



VIA EMAIL

Victoria File: 26250-20/22850
Site ID: 22850

Date: April 11, 2024

Ben Basirat
Giva Groups
875 Jefferson Avenue
West Vancouver, BC V7T 1E2
ben@givagroups.ca

Dear Ben Basirat:

**Re: Preliminary Determination – 2045 – 2075 Old Dollarton Road, 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 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future work at the site.

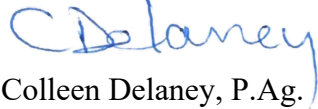
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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.

Yours truly,



Colleen Delaney, P.Ag.
Senior Professional Reliance Officer

Enclosure

cc: Erika Nassichuk, District of North Vancouver

(BY EMAIL) nassichuke@dnv.org

Alireza Meibodi, 1166537 BC Ltd.
(BY EMAIL) trccanada@yahoo.ca

Mohammad Ebrahim Oliya, 1165692 BC Ltd.
(BY EMAIL) ebioliya1@gmail.com

Ali Golriz, RTMA Enterprises Inc.
(BY EMAIL) aligolriz2@gmail.com

Benham, Basirat, Homa Pacific Holdings Ltd.
(BY EMAIL) Ben@givagroups.ca

Eric Horie, Senior VP, Trez Capital (Mortgage Holder)
(BY EMAIL) erich@trezcapital.com

Jason Wilkins, Approved Professional, Legacy Environmental Ltd.
(BY EMAIL) jwilkins@legacyenv.ca

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
Land Remediation Section
(BY EMAIL) csp_cio@victoria1.gov.bc.ca



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.

April 11, 2024

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 2045 – 2075 Old Dollarton Road, North Vancouver, British Columbia, which is more particularly known and described as:

Lot 1 Block18 District Lot 193 Plan 1587, PID: 009-763-406

Lot 2 Block18 District Lot 193 Plan 1587, PID: 009-763-414

Lot 3 Block18 District Lot 193 Plan 1587, PID: 009-763-431

Lot 4 Block18 District Lot 193 Plan 1587, PID: 009-763-465

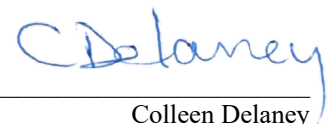
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 24.00"

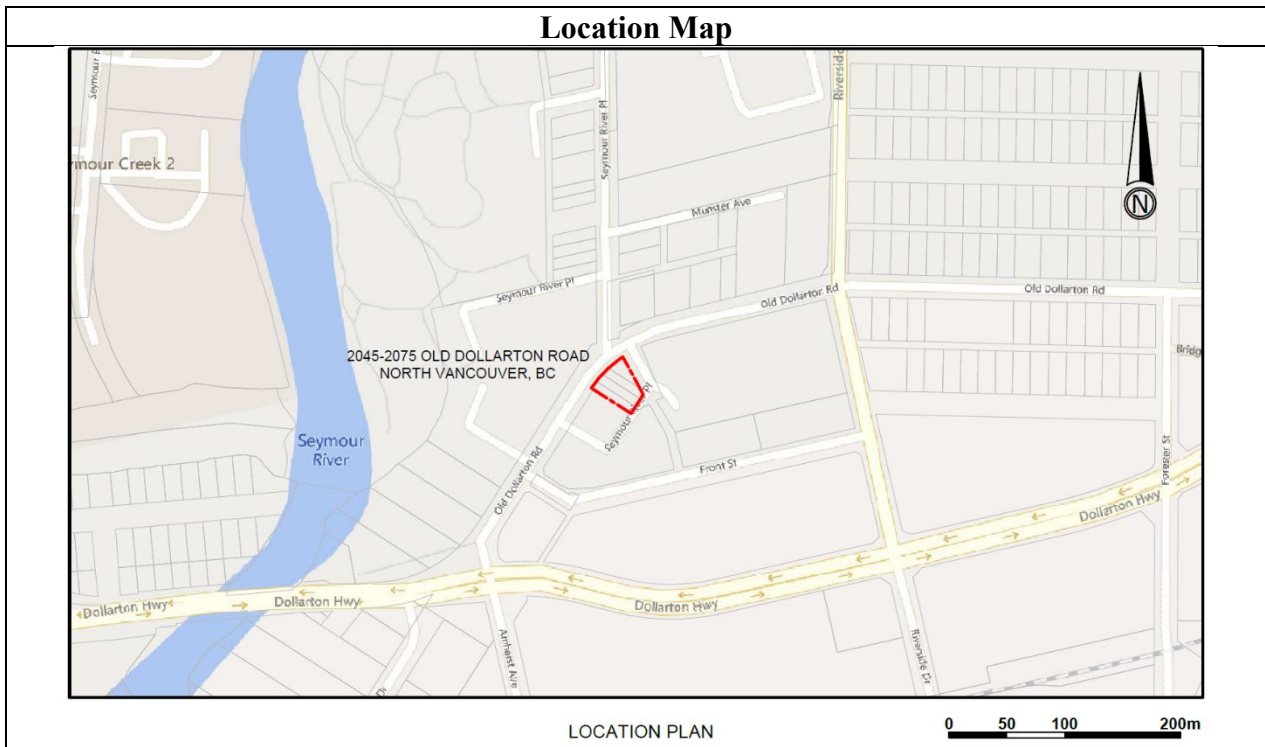
Longitude: 123° 1' 2.00"

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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 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 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 and adjacent to the site. These assumptions include the following:

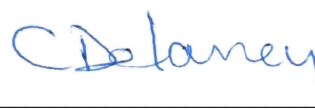
(a) Future buildings at the site will be either slab-on-grade, will be constructed over an underground parkade of any depth, or will include a basement to a depth that is not in contact with groundwater.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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:

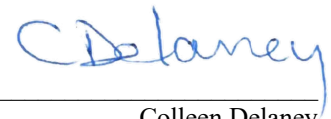
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	dichloroethylene, cis-1,2-	56-59-2
anthracene	120-12-7	dichloroethylene, trans-1,2-	156-60-5
aluminum	7429-90-5	dichloromethane	75-09-02
antimony	7440-36-0	dichloropropane, 1,2-	106-93-4
		dichloropropene, cis+trans,	
arsenic	7440-38-2	1,3-	542-75-6
barium	7440-39-3	ethylbenzene	100-41-4
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)pyrene	50-32-8	HEPHs	NA
	205-99-2, 205-82-		
benzo(b+j)fluoranthenes	3	iron	7439-89-6
benzo(k)fluoranthene	207-08-9	indeno(1,2,3-cd) pyrene	193-39-5
beryllium	7440-41-7	lead	7439-92-1
boron	7440-42-8	LEPHs	NA
bromodichloromethane	75-27-4	lithium	7439-93-2
bromoform	75-25-2	mercury	7439-97-6
cadmium	7440-43-9	methyl tert-butyl ether	1634-04-4
carbon tetrachloride	56-23-5	methylnaphthalene, 1-	90-12-0
chrysene	218-01-9	methylnaphthalene, 2-	91-57-6
chlorobenzene	108-90-7	molybdenum	7439-98-7
chromium	7440-47-3	naphthalene	91-20-3
cobalt	7440-48-4	nickel	7440-02-0
copper	7440-50-8	phenanthrene	85-01-8
dibenz(a,h)anthracene	53-70-3	pyrene	129-00-0
dichlorobenzene, 1,2-	95-50-1	quinoline	91-22-5
dichlorobenzene, 1,3-	541-73-1	selenium	7782-49-2
dichlorobenzene, 1,4-	106-46-7	silver	7440-22-4
dichloroethane, 1,1-	75-34-3	strontium	7440-24-6
dichloroethane, 1,2-	107-06-2	tetrachloroethane, 1,1,1,2-	630-20-6

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dichloroethylene, 1,1-	75-35-4	tetrachloroethane, 1,1,2,2-	79-34-5
tetrachloroethylene	127-18-4	trichloroethane, 1,1,2-	79-00-5
thallium	7440-28-0	trichloroethylene	79-01-6
tin	7440-31-5	uranium	7440-61-1
total xylenes	1330-20-7	vanadium	7440-62-2
toluene	108-88-3	vinyl chloride	75-01-4
tungsten	7440-33-7	VPHs	NA
trichloroethane, 1,1,1-	71-55-6	zinc	7440-66-6

Substances evaluated in vapour for commercial land vapour use:

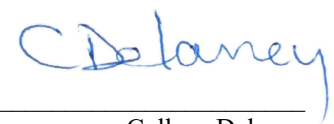
To meet numerical standards prescribed for defining whether a site is contaminated:

acetone	67-64-1	dichloromethane	75-09-2
benzene	71-43-2	dichloropropane, 1,2-	78-87-5
bromobenzene	108-86-1	dichloropropane, 1,3-	142-28-9
Bromodichloromethane (BDCM)	75-27-4	dichloropropene, 1,3 (cis+trans)	542-75-6
bromoform	75-25-2	ethyl acetate	141-78-6
bromomethane	74-83-9	ethylbenzene	100-41-4
butadiene, 1,3-	106-99-0	hexachlorobutadiene	87-68-3
carbon tetrachloride	56-23-5	isopropylbenzene	98-82-8
chlorobenzene	108-90-7	methylcyclohexane	108-87-2
chloroethane	75-00-3	methyl ethyl keytone (MEK)	78-93-3
			1634-04-4
chloroform	67-66-3	methyl tert-butyl ether (MTBE)	4
chloromethane	74-87-3	n-decane	124-18-5
chlorophenol, 2-	95-57-8	n-hexane	110-54-3
dibromomethane, 1,2-	106-93-4	naphthalene	21-20-3
dibromochloromethane (DCBM)	124-48-1	styrene	100-42-5
dibromo-3-chloropropane, 1,2-	96-12-8	tetrachloroethane, 1,1,1,2-	630-20-6
dichlorobenzene, 1,2-	95-50-1	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,3-	541-73-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichlorodifluoromethane	75-71-8	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,2-	107-06-2	trichloroethylene	127-18-4
dichloroethylene, 1,1-	75-35-4	trichlorofluoromethane	75-69-4

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dichloroethylene, cis-1,2-	56-59-2	trichloropropane, 1,2,3-	96-18-4
dichloroethylene, trans-1,2	156-60-5	trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8	vinyl chloride	75-01-4
toluene	108-88-3	VPHv	NA
total xylenes	1330-20-7		

Substances evaluated in water for freshwater and marine aquatic life water use:

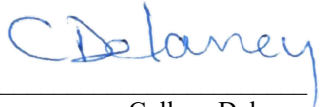
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	fluorene	86-73-7
acridine	260-94-6	lead	7439-92-1
anthracene	120-12-7	LEPHw	NA
antimony	7440-36-0	mercury	7439-97-6
arsenic	7440-38-2	molybdenum	7439-98-7
benzene	71-43-2	methyl tert-butyl ether	1634-04-4
benz(a)anthracene	56-55-3	naphthalene	91-20-3
benzo(a)pyrene	50-32-8	nickel	7440-02-0
barium	7440-39-3	phenanthrene	85-01-8
beryllium	7440-41-7	pyrene	129-00-0
boron	7440-42-8	propylene glycol, 1,2-	57-55-6
cadmium	7440-43-9	quinoline	91-22-5
chromium	7440-47-3	selenium	7782-49-2
chrysene	218-01-9	silver	7440-22-4
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	thallium	7440-28-0
carbon tetrachloride	56-23-5	titanium	7440-32-6
chlorobenzene	108-90-7	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	trichlorobenzene, 1,2,3-	87-61-6
dichlorobenzene, 1,3-	541-73-1	trichlorobenzene, 1,2,4-	120-82-1
dichlorobenzene, 1,4-	106-46-7	trichloroethylene	127-18-4
dichloroethane, 1,2-	107-06-2	toluene	108-88-3
dichloromethane	75-09-2	uranium	7440-61-1
ethylbenzene	100-41-4	VPHw	NA
EPHw10-19	NA	VHw6-10	NA
Ethylene glycol	107-21-1	xylenes, total	1330-20-7

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fluoranthene

206-44-0

zinc

7440-66-6

Substances evaluated in water for drinking water use:

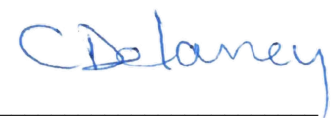
To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9	dichlorobenzene, 1,2-	95-50-1
acetone	67-64-1	dichlorobenzene, 1,4-	106-46-7
anthracene	120-12-7	dichloroethane, 1,1-	75-34-3
aluminum	7429-90-5	dichloroethane, 1,2-	107-06-2
antimony	7440-36-0	dichloroethylene, 1,1-	75-35-4
arsenic	7440-38-2	dichloroethylene, cis- 1,2-	56-59-2
benzene	71-43-2	dichloroethylene, trans-1,2-	156-60-5
benz(a)anthracene	56-55-3	dichloromethane	75-09-2
benzo(a)pyrene	50-32-8	dichloropropane, 1,2-	78-87-5
benzo(b+j)fluoranthenes	205-99-2 &	dichloropropane, 1,3- dichloropropene, cis+trans, 1,3-	142-28-9
	205-82-3		
barium	7440-39-3	ethyl acetate	542-75-6
beryllium	7440-41-7	ethylbenzene	141-78-6
boron	7440-42-8	ethylene glycol	100-41-4
bromobenzene	108-86-1	EPHw10-19	107-21-1
Bromodichloromethane (BDCM)	75-27-4	fluoranthene	NA
bromoform	75-25-2	fluorene	206-44-0
bromomethane	74-83-9	hexanone, 2-	86-73-7
butadiene, 1,3-	106-99-0	isopropylbenzene	591-78-6
cadmium	7440-43-9	lead	98-82-8
chromium	7440-47-3	lithium	7439-92-1
chrysene	218-01-9	mercury	7439-93-2
copper	7440-50-8	methyl ethyl keytone (MEK)	7439-97-6
carbon disulfide	75-15-0	methyl tert-butyl ether	78-93-3
carbon tetrachloride	56-23-5	methylnaphthalene, 1-	1634-04-4
chlorobenzene	108-90-7	methylnaphthalene, 2-	90-12-0
chloroform	67-66-3	molybdenum	91-57-6
cyclohexene	110-83-8	naphthalene	7439-98-7
dibenz(a,h)anthracene	53-70-3	nickel	91-20-3
			7440-02-0

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dibromochloromethane (DBCM)	124-48-1	pyrene	129-00-0
dibromoethane, 1,2-	106-93-4	quinoline	91-22-5
selenium	7782-49-2	trichloroethane, 1,1,2-	79-00-5
silver	7440-22-4	trichloroethylene	127-18-4
styrene	100-42-5	trimethylbenzene, 1,3,5-	108-67-8
strontium	7440-24-6	triethylene glycol	112-27-6
tin	7440-31-5	toluene	108-88-3
tetrachloroethane, 1,1,1,2-	630-20-6	uranium	7440-61-1
tetrachloroethane, 1,1,2,2-	79-34-5	vanadium	7440-62-2
tetrachloroethylene	127-18-4	VHw6-10	NA
tetraethyl lead	78-00-2	vinyl chloride	75-01-4
trichlorobenzene, 1,2,3-	87-61-6	xylenes, total	1330-20-7
trichloroethane, 1,1,1-	71-55-6	zinc	7440-66-6

To meet the regional estimate for local background concentrations in groundwater

cobalt 7440-48-4

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Schedule D

Documents

Summary of Site Condition, 2045-2075 Old Dollarton Road, North Vancouver, BC, prepared by Legacy Environmental Ltd., dated November 16, 2023.

Stage 1 and 2 Preliminary Site Investigation, 2045-2075 Old Dollarton Road, North Vancouver, BC, Legacy Environmental Ltd., November 14, 2023

Stage 2 Preliminary Site Investigation, 2045-2075 Old Dollarton Road, North Vancouver, BC, DoctorAujla Corp., November 17, 2022

Stage 1 Preliminary Site Investigation, 2045-2075 Old Dollarton Road, North Vancouver, BC, DoctorAujla Corp., February 3, 2022

Phase 1 and 2 Environmental Site Assessment Update, 2045-2075 Old Dollarton Road, North Vancouver, BC, Pottinger Gaherty Environmental Consultant Ltd., February 21, 2018

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