



PRELIMINARY DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary 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 Preliminary 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 is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

Nov 30, 2014
Date Issued

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

Schedule A

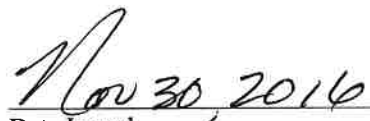
The site covered by this Preliminary Determination is located at 2413 Lonsdale Avenue, North Vancouver, British Columbia, which is more particularly known and described as:

Lot 7 of Lot B, Block 215, District Lot 545 Group 1 New Westminster District Plan 1064
Except: the East 17 feet and the West 10 feet now highways; and Plan EPP61602

PID: 015-001-300

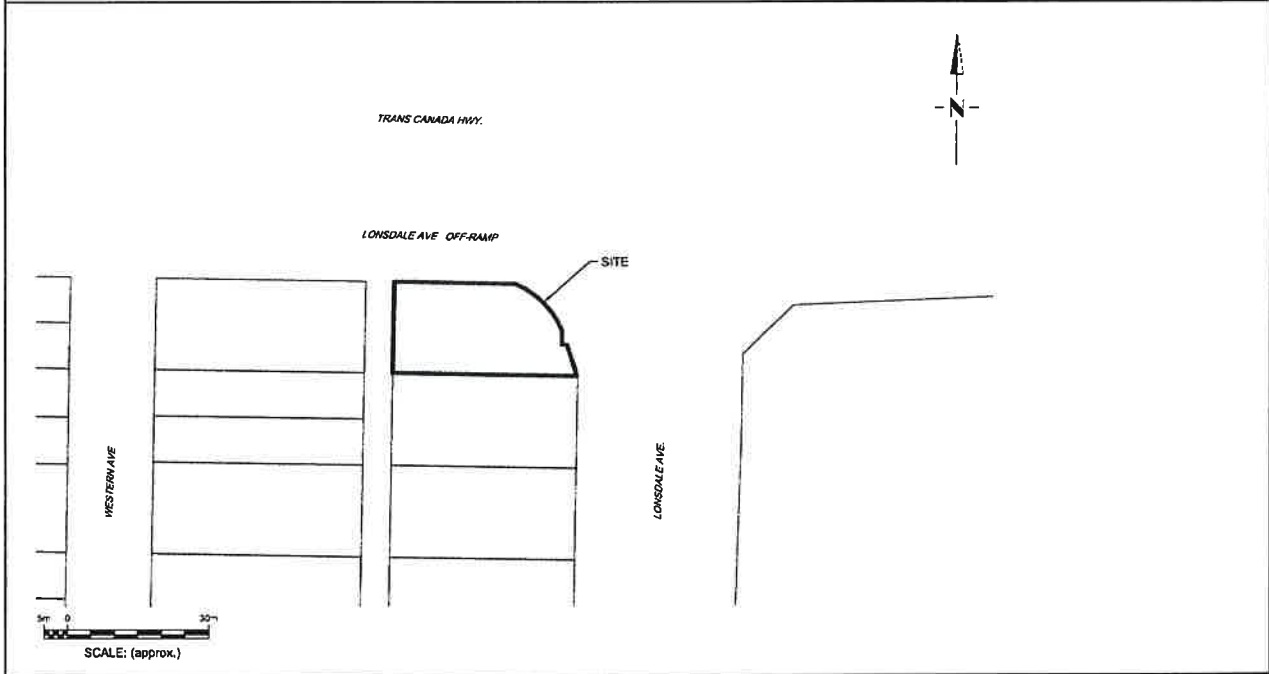
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 19' 53.30"
Longitude: 123° 04' 21.30"


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Site Plan, North Vancouver, BC



Location Map, North Vancouver, BC



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Schedule B

Requirements and Conditions

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 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 Residential 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) Any buildings constructed on the site must have foundations located above the elevation of contact with groundwater.

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 persons in a written submission to the Director. An application for an amendment or new Determination 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, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, methyl tert-butyl ether, styrene, toluene and xylene; and
- Benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene.

Substances evaluated in water by freshwater aquatic life water use:

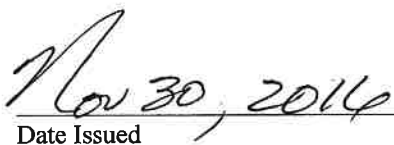
To meet numerical standards prescribed for defining whether a site is contaminated:

- Methyl tertiary butyl ether;
- VPHw, LEPHw, VHW₆₋₁₀, and EPHw₁₀₋₁₉;
- Benzene, ethylbenzene, styrene, and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

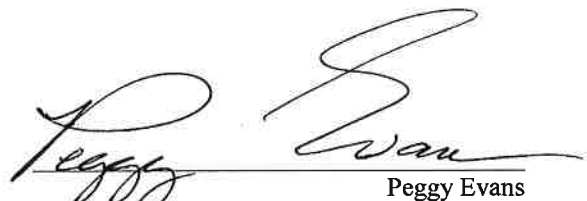
Substances evaluated in water used for drinking water use:

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

- VHW₆₋₁₀, and EPHw₁₀₋₁₉;
- Benzo[a]pyrene; and
- Benzene, ethylbenzene, toluene, xylenes, and methyl tertiary butyl ether.


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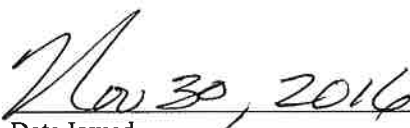
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Substances evaluated in soil vapour for residential land vapour use:

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

- Acetone, acrylonitrile, allyl chloride, benzene, bromobenzene, bromodichloromethane, bromoform, 1,3-butadiene, 2-butanone, carbon disulfide, carbon tetrachloride, chloroethane, chloroform, 2-chlorotoluene, n-decane, ethylbenzene, ethyl ether, ethyl methacrylate, hexachlorobutadiene, hexachloroethane, n-hexane, 1,2-dibromo-3-chloropropane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene, ethyl acetate, isopropylbenzene, methacrylonitrile, methyl acrylate, methyl cyclohexane, methyl tert-butyl ether, methylene chloride, methyl methacrylate, 4-methyl-2-pentanone, monochlorobenzene, naphthalene, nitrobenzene, styrene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, tetrahydrofuran, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane, 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, xylenes, mixture.


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Schedule D

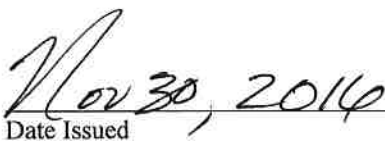
Documents

Summary of Site Condition, prepared by Core6 Environmental, dated October 5, 2016;

Addendum to Stage 2 Preliminary Site Investigation 2413 Lonsdale Avenue, North Vancouver, BC, prepared by Core6 Environmental, dated September 30, 2016;

Stage 2 Preliminary Site Investigation and Underground Storage Tank Removal Report In Support of an Application for Determination. 2413 Lonsdale Avenue, North Vancouver, BC, prepared by Core6 Environmental, dated July, 2016; and

Stage 1 Preliminary Site Investigation – Report, Site: 2413 Lonsdale, North Vancouver, BC, prepared by NEXT Environmental, dated August 4, 2015.


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