



**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.

Oct 20, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Final Determination is located at 3055 – 3059 Woodbine Drive, North Vancouver, BC which is more particularly known and described as:

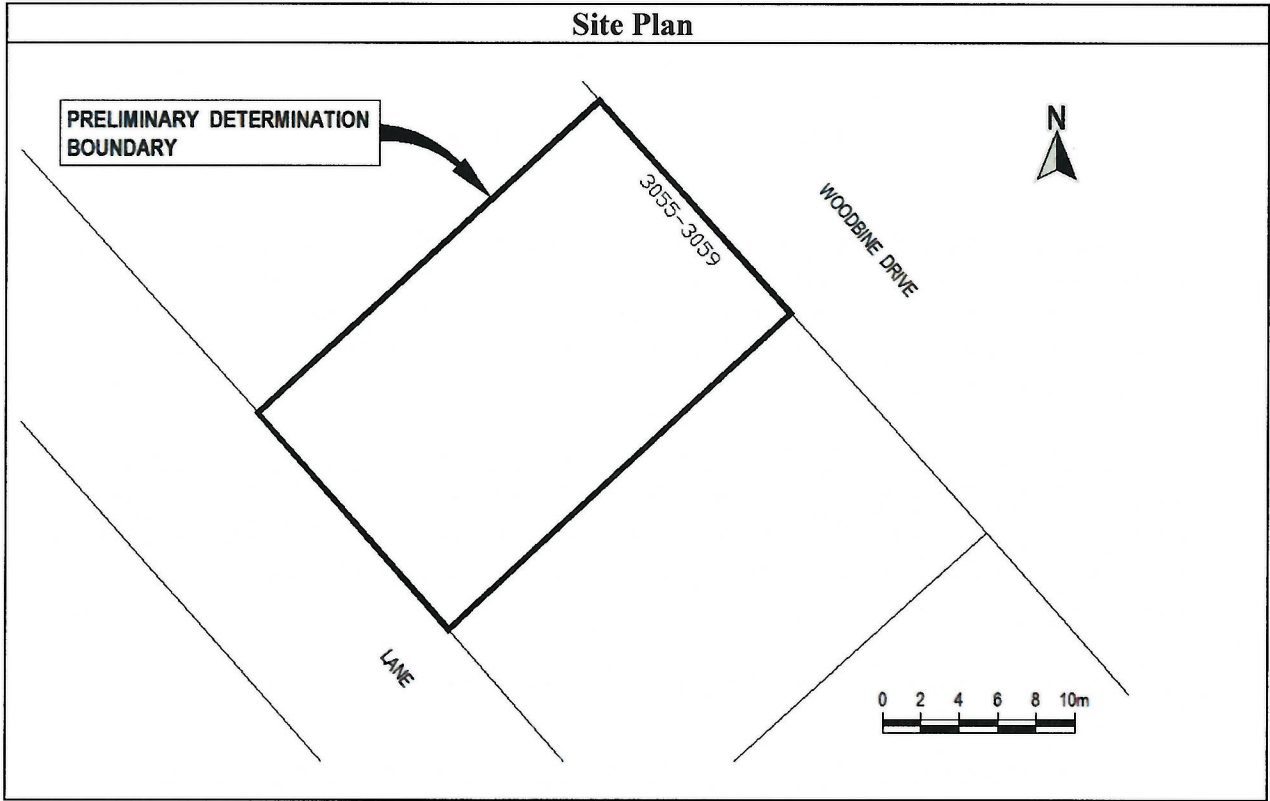
Lot 6 Block 43 District Lots 598 to 601 Plan 6659  
PID: 010-826-653

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

Latitude: 49° 20' 14.17"  
Longitude: 123° 6' 1.20"

Oct 20, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*



*Oct 20, 2015*

Date Issued

Site Identification Number 17413  
Version 8.0 R

*Peggy Evans*

Peggy Evans  
For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses 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. 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 at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of building existing or expected at the site. These assumptions include the following:

- (a) Buildings on the site will be slab on grade construction.

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.

Oct 20, 2015  
Date Issued

  
Peggy Evans  
For Director, *Environmental Management Act*  
4 of 7

## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for commercial land soil use:*

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

- Chloroethane (ethyl chloride), chloroethene (vinyl chloride), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), dichloromethane (methylene chloride), tetrachloroethylene (tetrachloroethene, 1,1,2,2-) (PCE) (PERC), tetrachloromethane (carbon tetrachloride), 1,1,1-trichloroethane, trichloroethylene (trichloroethene, 1,1,2-) (TCE), trichloromethane (chloroform).

#### *Substances evaluated in vapour for commercial land vapour use:*

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

- Chloroethane (ethyl chloride), chloroethene (vinyl chloride), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), dichloromethane (methylene chloride), tetrachloroethylene (tetrachloroethene, 1,1,2,2-) (PCE) (PERC), tetrachloromethane (carbon tetrachloride), 1,1,1-trichloroethane, trichloroethylene (trichloroethene, 1,1,2-) (TCE), trichloromethane (chloroform).

#### *Substances evaluated in water for freshwater aquatic life water use:*

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

- 1,2-dichloroethane, dichloromethane (methylene chloride), tetrachloroethylene (tetrachloroethene, 1,1,2,2-) (PCE) (PERC), tetrachloromethane (carbon tetrachloride), trichloroethylene (trichloroethene, 1,1,2-) (TCE), trichloromethane (chloroform).

Oct 20, 2015

Date Issued

Site Identification Number 17413  
Version 8.0 R



Peggy Evans  
For Director, *Environmental Management Act*

5 of 7

***Substances evaluated in water for drinking water use:***

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

- Chloroethane (ethyl chloride), chloroethene (vinyl chloride), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), dichloromethane (methylene chloride), tetrachloroethylene (tetrachloroethene, 1,1,2,2-) (PCE) (PERC), tetrachloromethane (carbon tetrachloride), 1,1,1-trichloroethane, trichloroethylene (trichloroethene, 1,1,2-) (TCE), trichloromethane (chloroform).

Oct 20, 2015  
Date Issued

Site Identification Number 17413  
Version 8.0 R

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*  
6 of 7

## Schedule D

### Documents

*Summary of Site Condition* by Harm Gross, Next Environmental Inc., July 3, 2015;

*Amendment to Stage 1 Preliminary Site Investigation ("Amendment") 3055-3059 Woodbine Drive, North Vancouver, BC ("Site") Site ID: 17413* by Nick Matthews, Next Environmental Inc., July 3, 2015;

*Amendment to Stage 1 Preliminary Site Investigation, Supplemental Stage 2 Preliminary Site Investigation & Supplemental Vapour Investigation, 3041 – 3059 Woodbine Drive, North Vancouver, BC* by Nick Matthews and Jeroen Wauters, Next Environmental Inc., April 27, 2015;

*Stage 1 Preliminary Site Investigation 3041-3059 Woodbine Drive, North Vancouver, BC* by Nick Matthews and Jeroen Wauters, Next Environmental Inc., November 27, 2014;

*Supplemental Vapour Investigation 3055-3059 Woodbine Drive, North Vancouver, BC* by Nick Matthews and Jeroen Wauters, Next Environmental Inc., November 26, 2014;

*Supplemental Stage 2 Preliminary Site Investigation 3041-3049 Woodbine Drive, North Vancouver, BC* by Nick Matthews and Jeroen Wauters, Next Environmental Inc., October 17, 2014; and

*Stage 1 and Stage 2 Preliminary Site Investigation, 3041-3059 Woodbine Drive, North Vancouver, BC* by Fred Sverre, Entech Environmental Consultants Ltd., December 9, 2013.

Oct 20, 2015  
Date Issued

Site Identification Number 17413  
Version 8.0 R

  
Peggy Evans  
For Director, *Environmental Management Act*

7 of 7

