



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.

Sept 13, 2016
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 2532 Lonsdale Avenue, North Vancouver, British Columbia which is more particularly known and described as:

THAT PART OF BLOCK 229 DISTRICT LOT 545 GROUP 1 NEW WESTMINSTER DISTRICT SHOWN ON PLAN EPP62345 AS CLOSED ROAD

PID: 029-898-668

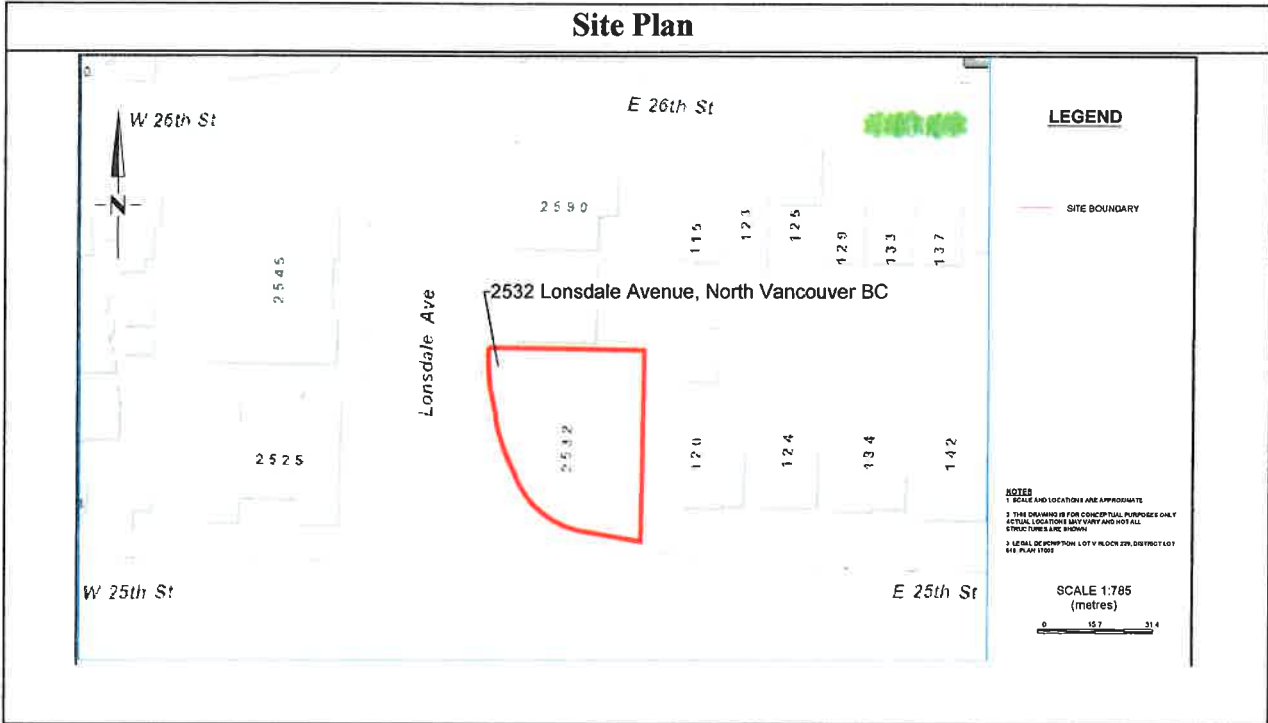
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 19' 57.20"
Longitude: 123° 04' 17.80"

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Site Plan



Location Map



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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

Sept 13, 2014
Date Issued

Site Identification Number 19503
Version 8.0 R

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For Director, *Environmental Management Act*
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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;
- VPH, LEPHs, HEPHs;
- Styrene;
- Benz[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;
- Benzene, ethylbenzene, toluene and xylene; and
- MTBE (methyl tert-butyl ether).

Sept 13, 2016
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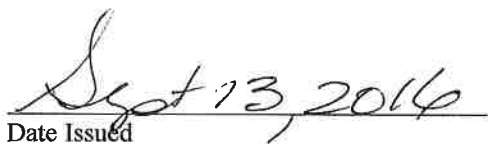
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Schedule D

Documents

| Document Title | Author / Company | Document Date |
|---|--------------------------|----------------------|
| <i>Summary of Site Condition</i> | Core6 Environmental Ltd. | August 15, 2016 |
| <i>Limited Soils Investigation Report In Support of an Application for Determination. 2532 Lonsdale Avenue, North Vancouver, British Columbia</i> | Core6 Environmental Ltd. | August 15, 2016 |
| <i>Stage 1 Preliminary Site Investigation – Report, Site: 2532 Lonsdale, North Vancouver, BC</i> | Next Environmental Inc. | August 4, 2015 |


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