



**VIA EMAIL**

Victoria File: 26250-20/24588  
Site ID: 24588

November 28, 2023

Stephen Mancer  
ALT JACKSON DEVELOPMENTS LIMITED PARTNERSHIP  
2750 Rupert St.  
Vancouver, BC, V5M 3T7  
Stephen.mancer@luminaservices.com

Dear: Mr. Stephen Mancer:

**Re: Final Determination - 460, 470 & 478 East Hastings Street, Vancouver, BC**

Please find enclosed a Final Determination respecting the site referenced above and 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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.

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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



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

Enclosure

cc: City of Vancouver, 453 West 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1V

Isabella Dann, Vancouver City Savings Credit Union, [isabella\\_dann@vancity.com](mailto:isabella_dann@vancity.com)

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5,  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Gavin Leung, Approved Professional, 8545 Commerce Court, Burnaby, BC V5A 4N4,  
[gleung@nextenvironmental.com](mailto:gleung@nextenvironmental.com)

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

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For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 460, 470 & 478 East Hastings, Vancouver, BC, which is more particularly known and described as:

Lot A, Block 70, District Lot 196, Group 1, New Westminster District, Plan EPP104936. PID 031-717-314.

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

Latitude:	49°	16'	51.4"
Longitude:	123°	05'	37.8"

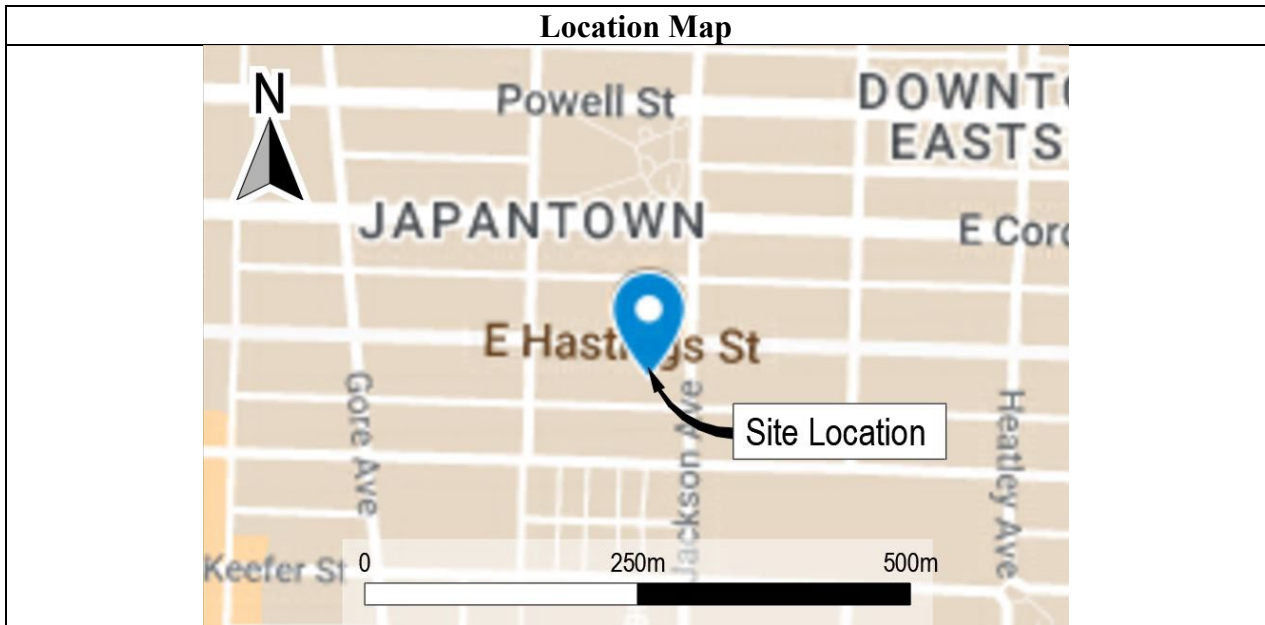
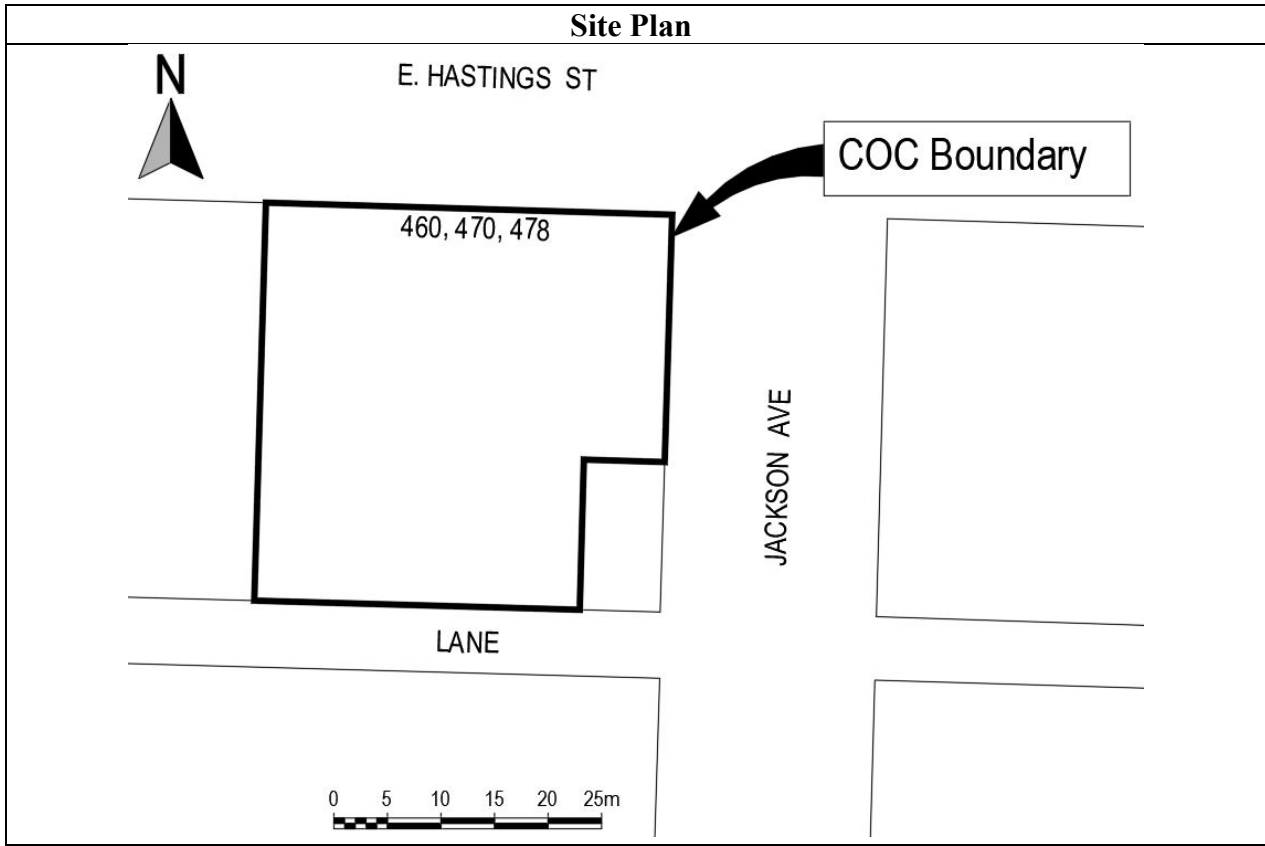
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## Schedule B

### Requirements and Conditions

1. Any changes in land or vapour uses 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 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) Future Site development will be High Density Residential with 1 level of underground parking.*

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 Residential High Density soil use:*

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

acenaphthene	83-32-9	LEPHs	NA
aluminum	7429-90-5	lithium	7439-93-2
anthracene	120-12-7	manganese	7439-96-5
antimony	7440-36-0	mercury	7439-97-6
arsenic	7440-38-2	methylnaphthalene, 1-	90-12-0
barium	7440-39-3	methylnaphthalene, 2-	91-57-6
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
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	perfluorobutane sulfonate (PFBS)	375-73-5
benzo(k)fluoranthene	207-08-9	perfluorooctane sulfonate (PFOS)	1763-23-1
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
chloroform	67-66-3	silver	7440-22-4
chromium	7440-47-3	strontium	7440-24-6
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethane, 1,1,1,2-	630-20-6
copper	7440-50-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethane, 1,2-	107-06-2	tin	7440-31-5
dichloroethylene, 1,1-	75-35-4	toluene	108-88-3
dichloroethylene, 1,2- cis	156-59-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2- trans	156-60-5	trichloroethane, 1,1,2-	79-00-5
dichloromethane	75-09-2	trichloroethylene	79-01-06
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	NA	vinyl chloride	75-01-4
indeno(1,2,3-cd)pyrene	193-39-5	VPHs	NA
iron	7439-89-6	xylene, total	1330-20-7
lead	7439-92-1	zinc	7440-66-6

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***Substances evaluated in soil for Commercial soil use:***

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

acenaphthene	83-32-9	LEPHs	NA
aluminum	7429-90-5	lithium	7439-93-2
anthracene	120-12-7	manganese	7439-96-5
antimony	7440-36-0	mercury	7439-97-6
arsenic	7440-38-2	methylnaphthalene, 1-	90-12-0
barium	7440-39-3	methylnaphthalene, 2-	91-57-6
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
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	perfluorobutane sulfonate (PFBS)	375-73-5
benzo(k)fluoranthene	207-08-9	perfluorooctane sulfonate (PFOS)	1763-23-1
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
chloroform	67-66-3	silver	7440-22-4
chromium	7440-47-3	strontium	7440-24-6
chrysene	218-01-9	styrene	100-42-5
cobalt	7440-48-4	tetrachloroethane, 1,1,1,2-	630-20-6
copper	7440-50-8	tetrachloroethane, 1,1,2,2-	79-34-5
dibenz(a,h)anthracene	53-70-3	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	thallium	7440-28-0
dichloroethane, 1,2-	107-06-2	tin	7440-31-5
dichloroethylene, 1,1-	75-35-4	toluene	108-88-3
dichloroethylene, 1,2- cis	156-59-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2- trans	156-60-5	trichloroethane, 1,1,2-	79-00-5
dichloromethane	75-09-2	trichloroethylene	79-01-06
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	NA	vinyl chloride	75-01-4
indeno(1,2,3-cd)pyrene	193-39-5	VPHs	NA
iron	7439-89-6	xylenes, total	1330-20-7
lead	7439-92-1	zinc	7440-66-6

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

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

benzene	71-43-2	n-hexane	110-54-3
carbon tetrachloride	56-23-5	styrene	100-42-5
chloroethane	75-00-3	tetrachloroethane, 1,1,1,2-	630-20-6
chloroform	67-66-3	tetrachloroethane, 1,1,2,2-	79-34-5
chloromethane	74-87-3	tetrachloroethylene	127-18-4
dichloroethane, 1,1-	75-34-3	toluene	108-88-3
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	79-01-06
dichloroethylene, 1,2- trans	156-60-5	vinyl chloride	75-01-4
dichloromethane	75-09-2	VPHv	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7
naphthalene	91-20-3		
n-decane	124-18-5		

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

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

benzene	71-43-2	n-decane	124-18-5
carbon tetrachloride	56-23-5	n-hexane	110-54-3
chloroethane	75-00-3	styrene	100-42-5
chloroform	67-66-3	tetrachloroethane, 1,1,1,2-	630-20-6
chloromethane	74-87-3	tetrachloroethane, 1,1,2,2-	79-34-5
dichloroethane, 1,1-	75-34-3	tetrachloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,2- cis	156-59-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2- trans	156-60-5	trichloroethylene	79-01-06
dichloromethane	75-09-2	vinyl chloride	75-01-4
ethylbenzene	100-41-4	VPHv	NA
naphthalene	91-20-3	xylenes, total	1330-20-7

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***Substances evaluated in water for Drinking Water use:***

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

acenaphthene	83-32-9	lithium	7439-93-2
aluminum	7429-90-5	mercury	7439-97-6
anthracene	120-12-7	methylnaphthalene, 1-	90-12-0
antimony	7440-36-0	methylnaphthalene, 2-	91-57-6
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	perfluorobutane sulfonate (PFBS)	375-73-5
benzo(a)pyrene	50-32-8	perfluorooctane sulfonate (PFOS)	1763-23-1
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	Perfluorooctanoic acid (PFOA)	335-67-1
beryllium	7440-41-7	pyrene	129-00-0
boron	7440-42-8	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-49-2
carbon tetrachloride	56-23-5	silver	7440-22-4
chloroform	67-66-3	strontium	7440-24-6
chromium	7440-47-3	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
cobalt	7440-48-4	tetrachloroethane, 1,1,2,2-	79-34-5
copper	7440-50-8	tetrachloroethylene	127-18-4
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dichloroethane, 1,1-	75-34-3	toluene	108-88-3
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	79-01-06
dichloroethylene, 1,2- trans	156-60-5	tungsten	7440-33-7
dichloromethane	75-09-2	uranium	7440-61-1
EPHw10-19	NA	vanadium	7440-62-2
ethylbenzene	100-41-4	VHw6-10	NA
fluoranthene	206-44-0	vinyl chloride	75-01-4
fluorene	86-73-7	VPHw	NA
iron	7439-89-6	xylenes, total	1330-20-7
lead	7439-92-1	zinc	7440-66-6

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***Substances evaluated in water for Marine Aquatic Life use:***

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

acenaphthene	83-32-9	fluorene	86-73-7
acridine	260-94-6	lead	7439-92-1
anthracene	120-12-7	LEPHw	NA
antimony	7440-36-0	mercury	7439-97-6
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	phenanthrene	85-01-8
benzo(a)pyrene	50-32-8	pyrene	129-00-0
beryllium	7440-41-7	quinoline	91-22-5
boron	7440-42-8	selenium	7782-49-2
cadmium	7440-43-9	silver	7440-22-4
carbon tetrachloride	56-23-5	styrene	100-42-5
chloroform	67-66-3	thallium	7440-28-0
chromium	7440-47-3	titanium	7440-32-6
chrysene	218-01-9	toluene	108-88-3
cobalt	7440-48-4	trichloroethylene	79-01-06
copper	7440-50-8	uranium	7440-61-1
dichloroethane, 1,2-	107-06-2	vanadium	7440-62-2
dichloromethane	75-09-2	VHw6-10	NA
EPHw10-19	NA	VPHw	NA
ethylbenzene	100-41-4	xylenes, total	1330-20-7
fluoranthene	206-44-0	zinc	7440-66-6

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## Schedule D

### Documents

*Summary of Site Condition, 460, 470 & 478 East Hastings, Vancouver, BC, Next Environmental Inc., dated June 26, 2023*

*Stage 1 Preliminary Site Investigation, 460, 470 & 478 East Hastings, Vancouver, BC, by Chloe Rolfe & Ryuji Marumo, Next Environmental Inc., dated June 9, 2023*

*Supplemental Site Investigation, 460, 470 & 478 East Hastings, Vancouver, BC, by Chloe Rolfe & Ryuji Marumo, Next Environmental Inc., dated June 9, 2023*

*Stage 2 Preliminary Site Investigation, 460, 470, 478 East Hastings & 419 Jackson Avenue, Vancouver, BC, by Alison Lundgren & Kaitlyn Mumm, Next Environmental Inc., dated November 4, 2020*

*Stage 1 Preliminary Site Investigation, 460, 470, 478 East Hastings & 419 Jackson Avenue, Vancouver, BC, by Riley Donaldson & Aio Haberli, Next Environmental Inc., dated July 23, 2020*

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