



VIA EMAIL

Victoria File: 26250-20/28646
Site ID: 28646

May 1, 2024

Mr. Dave Young
City of Vancouver
320 – 507 West Broadway
Vancouver, BC V5Z 0B4

Dear Mr. Young:

Re: Final Determination – 675 Pacific 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 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.

Yours truly,

A handwritten signature in blue ink that reads "C Delaney". The signature is written in a cursive style with a large initial "C".

Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

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

Anna Popova, CSAP Society
submissions@csapsociety.bc.ca

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

Jason Christensen, Keystone Environmental Ltd.
jchristensen@keystoneenvironmental.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 1, 2024
Date Issued


Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 675 Pacific Street, Vancouver, British Columbia which is more particularly known and described as:

Lot 2 Block 113 District Lot 541 Group 1 New Westminster District Plan EPP76945
PID 030-524-989

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

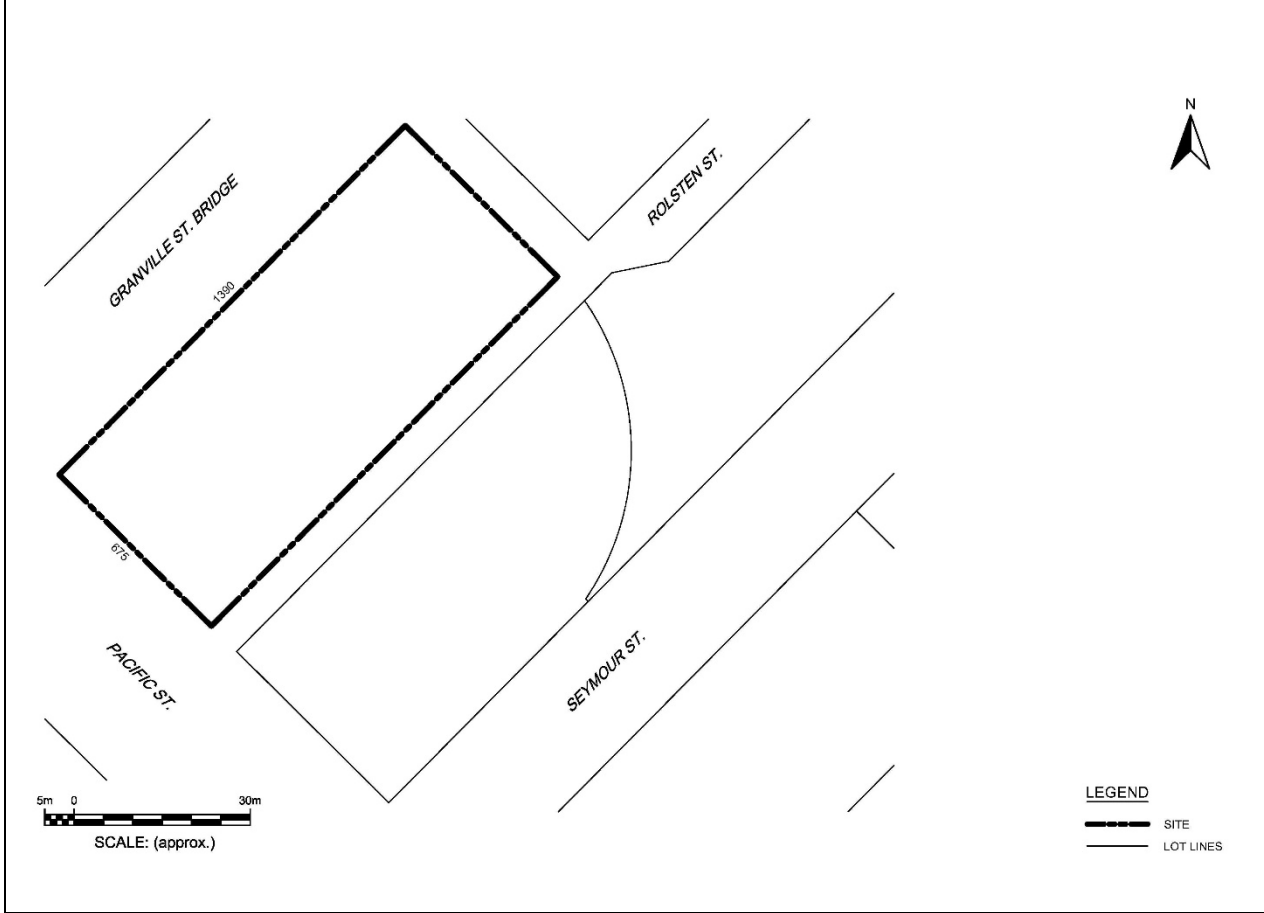
Latitude: 49° 16' 30.4"
Longitude: 123° 7' 42.8"

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Site Plan



Location Map



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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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing at and adjacent to the site. These assumptions include the following:

(a) A building with underground parking beneath the entire building footprint.

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 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

Substances and Uses

Substances evaluated in soil for high density residential land soil use:

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

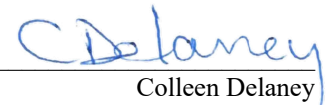
acenaphthene	83-32-9	copper	7440-50-8
aluminum	7429-90-5	dibenz(a,h)anthracene	53-70-3
anthracene	120-12-7	dibromochloromethane [DBCM]	124-48-1
antimony	7440-36-0	dibromoethane, 1,2-	106-93-4
arsenic	7440-38-2	dichlorobenzene, 1,2-	95-50-1
barium	7440-39-3	dichlorobenzene, 1,3-	541-73-1
benzene	71-43-2	dichlorobenzene, 1,4-	106-46-7
benz(a)anthracene	56-55-3	dichlorodifluoromethane	75-71-8
benzo(a)pyrene	50-32-8	dichloroethane, 1,1-	75-34-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dichloroethane, 1,2-	107-06-2
benzo(k)fluoranthene	207-08-9	dichloroethylene, 1,1-	75-35-4
beryllium	7440-41-7	dichloroethylene, 1,2-cis-	156-59-2
boron	7440-42-8	dichloroethylene, 1,2-trans-	156-60-5
bromobenzene	108-86-1	dichloromethane	75-09-2
bromodichloromethane	75-27-4	dichloropropane, 1,2-	78-87-5
bromoform	75-25-2	dichloropropene, 1,3- (cis+trans)	542-75-6
bromomethane	74-83-9	ethylbenzene	100-41-4
butadiene, 1,3-	106-99-0	fluoranthene	206-44-0
cadmium	7440-43-9	fluorene	86-73-7
carbon tetrachloride	56-23-5	HEPHs	NA
chlorobenzene	108-90-7	hexanone, 2-	591-78-6
chloroform	67-66-3	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

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LEPHs	NA	tetrachloroethane, 1,1,1,2-	630-20-6
lithium	7439-93-2	tetrachloroethane, 1,1,2,2-	79-34-5
manganese	7439-96-5	tetrachloroethylene	127-18-4
mercury	7439-97-6	thallium	7440-28-0
methyl ethyl ketone [MEK]	78-93-3	tin	7440-31-5
methyl tert-butyl ether [MTBE]	1634-04-4	toluene	108-88-3
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
nickel	7440-02-0	trimethylbenzene, 1,3,5-	108-67-8
phenanthrene	85-01-8	tungsten	7440-33-2
propylbenzene, n-	103-65-1	uranium	7440-61-1
pyrene	129-00-0	vanadium	7440-62-2
quinoline	91-22-5	vinyl chloride	75-01-4
selenium	7782-49-2	VPHs	NA
silver	7440-22-4	xylenes	1330-20-7
strontium	7440-24-6	zinc	7440-66-6
styrene	100-42-5		

Substances evaluated in vapour for parkade vapour use:

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

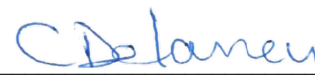
acetone	67-64-1	chloromethane	74-87-3
benzene	71-43-2	dibromo-3-chloropropane, 1,2-	96-12-8
bromodichloromethane [BDCM]	75-27-4	dibromochloromethane [DBCM]	124-48-1
bromoform	75-25-2	dibromoethane, 1,2-	106-93-4
bromomethane	74-83-9	dibromomethane	74-95-3
butadiene, 1,3-	106-99-0	dichlorobenzene, 1,2-	95-50-1
carbon tetrachloride	56-23-5	dichlorobenzene, 1,3-	541-73-1
chlorobenzene	108-90-7	dichlorobenzene, 1,4-	106-46-7
chloroethane	75-00-3	dichlorodifluoromethane	75-71-8
chloroform	67-66-3	dichloroethane, 1,1-	75-34-3

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dichloroethane, 1,2-	107-06-2	n-decane	124-18-5
dichloroethylene, 1,1-	156-59-2	n-hexane	110-54-3
dichloroethylene, 1,2-cis	156-60-5	styrene	100-42-5
dichloroethylene, 1,2-trans	75-35-4	tetrachloroethane, 1,1,1,2-	630-20-6
dichloromethane	75-09-2	tetrachloroethane, 1,1,2,2-	79-34-5
dichloropropane, 1,2-	78-87-5	tetrachloroethylene	127-18-4
dichloropropane, 1,3-	142-28-9	toluene	108-88-3
dichloropropene, 1,3- (cis)	542-75-6	trichloroethane, 1,1,1-	71-55-6
dichloropropene, 1,3- (trans)	542-75-6	trichloroethane, 1,1,2-	79-00-5
ethyl acetate	141-78-6	trichloroethylene	79-01-6
ethylbenzene	100-41-4	trichlorofluoromethane	75-69-4
hexachlorobutadiene	87-68-3	trichloropropane, 1,2,3-	96-18-4
isopropylbenzene	98-82-8	trimethylbenzene, 1,2,4-	95-63-6
methyl ethyl ketone [MEK]	78-93-3	trimethylbenzene, 1,3,5-	108-05-4
methyl tert-butyl ether [MTBE]	1634-04-4	vinyl chloride	75-01-4
methylcyclohexane	108-87-2	VPHv	NA
naphthalene	91-20-3	xylenes, total	1330-20-7

Substances evaluated in water for marine aquatic life water use:

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

acenaphthene	83-32-9	cadmium	7440-43-9
acridine	260-94-6	carbon tetrachloride	56-23-5
anthracene	120-12-7	chlorobenzene	108-90-7
antimony	7440-36-0	chloroform	67-66-3
arsenic	7440-38-2	chromium, hexavalent	18540-29-9
barium	7440-39-3	chromium, trivalent	16065-83-1
benz(a)anthracene	56-55-3	chrysene	218-01-9
benzene	71-43-2	cobalt	7440-48-4
benzo(a)pyrene	50-32-8	copper	7440-50-8
beryllium	7440-41-7	dichlorobenzene, 1,2-	95-50-1
boron	7440-42-8	dichlorobenzene, 1,3-	541-73-1

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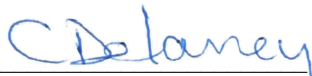
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dichlorobenzene, 1,4-	106-46-7	pyrene	129-00-0
dichloroethane, 1,2-	107-06-2	quinoline	91-22-5
dichloromethane	75-09-02	selenium	7782-49-2
EPHW ₁₀₋₁₉	NA	silver	7440-22-4
ethylbenzene	100-41-4	styrene	100-42-5
fluoranthene	206-44-0	tetrachloroethylene	127-18-4
fluorene	86-73-7	thallium	7440-28-0
lead	7439-92-1	titanium	7440-32-6
LEPHw	NA	toluene	108-88-3
mercury	7439-97-6	trichloroethylene	79-01-06
methyl tert-butyl ether [MTBE]	108-87-2	uranium	7440-61-1
molybdenum	7439-98-7	VHw ₆₋₁₀	NA
naphthalene	91-20-3	VPHw	NA
nickel	7440-02-0	xylenes, total	1330-20-7
phenanthrene	85-01-8	zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition. Keystone Environmental Ltd., February 2, 2024;

Report of Findings – Stage 1 Preliminary Site Investigation and Stage 2 Preliminary Site Investigation, 675 Pacific Street, Vancouver, BC. Keystone Environmental Ltd., November 15, 2023;

Underground Storage Tank Removal/Decommissioning Report. Keystone Environmental Ltd., May 4, 2017;

Report of Findings – Phase I and II Environmental Site Assessment; Granville Bridge Loop, 1390 Granville Street and 625 Pacific Street, Vancouver, BC. Keystone Environmental Ltd. March 21, 2014;

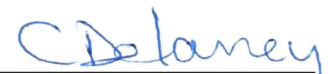
Report of Findings: Preliminary Site Investigation Stage 1, 625 and 777 Pacific Street and 1390 Granville Street, Vancouver, BC. Keystone Environmental Ltd., June 2006.

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