



**By E:MAIL: [farzad@cascadiagreendev.com](mailto:farzad@cascadiagreendev.com)**

Victoria File: 26250-20/25360  
Site ID: 25360

March 1, 2023

Cascadia Green Development  
Att: Maryam Lotfi  
106 – 252 Esplanade W  
North Vancouver, BC V7M 0E9

Dear Maryam Lotfi:

**Re: Preliminary Determination – 800 Marine Drive, North Vancouver, BC**

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

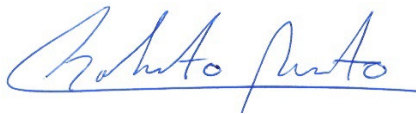
1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at [Site@gov.bc.ca](mailto:Site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, M.Sc., P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: City of North of Vancouver  
(BY EMAIL) [gateway@cnv.org](mailto:gateway@cnv.org)

Farzad Mazarei, 1310510 B.C. Ltd.  
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**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 1, 2023  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 800 Marine Drive, North Vancouver, British Columbia which is more particularly known and described as:


Lot F Block D District Lot 265 Plan 20986  
PID: 005-028-647

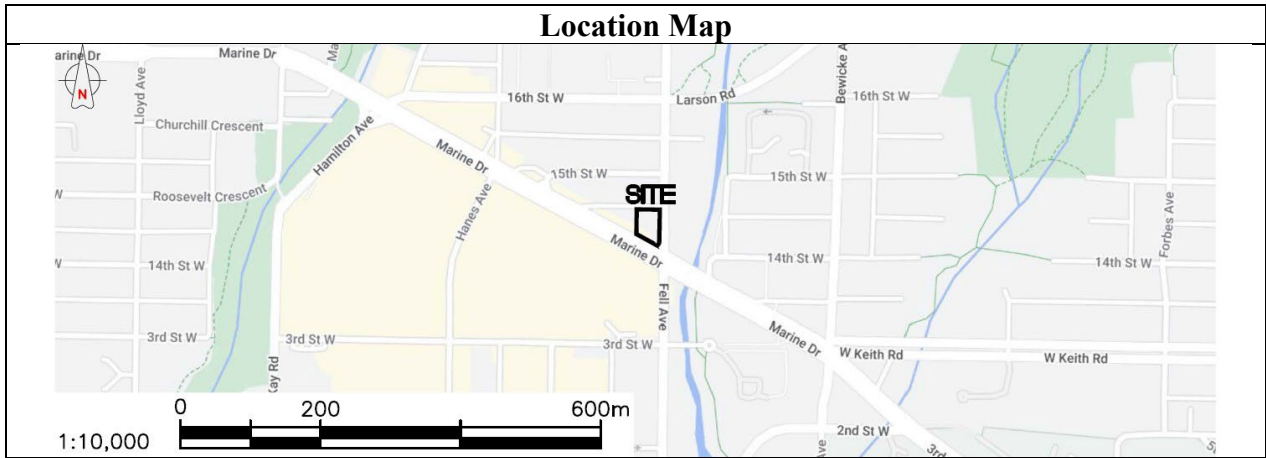
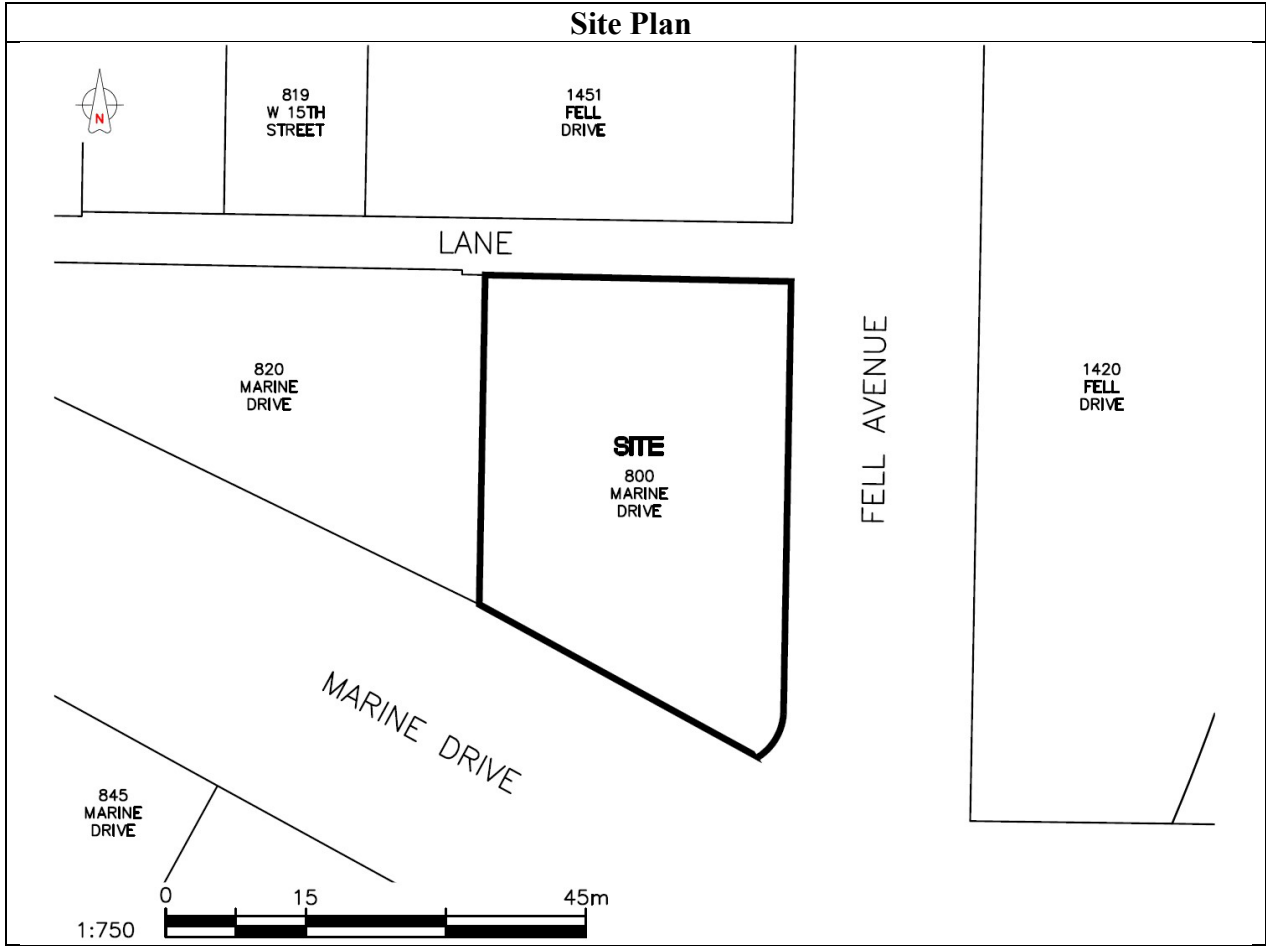
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:     49° 19' 18.2"  
Longitude:   123° 05' 41.2"

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## Schedule B

### Requirements and Conditions

1. Any changes in land or vapour 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 a Contaminated Sites Regulation numerical standards at and adjacent to 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 building constructed at the site will be either slab-on-grade or will have underground concrete parking structures to meet the 2012 BC Building Code or better.*

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 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:

acenaphthene	83-32-9	dichlorobenzene, 1,3-	541-73-1
aluminum	7429-90-5	dichlorobenzene, 1,4-	106-46-7
anthracene	120-12-7	dichlorodifluoromethane	75-71-8
antimony	7440-36-0	dichloroethane, 1,1-	75-34-3
arsenic	7440-38-2	dichloroethane, 1,2-	107-06-2
barium	7440-39-3	dichloroethylene, 1,1-	75-35-4
benz(a)anthracene	56-55-3	dichloroethylene, cis-1,2-	56-59-2
benzene	71-43-2	dichloroethylene, trans-1,2-	156-60-5
benzo(a)pyrene	50-32-8	dichloromethane	75-09-02
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	dichloropropane, 1,2-	106-93-4
benzo(k)fluoranthene	207-08-9	dichloropropene, cis+trans, 1,3-	542-75-6
beryllium	7440-41-7	ethylbenzene	100-41-4
boron	7440-42-8	ethylene glycol	107-21-1
bromodichloromethane	75-27-4	fluoranthene	206-44-0
bromoform	75-25-2	fluorene	86-73-7
bromomethane	74-83-9	HEPHs	NA
cadmium	7440-43-9	hexanone, 2-	591-78-6
carbon tetrachloride	56-23-5	indeno(1,2,3-cd) pyrene	193-39-5
chrysene	218-01-9	lead	7439-92-1
chlorobenzene	108-90-7	LEPHs	NA
chloroform	67-66-3	lithium	7439-93-2
chromium	7440-47-3	manganese	7439-96-5
cobalt	7440-48-4	mercury	7439-97-6
copper	7440-50-8	methyl ethyl ketone (MEK)	78-93-3
iron	7439-89-6	methyl tert-butyl ether (MTBE)	1634-04-4
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 1-	90-12-0
dibromoethane, 1,2-	106-93-4	methylnaphthalene, 2-	91-57-6
dibromochloromethane	124-48-1	molybdenum	7439-98-7
dichlorobenzene, 1,2-	95-50-1	naphthalene	91-20-3

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nickel	7440-02-0	trichloroethane, 1,1,1-	71-55-6
phenanthrene	85-01-8	trichloroethane, 1,1,2-	79-00-5
pyrene	129-00-0	trichloroethylene	79-01-6
quinoline	91-22-5	trichlorofluoromethane	75-69-4
selenium	7782-49-2	triethylene glycol	112-27-6
silver	7440-22-4	toluene	108-88-3
strontium	7440-24-6	tungsten	7440-33-7
styrene	100-42-5	uranium	7440-61-1
tetrachloroethane, 1,1,1,2-	630-20-6	vanadium	7440-62-2
tetrachloroethane, 1,1,2,2-	79-34-5	vinyl chloride	75-01-4
tetrachloroethylene	127-18-4	VPHs	NA
thallium	7440-28-0	zinc	7440-66-6
tin	7440-31-5	xylene	1330-20-7

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

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

acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
benzene	71-43-2	dichlorobenzene, 1,3-	541-73-1
bromobenzene	108-86-1	dichlorobenzene, 1,4-	106-46-7
bromodichloromethane	75-27-4	dichlorodifluoromethane	75-71-8
bromoform	75-25-2	dichloroethane, 1,1-	75-34-3
bromomethane	74-83-9	dichloroethane, 1,2-	107-06-2
butadiene, 1,3-	106-99-0	dichloroethylene, 1,1-	75-35-4
carbon disulfide	75-15-0	dichloroethylene, cis-1,2-	56-59-2
carbon tetrachloride	56-23-5	dichloroethylene, trans-1,2	156-60-5
chlorobenzene	108-90-7	dichloromethane	75-09-2
chloroethane	75-00-3	dichloropropane, 1,2-	78-87-5
chloroform	67-66-3	dichloropropane, 1,3-	142-28-9
chloromethane	74-87-3	dichloropropene, cis+trans, 1,3-	542-75-6
chlorophenol, 2-	95-57-8	ethyl acetate	141-78-6
chlorotoluene, 2-	95-49-8	ethylbenzene	100-41-4
dibromo-3-chloropropane, 1,2-	96-12-8	hexachlorobutadiene	87-68-3
dibromochloromethane	124-48-1	isopropylbenzene	98-82-8
dibromomethane	74-95-3	methyl ethyl ketone (MEK)	78-93-3
dibromoethane, 1,2-	106-93-4	methyl isobutyl ketone (MIBK)	108-10-1

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methyl tert-butyl ether (MTBE)	1634-04-4	trichloroethane, 1,1,2-	79-00-5
methylcyclohexane	108-87-2	trichloroethylene	127-18-4
n-decane	124-18-5	trichlorofluoromethane	75-69-4
n-hexane	110-54-3	trichloropropane, 1,2,3-	96-18-4
styrene	100-42-5	trimethylbenzene, 1,2,4-	95-63-6
tetrachloroethane, 1,1,1,2-	630-20-6	trimethylbenzene, 1,3,5-	108-67-8
tetrachloroethane, 1,1,2,2-	79-34-5	toluene	108-88-3
tetrachloroethylene	127-18-4	vinyl chloride	75-01-4
trichlorobenzene, 1,2,4-	120-82-1	xylenes, total	1330-20-7
trichloroethane, 1,1,1-	71-55-6		

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

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

acenaphthene	83-32-9	dichlorobenzene, 1,4-	106-46-7
acridine	260-94-6	dichloroethane, 1,2-	107-06-2
anthracene	120-12-7	dichloromethane	75-09-2
antimony	7440-36-0	ethylbenzene	100-41-4
arsenic	7440-38-2	ethylene glycol	107-21-1
benzene	71-43-2	EPHw10-19	NA
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzo(a)pyrene	50-32-8	fluorene	86-73-7
barium	7440-39-3	lead	7439-92-1
beryllium	7440-41-7	LEPHw	NA
boron	7440-42-8	mercury	7439-97-6
cadmium	7440-43-9	molybdenum	7439-98-7
chlorobenzene	108-90-7	methyl tert-butyl ether (MTBE)	1634-04-4
chromium	7440-47-3	naphthalene	91-20-3
chrysene	218-01-9	nickel	7440-02-0
cobalt	7440-48-4	phenanthrene	85-01-8
copper	7440-50-8	pyrene	129-00-0
carbon tetrachloride	56-23-5	propylene glycol, 1,2-	57-55-6
chlorobenzene	108-90-7	quinoline	91-22-5
chloroform	67-66-3	selenium	7782-49-2
dichlorobenzene, 1,2-	95-50-1	silver	7440-22-4
dichlorobenzene, 1,3-	541-73-1	styrene	100-42-5

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thallium	7440-28-0	uranium	7440-61-1
titanium	7440-32-6	VPHw	NA
tetrachloroethylene	127-18-4	VHw6-10	NA
trichloroethylene	127-18-4	xylenes, total	1330-20-7
toluene	108-88-3	zinc	7440-66-6

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

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

acenaphthene	83-32-9	dichlorodifluoromethane	75-71-8
anthracene	120-12-7	dichlorobenzene, 1,2-	95-50-1
aluminum	7429-90-5	dichlorobenzene, 1,4-	106-46-7
antimony	7440-36-0	dichloroethane, 1,1-	75-34-3
arsenic	7440-38-2	dichloroethane, 1,2-	107-06-2
benzene	71-43-2	dichloroethylene, 1,1-	75-35-4
benz(a)anthracene	56-55-3	dichloroethylene, cis- 1,2-	56-59-2
benzo(a)pyrene	50-32-8	dichloroethylene, trans-1,2-	156-60-5
benzo(b+j)fluoranthenes	205-99-2, 205-82-3	dichloromethane	75-09-2
barium	7440-39-3	dichloropropane, 1,2-	78-87-5
beryllium	7440-41-7	dichloropropene, cis+trans, 1,3-	542-75-6
boron	7440-42-8	ethylbenzene	100-41-4
bromobenzene	108-86-1	EPHw10-19	NA
bromodichloromethane	75-27-4	ethylene glycol	107-21-1
bromoform	75-25-2	fluoranthene	206-44-0
bromomethane	74-83-9	fluorene	86-73-7
butadiene, 1,3-	106-99-0	lead	7439-92-1
cadmium	7440-43-9	lithium	7439-93-2
chromium	7440-47-3	mercury	7439-97-6
chrysene	218-01-9	molybdenum	7439-98-7
copper	7440-50-8	methyl ethyl ketone (MEK)	78-93-3
carbon tetrachloride	56-23-5	methyl tert-butyl ether (MTBE)	1634-04-4
chlorobenzene	108-90-7	methylnaphthalene, 1-	90-12-0
chloroform	67-66-3	methylnaphthalene, 2-	91-57-6
dibenz(a,h)anthracene	53-70-3	naphthalene	91-20-3
dibromochloromethane	100-41-4	nickel	7440-02-0
dibromoethane, 1,2-	106-93-4	pyrene	129-00-0

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propylene glycol, 1,2-	57-55-6	trichloroethane, 1,1,1-	71-55-6
quinoline	91-22-5	trichloroethane, 1,1,2-	79-00-5
selenium	7782-49-2	trichloroethylene	127-18-4
silver	7440-22-4	triethylene glycol	112-27-6
sodium ion	17341-25-2	trichlorofluoromethane	75-69-4
styrene	100-42-5	toluene	108-88-3
strontium	7440-24-6	uranium	7440-61-1
tin	7440-31-5	vanadium	7440-62-2
tungsten	7440-33-7	VHw6-10	NA
tetrachloroethane, 1,1,1,2-	630-20-6	vinyl chloride	75-01-4
tetrachloroethane ,1,1,2,2-	79-34-5	xylenes, total	1330-20-7
tetrachloroethylene	127-18-4	zinc	7440-66-6

To meet local background concentrations:

cobalt	7440-48-4
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## Schedule D

### Documents

*Summary of Site Condition, 800 Marine Drive, North Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated January 2023;

*Supplemental Site Investigation, 800 Marine Drive, North Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated November 29, 2022;

*Stage I Preliminary Site Investigation, 800 Marine Drive, North Vancouver, BC*, prepared by Envision Environmental, dated September 2022;

*Drilling and Soil Sampling, 800 Marine Drive, North Vancouver, BC*, prepared by Envision Environmental, dated September 2022;

*Phase II Environmental Site Assessment, 800 Marine Drive, North Vancouver, BC*, prepared by Keystone Environmental, dated December 2012;

*Phase I Environmental Site Assessment, 800 Marine Drive, North Vancouver, BC*, prepared by Thurber Engineering Ltd., dated July 2012.

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