

**REGISTERED MAIL**

Victoria File: 26250-20/14658  
Regional File: 26250-20/14658  
Site ID: 14658

September 18, 2014

Mr. Adam Nour  
Woodland Hastings Properties Ltd.  
1450 – 605 Robson Street  
Vancouver, BC V6B 5J3

Dear Mr. Nour:

**Re: Amended Final Determination – 1500 East Hasting Street (formerly 1500 and 1550 East Hasting Street), Vancouver, British Columbia**

Please find enclosed an amended Final Determination respecting the site referenced above. The Final Determination has been amended to include a strip of land that has been dedicated as roadway. All other terms and conditions of this Final Determination remain in effect. Please be advised of the following:


1. The Director has made a Final Determination that the site is not a 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation
 and may be encountered during any future subsurface work at the site.

5. Groundwater at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water 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 250-387-9513 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



W. David Lockhart  
Senior Contaminated Sites Officer

Enclosure

cc: James Smith, Environmental Protection, City of Vancouver

Michael Geraghty, M.Sc., P.Geo., Approved Professional, Keystone Environmental Ltd.  
Suite 320 - 4400 Dominion Street, Burnaby, BC V5G 4G3

CSAP Society



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.

Sept. 18, 2014  
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J. A. Brooke  
J. A. Brooke  
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

PID: 029-072-816

The site includes a roadway dedication to the City of Vancouver as outlined in the following metes & bounds:

Starting at the northeast corner of lot 1,  
Block 5 of Block C, District Lot 183, Group 1,  
New Westminster District, Plan EPP27399:

thence 271° 16' 21" for 87.844 metres;

to the point of commencement.

thence 181° 08' 45" for 37.232 metres;

thence 271° 14' 36" for 2.591 metres;

thence 1° 08' 45" for 37.234 metres;

thence 91° 17' 15" for 2.591 metres;

Returning to the point of commencement.

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

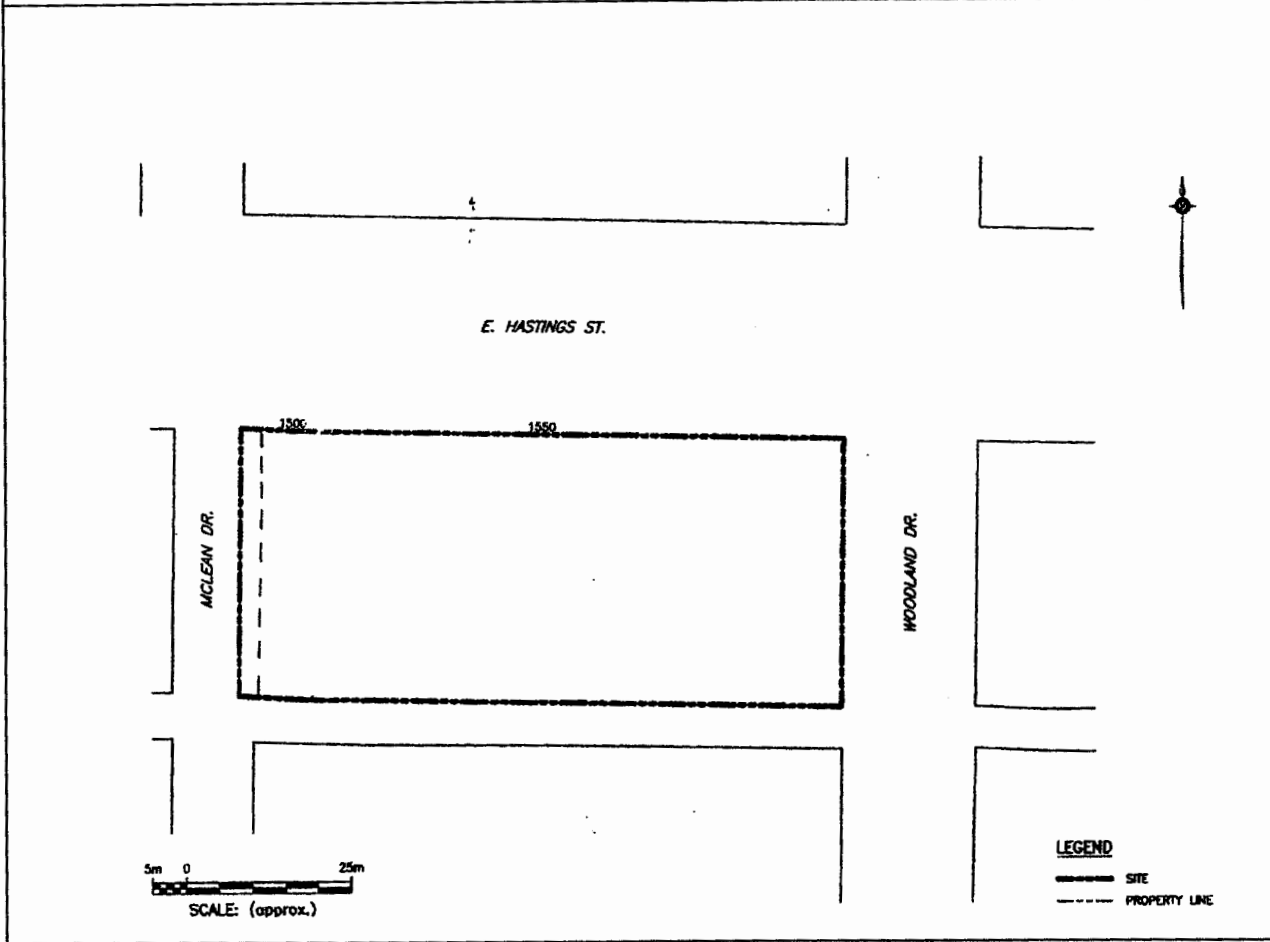
Latitude: 49° 16' 51.5"

Longitude: 123° 4' 24.2"

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# Site Plan



# Location Map



Sept. 18, 2014  
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Site Identification Number 14658  
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3 of 7

## 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.

Sept. 18, 2014  
Date Issued

Site Identification Number 14658  
Version 8.0 R

J. A. Brooke  
J. A. Brooke  
For Director, *Environmental Management Act*  
4 of 7

## 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[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, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane, 1,3-dichloropropane (cis and trans), 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

Sept. 18, 2014  
Date Issued

Site Identification Number 14658  
Version 8.0 R

  
J. A. Brooke  
For Director, Environmental Management Act  
5 of 7

- 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.

Sept. 18, 2014  
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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 1 Preliminary Site Investigation, 1500 East Hastings Street, Vancouver, BC.* Prepared by Levelton Consultants Ltd., October 2009;
- *Stage 1 Preliminary Site Investigation, 1550 East Hastings Street, Vancouver, BC,* Prepared by Levelton Consultants Ltd., October 2009;
- *Stage 1 Preliminary Site Investigation and Asbestos-Containing Materials Survey, 1500 East Hastings Street, Vancouver, BC.* Prepared by Levelton Consultants Ltd., July 2006; and
- *Stage II Preliminary Site Investigation, 1512-1590 East Hastings Street, Vancouver, BC.* Prepared by URS Norecol Dames & Moore, May 2002.

Sept. 18, 2014  
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Site Identification Number 14658  
Version 8.0 R

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7 of 7