



VIA EMAIL

Victoria File: 26250-20/29180
Site ID: 29180

January 20, 2025

Veronica Gillies
288 West 8th Nominee Ltd., Inc. No. BC1447219
Suite 1000 – 850 West Hastings Street
Vancouver, BC V6C 1E1
vgillies@openformproperties.ca

Re: Final Determination - 288 West 8th Avenue, Vancouver, BC

Dear Veronica Gillies:

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/or 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 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 Regulation that 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,



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

Enclosure

cc: City of Vancouver contaminated.sites@vancouver.ca

Michael Geraghty, Keystone Environmental mgeraghty@keystoneenvironmental.ca

Paul Leong, Prospera Investments Ltd. paul@288.ca

Blake Taylor, Coast Capital commercialendingoperations@coastcapitalsavings.com

Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca

CSAP Society, submissions@csapsociety.bc.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.

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Schedule A

The site covered by this Final Determination is located at 288 West 8th Avenue, Vancouver, BC, which is more particularly known and described as:

Lot D Block 21 District Lot 302 Plan 21956, PID: 012-037-435

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

Latitude: 49° 15' 49.3"
Longitude: 123° 6' 38.5"

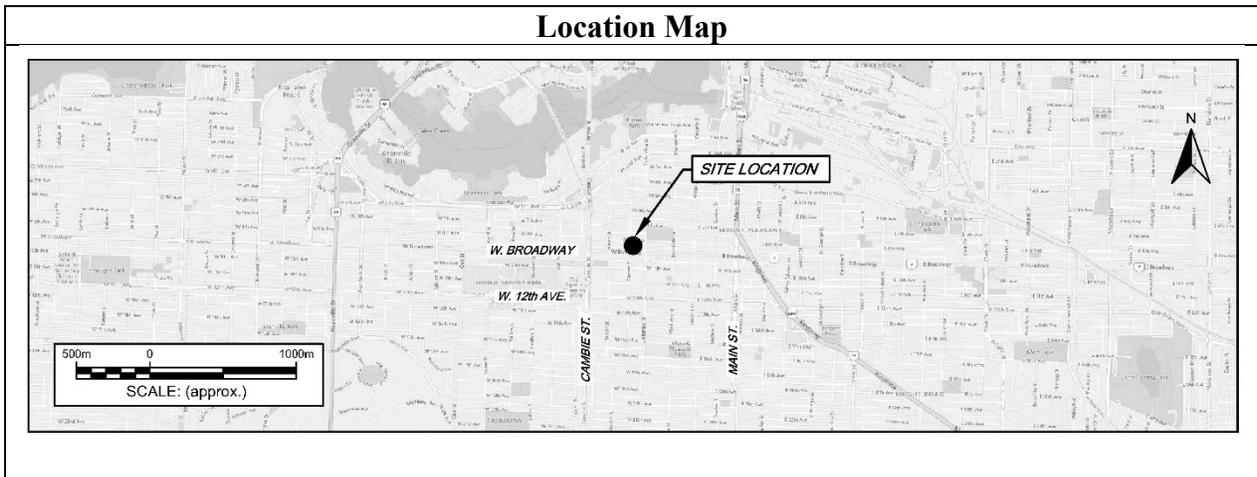
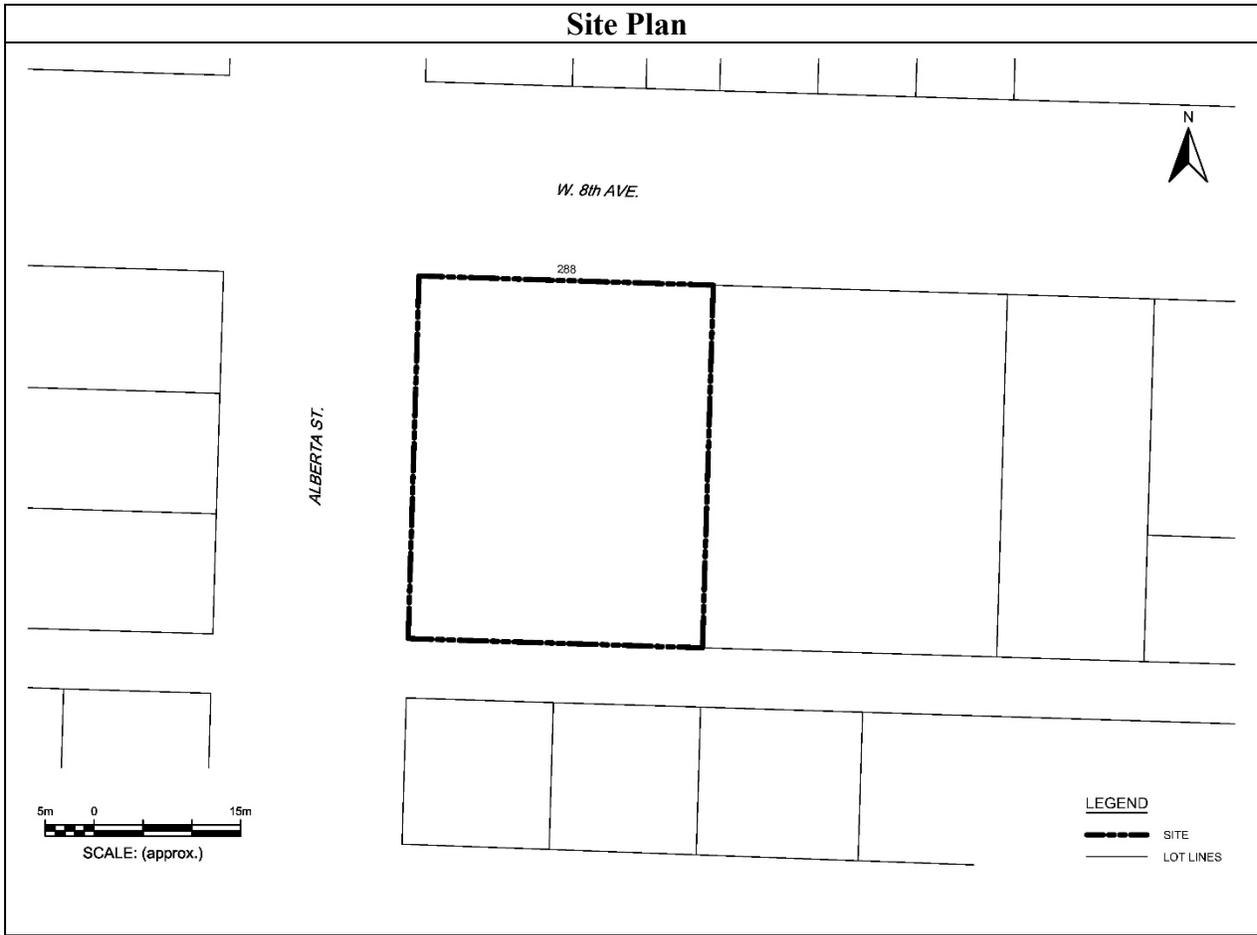
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Schedule B

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 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 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) *Currently the site is occupied by a slab on grade commercial building.*
- (b) *Future redevelopment plans may include commercial or residential land use at grade with multiple levels 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

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
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3

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dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2 cis-	156-59-2
dichloroethylene, 1,2 trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropene, 1,3- (cis + trans)	542-75-6
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
hexachlorobutadiene	87-68-3
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
LEPHs	NA
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8

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pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
thallium	7440-28-0
tin	7440-31-5
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5-	108-67-8
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
vinyl chloride	75-01-4
VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

Substances evaluated in vapour for parkade vapour use:

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

acetone	67-64-1
benzene	71-43-2
bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4

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bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroethane	75-00-3
chloroform	67-66-3
chloromethane	74-87-3
chlorophenol, 2-	95-57-8
chlorotoluene, 2-	95-49-8
dibromo-3-chloropropane, 1,2-	96-12-8
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dibromomethane	74-95-3
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2 cis-	156-59-2
dichloroethylene, 1,2 trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
ethyl acetate	141-78-6
ethylbenzene	100-41-4
hexachlorobutadiene	87-68-3
isopropylbenzene	98-82-8
methyl tert-butyl ether [MTBE]	1634-04-4
methylcyclohexane	108-87-2
naphthalene	91-20-3
n-decane	124-18-5

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n-hexane	110-54-3
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene,1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
trichloropropane,1,2,3-	96-18-4
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
vinyl chloride	75-01-4
VPHv	NA
xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9
acetone	67-64-1
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
beryllium	7440-41-7
boron	7440-42-8

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bromobenzene	108-86-1
bromodichloromethane [BDCM]	75-27-4
bromoform	75-25-2
bromomethane	74-83-9
butadiene, 1,3-	106-99-0
cadmium	7440-43-9
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chromium, hexavalent	18540-29-9
chromium, trivalent	16065-83-1
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
dibromochloromethane [DBCM]	124-48-1
dibromoethane, 1,2-	106-93-4
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,4-	106-46-7
dichlorodifluoromethane	75-71-8
dichloroethane, 1,1-	75-34-3
dichloroethane, 1,2-	107-06-2
dichloroethylene, 1,1-	75-35-4
dichloroethylene, 1,2-cis-	156-59-2
dichloroethylene, 1,2-trans-	156-60-5
dichloromethane	75-09-2
dichloropropane, 1,2-	78-87-5
dichloropropane, 1,3	142-28-9
dichloropropene, 1,3- (cis + trans)	542-75-6
EPHw10-19	NA
ethylbenzene	100-41-4
ethylene glycol	107-21-1
fluoranthene	206-44-0
fluorene	86-73-7
hexachlorobutadiene	87-68-3

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iron	7439-89-6
isopropylbenzene	98-82-8
lead	7439-92-1
lithium	7439-93-2
mercury	7439-97-6
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
nitrite (as N)	14797-65-0
propylene glycol, 1,2-	57-55-6
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
styrene	100-42-5
tetrachloroethane, 1,1,1,2-	630-20-6
tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
trichlorobenzene,1,2,3-	87-61-6
trichlorobenzene,1,2,4-	120-82-1
trichloroethane, 1,1,1-	71-55-6
trichloroethane, 1,1,2-	79-00-5
trichloroethylene	79-01-6
trichlorofluoromethane	75-69-4
triethylene glycol	112-27-6
trimethylbenzene, 1,3,5-	108-67-8
uranium	7440-61-1
vanadium	7440-62-2
VHw6-10	NA

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vinyl chloride	75-01-4
xylenes, total	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

manganese	7439-96-5
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Schedule D

Documents

Summary of Site Conditions – 288 West 8th Avenue, Vancouver, BC, prepared by Keystone Environmental Ltd., October 4, 2024.

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, 288 West 8th Avenue, Vancouver, BC, prepared by Keystone Environmental Ltd., October 4, 2024.

Phase 1 Environmental Site Assessment (ESA), 288 West 8th Avenue, Vancouver, BC, prepared by Keystone Environmental Ltd., August 22, 2022.

Environmental Stage 2 Preliminary Site Investigation, 2428 Alberta Street, Vancouver, BC, prepared by Next Environmental Inc., April 16, 1999.

Stage 1 Preliminary Site Investigation, 2428 Alberta Street, Vancouver, BC, prepared by EBA Engineering Consultants, October 9, 1997.

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