-61-1
dichloroethane, 1,2-	107-06-2	VHw <sub>6-10</sub>	NA
dichloromethane	75-09-02	VPHw	NA
EPHw <sub>10-19</sub>	NA	xylenes, total	1330-20-7
ethylbenzene	100-41-4	zinc	7440-66-6

October 11, 2022

Date Issued

Site Identification Number 300  
Version 9.0 R



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*  
10 of 11

## Schedule D

### Documents

*Summary of Site Condition*. Keystone Environmental Ltd., September 13, 2022;

*Report of Findings – Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation, 777 Pacific Street, Vancouver, BC*. Keystone Environmental Ltd., September 1, 2022;

*Report of Findings – Phase I and II Environmental Site Assessment, 777 Pacific Street, Vancouver, BC*. Keystone Environmental Ltd., June 16, 2017;

*Report of Findings: Preliminary Site Investigation Stage 1, 625 and 777 Pacific Street and 1390 Granville Street, Vancouver, BC*. Keystone Environmental Ltd., June 2006; and

*Environmental Assessment Granville Loop, Vancouver, BC*. Keystone Environmental Ltd., September 1991.

October 11, 2022

Date Issued

Site Identification Number 300

Version 9.0 R



Signing Authority

For Director, *Environmental Management Act*

11 of 11