



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 30 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.

2017-09-27
Date Issued

A handwritten signature in black ink, appearing to read "Alan W. McCammon".

Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A


The site covered by this Preliminary Determination is located at 725 Marine Drive, North Vancouver, British Columbia which is more particularly known and described as:

Parcel 1 District Lot 265 Group 1 New Westminster District Plan LMP43395
PID: 024-652-539

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

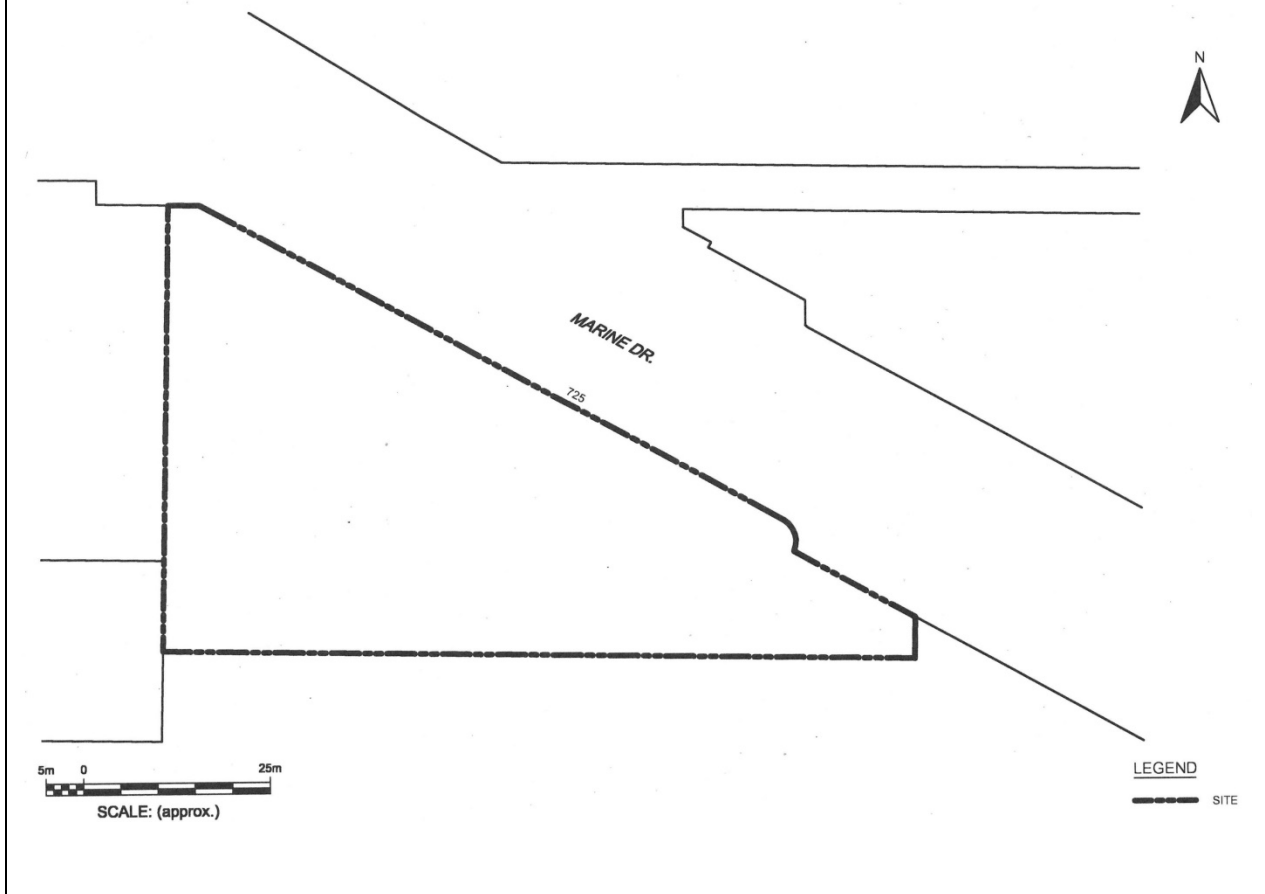
Latitude: 49° 19' 13.00"
Longitude: 123° 5' 35.20"

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Site Plan, North Vancouver, BC



Location Map, North Vancouver, BC



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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.

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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:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, vanadium and zinc;
- Benzene, ethylbenzene, toluene, styrene and xylene;
- VPHs, LEPHs and HEPHs;
- Bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform, chloromethane, dibromochloromethane (DBCM), 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1 and 1,2 dichloroethane, 1,1 and 1,2 dichloroethene, dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), 4-methyl-2-pentanone, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), 1,1,1 and 1,1,2 trichloroethane, trichloroethylene (TCE) and trichlorofluoromethane (Freon 11); and
- 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;

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, bromobenzene, bromodichloromethane (BDCM), bromoform (tribromomethane), bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), 2-chlorotoluene, n-decane, dibromochloromethane (DBCM), 1,2-dibromo-3-chloropropane, 1,2-dibromoethane (ethylene dibromide), dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropane, 1,3-dichloropropene (cis), 1,3-dichloropropene (trans), ethylbenzene, 1,3-hexachlorobutadiene, n-hexane, isopropyl benzene (cumene), methylcyclohexane, 4-methyl-2-pentanone, monochlorobenzene, naphthalene, 1,1,1,2-

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tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PERC), toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), 1,2,3-trichloropropane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes, mixture.

Substances evaluated in water for drinking water use:

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

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium and zinc;
- Benzene, ethylbenzene, toluene and xylenes (total);
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Bromobenzene, bromodichloromethane, bromoform, bromomethane, 1,3-butadiene, 2-butanone, carbon tetrachloride, chloroethane, chloromethane, dibromochloromethane, 1,2-dibromoethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene(cis), 1,2-dichloroethene(trans), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene, 4-methyl-2-pentanone, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, trichlorofluoromethane and 1,1,2-trichloro-1,2,2-trifluoroethane, trichloromethane (chloroform) and vinyl chloride (chloroethene);
- Propylene glycol; and
- Benzo[a]pyrene.

Substances evaluated in water for marine aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Benzene, ethylbenzene and toluene;
- VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Carbon tetrachloride, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene, trichloroethene and trichloromethane (chloroform);
- Ethylene glycol and 1,2-propylene glycol; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Substances evaluated in water for freshwater aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Benzene, ethylbenzene and toluene;
- VPH_w, LEPH_w, VHW₆₋₁₀ and EPH_{w10-19};
- Carbon tetrachloride, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, dichloromethane, monochlorobenzene, tetrachloroethene, trichloroethene and trichloromethane (chloroform);
- Ethylene glycol and 1,2-propylene glycol; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Schedule D

Documents

- *Summary of Site Condition, 725 Marine Drive, North Vancouver, BC*, Richard Wells, P.Eng., Keystone Environmental Ltd., July 31, 2017;
- *Report of Findings, Preliminary Site Investigation – Stage 1 and Stage 2, 725 Marine Drive, North Vancouver, BC*, Keystone Environmental Ltd., July 2017;
- *Report of Findings, Phase II Environmental Site Assessment, 725 Marine Drive, North Vancouver, BC*, Tetra Tech EBA Engineering Consultants Ltd., August 2012; and
- *Report of Findings, Phase I Environmental Site Assessment, 725 Marine Drive, North Vancouver, BC*, Golder Associates Ltd., December 2011.

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