



VIA EMAIL: jamie@jadasi.ca

Victoria File: 26250-20/25619
Site ID: 25619

November 10, 2023

Jamie da Silva
Jadasi Development (880 West 15th) Ltd.
5454 Cortez Crescent
North Vancouver, BC V7R 4R4

Dear Jamie da Silva:

Re: Preliminary Determination - 800 West 15th Street, North Vancouver, BC

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

1. As of the date of this letter, the above referenced Site has on-going Schedule 2 activities. As per Contaminated Sites Regulation, Div. 3, Exemption 4(3), *“A person is exempt from the requirement to provide a site disclosure statement under section 40 (1) or (2) of the Act in relation to a site if (a) a determination was made under section 44 of the Act that the site is not a contaminated site, and (b) the person, after making reasonable inquiries, has no reason to believe that any contamination occurred at the site after the determination was made.”*
2. 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.
3. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
4. 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.
5. 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.

6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
7. 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 james.plett@gov.bc.ca.

Yours truly,



James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

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

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) jeff.taylor@activeearth.ca

Michael Yuen, Blueshore Financial Credit Union
(BY EMAIL) Michael.Yuen@blueshorefinancial.com

Anna Popova, CSAP Society
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, BC ENV, Victoria
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.

November 10, 2023
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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 880 West 15th Street, North Vancouver, British Columbia which is more particularly known and described as:

Lot A (Reference Plan 9784) Block 5 District Lot 265 Plan 1406
PID: 011-152-206

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

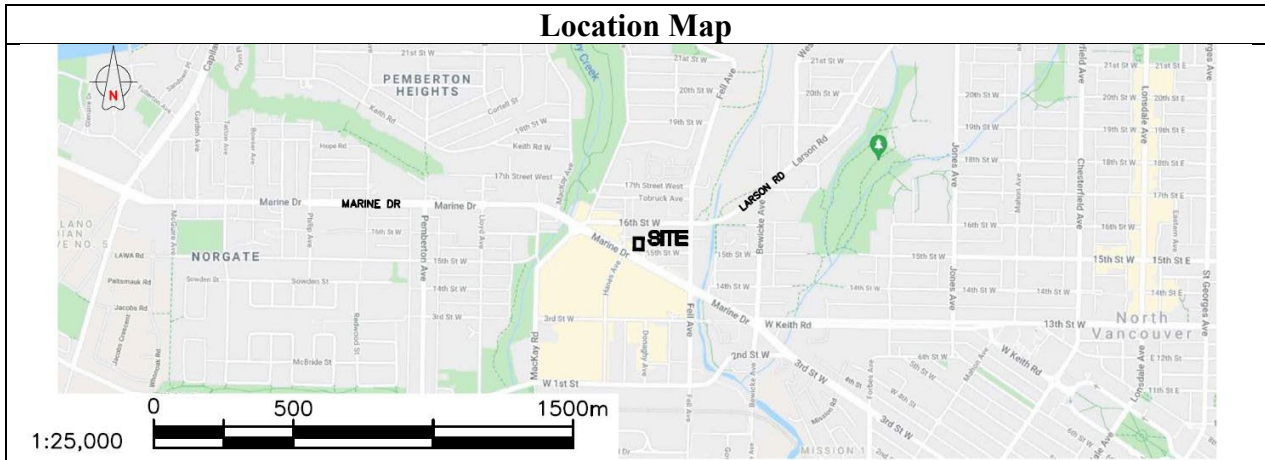
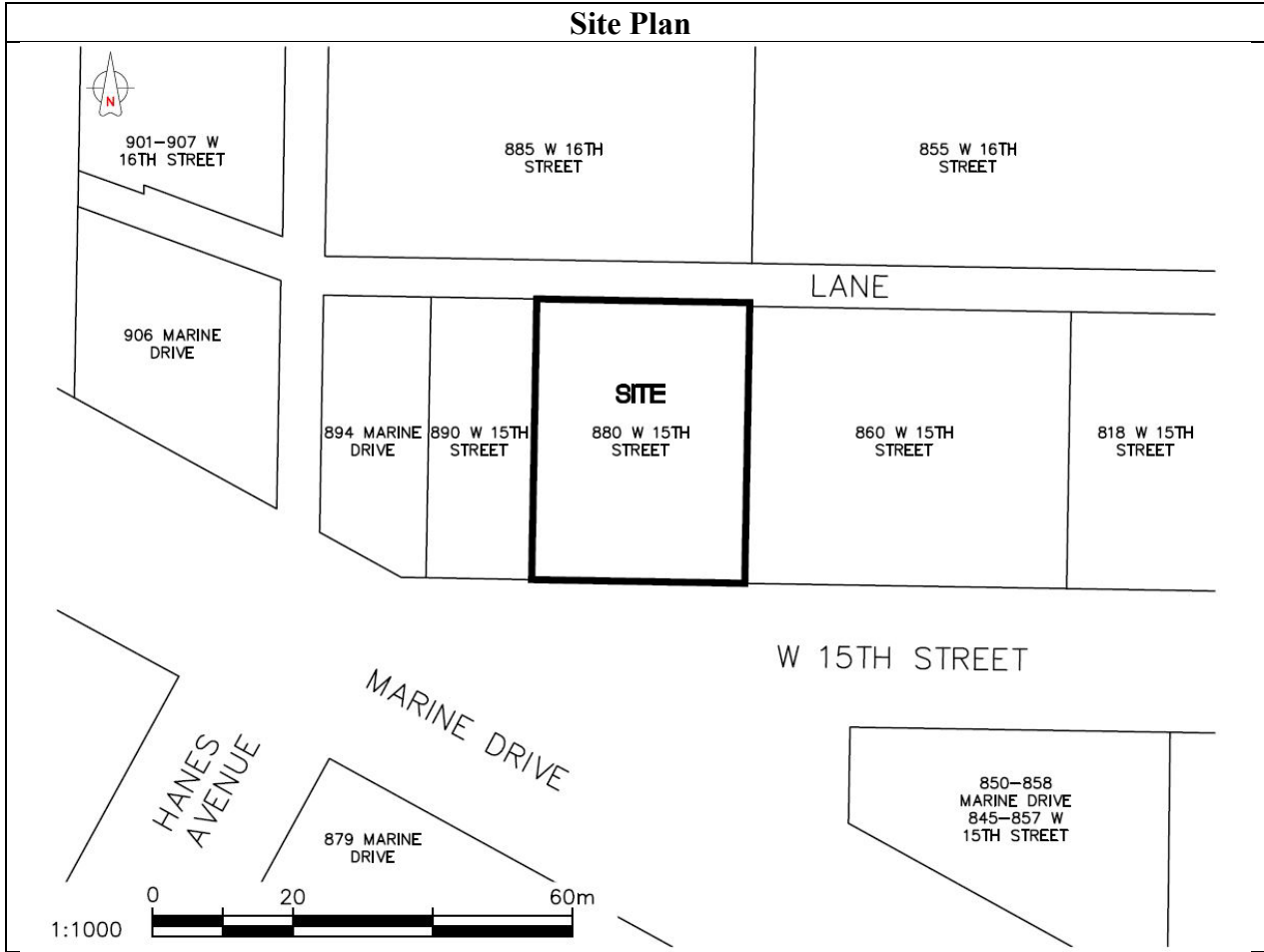
Latitude: 49° 19' 21.2"
Longitude: 123° 05' 50.1"

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Schedule B

Requirements and Conditions

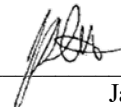
This Schedule contains no requirements or conditions.

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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:

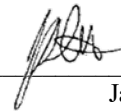
acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
acenaphthene	83-32-9	dichlorobenzene, 1,3-	541-73-1
anthracene	120-12-7	dichlorobenzene, 1,4-	106-46-7
aluminum	7429-90-5	dichloroethane, 1,1-	75-34-3
antimony	7440-36-0	dichloroethane, 1,2-	107-06-2
arsenic	7440-38-2	dichloroethylene, 1,1-	75-35-4
barium	7440-39-3	dichloroethylene, 1,2-cis-	156-59-2
benz(a)anthracene	56-55-3	dichloroethylene, 1,2-trans	156-60-5
benzene	71-43-2	dichloromethane	75-09-2
benzo(a)pyrene	50-32-8	dichloropropane, 1,2-	78-87-5
	205-99-2 &		
benzo(b+j)fluoranthenes	205-82-3	dichloropropene, 1,3- (cis+trans)	542-75-6
benzo(k)fluoranthene	207-08-9	ethylbenzene	100-41-4
beryllium	7440-41-7	ethylene glycol	107-21-1
boron	7440-42-8	fluoranthene	206-44-0
bromodichloromethane [BDCM]	75-27-4	fluorene	86-73-7
bromoform	75-25-2	HEPHs	NA
bromomethane	74-83-9	indeno(1,2,3-cd)pyrene	193-39-5
cadmium	744-43-9	iron	7439-89-6
carbon tetrachloride	56-23-5	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
chrysene	218-01-9	mercury	7439-97-6
cobalt	7440-48-4	methyl isobutyl ketone [MEK]	78-93-3
copper	7440-50-8	methyl tert-butyl ether [MTBE]	1634-04-4
dibenz(a,h)anthracene	53-70-3	methylnaphthalene, 1-	90-12-0
dibromochloromethane [DBCM]	124-48-1	methylnaphthalene, 2-	91-57-6

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dibromoethane, 1,2-	106-93-4	molybdenum	7439-98-7
naphthalene	91-20-3	toluene	108-88-3
nickel	7440-02-0	trichlorobenzene, 1,2,4-	120-82-1
phenanthrene	85-01-8	trichloroethane, 1,1,1-	71-55-6
polychlorinated biphenyls	136-36-3	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	tungsten	7440-33-7
strontium	7440-24-6	uranium	7440-61-1
styrene	100-42-5	vanadium	7440-62-2
tetrachloroethane, 1,1,1,2-	630-20-6	VPHs	NA
tetrachloroethane, 1,1,2,2-	79-34-5	vinyl chloride	75-01-4
tetrachloroethylene	127-18-4	xylenes	1330-20-7
thallium	7440-28-0	zinc	7440-66-6
tin	7440-31-5		

Substances evaluated in vapour for commercial land vapour use:

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

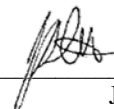
acetone	67-64-1	dibromo-3-chloropropane, 1,2-	96-12-8
benzene	71-43-2	dibromomethane	74-95-3
bromobenzene	108-86-1	dichlorobenzene, 1,2-	95-50-1
bromodichloromethane [BDCM]	75-27-4	dichlorobenzene, 1,3-	541-73-1
bromoform	75-25-2	dichlorobenzene, 1,4-	106-46-7
bromomethane	74-83-9	dichloroethane, 1,1-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

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dibromoethane, 1,2-	106-93-4	ethyl acetate	141-78-6
hexachlorobutadiene	87-68-3	toluene	108-88-3
isopropylbenzene	98-82-8	trichlorobenzene, 1,2,4-	120-82-1
methyl tert-butyl ether [MTBE]	1634-04-4	trichloroethane, 1,1,1-	71-55-6
methyl ethyl ketone [MEK]	78-93-3	trichloroethane, 1,1,2-	79-00-5
methyl isobutyl ketone [MIBK]	108-10-1	trichloroethylene	79-01-6
methylcyclohexane	108-87-2	trichlorofluoromethane	75-69-4
naphthalene	91-20-3	trichloropropane, 1,2,3-	96-18-4
n-decane	124-18-5	trichloro-1,1,2-trifluoroethane,1,1,2-	76-13-1
n-hexane	110-54-3	trimethylbenzene, 1,2,4-	95-63-6
styrene	100-42-5	trimethylbenzene, 1,3,5-	108-67-8
tetrachloroethane, 1,1,1,2-	630-20-6	VPHv	NA
tetrachloroethane, 1,1,2,2-	79-34-5	vinyl chloride	75-01-4
tetrachloroethylene	127-18-4	xylenes, total	1330-20-7

Substances evaluated in vapour for parkade vapour use:

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

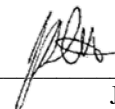
acetone	67-64-1	dichlorobenzene, 1,2-	95-50-1
benzene	71-43-2	dichlorobenzene, 1,3-	541-73-1
bromobenzene	108-86-1	dichlorobenzene, 1,4-	106-46-7
bromodichloromethane [BDCM]	75-27-4	dichloroethane, 1,1-	75-34-4
bromoform	75-25-2	dichloroethane, 1,2-	107-06-2
bromomethane	74-83-9	dichloroethylene, 1,1-	75-35-4
butadiene, 1,3-	106-99-0	dichloroethylene, 1,2-cis-	156-59-2
carbon disulfide	75-15-0	dichloroethylene, 1,2-trans-	156-60-5
carbon tetrachloride	56-23-5	dichlorodifluoromethane	75-71-8
chlorophenol, 2-	95-57-8	dichloromethane	75-09-2
chlorotoluene, 2-	95-49-8	dichloropropane, 1,2-	78-87-5
chloroethane	75-00-3	dichloropropane, 1,3-	142-28-9
chloroform	67-66-3	dichloropropene, 1,3- (cis+trans)	542-75-6
chlorobenzene	108-90-7	ethylbenzene	100-41-4
chloromethane	74-87-3	ethyl acetate	141-78-6
dibromochloromethane [DBCM]	124-48-1	hexachlorobutadiene	87-68-3
dibromoethane, 1,2-	106-93-4	isopropylbenzene	98-82-8
dibromo-3-chloropropane, 1,2-	96-12-8	methyl tert-butyl ether [MTBE]	1634-04-4

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dibromomethane	74-95-3	methyl ethyl ketone [MEK]	78-93-3
methyl isobutyl ketone [MIBK]	108-10-1	trichloroethane, 1,1,2-	79-00-5
methylcyclohexane	108-87-2	trichloroethylene	79-01-6
naphthalene	91-20-3	trichlorofluoromethane	75-69-4
n-decane	124-18-5	trichloropropane, 1,2,3-	96-18-4
n-hexane	110-54-3	trichloro-1,1,2-trifluoroethane,1,1,2-	76-13-1
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	VPHv	NA
tetrachloroethylene	127-18-4	vinyl chloride	75-01-4
toluene	108-88-3	xylenes, total	1330-20-7
trichlorobenzene, 1,2,4-	120-82-1		
trichloroethane, 1,1,1-	71-55-6		

Substances evaluated in water for drinking water use:

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

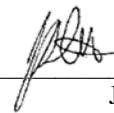
aluminum	7429-90-5	chloroform	67-66-3
acenaphthene	83-32-9	chromium	7440-47-3
anthracene	120-12-7	chrysene	218-01-9
antimony	7440-36-0	copper	7440-50-8
arsenic	7440-38-2	cobalt	7440-48-4
benzene	71-43-2	dibenz(a,h)anthracene	53-70-3
benz(a)anthracene	56-55-3	dibromochloromethane [DBCM]	124-48-1
benzo(a)pyrene	50-32-8	dibromoethane, 1,2-	106-93-4
	205-99-	dichlorobenzene, 1,2-	95-50-1
benzo(b+j)fluoranthenes	2&205-82-3		
barium	7440-39-3	dichlorobenzene, 1,4-	106-46-7
beryllium	7440-41-7	dichloroethane, 1,1-	75-34-4
bromodichloromethane [BDCM]	75-27-4	dichloroethane, 1,2-	107-06-2
bromoform	75-25-2	dichloroethylene, 1,1-	75-35-4
boron	7440-42-8	dichloroethylene, 1,2-cis-	156-59-2
butadiene, 1,3-	106-99-0	dichloroethylene, 1,2-trans-	156-60-5
cadmium	7440-43-9	dichloromethane	75-09-2
carbon tetrachloride	56-23-5	dichloropropane, 1,2-	78-87-5

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chlorobenzene	108-90-7	dichloropropene, 1,3- (cis+trans)	542-75-6
ethylbenzene	100-41-4	sodium ion	17341-25-2
ethylene glycol	107-21-1	silver	7440-22-4
fluoranthene	206-44-0	strontium	7440-24-6
fluorene	86-73-7	styrene	100-42-5
isopropylbenzene	98-82-8	tetrachloroethane, 1,1,1,2-	630-20-6
lead	7439-92-1	tetrachloroethane, 1,1,2,2-	79-34-5
lithium	7439-93-2	tetrachloroethylene	127-18-4
mercury	7439-97-6	tin	7440-31-5
methylnaphthalene, 1-	90-12-0	trichloroethane, 1,1,1-	71-55-6
methylnaphthalene, 2-	91-57-6	trichloroethane, 1,1,2-	79-00-5
molybdenum	7439-98-7	trichloroethylene	79-01-6
methyl tert-butyl ether [MTBE]	1634-04-4	trichlorofluoromethane	75-69-4
naphthalene	91-20-3	triethylene glycol	112-27-6
nickel	7440-02-0	toluene	108-88-3
pyrene	129-00-0	trimethylbenzene, 1,3,5-	108-67-8
propylene glycol, 1,2-	57-55-6	tungsten	7440-33-7
propylbenzene, 1-	103-65-1	uranium	7440-61-1
quinoline	91-22-5	vanadium	440-62-2
selenium	7782-49-2	vinyl chloride	75-01-4
		xylenes, total	1330-20-7
		zinc	7440-66-6

Substances evaluated in water for freshwater aquatic life water use:

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

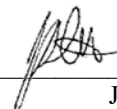
acenaphthene	83-32-9	carbon tetrachloride	56-23-5
acridine	260-94-6	chlorobenzene	108-90-7
anthracene	120-12-7	chloroform	67-66-3
antimony	7440-36-0	chromium	7440-47-3
arsenic	7440-38-2	chrysene	218-01-9
benzene	71-43-2	copper	7440-50-8
benz(a)anthracene	56-55-3	cobalt	7440-48-4
benzo(a)pyrene	50-32-8	dibenz(a,h)anthracene	53-70-3
barium	7440-39-3	dichlorobenzene, 1,2-	95-50-1
beryllium	7440-41-7	dichlorobenzene, 1,3-	541-73-1

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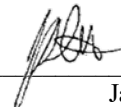
boron	7440-42-8	dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2	selenium	7782-49-2
dichloromethane	75-09-2	silver	7440-22-4
ethylbenzene	100-41-4	styrene	100-42-5
ethylene glycol	107-21-1	tetrachloroethylene	127-18-4
fluoranthene	206-44-0	trichloroethylene	79-01-6
fluorene	86-73-7	thallium	7440-28-0
lead	7439-92-1	titanium	7440-32-6
LEPHw	N/A	toluene	108-88-3
mercury	7439-97-6	uranium	7440-61-1
molybdenum	7439-98-7	VPHw	N/A
methyl tert-butyl ether [MTBE]	1634-04-4	xylenes, total	1330-20-7
naphthalene	91-20-3	zinc	7440-66-6
nickel	7440-02-0		
phenanthrene	85-01-8		
pyrene	129-00-0		
propylene glycol, 1,2-	57-55-6		
quinoline	91-22-5		

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Schedule D

Documents

Summary of Site Condition, 880 West 15th Street, North Vancouver, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Stage 1 Preliminary Site Investigation Update, 880 West 15th Street, North Vancouver, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Supplemental Site Investigation Update, 880 West 15th Street, North Vancouver, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Stage 2 Preliminary Site Investigation, 880 West 15th Street, North Vancouver, prepared by Active Earth Engineering Ltd., dated February 2022;

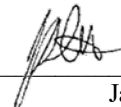
Stage 1 Preliminary Site Investigation, 880 West 15th Street, North Vancouver, BC, prepared by Active Earth Engineering Ltd., dated December 2019.

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