

File No. 04-1000-20-2016-204

July 18, 2016

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of May 5, 2016 for:

All historical records held by the City of Vancouver pertaining to underground or above ground storage tanks, fill depositions, hazardous and contaminated waste, environmental incidents and any other environmentally-related issues at 2405 E. Broadway from January 1, 2008 to June 13, 2016.


All responsive records are attached. Further to the attached records, the Fire Prevention department has noted that the permit has not been completed as they are awaiting further documents to be submitted.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2016-204); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'B. Van Fraassen', with a long horizontal flourish extending to the right.

Barbara J. Van Fraassen, BA
Director, Access to Information
City Clerk's Department, City of Vancouver

Encl.

:kt

CITY OF VANCOUVER

*in calendar
24hr*

DATE ISSUED SEPTEMBER 29, 2008		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 406482	
LEGAL DESCRIPTION LT 8 BLK 24 SECTION 34 PL 3385 DL PLAN 3385 (cont'd)					ADDRESS 2405 E BROADWAY		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE SEP 29, 2008	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR HAZCO ENVIRONMENTAL SERVICES 160 13511 VULCAN WAY RICHMOND BC V6V 1K4					CONTACT 2 PROPERTY OWNER IMPERIAL OIL KEITH TANNER (EXT 24) VANCOUVER BC		CO-ORDINATE 650-270-07-0000
TEL 604-231-0737	BUS LICENSE 40414	TEL 604-451-5517	BUS LICENSE CERTIFICATE	TEL 604-214-7000	FAX	BUS LICENSE CERTIFICATE	
<p>PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:</p> <p>REMOVE 5 TANKS ON SITE. CAPACITY 5,000 GALLONS EACH. SETBACK 15 M. BOTTOM OF TANK AT 5M.</p>							
<p>PERMIT CONDITIONS AND NOTES:</p> <p>001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW. 010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch. 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites. 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging. 035 For abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry. 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law. 046 Written verification from applicant after work is completed to: Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3 051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.</p>							
ITEM 2010 OIL TANK	SPECIFICS/REFERENCE	QTY/AMT 5 GU	ITEM	SPECIFICS/REFERENCE	QTY/AMT		
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE		:	FIRE COMPLETION				
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE		:	FIRE INSPECTION				
PROCESSED BY: APPLICATION TAKEN BY K LOWE. PERMIT ISSUED BY K LOWE.			PERMIT AUTHORIZED BY R RENZETTI				
<p><i>to service in 11-20-08 Fire</i></p>							
COMMENTS:							
FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	FIRE DEPARTMENT		
657 TANK - OTHER	300.00			ATTENTION	FIRE INSPECTOR		
				REASON	PERMIT INSPECTION		
INVOICE : 525057			TOTAL	\$300.00			

P5D2000.01 REVISED FEB/08

2008/09/29 12:13:41

INSPECTOR COPY

MEMORANDUM

June 16, 2016

TO: Annie Goodwyne, Research Assistant, City Clerk's Office

FROM: Linda Kwan, Analyst, Environmental Protection

SUBJECT: FOI Request File No: 2016 - 204: 2405 East Broadway

Records found in Domino are in reference to:

- Fire Permit (FI 406482) issued September 29, 2008 for the decommissioning of five underground storage tanks on the premise.
 - No environmental reports received
- December 3, 2008 - Ministry of Environment - Site Profile Submission - Demolition Permit Application (Site 11334)
- September 1, 2009 - Correspondence from Imperial Oil Limited - Notification of Off-Site Impacts (2405 East Broadway, Vancouver, BC) "the Imperial Lands"
- September 30, 2013 - Correspondence from Imperial Oil - Remediation Agreement Commitment, 2405 East Broadway
- October 28, 2013 - Remedial Action Plan (2405 East Broadway and Adjacent City of Vancouver Property); Prepared for Imperial Oil by Parsons; Ref. No.: 10-8522T06
- November 8, 2013 - Tervita - Project Execution Plan; Prepared for: Planning and Development, City of Vancouver; Prepared by: Wayne Hyde of Tervita Corporation, on behalf of Imperial Oil Limited
- February 6, 2014 - Memorandum to Legal Department - Remediation Agreement Request (2405 East Broadway)
- April 11, 2014 - Ministry of Environment - Release Request - Development permit Application (Site IID: 11334)

Records found in Prism pertain to documents uploaded to Domino.

Imperial Oil Limited
5945 Kathleen Avenue
Suite 405 – Metrotown Place III
Burnaby, B.C.
V5H 4J7

Lawrence Ng
Commercial Portfolio Manager

Office: 604-451-5517 (ext 28)
Cell: 604-817-0530
Fax: 604-451-1347
Email: lawrence.j.ng@esso.ca

September 30, 2013

City of Vancouver
Engineering Services
320 - 507 West Broadway
Vancouver, BC V5Z 0B4
Attention: James Smith, Assistant Manager – Environmental Contamination Team

Re: Remediation Agreement Commitment – 2405 East Broadway, Vancouver)

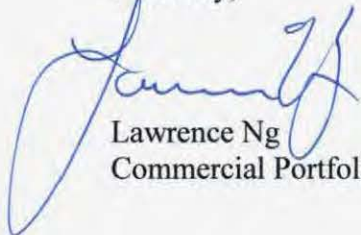
Dear Sir:

Imperial Oil Limited (IOL), as owner of 2405 East Broadway, Vancouver (Site), has submitted an “Owner Authorization Letter” requesting that the City of Vancouver (City) consider permitting a combination of Risk Assessment and excavation as the remedial method for City lands adjacent the Site.

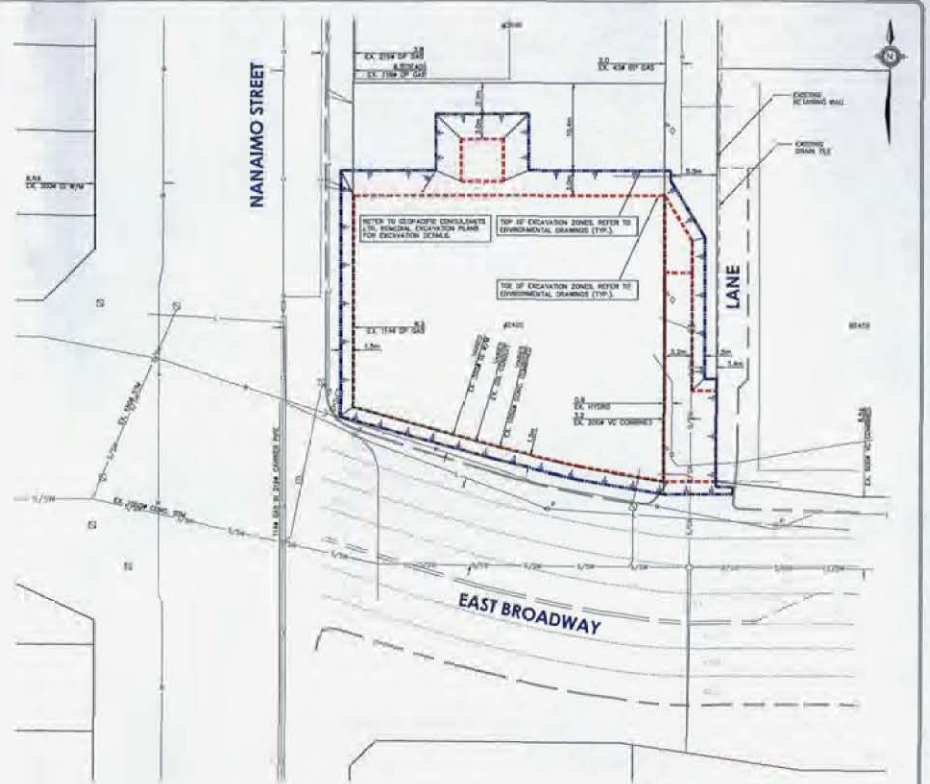
Currently, to accommodate access to City lands, IOL and the City would execute an Offsite (Oil Company) Environmental Agreement (Risk Based). Such agreement required IOL to provide a letter of credit covering restoration of City lands. I confirm that IOL remains prepared to execute this form of agreement and to provide the required letter of credit.

However, IOL understands that the City is considering the elimination of the use of such an agreement in favor of a standard form agreement applicable to all land owners/developers covering remediation on City lands. Without reviewing the form of such agreement, it is difficult for IOL to commit to the execution of same. However, I can commit that IOL will execute a form of agreement and provide any required letter of credit that is satisfactory to both the City and IOL covering access and remediation on City lands should such form of agreement replace the Offsite (Oil Company) Environmental Agreement (Risk Based) currently in use.

Sincerely,



Lawrence Ng
Commercial Portfolio Manager



DB444583

FIELD SERVICES

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF ALL SERVICE LINES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SERVICE LINES BY EXCAVATION PRIOR TO THE COMMENCEMENT OF ANY WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

BC ONE CALL SERVICE RECORDS DEPARTMENT
TELEPHONE (604) 251-1800

NOTES REQUIRED 14 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTES

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE AND SHALL BE GIVEN BY INDICATED MEASUREMENT UNLESS NOTED OTHERWISE.

REVISIONS:

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING REGULATIONS (NBC) AND THE CURRENT CITY OF VANCOUVER SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS, UNLESS OTHERWISE NOTED.

CoreConcept CONSULTING LTD.
#220-2659 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

tel: 604.278.5040
fax: 604.278.5041

TERVITA CORPORATION
Core Concept Consulting Project No. 11070
DWG. 1 OF 1

REV#	DATE	BY	CHK.	DESCRIPTION
5	14 NOV 2013	DS	SK	ISSUED FOR CONSTRUCTION

TITLE: EXCAVATION PLAN

2405 EAST BROADWAY, VANCOUVER
CITY/TITLE:

14 NOV 2013

DESIGN: DS	DATE: 14 NOV 2013	SCALE: 1:1250	DATE: SEP 2012
CHECKED: DS	SCALE: 1:1250	DATE: SEP 2012	DATE: SEP 2012
ENGINEER: DS	SCALE: 1:1250	DATE: SEP 2012	DATE: SEP 2012



11 April, 2014

Victoria File: 26250-20/11334
SITE:11334

VIA EMAIL ONLY: Michele.thompson@parsons.com and james.smith@vancouver.ca

Parsons
19890 92A Avenue
Langley, BC V1M 3A9
Attention: Michele Thompson

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4
Attention: James Smith

Dear Michele Thompson and James Smith:

Re: Release Request – Development Permit Application
2405 East Broadway, Vancouver
PIDs: 008-736-481, 012-946-575, 012-946-605, 012-947-288 and 012-947-300

This letter is to acknowledge receipt of the proponent's request for release of the above-referenced development permit application. According to our records, there is an outstanding requirement for a preliminary site investigation for the subject site as outlined in our site profile decision letter dated 14 November, 2008.

Based on the information provided by the applicant, the ministry is prepared to provide the necessary release so that the Council or its delegate may proceed with approval of the development permit application. To that end, please accept this letter as notice pursuant to the *Vancouver Charter* (section 571B(2)(b)) that the Council or its delegate may approve the development permit application under this section because the Director does not require site investigation prior to approval of the development permit application. This decision is for the limited purpose of the development permit application.

Please note that the requirement for a site investigation is not extinguished by this release and this outstanding requirement will suspend the approval of future applications for the site identified in section 40 of the *Environmental Management Act* (the Act) until:

Ministry of Environment

Land Remediation
Environmental Management
Environmental Protection Division

Mailing Address:
2 Fl 10470 152 St
Surrey BC V3R 0Y3

Telephone: 604 582-5200
Facsimile: 604 584-9751
Website: www.gov.bc.ca/env

- the proponent has applied for, and obtained one of the following contaminated sites legal instruments, as applicable: a Determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a Certificate of Compliance confirming the satisfactory remediation of the site. A copy of the legal instrument must be provided to the approving authority; or
- the approving authority has received notice from the ministry that it may approve a specific application because a) in the opinion of the Director, the site would not present a significant threat or risk if the specified application were approved; b) the Director has received and accepted a Notification of Independent Remediation with respect to the site; or c) the Director has indicated that a site investigation is not required prior to the approval of the specified application.

Investigation of all environmental media must be conducted until the full extent of contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "[Site Profile Freeze and Release Provisions](#)" and Administrative Guidance 6, "[Site Profile Decisions and Requesting Release Where Local Government Approvals are Required](#)" available on the Land Remediation Section Website at <http://www.env.gov.bc.ca/epd/remediation/>.

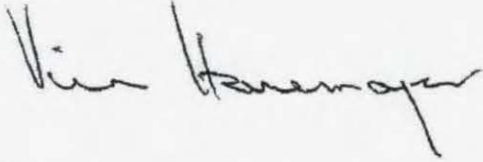
Please be advised of the following:

- The absence of a requirement to undertake a site investigation does not necessarily mean that the site is not a contaminated site. It is recommended that the proponent retain a qualified environmental consultant to identify and characterize any soil and/or groundwater of suspect environmental quality encountered during any subsurface work at the subject site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "Vin Hanemayer". The signature is written in a cursive style with a prominent initial "V".

Vincent Hanemayer
for Director, *Environmental Management Act*

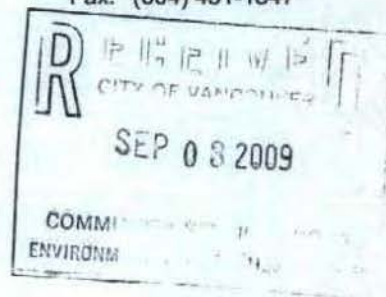
vch\

cc: Lawrence Ng, Imperial Oil, Email: Lawrence.j.ng@esso.ca

Imperial Oil Limited
405 – 5945 Kathleen Avenue
Burnaby, BC V5H 4J7

Igor Halijagic
Project Manager
Surplus Property Management
Remediation and Reclamation Services

Tel: (604) 451-5517
Fax: (604) 451-1347



September 1, 2009

VIA COURIER

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attn: David Robertson
Environmental Protection Officer

Re: Notification of Off-Site Impacts, (2405 East Broadway, Vancouver), BC ("the Imperial Lands")

Imperial provides notification to you as owner of a property neighbouring the Imperial Lands that an environmental investigation conducted on the Imperial Lands and on adjacent lands, has indicated that soil and groundwater impacts have likely migrated from the Imperial Lands onto your property, south and east of the above-referenced property.

As required by the Contaminated Sites Regulation (CSR), and in particular Section 60.1(2), this letter is written notification of the likely off-site migration of substances from the Imperial Lands:

- a) The name and address of the person or persons who own the investigated site:

Imperial Oil Limited
405 – 5945 Kathleen Avenue
Burnaby, BC V5H 4J7

- b) The name, address and telephone number of the person to contact regarding the investigation:

Igor Halijagic, Project Manager
405 – 5945 Kathleen Avenue
Burnaby, BC V5H 4J7
Phone: 604-451-5517
Fax: 604-451-1347

- c) A general description of the nature of the migration or likely migration of each substance:

Hydrocarbon contamination has been detected in the soil and groundwater above the applicable CSR standards. Imperial plans to perform additional environmental investigation work to delineate impacts above applicable standards and then develop an appropriate remedial action plan.

Imperial Oil

-2-

Please contact the undersigned if you have any questions regarding the information provided in this letter. This notice is given solely for the purpose of, and as required by, the CSR and it is neither intended nor should it be construed as an admission of liability by Imperial Oil Limited with respect to any environmental contamination that may be found on lands adjacent to the Imperial Lands. A copy of this letter is also being forwarded to the BC Ministry of Environment.

Sincerely,



Igor Halijagic
Project Manager

cc: Jennifer Samways, BC Ministry of Environment – Fax: 250-387-9935



Regional File: 26250-20/11334

Victoria File: 26250-20/11334

SITE: 11334

VIA FAX ONLY: 604-451-1347



September 10, 2009

Igor Halijagic
Project Manager
Surplus Property Management
Imperial Oil Limited
405-5945 Kathleen Ave
Burnaby BC V5H 4J7

Dear Igor Halijagic:

**Re: Notification of Likely or Actual Offsite Migration to Neighbouring Property
from 2405 East Broadway, Vancouver, British Columbia**

Thank you for copying the ministry on your notification to the owner(s) of the neighbouring property as referenced above, pursuant to section 57 and/or 60.1 of the Contaminated Sites Regulation.

This letter outlines the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to advise any other affected persons (e.g. owners of rights-of-way, utility corridors, easements, etc.) of the contamination, determine the full extent of contamination and prepare and implement a remediation plan. We strongly encourage you to initiate discussions with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Please be advised that any reports or other documentation submitted with your migration notice have not been reviewed by the ministry. It remains your responsibility to meet the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.) and to identify and address any human health or environmental impacts, safety issues or impacts on utilities associated with the contamination.

Ministry of Environment

Land Remediation
Environmental Management
Environmental Protection Division

Mailing Address:
PO Box 9342 Stn Prov Govt
Victoria BC V8W 9M1

Website: www.gov.bc.ca/cav

Information regarding ministry requirements may be accessed at:
"<http://www.env.gov.bc.ca/epd/remediation/index.htm>". Specific information on requirements for offsite migration is contained in Fact Sheet 34 at this web address.

If you have any questions about this letter, please contact Tyler O'Grady at tyler.ograde@gov.bc.ca

Sincerely,



M. Parker
Program Support

cc: David Robertson, City of Vancouver, Fax: 604-873-7963

Tyler O'Grady, Ministry of Environment, Fax: 604-584-9751

DB444583

**REMEDIAL ACTION PLAN
2405 EAST BROADWAY AND ADJACENT
CITY OF VANCOUVER PROPERTY
VANCOUVER, BRITISH COLUMBIA
LOCATION NO.: JF.00313/300947**

Prepared for:

Imperial Oil
405-5945 Kathleen Avenue
Burnaby, British Columbia V5H 4J7

Prepared by:

PARSONS

19890 92A Avenue
Langley, British Columbia V1M 3A9
Phone: (604) 513-1000

Ref. No.: 10-8522T06

These documents and the information contained in them are confidential - property of Imperial Oil Limited and any disclosure of same is governed by the provisions of each of the applicable provincial and territorial Freedom of Information legislation, the Privacy Act (Canada) 1980-81-82-83, c.111, Sch.II"1", and the Access to Information Act (Canada) 1980-81-82-83, c.111, Sch.I"1", as such legislation may be amended or replaced from time to time.

Distribution:

1 copy – Imperial Oil – Environmental Services

BLAIR KING

October 28, 2013

Report No. 8522T06-RAP.01

THIS REPORT CONTAINS PROVISIONS LIMITING LIABILITY, THE SCOPE OF THE REPORT AND THIRD PARTY RELIANCE

EXECUTIVE SUMMARY

Under the authorization of Imperial Oil, O'Connor Associates Environmental Inc., a Parsons Company (Parsons) has prepared a remedial action plan (RAP), to address petroleum hydrocarbon impacted soil and groundwater beneath the former Esso service station located at 2405 East Broadway in Vancouver, British Columbia and the adjacent City of Vancouver (CoV) property.

The potential contaminants of concern (PCOC) at and in the immediate vicinity of the site are petroleum hydrocarbons. The principal direction of groundwater flow appears to be to the south/southwest.

The Esso facility decommissioning was conducted in December 2008. Investigative activities conducted at the site indicate petroleum hydrocarbon constituent concentrations exceed applicable standards in soil, groundwater and vapours beneath the Imperial Oil property and the adjacent CoV property.

The remedial option proposed for addressing petroleum hydrocarbon impacts beneath the Imperial Oil property and the CoV laneway is excavation and offsite treatment/disposal. The remedial option proposed for addressing petroleum hydrocarbon impacts beneath the CoV sidewalks and East Broadway is risk assessment. The excavation would be scheduled upon the CoV entering into an agreement with Imperial Oil but is expected to be conducted in the first quarter of 2014.

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1.0 INTRODUCTION

Under the authorization of Imperial Oil, O'Connor Associates Environmental Inc., a Parsons Company (Parsons) has prepared this remedial action plan (RAP). The objective of this RAP is to assist Imperial Oil in addressing onsite contamination on the Imperial Oil property located at 2405 East Broadway in Vancouver, British Columbia (hereafter referred to as the 'subject property') and offsite contamination beneath the City of Vancouver (CoV) sidewalk and portions of East Broadway south of the subject property as well as portions of the CoV laneway east of the subject property (referred hereafter as "CoV property").

As detailed in the attached tables and drawings, soils with concentrations of petroleum hydrocarbon constituents that exceed the applicable residential land use (RL) and/or commercial land use (CL) standards were identified beneath the CoV property. In addition, groundwater samples collected and analyzed from groundwater monitoring wells installed on the subject property and on the CoV property exceeded the applicable marine aquatic life water use standards for petroleum hydrocarbon constituents.

This RAP has been prepared to assist Imperial Oil in addressing the petroleum hydrocarbon impacted soils and/or groundwater that have been identified to the south and east of the subject property beneath the CoV property. The intent and objective of this RAP is to remediate any remaining offsite impacts via a combination of remedial excavation and risk assessment. This report presents a summary of the investigative and remedial activities completed to date and the proposed remedial plan.

1.1 BACKGROUND

The Imperial Oil subject property is located on the northeast corner of the intersection of East Broadway and Nanaimo Street in Vancouver, British Columbia. The subject property location is presented on Drawing No. 1. The subject property encompasses an area of approximately 0.14 hectares. A review of historical information prepared by Parsons for Imperial Oil, found that petroleum hydrocarbon related activities appear to have taken place at the subject property between 1953 and 2008. Onsite facilities were removed during decommissioning in December 2008. The facilities included two pump islands, a tank nest with five gasoline underground storage tanks (USTs), and a service station building with automotive service bays.

Regional topographic maps of the area indicate that the regional ground surface slopes to the south and southwest. Based on the results of monitoring during investigations and remediation, the native soil beneath the subject property and the surrounding areas generally consists of dense sand and silt with trace amounts of gravel to the maximum depth investigated of 21.3 meters below ground surface (mbgs).

Two hydrostratigraphic layers (potential groundwater aquifers) have been identified during investigations at the subject property and a third aquifer has been inferred beneath the subject property.

- A shallow, transient (possibly seasonal) aquifer (likely perched groundwater) has been located immediately below the local fill at the subject property at depths of 0.5 mbgs to 3.0 mbgs.
- A deeper (hereafter referred to as "intermediate"), non-seasonal aquifer has been identified at depths ranging from 6.5 mbgs to 9.0 mbgs.
- A regional groundwater aquifer has been mapped in the vicinity of the subject property at depths from approximately 30 mbgs to 60 mbgs.

During investigations at the subject property, a confining layer (as defined in British Columbia Ministry of Environment's Technical Guidance 6 for Contaminated Sites hereafter referred to as "TG6") was identified between the intermediate aquifer and the regional aquifer. The inferred principal direction of groundwater flow in the shallow aquifer has been generally southeasterly and in the intermediate aquifer the inferred principal direction of groundwater flow has been to the west/southwest.

The nearest freshwater surface water body to the subject property is Trout Lake located approximately 700 m southwest of the property. It is understood that the drain tile for the Ascot building (immediately to the east of the subject property across the laneway) intercepts groundwater from the shallow aquifer and possibly the intermediate aquifer and redirects this groundwater into combined sewers which are reported to discharge directly into Vancouver Harbour during heavy rainfall events.

The potable water supply for the residents of Vancouver is distributed by a piped municipal distribution system that is sourced from watershed reservoirs located north of Vancouver. Water well records maintained by the Water Management Branch of BCMOE did not indicate the presence of water wells within 500 m of the subject property.

1.2 OVERVIEW OF INVESTIGATIVE, REMEDIAL AND MONITORING ACTIVITIES

A summary of investigation, monitoring and remedial activities is provided below:

- In December 2008, all aboveground and subsurface facilities were removed from the subject property.
- Between 2009 and 2012, boreholes were advanced both on the subject property and on CoV property, in a phased investigation, to assess subsurface conditions. Monitoring wells were installed in selected boreholes.

- Between 2009 and 2012, existing wells were routinely monitored for liquid levels (groundwater and liquid hydrocarbons, if any) and subsurface vapour concentrations. Groundwater samples were collected from selected monitoring wells during these monitoring events.

Soil samples were recovered from boreholes and selected samples were submitted for chemical analyses. The monitoring activities included measurement of subsurface vapour concentrations and liquid levels, and collection of groundwater samples for chemical analyses from selected monitoring wells.

Results from the investigative activities are discussed in Section 3, below.

1.3 POTENTIAL CONTAMINANTS OF CONCERN (PCOCs)

The former Imperial Oil service station was historically used as a petroleum retail sales and automotive service facility. Potential contaminants of concern (PCOC) associated with such operations include petroleum hydrocarbon constituents. Other non-petroleum hydrocarbon constituents that have been regulated and may be present in soil and/or groundwater at petroleum dispensing facilities and automotive service stations include methyl tertiary butyl ether (MTBE), volatile organic compounds (VOCs) and glycols. MTBE has been used in some gasoline in Canada since as early as 1986, initially as an octane enhancer and more recently as an oxygenate. Some VOCs have been used as degreasers to wash automobile parts; to enhance octane; and as lead scavengers in various grades of gasoline. Ethylene glycol and propylene glycol have been used as anti-freeze/coolant fluids in motor vehicles. Ethylene glycol is currently regulated in both soil and groundwater while propylene glycol is regulated only in groundwater. Currently regulated parameters for soil include the following:

- benzene, toluene, ethylbenzene and xylenes (BTEX);
- volatile petroleum hydrocarbons with the exception of BTEX (VPH);
- light extractable petroleum hydrocarbons (LEPH);
- heavy extractable petroleum hydrocarbons (HEPH);
- polycyclic aromatic hydrocarbons (PAH);
- methyl tertiary butyl ether (MTBE);
- volatile organic compounds (VOCs); and
- ethylene glycol.

Currently regulated parameters for groundwater include the following:

- BTEX;
- volatile petroleum hydrocarbons (VHW₆₋₁₀);
- volatile petroleum hydrocarbons with the exception of BTEX (VPHw);
- light extractable petroleum hydrocarbons (EPHW₁₀₋₁₉);
- light extractable petroleum hydrocarbons with the exception of acenaphthene, acridine, anthracene, fluorene, naphthalene and phenanthrene (LEPHw);
- polycyclic aromatic hydrocarbons (PAH);
- methyl tertiary butyl ether (MTBE);
- volatile organic compounds (VOCs);
- ethylene glycol; and
- propylene glycol.

Heavy extractable petroleum hydrocarbons (EPHW₁₉₋₃₂); and heavy extractable petroleum hydrocarbons with the exception of benz(a)anthracene, benzo(a)pyrene, fluoranthene and pyrene (HEPHw); are currently not regulated parameters for groundwater in the Contaminated Sites Regulation (CSR).

Analyses for PAH are not regularly completed. Therefore, except where noted, the LEPH, HEPH, LEPHw and HEPHw values provided in this report are not corrected for the above noted PAH constituents and are thus conservatively high values.

Currently regulated parameters for vapour include the following:

- BTEX;
- volatile petroleum hydrocarbons with the exception of BTEX (VPHv);
- naphthalene;
- 1,2,4-trimethylbenzene;
- 1,3,5-trimethylbenzene;
- Methylcyclohexane;
- isopropylbenzene (cumene);

- n-hexane;
- n-decane;
- 1,3-butadiene;
- methyl tertiary butyl ether (MTBE); and
- volatile organic compounds (VOCs).

2.0 REMEDIAL STANDARDS

BCMOE's mandate is the protection of human health and the environment. Therefore, the CSR specifies that a site is considered remediated if it meets either the generic numerical standards provided in the CSR or site-specific, risk-based standards, both of which are protective of human health and the environment. The generic numerical standards are intended to be *protective at all sites in British Columbia and as such were derived using conservative safety factors*. Risk-based standards take into account site-specific information (e.g. depth of contamination) in the evaluation of the potential risks associated with the contamination at a specific site to human health and the environment. If a site is remediated to numerical and/or risk-based standards, a Certificate of Compliance (COC) can be obtained from BCMOE

2.1 GROUNDWATER STANDARDS

The generic numerical groundwater standards specified in Schedule 6 and Schedule 10 of the CSR are dependent on current and potential future groundwater and current surface water use proximate to the subject property. BCMOE Guidance Documents 3 and 6 and Protocol 7 specify that the applicable groundwater standards are dependent on the proximity of a groundwater contamination source (as defined in Procedure 8) to a drinking, irrigation or livestock watering source and to surface water bodies containing aquatic life. In general, the documents indicated above require that the groundwater standards be determined on the basis of:

- drinking water, irrigation or livestock watering sources (water wells or surface water intakes) located within 500 m of the groundwater contamination source;
- the presence of aquifers beneath the subject property which may potentially be used for drinking water use in the future; and
- if groundwater containing substances at concentrations greater than the applicable aquatic life water use standards has the potential to migrate to within 500 meters of a surface water body used by aquatic life.

Based on a search of the online computer database maintained by the Water Management Branch of BCMOE, the closest surface water body to the subject property is Trout Lake located

approximately 700 m southwest of the property. It is understood that the drain tile for the Ascot building (immediately to the east of the subject property across the laneway) intercepts groundwater from the shallow aquifer and possibly the deep local aquifer and redirects this groundwater into combined sewers which are reported to discharge directly into Vancouver Harbour during heavy rainfall events.

During investigations at the subject property the following groundwater information was confirmed. The shallow aquifer has been demonstrated to be transient in nature and as per TG6 would not be considered appropriate for use as a drinking water aquifer. During bail tests of the intermediate aquifer, a 1.3 L/min extraction rate could not be maintained. Consistent with TG6 this would eliminate the aquifer for use as a drinking water aquifer. Furthermore, during investigations at the subject property a confining layer (as defined in TG6) was identified between the intermediate aquifer and the deep regional aquifer. Based on the above information the drinking water use water standards would not be considered applicable for the shallow or intermediate groundwater aquifers at the subject property.

2.2 SOIL STANDARDS

The generic numerical soil standards are either generic where there is one standard specified for the substance for any given land use, or matrix-based where a series of site-specific factors are applied in addition to the proposed land use to determine the applicable standard for the subject property. The generic soil standards are specified in Schedule 4 and Schedule 10 of the CSR and are based on the future/proposed land use at the subject property. The matrix-based standards are specified in Schedule 5 of the CSR and are based on the future or proposed land use and the most conservative standards for a variety of site-specific factors derived by BCMOE for the protection of human health and the environment. The CSR also specifies that the site-specific factors for the protection of human intake of contaminated soil and toxicity to soil invertebrates and plants must be applied at all sites. Based on the information previously discussed, the factors that would be applicable to this subject property in determining the matrix-based standards are:

- human health protection for the intake of contaminated soil;
- environmental protection for toxicity to soil invertebrates and plants; and
- environmental protection for groundwater flow to surface water used by marine aquatic life.

The current and future land use at the subject property is expected to be commercial, therefore in accordance with the CSR; the applicable regulatory standards for soil would be the CL standards. The CoV has, in the past, required that the RL standards be applied to the top 3.0 m of CoV property (streets, sidewalks, right-of-ways, etc.) and the CL standards for depths greater

than 3.0 mbgs. This requirement would be included as a remedial objective. The standards for RL/CL based on these site-specific factors are presented on the analytical data tables.

2.3 VAPOUR STANDARDS

The generic numerical vapour standards specified in Schedule 11 of the CSR are dependent on the current and future/proposed land use at, and in the vicinity of, the subject property. The vapour standards in Schedule 11 are specific to human health and are intended to prevent human exposure to unacceptable concentrations of vapours. For vapours measured in subsurface soil, depth-dependent attenuation factors are to be applied to predict indoor/outdoor concentrations to which humans may be exposed. The application of attenuation factors is described in the BCMOE document, Technical Guidance 4: Vapour Investigation and Remediation (2010). The current and anticipated future land use at, and in the vicinity of, the subject property is commercial and/or residential; therefore, in accordance with the CSR, the selected regulatory standards for vapours at, and in the vicinity of, the subject property would be the CL and/or RL standards. The CL and RL standards for petroleum hydrocarbon constituents and other components of gasoline and selected VOCs are included on the analytical tables for vapour results.

Future developments at the subject property are currently unknown. Therefore, to predict indoor exposure concentrations, a conservative attenuation factor (0.02) was applied to vapour samples collected from onsite monitoring wells and from monitoring wells located on East Broadway. The use of this attenuation factor assumes that the measured soil vapours were recovered within 1 m of a future building on the subject property (BCMOE Technical Guidance 4: Vapour Investigation and Remediation, 2010). For vapour samples collected from locations in the laneway east of the site, no vapour attenuation factor was applied. This was to obtain accurate measurements of soil vapour exposure concentrations in the presence of drain tile, located in the adjacent building to the east.

2.4 APPLICABLE STANDARDS

The closure plan for the subject property and CoV property is to obtain a COC based on remediation to a combination of generic numerical and site-specific risk-based standards, in accordance with the requirements of the CSR.

Based on the above discussion, the RL and CL standards were selected for comparison with the soil analytical results, the marine aquatic life water use standards were selected for comparison with the groundwater analytical results, and CL and RL standards were selected for comparison with the vapour analytical results.

The CSR also requires that phase-separated liquid hydrocarbons not be present at the subject property for remediation to have been completed to numerical standards.

3.0 SUBSURFACE CONDITIONS

3.1 STRATIGRAPHY

The soil profile beneath the subject property and the surrounding areas generally consists of dense sand and silt with trace amounts of gravel to the maximum depth investigated of 21.3 mbgs. Detailed descriptions of the soil profile at each borehole location are presented on the borehole logs in Appendix A.

3.2 GROUNDWATER CONDITIONS

Two hydrostratigraphic layers have been identified on the subject property: a shallow layer and a deep layer. As indicated in Table 1, on March 6, 2013, the depth to groundwater in the shallow layer ranged from 0.7 mbgs to 3.6 mbgs. The depth to water in the deep layer ranged from 6.2 mbgs to 8.8 mbgs. The benchmark location is described in Table 1. The inferred principal direction of groundwater flow in the shallow aquifer was generally southeasterly, and in the deep aquifer was *westerly/southwesterly*.

3.3 LIGHT NON-AQUEOUS PHASE LIQUIDS

LNAPL has not been detected at the subject property.

3.4 SOIL, GROUNDWATER AND VAPOUR ANALYTICAL RESULTS

Results presented in the attached data tables and drawings indicate that delineation of petroleum hydrocarbon impacts in soil and groundwater exceeding the applicable standards from sources originating from the subject property is complete. The subject property location is shown on Drawing No. 1. A property plan showing the legal description of the subject property is presented on Drawing No. 2. A property plan showing the borehole and monitoring well locations on CoV property is presented on Drawing No. 3.

As detailed in Table 2 through Table 8 and summarized on Drawing No. 4, soil samples containing concentrations of benzene, toluene, ethylbenzene, xylenes, VPH and HEPH exceeding the applicable RL and/or CL standards were identified beneath the CoV property.

As detailed in Table 9 through Table 13 and summarized on Drawings No. 5, groundwater samples containing concentrations of ethylbenzene, VPHw, LEPHw, EPHw₁₀₋₁₉, and naphthalene exceeding the applicable marine aquatic life water use were identified beneath the CoV property. Groundwater quality in delineation boreholes has continuously met the applicable standards.

The vapour analytical results for petroleum hydrocarbon constituents are presented and compared to the applicable standards in Table 14 through Table 16 and summarized on

Drawing No. 6. An attenuation factor of 0.02, which applies to samples collected from a depth of less than 1 m, can be applied to the samples. As indicated, all results met the applicable RL standards on the CoV and Imperial Oil properties.

4.0 REMEDIAL PLAN

4.1 OBJECTIVE

The main objective of this RAP is to remediate petroleum hydrocarbon contamination in the soil beneath the subject property and the CoV property adjacent to the former service station located at 2405 East Broadway, in Vancouver, British Columbia. The extent of the CoV management area is depicted on Drawing No. 7.

Under the RAP, the contaminated soils in the CoV laneway would be removed, to the extent necessary, based on confirmatory sampling conducted on the walls and base of the excavation. The anticipated extent of the laneway excavation is depicted on Drawing No. 8. The excavation would be expanded as necessary based on wall and base sampling. If necessary, the excavation could be staged due to safety/structural concerns from the spatial limitations, traffic and structures in the vicinity of the excavation. Slot-cutting could be utilized to minimize the overall area of the open remedial excavation by ensuring that the excavation sidewalls can remain vertical throughout the excavation. Confirmatory analyses would conform to BCMOE sampling frequency requirements. BCMOE Guidance Document 1 specifies confirmatory sampling of at least one sample within a grid based on 10 m increments. All confirmatory samples would be discrete (not composite) samples.

The excavation plan would be designed by a geotechnical engineer and the Imperial Oil contractor in consultation with the appropriate CoV departments (utility, traffic and others as required) and would be based on site-specific soil conditions. Site Health and Safety, permitting, traffic control management and security would be managed by the Imperial Oil appointed prime contractor.

It is anticipated that approximately 5000 m³ of soil will require excavation on the subject property and the CoV laneway to satisfy the commercial and residential land use standards with the anticipated depth of the excavation would range from approximately 1.2 mbgs to 4.5 mbgs. The portion of the excavation on the Imperial Oil property is estimated to be approximately 4500 m³ and the portions of the excavation on COV property is estimated to be approximately 500 m³. Based on the soil analytical results and soil headspace vapour concentration measurements, an excavation to this depth would remove the soil with petroleum hydrocarbon constituent concentrations exceeding the applicable standards. The anticipated soil volume does not include any additional soil volumes that may accumulate if the excavation is required to extend in order to remove any undelineated petroleum hydrocarbon impacted soil. Soils



TERVITA

**APPENDIX VI
COMMITMENT LETTER**

MEMORANDUM

February 6, 2014

TO: Andrew Francis, Assistant Director - Administration, Legal Department
Yvonne Liljefors, Assistant Director - Development and Real Estate, Legal Department

FROM: Jennifer Mayberry, Manager of Environmental Planning
Linda Kwan, Analyst, Environmental Contamination Team
Ryan Thé, Projects Branch, Engineering Services

SUBJECT: Remediation Agreement Request: 2405 East Broadway

We request that a solicitor be assigned to prepare a Remediation Agreement for this site as a condition of:

- Development Permit (BU/DB for remedial soil excavation); and
- Engineering approval to remediate on City street

Site: 2405 East Broadway

Civic Address:

<u>Address</u>	<u>PID</u>	<u>Legal Description</u>
2405 E Broadway	008-736-481 012-947-300 012-947-288 012-946-605 012-946-575	Lot A, Block 24, Plan 13102, Part N ½, District Lot THSL, Section 34; Lot 5, 6, 7, and 8, Block 24, Plan 3385, Part N ½, District Lot THSL, Section 34.

The site was occupied by a former service station. The property owner is requesting approval from the City to facilitate remedial excavation on and off-site in the City laneway east of the site. The City's form of approval for the on-site remedial excavation is a combined Development/Building Permit. The off-site remedial excavation is facilitated by Engineering but also requires a Remediation Agreement prior to granting approval to work on City streets. Furthermore, the owner requests to address the balance of off-site contamination under East Broadway through a risk-based approach and has received approval from City Manager's Office pursuant to the City's Remediation on City Streets Policy.

Reports and documentation reviewed:

- **Soil Remediation:** Request for Approval of Risk Assessment Approach to Contamination in City Roadways Checklist, 2405 East Broadway, Vancouver, BC

The application indicated:

- The site is not a high risk site;
- All contamination at and migrating from the proponent's parcel has been delineated on the proponent's parcel and neighbouring parcels;
- Remediation of onsite contamination to applicable standards is achievable;
- Remediation of offsite contamination in laneway east of the proponent's parcel to City standards is achievable; and
- Once remediation is complete, the proponent's parcel will meet the applicable environmental quality standards and criteria in the Regulation and will be eligible for a Certificate of Compliance (CofC).

The following documentation was also reviewed to evaluate the proponent's request to allow risk assessment approach to contamination in the adjacent City street, East Broadway:

- Environmental data package indicating contamination concentrations and confirming contamination delineation in soil, groundwater, and soil vapour.
- Impact to City and third-party utilities/services.
- Potential impact of physical remediation to traffic.
- Impact to project financials (estimate on impact of physical remediation rather than risk assessment on development economics).
- Authorization letter from the property owner requesting consideration of a risk assessment approach to remediating contamination in the roadway and confirming the Proponent will execute a Remediation Agreement in favour of the City and will provide a Letter of Credit to the City in an amount sufficient to cover the cost of physical remediation in City streets, despite approval to risk assess contamination under East Broadway.
- Commitment from the property owner that they will be responsible for remediation of contaminated soil/groundwater originating from their site when any work is conducted along East Broadway in the coming years.
- A letter from a Contaminated Sites Approved Professional confirming the site is not "high risk" and is a strong candidate for successful risk assessment of contamination in City roadway.
- Screening Level Risk Assessment Questionnaire and Forms completed in accordance with Ministry of Environment Protocol 13.

The request to allow risk assessment of contamination in City streets was approved by Deputy City Manager Sadhu Johnston on January 24, 2014.

Areas of Environmental Concern

The subject site had former onsite service station operations which were determined to be an Area of Environmental Concern. Associated contaminants of concern are:

- Petroleum hydrocarbons (benzene, ethylbenzene, toluene, xylenes, volatile petroleum hydrocarbons, light and heavy extractable petroleum hydrocarbons) and polycyclic aromatic hydrocarbons (naphthalene) in soil, groundwater, and soil vapour.

Instructions

- The agreement for the remediation of the site and any contaminants which have migrated offsite is to be on terms and conditions satisfactory to the Manager of Environmental Planning, the City Engineer, and Director of Legal Services.

Note: It is our understanding that on-site obligations may be secured through a Section 219 Covenant restricting occupancy of any buildings or improvements on the site until a Certificate of Compliance for on-site contamination has been issued by the Ministry of Environment and provided to and deemed satisfactory by the City. Unless negotiated, off-site obligations are likely to be secured through financial securities being that our authorities are limited.

- Contaminated environmental media on the subject site shall be remediated to the applicable land use standards under the Contaminated Sites Regulation (Commercial Land Use standards).
- Contaminated environmental media in the City laneway east of the subject site shall be remediated to City standards, as per the *Remediation on City Streets Policy* (Residential Land Use standards in top 3m; Commercial Land Use standards below 3m).
- Contaminated environmental media in the adjacent City street (East Broadway) shall be remediated through risk assessment to the applicable standards defined in the Contaminated Sites Regulation.
- That the property owner shall, as required by the Manager of Environmental Contamination Team and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- That the property owner shall remain responsible to coordinate a remediation plan and to pay the incremental cost associated with handling and disposal of contaminated soil and/or groundwater originating from their site removed during any future works in the impacted area along East Broadway.
- Letter of Credit article should include a requirement to provide a letter of credit representing the full costs of physical remediation for all contaminants present off-site (in the laneway and East Broadway) originating from 2405 East Broadway, whether or not the City is accepting it be risk assessed, including without limitation all soft and hard costs to perform the work and to achieve a numerical CofC for the laneway, and including the City's standard 50% contingency and up to 20% overhead. The letter of credit may be split into multiple forms to reflect different triggers (e.g. on-site trigger being Development Permit issuance and off-site triggers being: prior to City Engineer approval to work on City street; all to be released upon achievement of a numerical CofC for laneway with a 20% holdback for Warranty Period of two years, as applicable for any reinstatement of City assets; and for completion of physical remediation in East Broadway associated with utility work in the impacted area along East Broadway.



Date: **DEC 03 2008**

Victoria File: 26250-20/
Regional File: 26250-20/11334
SITE 11334

VIA FAX ONLY: 604-451-1347 and 604-873-7963

Imperial Oil Limited
Suite 405, 5945 Kathleen Avenue
Burnaby, BC V5H 4J7
Attention: Igor Halijagic

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4
Attention: Lauren Petersen

Dear Mr. Halijagic and Ms. Petersen:

Re: Site Profile Submission – Demolition Permit Application
2405 East Broadway, Vancouver
PID: 008-736-481

This letter is to acknowledge receipt of the proponent's request for release of the above-referenced demolition permit. According to our records, there is an outstanding requirement for a preliminary site investigation for the subject site as outlined in our site profile decision letter dated 14 November 2008. We understand that, pursuant to the *Vancouver Charter*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of the subject application, or other future applications for the site identified in section 40 of the *Environmental Management Act*, until:

- the proponent has applied for, and obtained, one of the following *Environmental Management Act* instruments, as applicable: a determination that the site is not a contaminated site, a voluntary remediation agreement, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site, and provided a copy of the instrument to the Council or its delegate as per sections 571B.(2)(c), (f) or (g) of the *Vancouver Charter* or approving officer as per sections 85.1(2)(c), (f) or (g) of the *Land Title Act*; or

Ministry of Environment

Environmental Protection Division
Environmental Management Branch
Land Remediation

Mailing/Location Address:
Second Floor
10470 152 Street
SURREY BC V3R 0Y3

Telephone: (604) 582-5200
Facsimile: (604) 584-9751
<http://www.gov.bc.ca/env>

- 2 -

- the Council or its delegate or approving officer, as appropriate, has received notice from the ministry, pursuant to section 571B.(2)(d) of the *Vancouver Charter* or section 85.1(2)(d) of the *Land Title Act*, that the Council or its delegate or approving officer may approve a specific application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the specific application were approved.

Based on the information provided, we are prepared to provide the necessary release so that the Council or its delegate may proceed with approval of the demolition permit. To that end, please accept this letter as notice pursuant to section 571B.(2)(d) of the *Vancouver Charter*, that the Council or its delegate may approve the demolition permit under this section because, in the opinion of the director, the site would not present a significant threat or risk if the demolition permit were approved, provided that:

1. The proponent retains a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site; and
2. The City of Vancouver contacts the ministry for further advice in connection with any future applications for the site in accordance with section 40(1) of the *Environmental Management Act*.

The above opinion is restricted to threat or risk associated with contamination.

Please also be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>;
- Please be advised that under the authority of the *Environmental Management Act*, all applications eligible under Protocol 6 shall be submitted as roster submissions by an

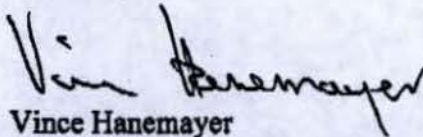
approved professional. For further clarification of application eligibility please see http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/index.htm; and

- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.

The site owner agrees to indemnify and save harmless the Crown and her employees against all loss, damages, costs, actions, suits and claims arising from any contamination remaining on-site. Decisions of a director may be appealed under part 8 of the *Environmental Management Act*.

Please contact Kelli Larsen at 604-582-5246 if you have any questions about this letter.

Sincerely,



Vince Hanemayer
for Director, *Environmental Management Act*

kll/



DB444583

PROJECT EXECUTION PLAN

Prepared for:
Planning and Development
City of Vancouver

Prepared by:
Wayne Hyde of Tervita Corporation
On behalf of Imperial Oil Limited

Date:
November 8th 2013

Tervita Corporation
Lower Mainland
Region
13511 Vulcan Way
Richmond, BC, V6J 1R1
T: (604) 214-7000
F: (604) 214-7017

tervita.com



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Appendix XII	Archaeological Clearance

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1.0 Introduction

1.1 Project Execution Plan Presentation

This Project Execution plan is intended to organize required information within this document for reference during the review of Tervita's proposed excavation by the City of Vancouver (COV). A brief summary of the content of this document: project specific information, measures taken to address City of COV requirements, documents and information required for the development and/or building application permit, which is contained in sections that follow in this document and the attached appendices.

Please refer to the preceding Table of Contents for quick reference as to the location of specific information. Cross references between sections are also used to link related information.

1.2 Site Location

The site is located at 2405 E Broadway, Vancouver BC.

1.2.1 Legal Address and PID

The Legal Address is: Lot 5 to 8 all of Block 24 North ½ of Sec34 THSL GP1 NWD Plan 3385 and Lot A Block 24 North ½ of Sec34 THSL GP1NWD Plan 13102

The PID numbers are:

Lot 5 012-946-575

Lot 6 012-946-605

Lot 7 012-947-288

Lot 8 012-947-300

Lot A 008-736-481

1.3 Site Ownership

The site is owned by Imperial Oil Limited.

1.4 Project Scope

The Scope of Work at 2405 E Broadway, Vancouver, includes; site preparation, excavating approximately 8000 tonnes of hydrocarbon impacted soil onsite and offsite on City of Vancouver Property (Laneway), groundwater treatment, backfilling the excavation and site restoration.

The project is currently scheduled for 7-8 weeks and Tervita is planning to work onsite Monday to Friday from 7 am to 5 pm.



At all times the site will be kept safe and secure. Work will be done as per all applicable safe work standards, policies and regulations, discussed in Section 3 Health and Safety.

1.4.1 Site Preparation

The site preparations will include conducting a BC One Call to gather information about possible underground utilities. Two separate private locators will be onsite to sweep the site for potential underground utilities. Tervita will subcontract a hydro-vac company to confirm utility disconnections at the property line and will hydro-vac a trench the full perimeter of the offsite excavation to eight feet below grade to identify any potential underground utilities.

1.4.2 Excavation Sequence

Tervita will commence the excavation onsite with the bulk excavation as shown on the drawings attached. Work will then commence in a staged manner, with excavations in panels and slots as required along the Western site boundary impacting the Nanaimo street sidewalk, the Southern site boundary impacting the East Broadway sidewalk and Along the Eastern site boundary into the adjoining laneway.

Tervita will be operating a CAT 320 excavator during the project. The excavated soil will be stockpiled on polysheeting and allowed to dewater back into the excavation. The groundwater will be pumped to the groundwater treatment system. *Once the soil is safe to transport, the soil will be loaded into trucks, covered and hauled to an approved bioremediation facility.*

Further information regarding the excavation scope of work is included in the appendices to this document, namely appendix 5 the remedial plan and appendix 2 *excavation and shoring drawings.*

Tervita will be submitting traffic management plans to the Engineering & Operations Department for review and approval prior to the commencement of the project.

1.4.3 Groundwater Treatment

The contaminated water will be pumped into a 5000 gallon raw effluent buffer tank. A submersible pump installed inside the tank will pump the water from this tank into a bag filter unit (provided with six - 10 micron bags) for the removal of sediment in the water. The filtered water then travels through two activated carbon filters in series for the removal of hydrocarbon in the water. The treated effluent water coming out of the carbon filters will be directed to 5000 gallon treated effluent water storage tank. A submersible pump installed inside the treated effluent water storage tank pumps the water for disposal. The submersible pumps will be provided with level switches for automatic start / stop operation of the pumps based on levels inside the tanks.



Tervita will work with Parsons to ensure that treated water is sampled and complies with all permit parameters for discharge. A discharge permit application has been submitted to the City of Vancouver by Parsons.

1.4.4 Backfilling

The excavation will be backfilled with clean 3" minus pit run and then topped with clean ¾" road base material to grade. Prior to importing backfill to the site, Parsons will make arrangement with the Tervita Corporation (Tervita) to collect samples of the proposed fill material at the source site for laboratory analysis of potential contaminants of concern to verify that the quality of the fill material meets applicable *Contaminated Sites Regulation* standards and soil relocation requirements.

The City of Vancouver property will be compacted as per the Street Restoration Manual.

1.5 Prime Contractor

The Prime Contractor for this project is Tervita Corporation as designated by the Owner; Imperial Oil Limited.

1.6 Project Contact Information

Tervita Project Manager Mobile: (604) 788-0265 Office: (604) 214-7013
Wayne Hyde E-mail: whyde@tervita.com Fax: (604) 214-7017

Tervita Safety Manager Mobile: (604) 314-9114 Office: (604) 214-7000
Jeff Kellner E-mail: jkellner@tervita.com Fax: (604) 214-7017

Imperial Oil Project Manager Office: (604) 451-5517
Ali Hussain E-mail: ali.hussain@esso.ca

In addition to the project information in the preceding sections, detailed information specific to this project is kept on file by the Tervita Project Manager. Any inquiries should be directed to the Tervita Project Manager.



2.0 Required Information

The following information is required by the City of Vancouver for the purposes of evaluating Tervita's application for a Development and/or Building Application Permit.

This information is organized into sections beginning with specific deliverable documents, making note of where they are located in this submission.

2.1 Deliverable Documents

The following deliverables are included with Tervita's Application for a Development and/or Building Application Permit. The Soil Remediation checklist is attached in Appendix I:

2.1.1 Excavation and Shoring Details

Five copies of the excavation and shoring drawing are attached in Appendix II.

2.1.2 Architectural Site Plan

The property is vacant with no buildings onsite.

2.1.3 Structural Drawings

The property is vacant with no buildings onsite.

2.1.4 Survey Plan

Five copies of the Survey Plan are attached in Appendix III.

2.1.5 Application Form

Please find attached the original copy of the Application Form in Appendix IV.

2.1.6 Remedial Plan

A summary copy of the Remedial Plan is attached in Appendix V, also included in the application is a CD with the entire Remedial Action Plan.

2.1.7 Commitment Letter

Please find attached the Commitment Letter from Imperial Oil in Appendix VI.

2.1.8 Erosion and Sediment Control

The Erosion and Sediment Control drawing is attached in Appendix VII.

2.1.9 Contaminated Soils Report

Imperial Oil will submit a closure/final remediation report to the City of Vancouver.

2.1.10 Owner's Undertaking Letter

A copy of the owner's undertaking letter is attached in Appendix VIII.

2.1.11 Site Profile

A site profile has been submitted for the 2405 East Broadway, Vancouver property.



2.1.12 Structural Letter of Assurance (Schedule B1/B2)

There are no buildings being retained on the property.

2.1.13 Geotechnical Letter of Assurance (Schedule B1/B2)

Please find attached a copy of the geotechnical letter of assurance in Appendix IX.

2.1.14 Zoning Clearance

Tervita will be backfilling the excavation therefore zoning clearance is not required.

2.1.15 Environment Protection Department

Parsons, the environmental consultant on the project have submitted a waste discharge permit to the City of Vancouver.

2.1.16 Landscape Clearance

Tervita will be contacting the Landscape Review group, 3no. Trees greater than 20 cm diameter were identified during the survey which will require removal. A number of other trees on site will be protected during the works and retained.

2.1.17 Heritage Status or Historic Area

The Heritage Status or Historic Area Clearance is attached in Appendix X.

2.1.18 Vancouver Fire and Rescue Services

Please find attached a copy of the notification to the Vancouver Fire and Rescue Services in Appendix XI. There are no existing underground tanks at the site.

2.1.19 Engineering Department Clearance

Engineering Department clearance and requirements will be co-ordinated during and after the application.

2.1.20 Archaeological Clearance

The Archaeological Clearance is attached in Appendix XII.

2.1.21 Ministry of Environment (M.O.E.) Clearance

If required, the environmental consultant (Parsons) will contact the Ministry of Environment.



2.1.22 Waste Management

Tervita will prepare an Environmental Construction Operations (ECO) Plan to address the regulatory requirements and environmental challenges at the site. The ECO Plan is consistent with Tervita's Environmental Management Standards (EMS), which establishes minimum environmental and operational requirements for all Tervita sites.

The ECO Plan includes the following potential environmental impacts and controls;

- Tracking of greenhouse gas emissions (fuel consumption)
- waste disposal tracking
- Surface water runoff management plan
- Groundwater management plan
- Wastewater management plan
- Noise and fugitive emission management plan
- Waste management plan
- Waste stream plan

3.0 Health and Safety

Safety is the primary and ultimate goal of all Tervita Projects.

3.1 Site Specific Safety Plan

Health, Safety & Environment (HS&E) is an integral part of Tervita's commitment to its employees, partners, clients and the public. The environmental services business, by its nature, requires the handling of materials that could be hazardous to health and the environment, the operation of heavy equipment and work in sensitive environments. Tervita's HS&E policies, procedures and programs are designed to address these considerations, and are much more extensive than those required for general contracting.



Implementation and compliance of Tervita's Safety Program are the responsibility of each employee. 'Front Line Safety' is the underlying principle of our safety program. Each employee is trained to understand that he or she is responsible for not only his or her personal safety, but also for that of co-workers on the project team and the public. All personnel, before entering the site are expected to be wearing their appropriate level of personal protective equipment for the activity at hand and shall be aware of others preparedness.

In addition to tracking incidents and accidents, hazard identifications, behavior observations, near miss and incident reports are collected as proactive activities to reduce incidents in the workplace and prevent injuries. These three activities are used to identify leading indicators, those things that have the potential to result in serious accidents or injuries if we do not address them immediately. Tervita is committed to achieving zero injuries and actively encourage all employees and contractors to report hazards or at-risk behaviors to proactively implement measures to mitigate these occurrences.

Tervita will be compiling a site specific safety plan to address all potential safety concerns for the site.

3.2 Spill Contingency and Emergency Response Plan

Tervita's spill contingency and emergency response plan addresses material releases that occur during loading, site operation and unloading phases of work. In the event of a release of material, the purpose of the spill contingency plan is to have staff that is well trained in the plan of response to minimize any potential damage to their health, the public's health, property, and to the environment.

Tervita's emergency response program will be activated by being notified by the site supervisor. The recipient of the initial telephone call will complete the Initial Call Report and immediately notify the emergency coordinator of the reported incident. If necessary, the emergency coordinator will then notify the appropriate regulatory agencies.

The following is a table of potential materials that could be spilled on this project and how Tervita will address the spill response;



Potential Spill Material	Spill Response
Diesel and/or gasoline	-absorbent pads, absorbent booms, floor-dri used to isolate and clean up spill. The excavator will clean up any contaminated soil to be shipped to bioremediation facility
Silty water	Pumped to groundwater treatment system for treatment prior to discharge to sanitary sewer
Contaminated Soil	-cleaned up with excavator bucket and samples to be taken to confirm soil is clean
Contaminated Water	-pumped to groundwater treatment system for treatment prior to discharge to sanitary sewer

- Put on additional personal protective equipment (respirator, coveralls)
- Keep people/traffic away from spill area
- Eliminate sources of ignition
- Consult paperwork to determine potential spilled material (MSDS)
- Prevent liquids from entering watercourses, drains, streams, etc.
- Absorb any liquids with absorbents and/or soil
- Utilization of onsite spill kits (custom built and placed strategically within the job site)
- Contain, disperse or neutralize hazard
- Take other actions as directed by Tervita's emergency response coordinator
- After removing contaminated clothing, place in plastic bag
- Comply with onsite authority, police or fire chief's instructions, if applicable
- Restoration of spill site



3.3 Environmental Management Plan

Tervita's industry and client base is dependent on this capability and, as such, it is imperative to maintain safe work sites. Part of maintaining a safe work site is the effective implementation of the Environmental Management Plan, which addresses all aspect of quality work and proper procedure.

The Environmental Management Plan will also include provisions for waste management, site access/traffic management, coordination with other contractors on site, public safety management, communications, sediment, water control dust suppression, and noxious weed control. Please find attached Tervita Environmental Constructions Operation (ECO) Plan in Appendix VI.

4.0 Summary

The preceding document is intended to present information required by the City of Vancouver for the purpose of reviewing Tervita's application for a Development and/or Building Application Permit for 2405 East Broadway, Vancouver, BC.

If any additional information or clarification is needed, please contact Tervita Project Manager Wayne Hyde at your earliest convenience, either 604-214-7013 or whyde@tervita.com.



**APPENDIX I
SOIL REMEDIATION CHECKLIST**



**APPENDIX II
EXCAVATION AND SHORING DRAWINGS**



**APPENDIX III
SURVEY PLAN**



**APPENDIX IV
APPLICATION FORM**



APPENDIX V
SUMMARY REMEDIAL PLAN
(CD WITH FULL REMDIAL PLAN ALSO ATTACHED)

Hyde, Wayne

From: Boldt, James <james.boldt@vancouver.ca>
Sent: Thursday, August 22, 2013 10:51 AM
To: Hyde, Wayne
Cc: Chandra, Irene
Subject: FW: Tervita - Soil Remediation Projects

DB 444583

Hi Wayne,

Irene in our group forwarded your enquiry to me. The sites listed below have no heritage interest and are not listed on the Register. Both are vacant currently I believe too.

Thanks,
James Boldt

From: Hyde, Wayne [<mailto:whyde@tervita.com>]
Sent: Thursday, August 22, 2013 10:09 AM
To: Chandra, Irene
Subject: Tervita - Soil Remediation Projects

Hi Irene,

As discussed we will be submitting applications to the City of Vancouver for two Soil Remediation Projects proposed for October and November of this year.

It would aid the submittal if I could have email confirmation from the Heritage Department that the proposed work sites listed below are not Heritage properties.

1. 2803 W 4th Avenue, Vancouver
2. 2405 E Broadway, Vancouver

I appreciate your help in this matter.

Regards,

Wayne Hyde
Project Manager
Lower Mainland Remediation, Environmental Services
D: (604) 214-7013
C: (604) 788-0265

Tervita Corporation
13511 Vulcan Way, Richmond, BC, V6V 1K4
M: (604) 214-7000 F: (604) 214-7017

www.tervita.com



EARTH MATTERS – Please think before you print



**APPENDIX X
HERITAGE STATUS OR HISTORIC AREA**



**APPENDIX XI
VANCOUVER FIRE AND RESCUE SERVICES**

Hyde, Wayne

From: Fire Prev. Office Captain <frcl@vancouver.ca>
Sent: Tuesday, August 20, 2013 4:37 PM
To: Hyde, Wayne
Subject: RE: Soil Remediation - Imperial Oil

Hello Wayne
Thank you for the Notification.
Please confirm the work dates when available.
Thanks
FPI Chris Short
12481

From: Hyde, Wayne [<mailto:whyde@tervita.com>]
Sent: Tuesday, August 20, 2013 15:53
To: Fire Prev. Office Captain
Subject: Soil Remediation - Imperial Oil

Dear Sir/ Madam,

I would like to make a general inquiry and give notification to your fire prevention office regarding two soil remediation projects Tervita Corporation propose to carry out in October and November of this year on behalf of Imperial oil. The sites are located at:

1. 2803 W 4th Avenue, Vancouver
2. 2405 E Broadway, Vancouver

There are no underground tanks at either of these sites. Should you require any further information please let me know. Once the exact work dates are confirmed I will relay those to your office.

I would appreciate email confirmation that you have received my notification.

Regards

Wayne Hyde
Project Manager
Lower Mainland Remediation, Environmental Services
D: (604) 214-7013
C: (604) 788-0265

Tervita Corporation
13511 Vulcan Way, Richmond, BC, V6V 1K4
M: (604) 214-7000 F: (604) 214-7017

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EARTH MATTERS – Please think before you print



**APPENDIX XII
ARCHAEOLOGICAL CLEARANCE**

Hyde, Wayne

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Wednesday, August 21, 2013 3:12 PM
To: Hyde, Wayne
Subject: RE: Data Request: Wayne Hyde - Project Manager, Tervita Corporation

Hello Again Wayne,

Again, I apologise for missing the adjoining properties when looking up 2405 East Broadway, Vancouver. In looking more closely (i.e. zoomed in closer) I've discovered that 2405 East Broadway is actually comprised of 5 properties:

PID 008-736-481, Lot A, BK 24 North 1/2 of SEC 34, Town of Hastings Suburban Lands Plan 13102
PID 012-947-300, L 8 BK 24 NORTH 1/2 OF SEC 34 TOWN OF HASTINGS SUBURBAN LNDS PL 3385
PID 012-947-288, L 7 BK 24 NORTH 1/2 OF SEC 34 TOWN OF HASTINGS SUBURBAN LNDS PL 3385
PID 012-946-605, L 6 BK 24 NORTH 1/2 OF SEC 34 TOWN OF HASTINGS SUBURBAN LNDS PL 3385
PID 012-946-575, L 5 BK 24 NORTH 1/2 OF SEC 34 TOWN OF HASTINGS SUBURBAN LNDS PL 3385

According to Provincial records, there are no archaeological sites recorded on any of the subject properties.

There is always a limited possibility for unknown archaeological sites to exist on any of the properties. Archaeological sites (both recorded and unrecorded) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a site alteration permit from the Archaeology Branch. If any land-altering development is planned for any of the properties, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.

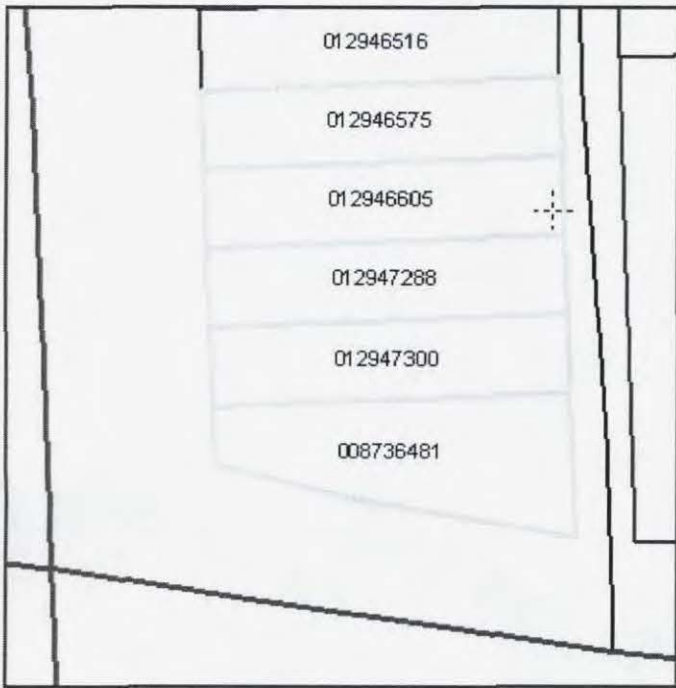
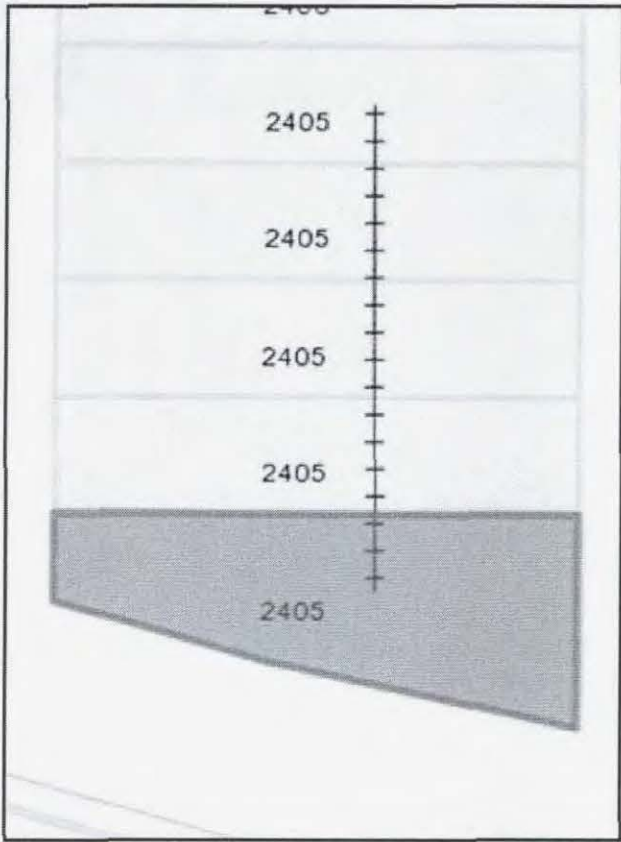
I have included a screen shot from the City of Vancouver's Mapping Application showing the 5 properties sharing the address 2405 East Broadway, and then the screen shot from my mapping application showing the properties (outlined in yellow) with no sites (which is why they are white – archaeological sites are mapped as red).

Please let me know if you have any other questions, and again, I apologise for the oversight.

Kind regards,

Diana

City of Vancouver's Mapping Application



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry Forests, Lands and Natural Resource Operations
 Unit 3 - 1250 Quadra St, Victoria BC V8W 2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W 9W3
 Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Hyde, Wayne [mailto:whyde@tervita.com]
Sent: Wednesday, August 21, 2013 3:03 PM

To: Cooper, Diana FLNR:EX

Subject: RE: Data Request: Wayne Hyde - Project Manager, Tervita Corporation

Hello Diana,

I've had a look at the property below and it extends above the PID listed and shown below, 008-736-481. The folio number is 650-270-07-0000.

I just received your mail regarding 2803 West 4th, that would be great if you could take a look at 2405 East Broadway again.

Thanks

Wayne Hyde

Project Manager

Lower Mainland Remediation, Environmental Services

D: (604) 214-7013

From: Cooper, Diana FLNR:EX [<mailto:Diana.Cooper@gov.bc.ca>]

Sent: Wednesday, August 21, 2013 8:56 AM

To: Hyde, Wayne

Subject: RE: Data Request: Wayne Hyde - Project Manager, Tervita Corporation

Hello Wayne,

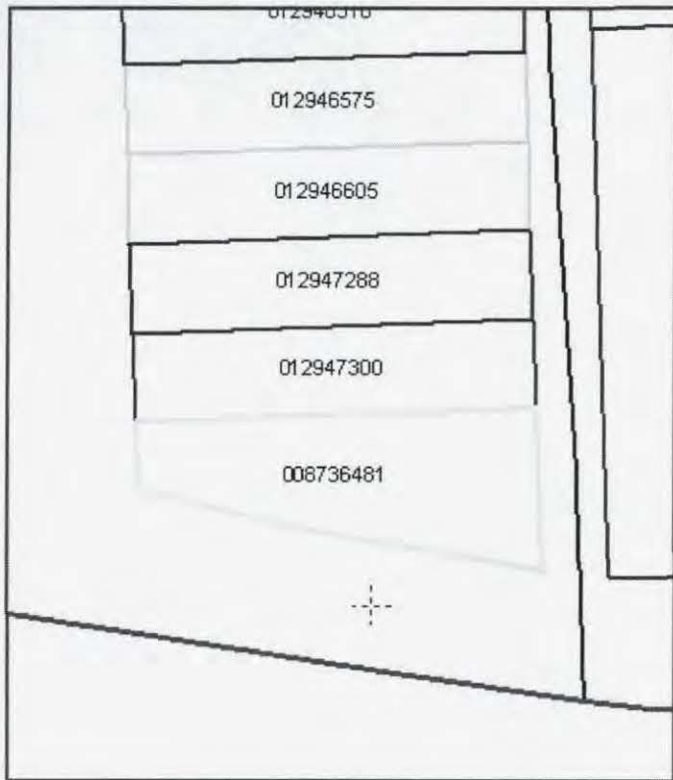
Thank you for your archaeological data request regarding 2405 East Broadway Avenue, Vancouver, BC PID 008-736-481, Lot A, BK 24 North ½ of SEC 34, Town of Hastings Suburban Lands Plan 13102. According to Provincial records there are no known archaeological sites recorded on the subject property.

There is always a limited possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a site alteration permit from the Archaeology Branch. If any land-altering development is planned for the property, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.

Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry Forests, Lands and Natural Resource Operations
 Unit 3 - 1250 Quadra St, Victoria BC V8W 2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W 9W3
 Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: whyde@tervita.com [<mailto:whyde@tervita.com>]
Sent: Tuesday, August 20, 2013 3:51 PM
To: ARCWEB Feedback FLNR:EX
Subject: Data Request: Wayne Hyde - Project Manager, Tervita Corporation

Terms and Conditions Accepted	Yes
Name	Wayne Hyde
Affiliation	Project Manager, Tervita Corporation
Address	13511 Vulvan Way
City	Richmond
Province	BC
Postal Code	B6V 1K4
Phone Number	604-788-0265
Fax Number	
Email	whyde@tervita.com
Why Site Information is Required	I require clearance for this site, location given below, in order to submit a permit application to the City of Vancouver. The permit application is for soil remediation works Tervita propose to carry out on behalf of Imperial Oil at this location
Third Party Access Information	Tervita Client - Imperial Oil 2405 E Broadway, Vancouver



Requested
File Attachment#1
File Attachment#2
File Attachment#3
File Attachment#4
File Attachment#5
Format for Requested Text Data PDF
GIS Data No

This email message and any attachments are for the sole use of the intended recipient(s) and contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message and any attachments.

Tervita-03-14-2012

Address to

Address Activities

Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
 EN - ENFORCEMENT		COMMUNITY SERV/P&D	10 - CLEARED	03 May 2004	26 Mar 2007
 EV - ENV CONTAMINATION		FACS DESIGN & MGMT	01 - OPEN	12 Dec 2013	

Action Details


Date	Action by	Action	Action specifics	Reference
12 Dec 2013	L KWAN	060 - OPEN GROUP	-	-
12 Dec 2013	L KWAN	R62 - INFORMATION RECVD	- REMEDIAL ACTION PL	-
12 Dec 2013	L KWAN	991 - NOTE	- FILED/DOMINOED	-
14 Apr 2014	L KWAN	N45 - MOE RESPONSE	88 - DIRECTORS APPROVAL	-
14 Apr 2014	L KWAN	991 - NOTE	- INDEPENDENT REMED	-
14 Apr 2014	L KWAN	991 - NOTE	- DE RELEASE	-
14 Apr 2014	L KWAN	N45 - MOE RESPONSE	80 - FILE DOMINO	-

Action Details


Date	Action by	Action	Action specifics	Reference
17 Nov 2008	L PETERSEN	060 - OPEN GROUP	-	-
17 Nov 2008	L PETERSEN	N45 - MOE RESPONSE	65 - RECEIVED	-
17 Nov 2008	L PETERSEN	993 - SEE INTERNAL NOTES	-	-
18 Nov 2008	L PETERSEN	N42 - SITE PROFILE	65 - RECEIVED	BU - 443626
18 Nov 2008	L PETERSEN	N42 - SITE PROFILE	82 - FWD TO MOE	BU - 443626
15 Dec 2008	L PETERSEN	N45 - MOE RESPONSE	88 - DIRECTORS APPROVAL	-
03 Sep 2009	D ROBERTSON	N46 - OFF-SITE NOTICE	65 - RECEIVED	-
10 Sep 2009	D ROBERTSON	N45 - MOE RESPONSE	65 - RECEIVED	-
10 Sep 2009	D ROBERTSON	993 - SEE INTERNAL NOTES	-	-

Address to

Note Types

Note Type	Number of notes for this permit
 09 - INTERNAL NOTES	1

Notes

Number	Title	Included?	List seq	Updated By	Date Updated
 081	ENV PROTECTION INSPECTION		081	D ROBERTSON	10 Sep 2009

Nov 17/08- Rcv'd from MOE notice of site decommissioning. A PSI is not required at this stage. MOE approval will be required for future DE, zoning and subdivision approval.

Sep 3/09 Rec'd Notification of Off-Site Impacts from Imperial Oil and std letter from MOE on Sept 10/09 stating that they expect further work on Imperial's part as well as preparing and implementing a remediation plan. Copies to Engineering.

170 ENQUIRY CTR OFFICER/ECO

Note Numbers

001 Entered by: K VOGT On: 20131115 Updated by: K VOGT On: 20131115

Note

REviewed application for soil remediation for zoning clearance with David Jung. Ok to take in for DB with subject to stating backfill to match existing grades.Conditional application

Fee code 5(b)

DE DEVELOPMENT 162 DEV SCHED 5 (B) 1 SF 555.00