



**VIA EMAIL** [paul.faibish@quadreal.com](mailto:paul.faibish@quadreal.com)

Victoria File: 26250-20/28602  
Site ID: 28602

Date: February 20, 2025

Paul Faibish  
2950 PE Holdings Inc.  
800-666 Burrard Street  
Vancouver, BC V6C 2X8

**Re: Final Determination - 2950 Prince Edward Street, Vancouver, BC**

Dear Mr. Faibish:

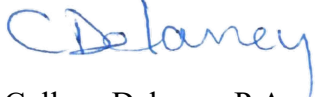
Please find enclosed a Final Determination respecting the site referenced above and be advised of the following:

1. The director has made a Final Determination that the site is not contaminated because the numerical standards 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 professional 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 Regulationthat 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,

A handwritten signature in blue ink, appearing to read 'C Delaney'.

Colleen Delaney, P.Ag.  
Senior Professional Reliance Officer

Enclosure

cc: City of Vancouver,  
[Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

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

CSAP Society [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)

Michael Geraghty, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)



Ministry of  
Environment  
and Parks

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

**THIS IS TO CERTIFY** that a Final Determination has been made for the site identified in Schedule A of this document. The site ***is not*** a contaminated site.

This Final Determination is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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.

The issuance of this Final Determination is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made 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.

February 20, 2025

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Colleen Delaney  
For Director, *Environmental Management Act*

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## Schedule A

The site covered by this Final Determination is located at 2950 Prince Edward Street, Vancouver, British Columbia which is more particularly known and described as:

Lot A District Lot 264A Group 1 New Westminster District Plan EPP97528:

031-005-888

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

Latitude:	49°	15'	31.4"
Longitude:	123°	5'	44.1"

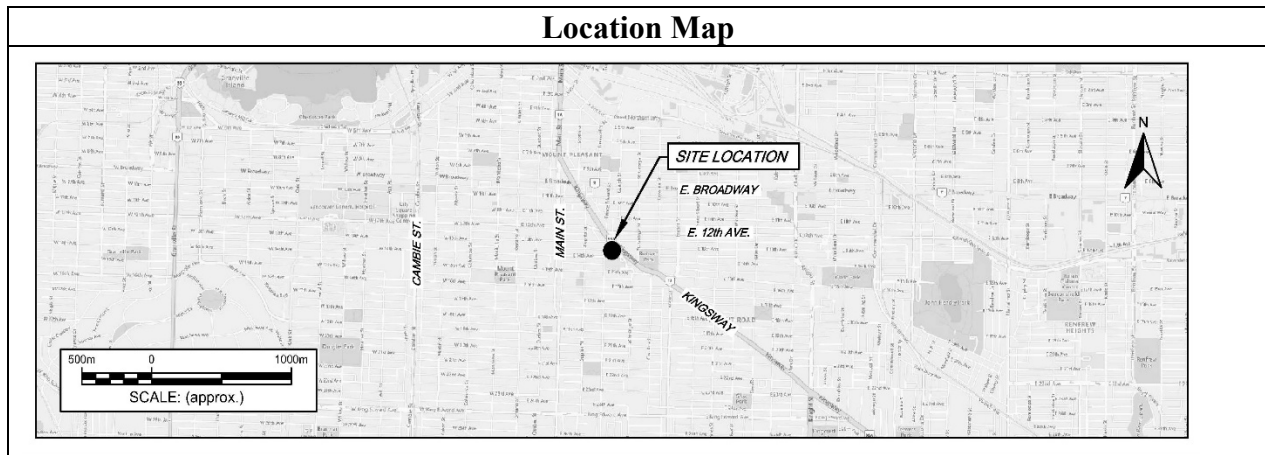
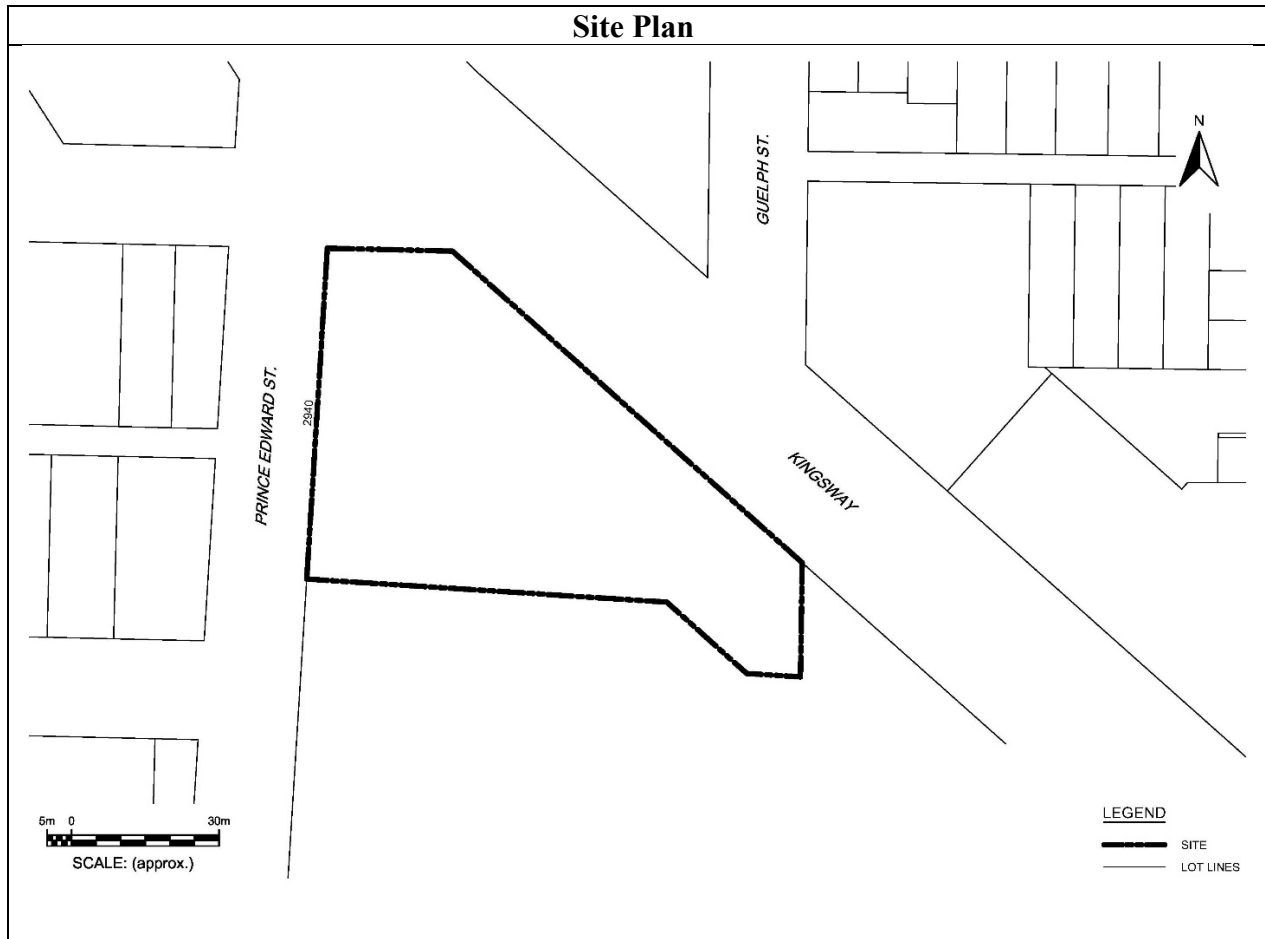
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*CDelaney*  
Colleen Delaney

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## Schedule B

### Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in *land, vapour, or water uses* must be promptly identified by the responsible persons 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 mixed-use building with underground parking of any depth will occupy the Site.*

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 persons 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

### Uses, Substances and Chemical Abstract Numbers

#### *Substances evaluated in soil for low-density residential soil use:*

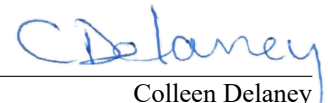
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	chloronaphthalene, 2-	91-58-7
acetone	67-64-1	chromium	7440-47-3
aluminum	7429-90-5	chrysene	218-01-9
anthracene	120-12-7	cobalt	7440-48-4
antimony	7440-36-0	copper	7440-50-8
arsenic	7440-38-2	cyclohexene	110-83-8
barium	7440-39-3	dibenz(a,h)anthracene	53-70-3
benzene	71-43-2	dibromochloromethane [DBCM]	124-48-1
benz(a)anthracene	56-55-3	dibromoethane, 1,2-	106-93-4
benzo(a)pyrene	50-32-8	dichlorobenzene, 1,2-	95-50-1
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichlorobenzene, 1,3-	541-73-1
benzo(k)fluoranthene	207-08-9	dichlorobenzene, 1,4-	106-46-7
beryllium	7440-41-7		
boron	7440-42-8	dichloroethane, 1,1-	75-34-3
bromobenzene	108-86-1	dichloroethane, 1,2-	107-06-2
bromodichloromethane	75-27-4	dichloroethylene, 1,1-	75-35-4
bromoform	75-25-2	dichloroethylene, 1,2-cis-	156-59-2
bromomethane	74-83-9	dichloroethylene, 1,2- trans-	156-60-5
butadiene, 1,3-	106-99-0	dichloromethane	75-09-2
butylbenzene, n-	104-51-8	dichloropropane, 1,2-	78-87-5
butylbenzene, sec-	135-98-8	dichloropropane, 1,3-	142-28-9
butylbenzene, tert-	98-06-6	dichloropropene, 1,3- (cis)	542-75-6
cadmium	7440-43-9	dichloropropene, 1,3- (trans)	542-75-6
carbon tetrachloride	56-23-5	dicyclopentadiene	77-73-6
chlorobenzene	108-90-7	ethylbenzene	100-41-4
chloroform	67-66-3	fluoranthene	206-44-0
fluorene	86-73-7	styrene	100-42-5

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HEPHs	NA	tetrachloroethane, 1,1,1,2-	630-20-6
indeno(1,2,3-cd)pyrene	193-39-5	tetrachloroethane, 1,1,2,2-	79-34-5
iron	7439-89-6	tetrachloroethylene	127-18-4
isopropylbenzene	98-82-8	tetraethyl lead	78-00-2
lead	7439-92-1	thallium	7440-28-0
LEPHs	NA	tin	7440-31-5
lithium	7439-93-2	toluene	108-88-3
manganese	7439-96-5	trichlorobenzene, 1,2,3-	87-61-6
mercury	7439-97-6	trichlorobenzene, 1,2,4-	120-82-1
methyl ethyl ketone [MEK]	78-93-3	trichloroethane, 1,1,1-	71-55-6
methyl tert-butyl ether [MTBE]	1634-04-4	trichloroethane, 1,1,2-	79-00-5
methylnaphthalene, 1-	90-12-0	trichloroethylene	79-01-6
methylnaphthalene, 2-	91-57-6	trichlorofluoromethane	75-69-4
molybdenum	7439-98-7	trimethylbenzene, 1,3,5-	108-67-8
naphthalene	91-20-3	tungsten	7440-33-2
nickel	7440-02-0	uranium	7440-61-1
nonane, n-	111-84-2	vanadium	7440-62-2
phenanthrene	85-01-8	vinyl chloride	75-01-4
propylbenzene, n-	103-65-1	VPHs	NA
pyrene	129-00-0	xlenes	1330-20-7
quinoline	91-22-5	zinc	7440-66-6
selenium	7782-49-2		
silver	7440-22-4		
strontium	7440-24-6		

***Substances evaluated in groundwater for no water use:***

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

EPHw10-19	NA	VHw6-10	NA
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***Substances evaluated in vapour for residential vapour use:***

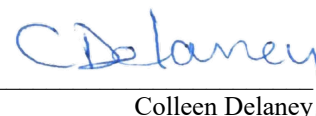
To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1	dichloropropene, 1,3- (cis)	542-75-6
benzene	71-43-2	dichloropropene, 1,3- (trans)	542-75-6
bromodichloromethane [BDCM]	75-27-4	ethyl acetate	141-78-6

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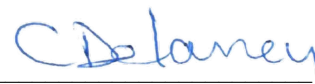
bromoform	75-25-2	ethylbenzene	100-41-4
bromobenzene	108-86-1	hexachlorobutadiene	87-68-3
bromomethane	74-83-9	isopropylbenzene	98-82-8
butadiene, 1,3-	106-99-0	methylcyclohexane	108-87-2
carbon disulfide	75-15-0	methyl tert-butyl ether [MTBE]	1634-04-4
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	n-decane	124-18-5
chloroethane	75-00-3	n-hexane	110-54-3
chloroform	67-66-3	styrene	100-42-5
chloromethane	74-87-3	tetrachloroethane, 1,1,1,2-	630-20-6
chlorophenol, 2-	95-57-8	tetrachloroethane, 1,1,2,2-	79-34-5
chlorotoluene, 2-	95-49-8	tetrachloroethylene	127-18-4
dibromo-3-chloropropane, 1,2-	96-12-8	toluene	108-88-3
dibromochloromethane [DBCM]	124-48-1	trichlorobenzene, 1,2,4-	120-82-1
dibromoethane, 1,2-	106-93-4	trichloroethane, 1,1,1-	71-55-6
dibromomethane	74-95-3	trichloroethane, 1,1,2-	79-00-5
dichlorobenzene, 1,2-	95-50-1	trichloroethylene	79-01-6
dichlorobenzene, 1,3-	541-73-1	trichlorofluoromethane	75-69-4
dichlorodifluoromethane	75-71-8	trichloropropane, 1,2,3-	96-18-4
dichloroethane, 1,1-	75-34-3	trimethylbenzene, 1,2,4-	95-63-6
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-05-4
dichloroethylene, 1,1-	156-59-2	vinyl chloride	75-01-4
dichloroethylene, 1,2-cis	156-60-5	VPHv	NA
dichloroethylene, 1,2-trans	75-35-4	xylenes, total	1330-20-7
dichloromethane	75-09-2		
dichloropropane, 1,2-	78-87-5		
dichloropropane, 1,3-	142-28-9		

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## Schedule D

### Documents

*Summary of Site Condition, 2950 Prince Edward Street, Vancouver, BC, Keystone Environmental, January 15, 2024;*

*Report of Findings – Stage 1 Preliminary Site Investigation and Supplemental Site Investigation, 2950 Prince Edward Street, Vancouver, BC, Keystone Environmental, January 2024;*

*Phase II Environmental Site Assessment, 2950 Prince Edward Street, Vancouver, British Columbia, Pinchin Ltd., September 23, 2019; and*

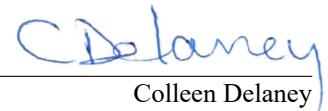
*Phase I Environmental Site Assessment, 2950 Prince Edward Street, Vancouver, British Columbia, Pinchin Ltd., July 24, 2019.*

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