



VIA EMAIL cyip@pci-group.com

Victoria File: 26250-20/22729
Site ID: 22729

December 4, 2023

Ms. Cheryl Yip
3680 East Hastings Holdings Corp.
300 - 1030 West Georgia Street
Vancouver, BC V6E 2Y3

Dear Ms. Yip:

Re: Final Determination - 435 Boundary Road, Vancouver, BC

Please find enclosed a Final Determination respecting the site referenced above. This amended Final Determination supersedes the determination issued on May 10, 2023.

In addition to the conditions set out in Schedule B of the Final Determination, please be advised of the following:

1. The Director has made a Final 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 Final 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 Final Determination will restrict or impair the Director's power in that 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 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.

Issuance of this Final Determination is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Final Determination, please contact the undersigned at Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver; Contaminated.Sites@vancouver.ca

Anna Popova, CSAP Society; apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
mgeraghty@keystoneenvironmental.ca

Wendy Acheson, British Columbia Housing Management Commission;
wacheson@bchousing.org

Brenda Hatch, British Columbia Hydro and Power Authority; Brenda.Hatch@bchydro.com

Austen Perry, CMLS Financial for CMHC; austen.Perry@cmls.ca

Bill Tyler, Telus Communications Inc. bt Tyler@telus.com

Client Information Officer, ENV, Victoria ; csp_cio@Victoria1.gov.bc.ca



FINAL DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

May 10, 2023
Date Issued

December 4, 2023
Amended Date

Site Identification Number 22729
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 435 Boundary Road, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 of Lot 63 Town of Hastings Suburban Lands Plan EPP101107
PID 031-061-338

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

Latitude: 49° 16' 51.1"
Longitude: 123° 1' 26.6"

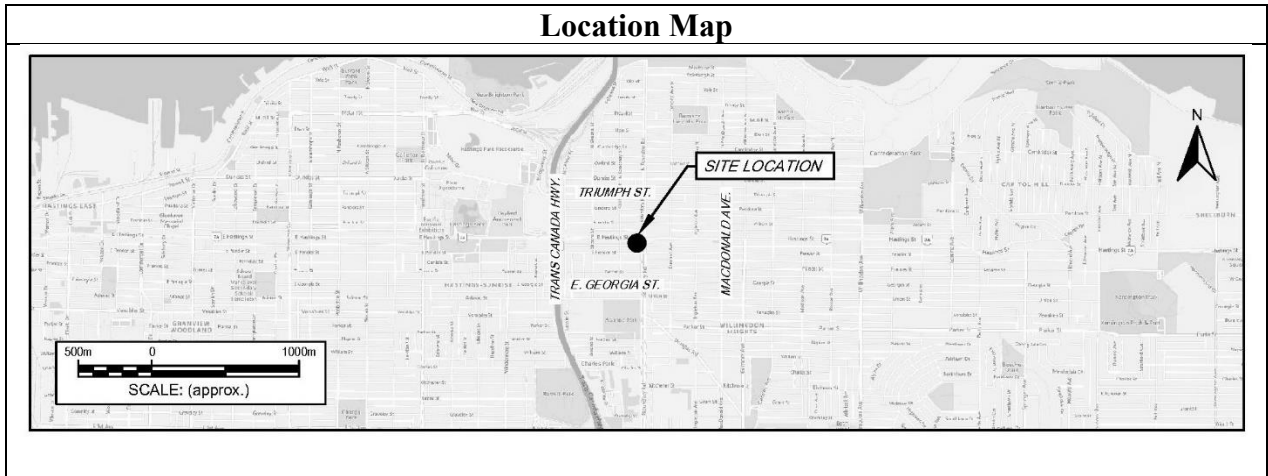
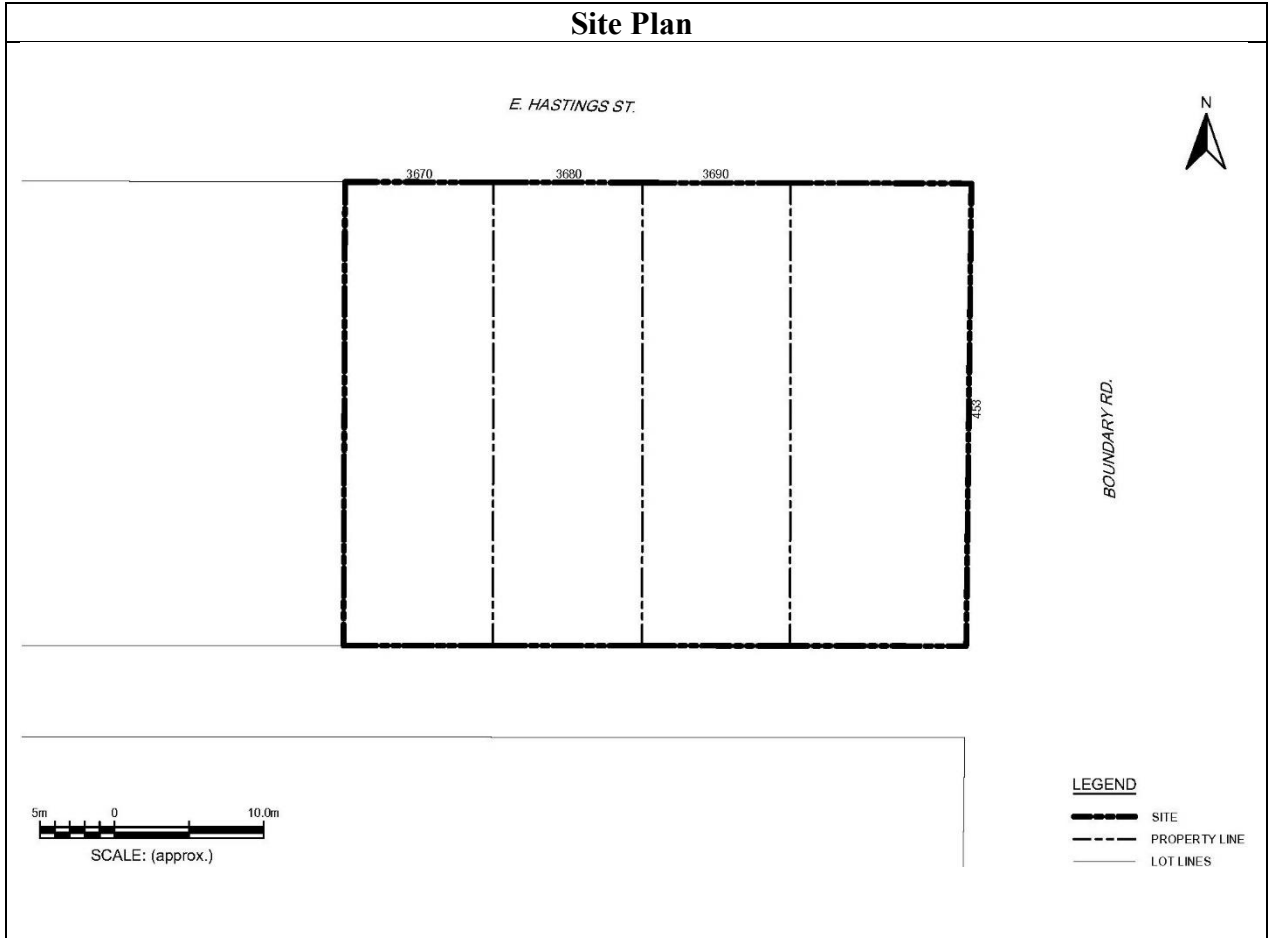
May 10, 2023
Date Issued

December 4, 2023
Amended Date

Site Identification Number 22729
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*



 May 10, 2023
 Date Issued

 Signing Authority
 For Director, *Environmental Management Act*

 December 4, 2023
 Amended Date

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 expected at and adjacent to the site. These assumptions include the following:

(a) A building underground parking of any depth.

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.

May 10, 2023
Date Issued

December 4, 2023
Amended Date

Site Identification Number 22729
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances evaluated in soil for low density residential soil use:

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

acetone	67-64-1	ethylbenzene	100-41-4
benzene	71-43-2	hexachlorobutadiene	87-68-3
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane	75-27-4	methyl ethyl ketone [MEK]	78-93-3
bromoform	75-25-2	methyl tert-butyl ether [MTBE]	1634-04-4
bromomethane	74-83-9	styrene	100-42-5
butadiene, 1,3-	106-99-0	tetrachloroethane, 1,1,1,2-	630-20-6
carbon tetrachloride	56-23-5	tetrachloroethane, 1,1,2,2-	79-34-5
chlorobenzene	108-90-7	tetrachloroethylene	127-18-4
chloroform	67-66-3	toluene	108-88-3
dibromochloromethane [DBCM]	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, 1,3-	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-	75-34-3	trichlorofluoromethane	75-69-4
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,1-	75-35-4	vinyl chloride	75-01-4
dichloroethylene, 1,2-cis-	156-59-2	VPHs	NA
dichloroethylene, 1,2-trans-	156-60-5	xylenes	1330-20-7
dichloromethane	75-09-2		
dichloropropane, 1,2-	78-87-5		
dichloropropene, 1,3- (cis + trans)	542-75-6		

May 10, 2023
Date Issued

December 4, 2023
Amended Date

Site Identification Number 22729
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

Substances evaluated in vapour for parkade use:

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

carbon tetrachloride	56-23-5	dichloroethylene, 1,2-trans	156-60-5
chloroethane	75-00-3	dichloromethane	75-09-2
chloroform	67-66-3	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethylene	79-01-6
dichloroethylene, 1,1	75-35-4	vinyl chloride	75-01-4
dichloroethylene, 1,2-cis	156-59-2		

Substances evaluated in water for drinking water use:

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

acetone	67-64-1	ethylbenzene	100-41-4
benzene	71-43-2	hexachlorobutadiene	87-68-3
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane [BDCM]	75-27-4	methyl ethyl ketone [MEK]	78-93-3
bromoform	75-25-2	methyl tert-butyl ether [MTBE]	1634-04-4
bromomethane	74-83-9	styrene	100-42-5
butadiene, 1,3-	106-99-0	tetrachloroethane, 1,1,1,2-	630-20-6
carbon tetrachloride	56-23-5	tetrachloroethane, 1,1,2,2-	79-34-5
chlorobenzene	108-90-7	tetrachloroethylene	127-18-4
chloroform	67-66-3	toluene	108-88-3
dibromochloromethane [DBCM]	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	79-01-6
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	trimethylbenzene, 1,3,5-	108-67-8
dichloroethylene, 1,2-cis-	156-59-2	vinyl chloride	75-01-4

May 10, 2023
Date Issued



Signing Authority
For Director, *Environmental Management Act*

December 4, 2023
Amended Date

dichloroethylene, 1,2-trans-	156-60-5	VHw6-10	NA
dichloromethane	75-09-2	xylenes, total	1330-20-7
dichloropropane, 1,2-	78-87-5		
dichloropropene, 1,3- (cis + trans)	542-75-6		

May 10, 2023
Date Issued

December 4, 2023
Amended Date

Site Identification Number 22729
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition. Keystone Environmental Ltd., October 24, 2023;

Report of Findings – Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation, 435 Boundary Road, Vancouver, BC, Keystone Environmental Ltd., November 30, 2022;

Report of Findings: Phase I Environmental Site Assessment, 3680 East Hastings Street, Vancouver, BC, Keystone Environmental Ltd., December 19, 2018; and

Stage 1 Preliminary Site Investigation – 3680 East Hastings Street, Vancouver, BC, D. Kelly Environmental Consulting Ltd. (D. Kelly), January 22, 2007.

May 10, 2023
Date Issued

December 4, 2023
Amended Date

Site Identification Number 22729
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*