



Ministry of
Environment

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.

March 25, 2014
Date Issued

Colm Condon
Colm Condon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 1500 East Hasting Street (formerly 1500 and 1550 East Hasting Street), Vancouver, British Columbia, which is more particularly known and described as:

Lot 1 Block 5 District Lot 183 Group 1 New Westminster District Plan EPP 27399

PIN or PID: 029-072-816

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

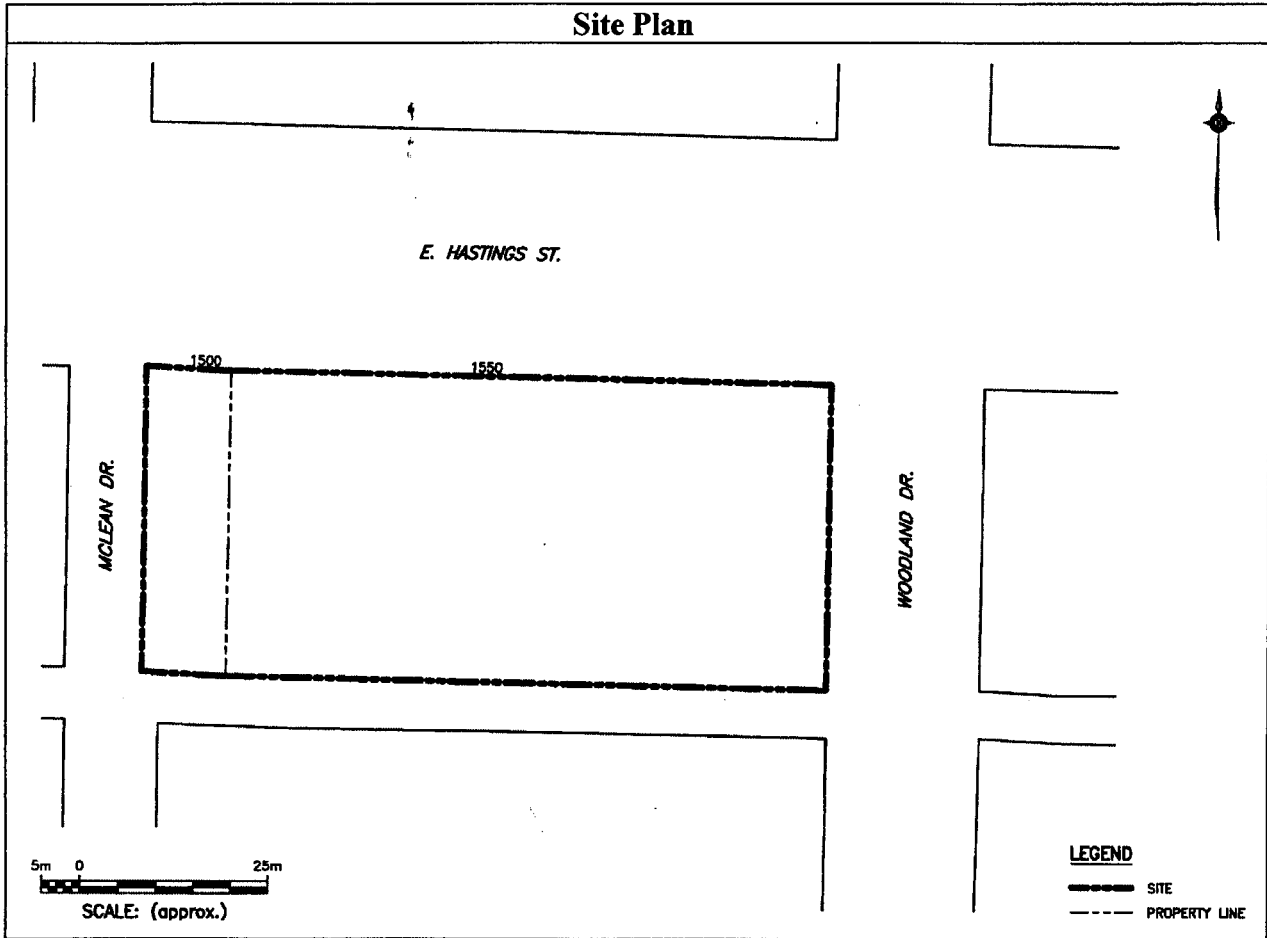
Latitude:	49°	16'	51.5"
Longitude:	123°	4'	24.2"

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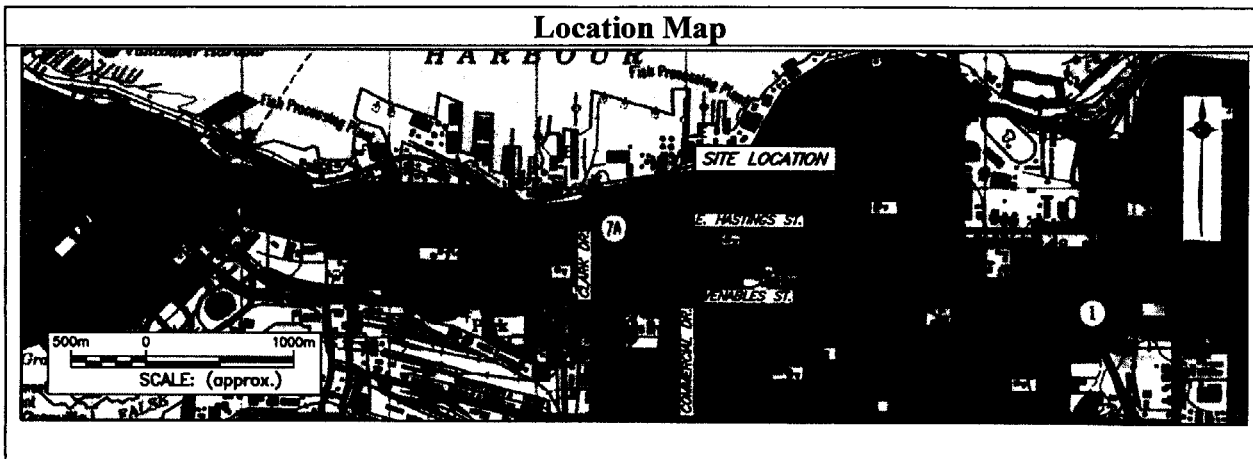

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Site Plan



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.
2. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

Any building erected on the site will have a concrete basement or be slab on grade.

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 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 residential land soil use:

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

- Benzene, ethylbenzene, toluene and xylene;
- LEPHs, HEPHs and VPHs;
- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, vanadium and zinc;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[b+j]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, indeno [1,2,3-cd] pyrene, dibenz[a,h]anthracene, naphthalene, phenanthrene and pyrene; and
- Bromodichloromethane, bromoform, bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, dichlorodifluoromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, cis-1,3-dichloropropene, trans-1,3-dichloropropene, 4-methyl-2-pentanone, methylene chloride, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane and vinyl chloride.

Substances evaluated in water for marine and freshwater aquatic life and drinking water uses:

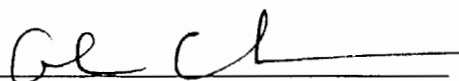
To meet numerical standards prescribed for defining whether a site is contaminated:

- Benzene, ethylbenzene, toluene and xylenes;
- LEPHw and VPHw;
- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, iron, lead, magnesium, mercury, molybdenum, nickel, selenium, silver, sodium, strontium, thallium, tin, titanium, uranium and zinc;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline; and

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- Bromodichloromethane, bromoform, bromomethane, 2-butanone, carbon tetrachloride, chlorobenzene, chloroethane, chloroform, chloromethane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, dichlorodifluoromethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, cis-1,3-dichloropropene, trans-1,3-dichloropropene, 4-methyl-2-pentanone, methylene chloride, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane and vinyl chloride; and
- Diethylene glycol, ethylene glycol and propylene glycol.

Substances evaluated in soil for residential land vapour use:

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

- Ethylbenzene, toluene and xylenes;
- Naphthalene; and
- Bromobenzene, bromoform, 1,3-butadiene, 2-butanone, carbon tetrachloride, chlorobenzene, chloroethane, chloromethane, 2-chlorotoluene, n-decane, dibromochloromethane, 1,2-dibromo-3-chloropropane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, dichloromethane, 1,2-dichloropropane, 1,3-dichloropropane, cis-1,3-dichloropropene, trans-1,3-dichloropropene, n-hexane, isopropylbenzene, methylcyclohexane, 4-methyl-2-pentanone, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane and 1,2,3-trichloropropane.

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Schedule D

Documents

- *Summary of Site Condition, 1500 and 1550 East Hasting Street, Vancouver, BC.* Prepared by Keystone Environmental Ltd., November 2013;
- *Report of Findings – Preliminary Site Investigation – Stage 1 and 2, 1500 and 1550 East Hasting Street, Vancouver, BC.* Prepared by Keystone Environmental Ltd., November 2013;
- *Stage II Preliminary Site Investigation, 1512-1590 East Hastings Street, Vancouver, BC.* Prepared by URS Norecol Dames & Moore, May 2002;
- *Stage 1 Preliminary Site Investigation and Asbestos-Containing Materials Survey, 1500 East Hastings Street, Vancouver, BC.* Prepared by Levelton Consultants Ltd., July 2006;
- *Stage 1 Preliminary Site Investigation, 1500 East Hastings Street, Vancouver, BC.* Prepared by Levelton Consultants Ltd., October 2009; and
- *Stage 1 Preliminary Site Investigation, 1550 East Hastings Street, Vancouver, BC,* Prepared by Levelton Consultants Ltd., October 2009.

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CSAP Application Log

Site Information										
Approved Professional		Michael Geraghty								
Company (APs firm)		Keystone Environmental Ltd								
CSAP Reference No.		13-081		Site ID Number		14658		Application Number		6368
Site Civic Address / Common Name				1500 East Hasting St, Vancouver						
SUMMARY OF SUBMISSION PROCESSING TIME CSAP AND MOE										
Date Stamped (Received at CSAP)	Sep 06 2013	CSAP (Date sent to MOE)	Dec 13 2013	Travel days		Date Stamped (Received at MOE)	Mar 19 / 14			
CSAP Processing days		AP Response days		Date Assigned	Mar 19 / 14	MOE Processing days		AP Response time		
AP Fax No.	604-430-0672		Date Final Package Faxed to AP				Feb 11 2014			

Correspondence by Date	
Date	Comments
Dec 09 2013	Submission screened. Two documents were not included in Part 3: Document Summary. Comment to be emailed to the AP.
Dec 13 2013	Comments received from AP, submission couriered to MoE.
Feb 20 2014	Signed PD received from MoE.
Mar 19 2014	Draft FD received from AP, edited, emailed to MoE.
Mar 19 / 14	Draft to MAP → Colm.