



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.

Nov. 12/14
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 4875 Heather Street, 4818 Willow Street, 4885 Saint John Paul II Way (former 4899 Heather St., 749 W. 33rd Ave.), Vancouver, British Columbia which is more particularly known and described as:

Block 1170, District Lot 526, Plan 14699

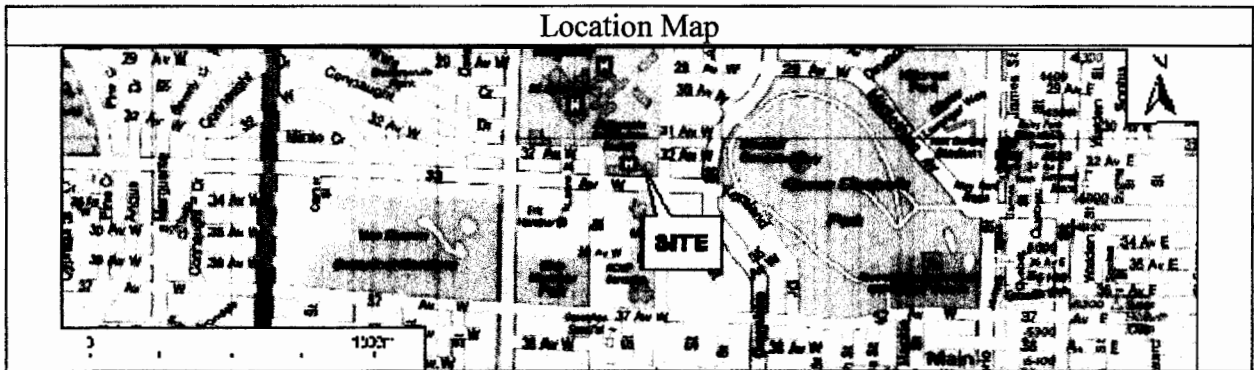
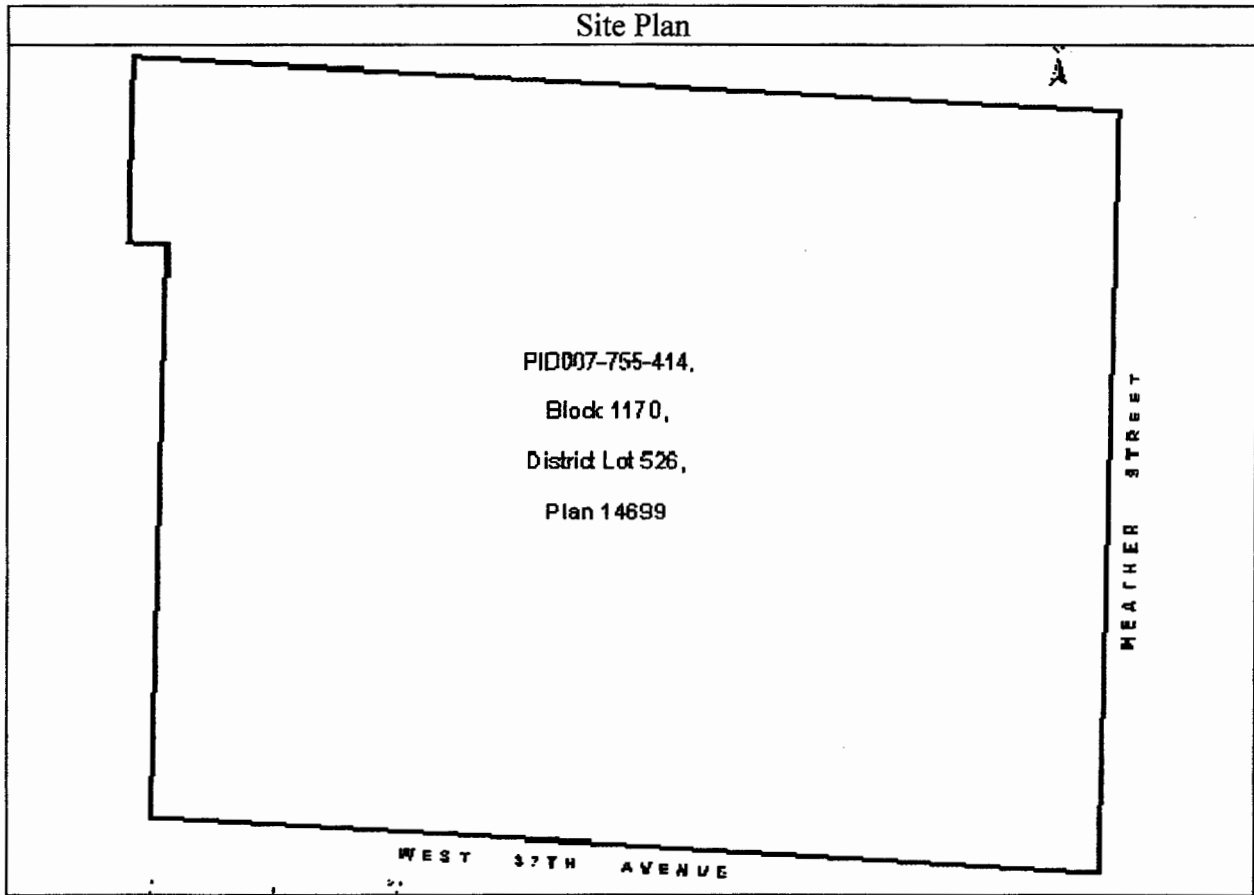
PID: 007-755-414

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

Latitude:	49°	14'	30.47"
Longitude:	123°	7'	23.22"

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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 a new Determination of Contaminated Site may be necessary. The uses to which this condition applied 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the locations and depths of existing or expected structures at the site. These assumptions include the following:

(a) building with basements will be constructed above 12m below grade (above the water table).

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 or 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 residential land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, lithium, mercury, molybdenum, nickel, selenium, silver, thallium, tin, uranium, vanadium, and zinc;
- HEPHs, LEPHs and VPHs; and
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, pyrene and benzo[a]pyrene.

Substances evaluated in vapour for residential land vapour use:

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

- Naphthalene.

Substances evaluated in water for drinking water use:

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

- VH_{w6-10} ;
- Benzo[a]pyrene; and
- Mercury.

Substances evaluated in water for marine aquatic life water use:

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

- LEPH_w, VPH_w and VH_{w6-10} ;
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline; and
- Mercury and silver.

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Schedule D

Documents

- Summary of Site Condition, prepared by Duncan Macdonald, P.Eng., Pottinger Gaherty Environmental Consultants Ltd. , dated 01 Aug 2014; and
- Stage 1 and 2 Preliminary Site Investigation, 4875 Heather Street, Vancouver, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 29 Jul 2014.

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