



Ministry of  
Environment

**FINAL DETERMINATION**  
**(Pursuant to Section 44 of the *Environmental Management Act*)**

I have made a Final Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Final 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 Final 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 Final Determination should not be construed as an assurance that there are no hazards present at the site.

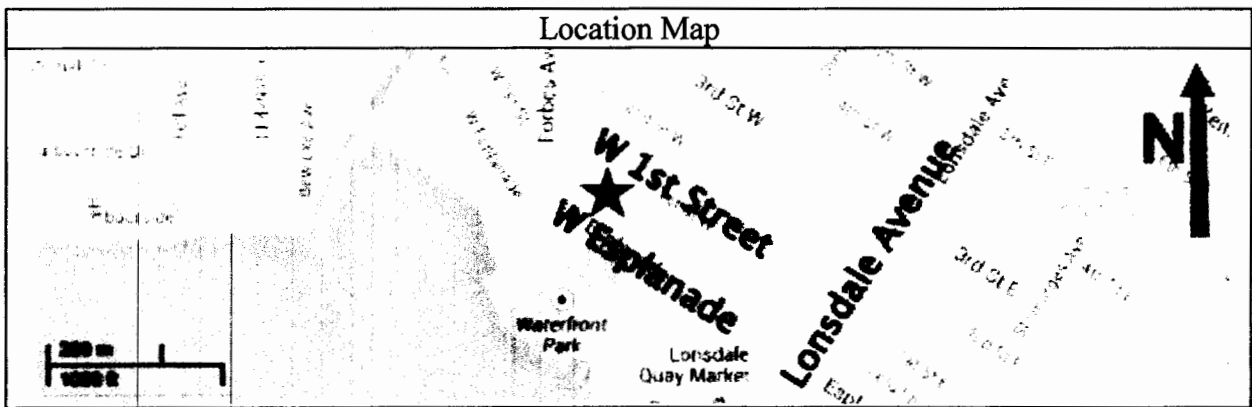
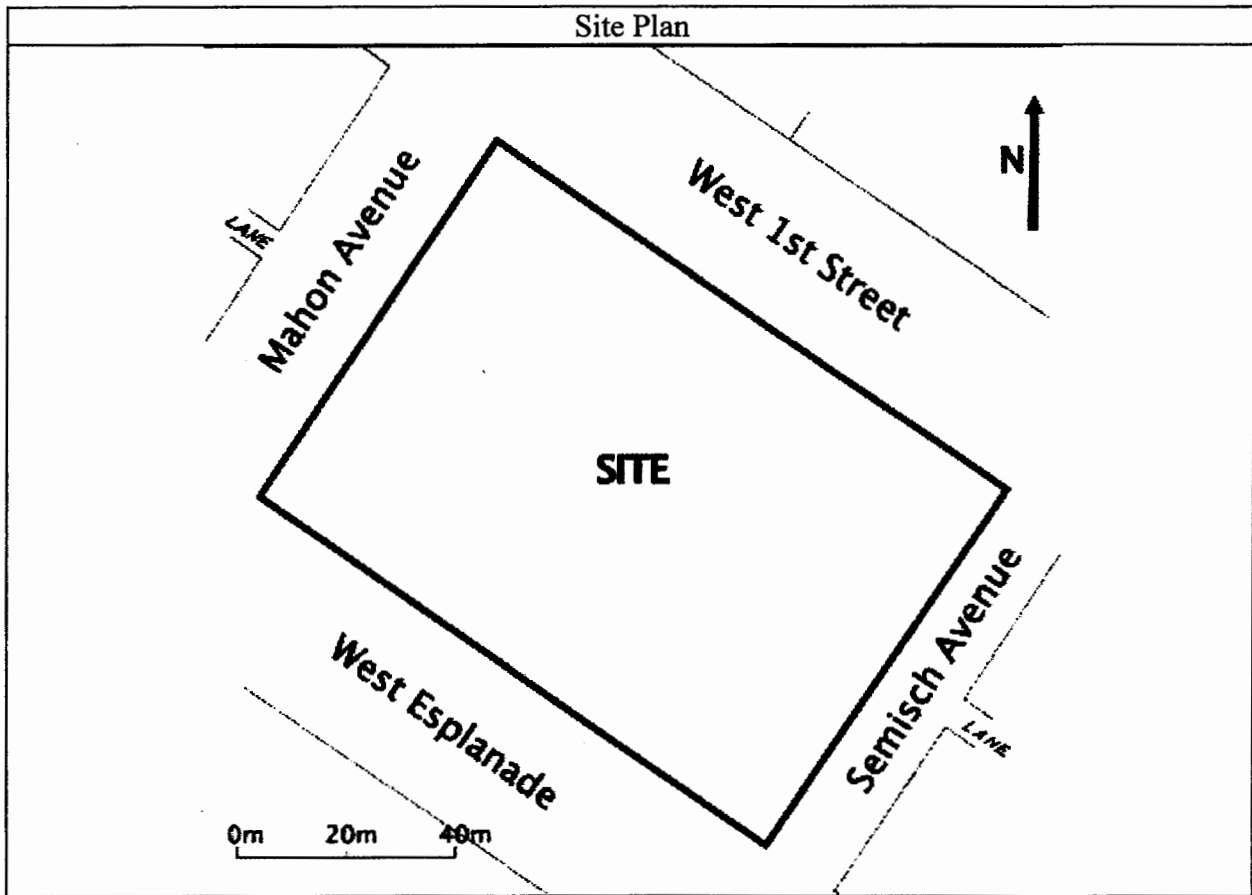
NOV 13/14

Date Issued

A handwritten signature in cursive script, appearing to read "John E. H. Ward".

John E. H. Ward  
For Director, *Environmental Management Act*





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*John E. H. Ward*  
 John E. H. Ward  
 For Director, Environmental Management Act

**Schedule B**  
**Requirements and Conditions**

1. This Schedule contains no requirements or conditions.

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For Director, *Environmental Management Act*

## 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, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- LEPHs, HEPHs, VPHs, and methyl tert-butyl ether (MTBE);
- Bromodichloromethane, bromoform, bromomethane, 1,3-Butadiene, carbon tetrachloride, chlorodibromomethane, chloroethane, chloroform, chloromethane, dibromomethane, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, dichloromethane, 1,2-dichloropropane, cis-1,3dichloropropylene, trans-1,3-dichloropropylene, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Benzene, ethylbenzene, styrene, toluene and xylene;
- 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;
- Diethylene glycol, ethylene glycol, and 1,2-propylene glycol; and,
- Polychlorinated biphenyls (PCBs).

#### *Substances evaluated in vapour for residential land vapour use:*

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

- Benzene, 1,3-butadiene, n-decane, 1,2-dibromoethane, 1,2-dichloroethane, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, styrene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes, mixture.

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***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;
- Methyl tertiary butyl ether (MTBE), VPH<sub>w</sub>, LEPH<sub>w</sub>, VH<sub>w6-10</sub>, and EPH<sub>w10-19</sub>;
- Monochlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, tetrachloroethylene, and trichloroethylene;
- Ethylene glycol, and 1,2-propylene glycol;
- Dichloromethane, carbon tetrachloride, and chloroform;
- Benzene, ethylbenzene, styrene, and toluene; and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

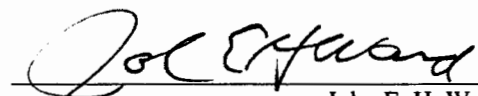
***Substances evaluated in water for drinking water use:***

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

- Antimony, arsenic, barium, boron, cadmium, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, strontium, tin, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE), VH<sub>w6-10</sub>, and EPH<sub>w10-19</sub>;
- 1,3-Butadiene, chloroethane, chloromethane, 1,2-dibromoethane, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,2-dichloropropane, monochlorobenzene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, trichlorofluoromethane, and vinyl chloride;
- Diethylene glycol, ethylene glycol, and 1,2-propylene glycol;
- Bromodichloromethane dibromochloromethane, dichloromethane, carbon tetrachloride, bromoform, and chloroform;
- Benzene, ethylbenzene, toluene and xylenes (total); and
- Benzo[a]pyrene.

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## Schedule D

### Documents

- Summary of Site Condition, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated 01 Jun 2014;
- Supplemental Site Investigation 255 West 1st Street / 260 West Esplanade North Vancouver, BC, prepared by Active Earth Engineering Ltd., dated 01 Jun 2014;
- Phase I Environmental Site Assessment - 255 West 1st Street, North Vancouver, BC, prepared by Franz Environmental Inc., dated 01 Nov 2011; and
- Phase I Environmental Site Assessment - 255 West 1st Street / 260 West Esplanade, North Vancouver, BC, prepared by Franz Environmental Inc., dated 01 Jun 2011.

Nov 13/14

Date Issued

  
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For Director, *Environmental Management Act*