



VIA EMAIL: cchin@alliancepartners.ca

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

Date: October 3, 2023

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

Dear Chris Chin,

Re: Final Determination - 865 Terminal Avenue, Vancouver, British Columbia

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 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 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



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.

October 3, 2023

Date Issued

A handwritten signature in blue ink that reads "CDelaney".

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final 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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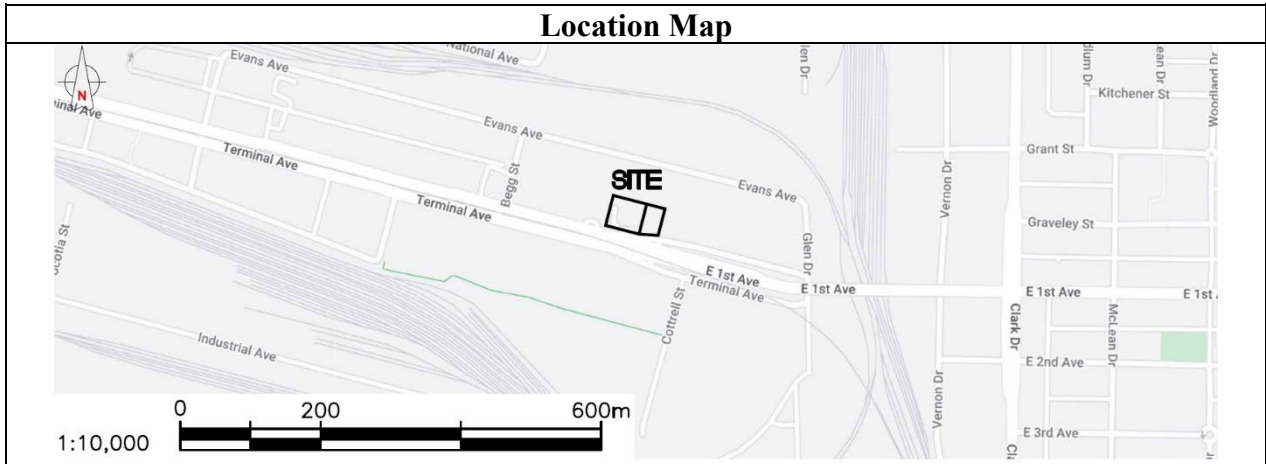
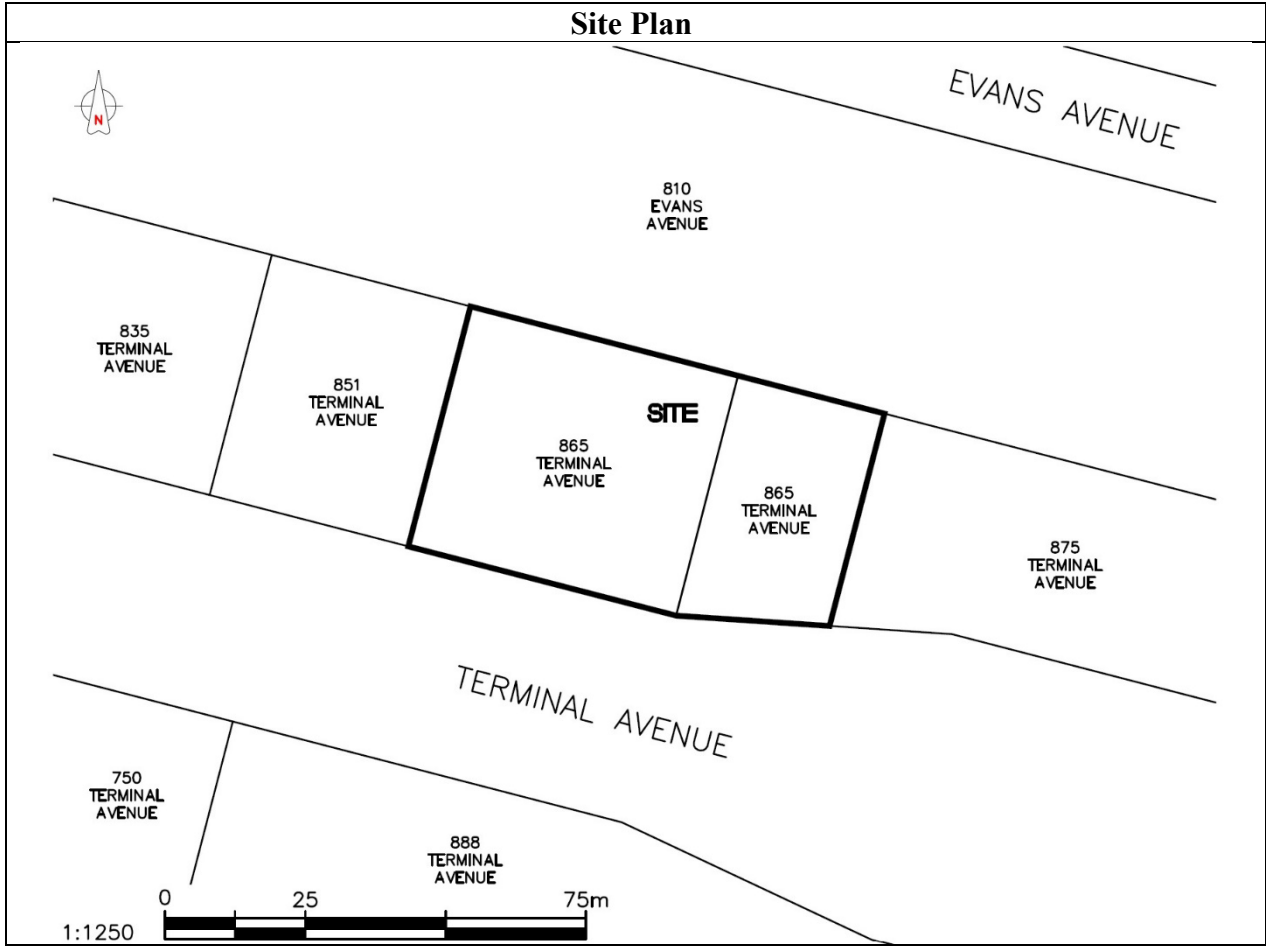
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Schedule B

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:

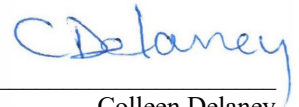
- (a) *The current building at the Site is slab-on-grade.*
- (b) *Future buildings constructed at the Site will include underground parkades, constructed to meet the 2012 BC Building Code.*

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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| | | | |
|--------------------------------|-----------|----------------------------------|------------|
| 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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Colleen Delaney
For Director, *Environmental Management Act*

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;

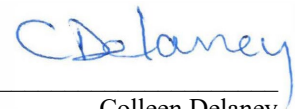
Phase 2 Environmental Site Investigation, 865 Terminal Avenue, BC, prepared by Keystone Environmental, dated October 2020;

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

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