



**VIA EMAIL**

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

April 30, 2024

Paul Faibish  
2950 PE Holdings Inc.  
800-666 Burrard Street  
Vancouver, BC V6C 2X8  
[Paul.faibish@quadreal.com](mailto:Paul.faibish@quadreal.com)

Dear Mr. Faibish:

**Re: Preliminary Determination – 2950 Prince Edward Street, Vancouver, BC**

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

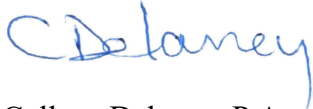
and may be encountered during any future work at the site.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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

Yours truly,



Colleen Delaney, P.Ag.  
Senior Professional Reliance Officer

Enclosure

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

Anna Popova, CSAP Society  
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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.

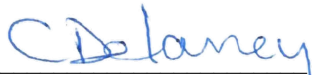
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

April 30, 2024  
Date Issued

  
Colleen Delaney  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary 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"

April 30, 2024

Date Issued



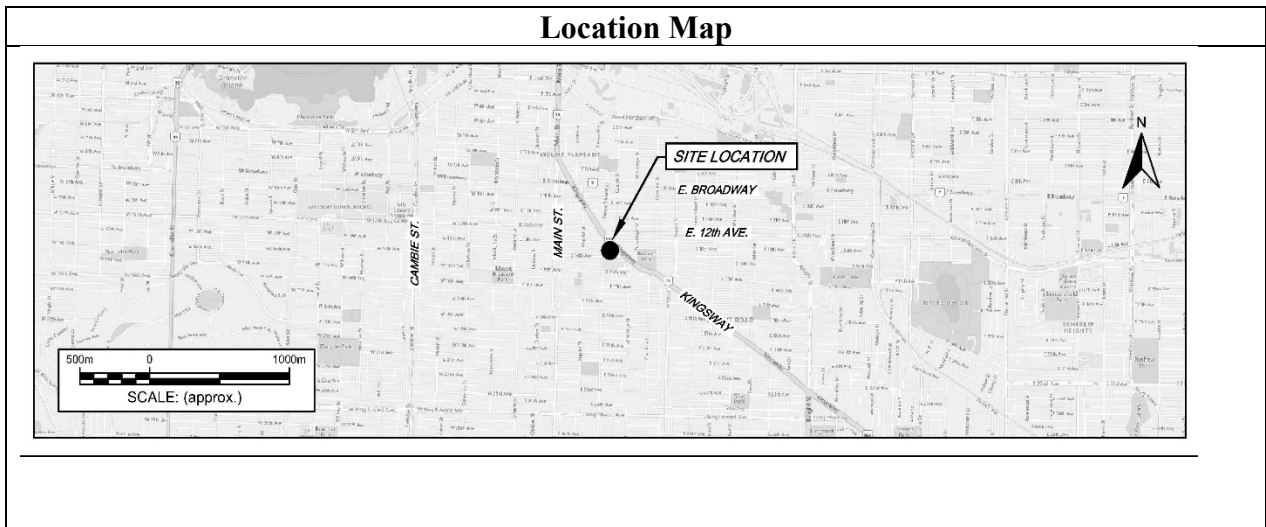
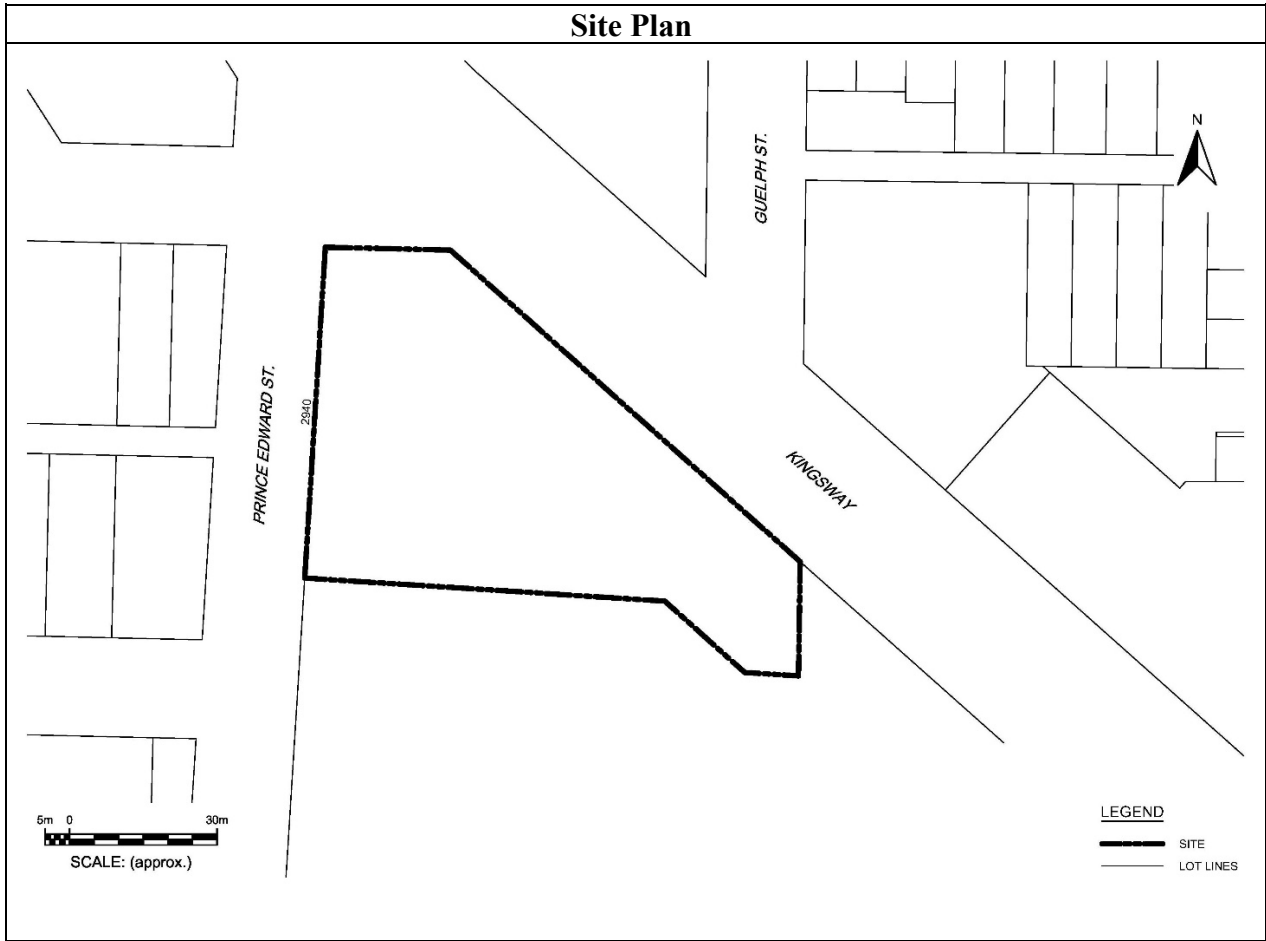
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For Director, *Environmental Management Act*

Site Identification Number 28602

Version 9.0 R

2 of 8



April 30, 2024  
Date Issued

Site Identification Number 28602  
Version 9.0 R

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3 of 8

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water 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 mixed-used building with underground parking of any depth will occupy the Site.*

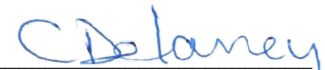
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified 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.

April 30, 2024

Date Issued

Site Identification Number 28602

Version 9.0 R



Colleen Delaney

For Director, *Environmental Management Act*

4 of 8

## Schedule C

### Substances and Uses

*Substances evaluated in soil for low-density residential land 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

April 30, 2024

Date Issued

Site Identification Number 28602

Version 9.0 R

  
Colleen Delaney

For Director, *Environmental Management Act*

5 of 8

fluorene	86-73-7	styrene	100-42-5
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, 1-	103-65-1	VPHs	NA
pyrene	129-00-0	xylenes	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 land 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

April 30, 2024

Date Issued

Site Identification Number 28602

Version 9.0 R



Colleen Delaney

For Director, *Environmental Management Act*

6 of 8



bromodichloromethane [BDCM]	75-27-4	ethyl acetate	141-78-6
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		

April 30, 2024

Date Issued

Site Identification Number 28602

Version 9.0 R

Colleen Delaney

For Director, *Environmental Management Act*

7 of 8

## Schedule D

### Documents

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

*Report of Findings – Stage I 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*

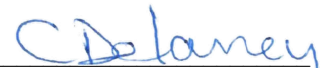
*Phase I Environmental Site Assessment, 2950 Prince Edward Street, Vancouver, British Columbia, Pinchin Ltd., July 24, 2019.*

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Version 9.0 R



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8 of 8