



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.

March 2, 2016
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 3055 – 3059 Woodbine Drive, District of North Vancouver, British Columbia 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 center of the Site using NAD (North American Datum) 1983 convention is:

Latitude: 49° 20' 14.17"
Longitude: 123° 6' 01.20"

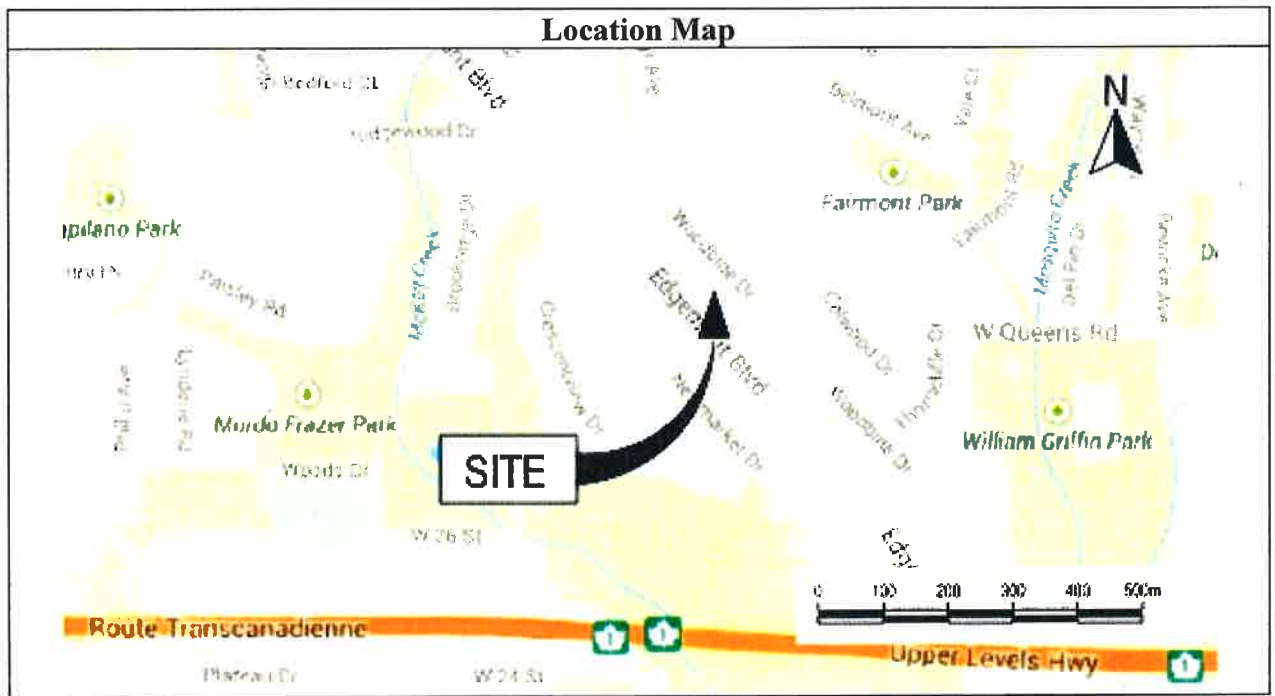
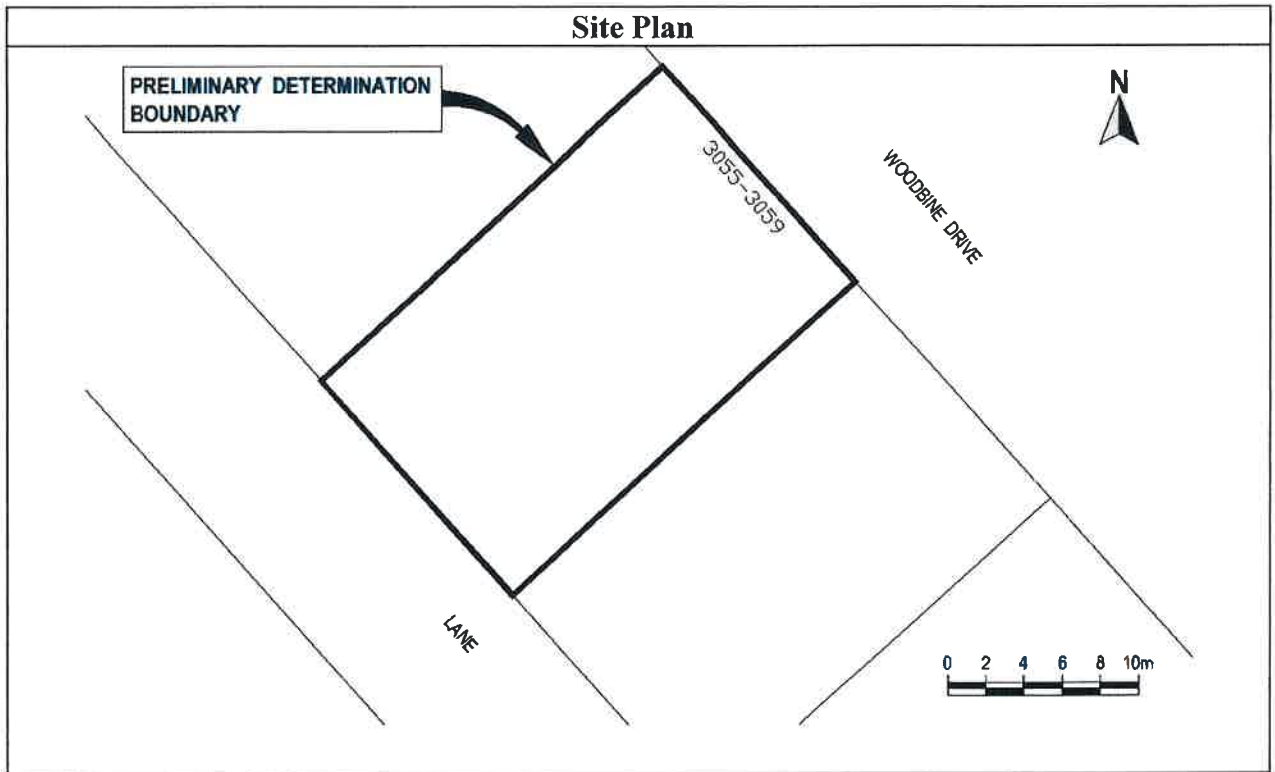
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Schedule B

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.

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 or have up to one level of underground parking.

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.

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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), and trichloromethane (chloroform).

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, 1,3-butadiene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), n-decane, 1,2-dibromoethane (ethylene dibromide) (EDB), 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), ethylbenzene, n-hexane, isopropylbenzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, tetrachloroethylene (tetrachloroethene, 1,1,2,2-) (PCE) (PERC), tetrachloromethane (carbon tetrachloride), toluene, 1,1,1-trichloroethane, trichloroethylene (trichloroethene, 1,1,2-) (TCE), trichloromethane (chloroform), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes, mixture.

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), and trichloromethane (chloroform).

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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), and trichloromethane (chloroform).

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Schedule D

Documents

Summary of Site Condition by Harm Gross, Next Environmental Inc., January 8, 2016;

Stage 1 Preliminary Site Investigation Update (“Stage 1 Update”) 3055-3059 Woodbine Drive, North Vancouver, BC (“Site”) [MOE Site ID: 17413] by Patti Shen and Gavin Leung, Next Environmental Inc., January 8, 2016;

Stage 2 Preliminary Site Investigation Update – Report, 3055-3059 Woodbine Drive, North Vancouver, BC, MOE Site ID: 17413 by Patti Shen and Jeroen Wauters, Next Environmental Inc., January 8, 2016;

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 8, 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.

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