

File No. 04-1000-20-2016-264

July 28, 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 writing in response to your request of July 25, 2016 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Copies of documents identified within the Environmental File Search Letter issued on July 5, 2016 for the property located at 2405 East Broadway, Vancouver, specifically:

- Communication from Imperial Oil to the BC Ministry of Environment providing notification of site decommissioning dated October 28, 2008.
- Site profile submission completed by Imperial Oil Limited, dated October 28, 2008.
- City of Vancouver Hazardous Materials Report Form completed by Hazco and dated October 30, 2008.
- Site profile submission response letter for site decommissioning from the BC Ministry of Environment, dated November 14, 2008.

All responsive records are attached.

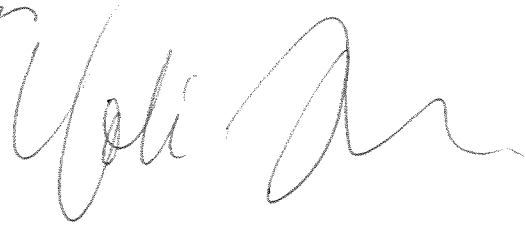
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, 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 (04-1000-20-2016-264); 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,

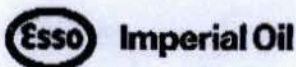
Cobi Falconer, FOI Case Manager, for
Barbara Van Fraassen



Barbara J. Van Fraassen, BA
Director, Access to Information

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604 .873.7999
Fax: 604.873.7419

Encl.
:cf



BU443626

Imperial Oil Limited
Surplus Property Management
Suite 405, 5945 Kathleen Avenue
Burnaby, British Columbia
Canada V5H 4J7

Igor Halijagic, EIT
Project Manager
Remediation and Reclamation Services

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

October 28, 2008

VIA FAX: (250) 387-9935

BC Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria, BC
V8W 9M1

Attn: Craig Rosser
Site Information Advisor

Re: **Notification of Site Decommissioning**
Esso Service Station, 2405 E Broadway, Vancouver, BC

Imperial Oil hereby advises the British Columbia Ministry of Environment of our intent to decommission the above referenced Esso Service Station, and undertake demolition activities in November 2008.

A Site Profile is enclosed for your review, and a copy will be forwarded to the City of Vancouver with a Demolition Permit application. The intent of this notification is to allow for the removal of facilities/structures currently present at the site.

With respect to the Site, Imperial Oil confirms the following:

- Imperial Oil will accept responsibility for any contamination for which it is in fact and at law the responsible party for but not otherwise.
- Imperial Oil is the current owner of the property.

If you have any questions or require additional information, please contact the undersigned.

Regards,
Imperial Oil

Igor Halijagic
Project Manager

cc: Matthew Nikkinen, Hazco Environmental Services, Richmond, BC

BU443626

SCHEDULE 1
Site Profile

(All Information Must be Provided and All Questions Answered)

(Version 3.1)

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company IMPERIAL OIL LIMITED

Owner's Civic Address 237 - 4th AVE. SW

City CALGARY Province/State ALBERTA

Country CANADA Postal Code/ZIP T2D 3M9

B. Person Completing Site Profile (Leave blank if same as above):

Last HALJAGIC First IGOR Middle Initial(s) _____ (and/or, if applicable)

Company IMPERIAL OIL LIMITED

C. Person to Contact Regarding the Site Profile:

Last HALJAGIC First IGOR Middle Initial(s) _____ (and/or, if applicable)

Company IMPERIAL OIL LIMITED

Mailing Address SUITE 405, 5945 KATHLEEN AVENUE

City BURNABY Province/State BRITISH COLUMBIA

Country CANADA Postal Code/ZIP V5H 4J7

Telephone (604) 451 - 5517 Fax (604) 451 - 1347

II SITE IDENTIFICATION

Please attach a site location map

IF Legally Titled, Registered Property

Site Street Address (if applicable) 2405 E. BROADWAY

City VANCOUVER Postal Code V5M 1Y1

PID numbers and associated legal descriptions. Attach an additional sheet if necessary.

PID	Legal Description
<u>008-736-481</u>	<u>LOTA, BLOCK 24, PLAN 13102, PART N1/2, DISTRICT LOT THSL SECTION 34, NEW WESTMINSTER LAND DISTRICT</u>
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: 1

**SCHEDULE 1
Site Profile**

(Version 3.1)

IF Untitled Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
 Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.
 (and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
E5	PETROLEUM PRODUCT DISPENSING FACILITY
F7	PETROLEUM PRODUCT STORAGE
_____	_____
_____	_____

**SCHEDULE 1
Site Profile**

(Version 3.1)

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		✓
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		✓
C.	Discarded barrels, drums or tanks?		✓
D.	Contamination resulting from migration of substances from other properties?		✓
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		✓
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		✓
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		✓
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		✓
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		✓
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		✓
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		✓
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		✓

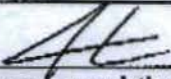
**SCHEDULE 1
Site Profile**

(Version 3.1)

VII TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks?	✓	
B.	Above ground fuel or chemical storage tanks?		✓
VIII SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCE-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		✓
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		✓
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		✓
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		✓
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		✓
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		✓
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/>			

**SCHEDULE 1
Site Profile**

(Version 3.1)

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
		08-10-28	
Signature of person completing site profile		Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Authority			
Reason For Submission (Please check one or more of the following)			Soil Removal <input type="checkbox"/>
Subdivision Application <input type="checkbox"/> Zoning Application <input type="checkbox"/> Development Permit <input type="checkbox"/> Variance Permit <input type="checkbox"/>			Demolition Permit <input checked="" type="checkbox"/>
Date received:	<u>Local Government contact:</u>		Date Submitted to Site Registrar:
Nov. 17/08	Name <u>Karvon Peterson</u>		Date forwarded to Director of Waste Management: Nov. 18/08
	Agency <u>City of Van. EPB</u>		
	Address <u>456 W. Broadway</u> <u>Vancouver BC</u>		
	Telephone <u>604 8737732</u> Fax <u>604 8737963</u>		
Director of Waste Management			
Reason For Submission (Please check one or more of the following)			
Under Order <input type="checkbox"/> Site Decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	<u>Assessed by:</u>		Investigation Required?
	Name _____		YES NO
	Region _____		
	Telephone _____ Fax _____		
	If site profile entered, SITE ID # _____		
Site Registrar			
Date received:	<u>Entered onto Site Registry by:</u>		SITE ID #:
			Entry date:



COMMUNITY SERVICES GROUP
City of Vancouver

HAZARDOUS MATERIALS REPORT FORM

DEMOLITION PERMIT #: BU443626

BUILDING PERMIT #: _____

DATE ISSUED: 14/11/08
(Dd/mm/yy)

LEGAL DESCRIPTION: LOT A BLK 24 DL T HSL PLAN 13102

ADDRESS: 2405 E. Broadway

BUILDING TYPE: SINGLE FAMILY MULTIPLE FAMILY COMMERCIAL
INSTITUTIONAL INDUSTRIAL

DATE OF DEMOLITION/DECONSTRUCTION: Nov. 17 2008

APPLICANT

NAME: Hazco Environmental Services

ADDRESS: 13511 Vulcanway Richmond BC V6V 1K4

TEL: 604-214-7000 FAX: _____ BUSINESS LICENSE #: 40414

DEMOLITION CONTRACTOR

NAME: Same as above.

ADDRESS: _____

TEL: _____ FAX: _____ BUSINESS LICENSE #: _____

HAZARDOUS MATERIALS

	PRESENT	NOT PRESENT	REMOVED	TYPE AND LOCATION
ASBESTOS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
DRYWALL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
UNDERGROUND STORAGE TANKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
PCBs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
ABANDONED CHEMICALS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
OTHERS (see other side for examples)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

CONDITIONS

- All hazardous materials identified above shall be handled and disposed of in accordance with all relevant rules and regulations. (See other side for contacts)
- Documentation including receipts, inspection reports, sampling reports, waste manifests, etc., from the disposal of hazardous materials must be kept for a 6-month period for inspection purposes.
- Hazardous Materials Survey required by Work Safe BC MUST be submitted with this form.

CERTIFICATION

To be completed by a qualified or knowledgeable person.

I, Clay Carl, certify that I understand and will comply with the conditions listed above, have read and understand the information on the back of this report and that the information presented in this report is true to the best of my knowledge.

Signature Clay Carl

Date Oct. 30 2008

Position Project Coordinator



Date: **NOV 14 2008**

Victoria File: 26250-20/
Regional File: 26250-20/11334
SITE11334

VIA FAX ONLY: 604-451-1347

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

Dear Mr. Halijagic:

**Re: Site Profile Submission – Site Decommissioning
2405 East Broadway, Vancouver
PID: 008-736-481**

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation the ministry does require a preliminary site investigation for the subject site. We understand that, pursuant to the *Vancouver Charter*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of 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
- 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.

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>

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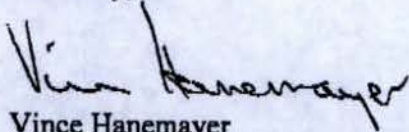
Please also be advised of the following:

- 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.

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/

cc: Lauren Petersen, City of Vancouver, Fax: 604-873-7963

BU 443 626



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) 582-6200
Facsimile: (604) 584-9751
<http://www.gov.bc.ca/env>

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- 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

- 3 -

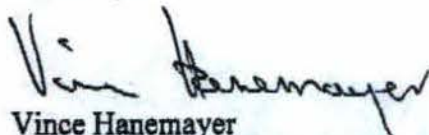
approved professional. For further clarification of application eligibility please see http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/index.htm; and

- 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/