

File No. 04-1000-20-2016-357

October 14, 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 September 20, 2016 for:

In regards to 6386 East Boulevard, any environmental reports on file relating to the underground storage tank decommissioning, From February 1, 2014 to September 20, 2016.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

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 (#04-1000-20-2016-357); 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,



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

Encl.

:kt



FIRE AND RESCUE SERVICES
FIRE PREVENTION DIVISION
 #201 - 456 W. Broadway
 VANCOUVER, B.C. V5Y 1R3

TANK REMOVAL Permit Application

FI 411330

Please fill out boxed area only:

24 hr. notice T.B.A.

Property Address: <u>6386 EAST BLVD.</u>	
Permit Applicant: (please print) Name: <u>TANKTECH ENVIRONMENTAL</u> Address: <u>BOX 5612</u> City: <u>SQUAMISH</u> Postal Code: <u>V8B 0C2</u> Phone: <u>604-328-1234</u> Contractor <input checked="" type="checkbox"/> Business License No: <u>326305</u> Owner <input type="checkbox"/> Other <input type="checkbox"/> Specify: _____	Property Owner: (please print) Name: <u>S.22(1)</u> Address: <u>6386 E. BLVD.</u> City: <u>VANCOUVER</u> Postal Code: _____ Phone: _____
Use of Property <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Permit <input type="checkbox"/> Eng. Letter - Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Type of Liquid (gasoline/petroleum) <u>petroleum</u> Associated: BU _____

Requested Activity or Service:
 Remove 1 tank(s) on site. Capacity (gal/L) ? Setback ? bottom of tank ?

- Subject to the Following Conditions and Notes:
- For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch
 - Clearance from Engineering Department - Streets Division for work affecting City property.
 - Separate building permit for excavation and shoring, plus modified geotechnical engineer's letter
 - If work cannot be completed in the same day, owner must follow requirements in V8BL Section B.2 for Protection of the Public and Fire Safety on fencing off construction site.
 - For Removal: the tanks, together with connected piping and dispensing equipment shall have all combustible components 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.
 - Tank removal must comply with subsection 4.10.3 of the Vancouver Fire Bylaw.
 - Written verification from the applicant after work is completed to: Attn: Office Captain, 201 - 456 West Broadway, Vancouver B.C. V5Y 1R3
 - Phone the Office Captain at 873-7593 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.

Application is: <u>[Signature]</u>	REVIEWED AND ACCEPTED PURSUANT TO THE B.C. FIRE SERVICES ACT AND THE VANCOUVER FIRE BY-LAW FEB 11 2014 [Signature] Deputy Chief, Fire Prevention	THIS IS NOT A PERMIT Permit Fee: \$300.00 Account Code: 490200 23800 9200 Date Entered:
ACCEPTED BY (sign) <u>[Signature]</u> WITNESSED (print name) <u>[Signature]</u> Signature of Applicant <u>[Signature]</u> Date of Application: <u>FEB 11, 2014</u>		

NOTE: This permit application is valid for TANK REMOVAL ONLY. Should abandonment be required, approval from City of Vancouver Environmental Branch must be obtained.

CITY OF VANCOUVER

DATE ISSUED FEBRUARY 28, 2014		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 411330	
LEGAL DESCRIPTION LOT BLOCK PLAN DIST					ADDRESS 6386 EAST BOULEVARD		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE FEB 28, 2014	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES				TEMPORARY USE DATES		SUBTYPE	
APPLICANT CONTRACTOR TANKTECH ENVIRONMENTAL SERVICE C/O IAN GROVES BOX 5612 SQUAMISH BC V0N 3G0					CONTACT 2 PROPERTY OWNER S.22(1) 6386 E BOULEVARD VANCOUVER BC		CONTACT 3
TEL 604-328-1234	BUS LICENSE 326305	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-628-2266	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:

**TO REMOVE ONE TANK ON SITE; CAPACITY UNKNOWN; SETBACK & BOTTOM OF TANK UNKNOWN.
TYPE OF LIQUID PETROLEUM.**

PERMIT CONDITIONS AND NOTES:

001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D30 ONE-FAM DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		1	GU				

DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE COMPLETION
 APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	TANKTECH ENVIRONMENTAL SERVICE		
656 TANK - SFD	300.00					DATE	SEE APPLICATION
						ISSUED BY	G DHALIWAL
						FOR THE	FIRE CHIEF
INVOICE : 746850		TOTAL			\$300.00		

PSC2000.01 REVISED FEB/08

CITY OF VANCOUVER

DATE ISSUED FEBRUARY 28, 2014		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 411330	
LEGAL DESCRIPTION LOT BLOCK PLAN DIST					ADDRESS 6386 EAST BOULEVARD		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE FEB 28, 2014	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR TANKTECH ENVIRONMENTAL SERVICE C/O IAN GROVES BOX 5612 SQUAMISH BC V0N 3G0				CONTACT 2 PROPERTY OWNER s.22(1) 6386 E BOULEVARD VANCOUVER BC		CONTACT 3	
TEL 604-328-1234	BUS LICENSE 326305	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-628-2266	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		

PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:

**TO REMOVE ONE TANK ON SITE; CAPACITY UNKNOWN; SETBACK & BOTTOM OF TANK UNKNOWN.
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PERMIT CONDITIONS AND NOTES:

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D30 ONE-FAM DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
2010 OIL TANK		1	GU				

DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE COMPLETION
 APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION
 PROCESSED BY: APPLICATION TAKEN BY G DHALIWAL PERMIT AUTHORIZED BY D TIERNEY
 PERMIT ISSUED BY G DHALIWAL

March 6/14 0915h
 Tank is out
 Not referred to environmental
 Soil samples being processed by consultant.
 Baldwin, D. 14457 DB
 Fenwick, E. 20032
 Heppner, T. 14772
 IW PR: SM

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	FIRE DEPARTMENT
656 TANK - SPD	300.00			ATTENTION	
				REASON	REFERENCE COPY NOW
INVOICE: 746850		TOTAL			
		\$300.00			

2014/03/06 08:20:16

REFERENCE COPY

PSD202.01

UNDERGROUND STORAGE TANK REMOVAL ENVIRONMENTAL CLOSURE REPORT

**6386 East Boulevard
Vancouver, BC**
Fl 41330

Prepared For:

s.22(1)
s.22(1) 6386 East Boulevard
Vancouver, BC
V6M 3V8

Prepared By:

Lotus Environmental Consulting
13871 Laurel Drive
Surrey, BC
V3T 1A8



March 2014, 20

Fl



INTRODUCTION:

Lotus Environmental Consulting (LE Consulting) was retained through Tanktech Environmental Services Ltd. (Tanktech), to document the removal of an abandoned underground storage tank (UST) and to carry out an environmental soil sampling program for potential contaminants typically associated with heating oil. The UST was located at 6386 East Boulevard in the jurisdiction of the City of Vancouver (the Site, see Site Plan).

LIMITATIONS:

This report has been prepared exclusively for the use of s.22(1) (property owners) and presents the findings of the environmental soil sampling program conducted in March, 2014. A report suitable for submission to the BCMOE requires investigation of groundwater and soil-vapour conditions and additional documentation that most clients do not require and which add considerably to the cost. The scope of work did not include groundwater and soil-vapour investigation. BCMOE approvals of single-family residential properties are seldom required and are usually exempt from the approval process.

This report makes no claims of fact or opinion of any nature whatsoever to any person or entity other than to whom this report is addressed. Any use which a third party makes of this report, or any reliance or decision made based on it, is the responsibility of such third parties. LE Consulting accepts no responsibility for damages suffered by any third party as a result of decisions made or actions taken, based on this report.

BACKGROUND, OBSERVATIONS & METHODS:

Legal Description: STRATA LOT 8 DISTRICT LOT 526 STRATA PLAN VR. 76, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Parcel Identifier: 003-292-614

Latitude / Longitude: 49° 13' 41.64" / -123° 9' 16.74"



The Site is currently used as a multi-unit condominium family dwelling and falls under the British Columbia Ministry of Environment (BCMOE), Contaminated Sites Regulation (CSR) as residential land use (RL). Neighbouring properties are similar to the site and are a mixture of condominiums and single family dwellings.

UST removal services were conducted by Tanktech Environmental Services Ltd. (Tanktech) in accordance with BC Fire Code (BCFC) following good engineering practices outlined in part 9 of the "Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products" published by the Canadian Council of Ministers of the Environment.

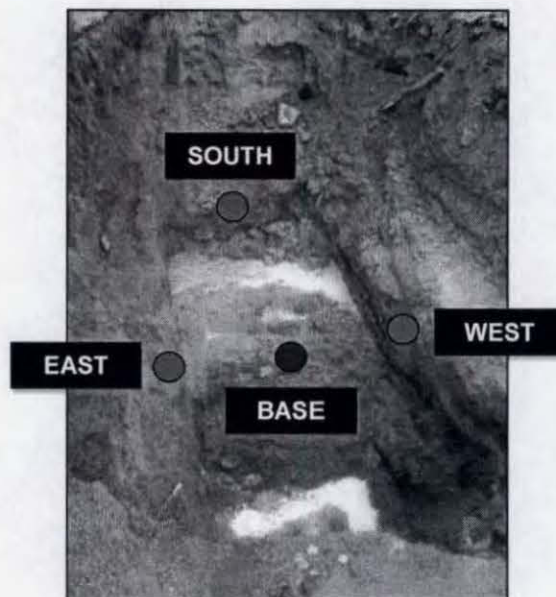
The UST was decommissioned and removed on March 4, 2014 by Tanktech. A total of 2754 litres of waste water (including washout) was pumped out of the UST before removal and shipped offsite to an approved facility (A copy of the bill of lading is attached to the report). The volume of tank was approximately 3250 litres in capacity and was located at the above referenced latitude and longitude. The UST was purged of all vapours and upon inspection, was found to be in poor condition with perforations and rust. The fuel lines were in fair condition and removed from the ground. The UST was cleaned, along with the fuel lines, and sent for recycling to Davis Trading & Supply Ltd. (a bill of lading is attached). A photograph of the removed UST is shown below.



LE Consulting collected five assessment soil samples from the walls and base of the tank basin. Field indications of hydrocarbon impacted soil were evident within the tank basin. All soil samples were collected in accordance with BCMOE "Technical Guidance Document for Site Characterization and Confirmation Testing." Field protocols were followed as outlined in Environment Canada's field sample manual (2nd Edition). Samples were transported to AGAT



Laboratories for analysis of extractable petroleum hydrocarbons (EPH), light/heavy extractable petroleum hydrocarbons (LEPH/HEPH) and polycyclic aromatic hydrocarbons (PAH), the primary regulated substance associated with heating oil. The figure below illustrates the approximate sampling locations



Red indicates samples > CSR RL Standard
Green indicates samples < CSR RL Standard
The North wall is not shown due to photograph angle; Sample "North" < CSR RL Standard

FINDINGS and REMEDIAL ACTIVITIES

The analytical results for the assessment soil samples collected on March 4, 2014, are outlined in the tables below.

Table 1: Extractable Petroleum Hydrocarbons

	Date Sampled	DEPTH (m)	LAB RESULTS: LEPH	LAB RESULTS: HEPH	CSR RL STANDARD LEPH/HEPH
BASE*	March 4, 2014	2.1	8400	2480	1000/1000
NORTH		1.8	<20	<20	
SOUTH		1.8	<20	<20	
EAST		1.8	<20	<20	
WEST		1.8	35	<20	

*Note: all results are reported in µg/g; CSR RL standards are compared to soils within 3 metres of the surface; "<" denotes less than the method detection limit indicated; The laboratory reports EPH as "EPH_{10-19"} and "EPH_{19-31"} defined here as LEPH and HEPH respectively; * Sample was run for LEPH/HEPH and PAH analysis to determine whether PAH concentrations were significant enough to contribute to EPH analyses..*



Table 2: LEPH / HEPH / PAH

Parameter	RDL	Sample ID: Base March 4, 2014	CSR Standard
Naphthalene	0.07	<0.07	5
2-Methylnaphthalene	0.07	1.61	NS
1-Methylnaphthalene	0.07	3.69	NS
Acenaphthylene	0.07	<0.07	NS
Acenaphthene	0.07	<0.07	NS
Fluorene	0.1	1.5	NS
Phenanthrene	0.1	2.6	5
Anthracene	0.1	<0.1	NS
Fluoranthene	0.4	<0.4	NS
Pyrene	0.1	0.2	10
Benzo(a)anthracene	0.1	<0.1	1
Chrysene	0.4	<0.4	NS
Benzo(b)fluoranthene	0.1	<0.1	1
Benzo(k)fluoranthene	0.1	<0.1	1
Benzo(a)pyrene	0.4	<0.4	NS
Indeno(1,2,3-c,d)pyrene	0.1	<0.1	1
Dibenzo(a,h)anthracene	0.1	<0.1	1
Benzo(g,h,i)perylene	0.4	<0.4	NS
LEPH C10-C19	20	8400	1000
HEPH C19-C32	20	2480	1000

Note: RDL = AGAT Labs Reported Detection Limit; "<" denotes less than the method detection limit indicated; NS – No Standard applies; Results are based on dry weight of sample; Results are reported in µg/g; LEPH & HEPH results have been corrected for PAH contributions.

The samples collected from the base of the tank basin were above applicable BCMOE CSR standards for RL land use for LEPH/HEPH. It can be determined that the PAH concentrations did not significantly change the outcome of the overall EPH concentrations. Results of the sample analyses from AGAT are appended at the end of this report.

On March 14, 2014, Tanktech excavated the remaining contaminated soils from the tank basin and transported them for disposal to Ecowaste Industries Ltd. (Bioremediation Facility) located in Richmond, BC. A total of 16.164 metric tonnes of EPH contaminated soil was removed and shipped offsite. Prior to excavation, groundwater accumulation with a hydrocarbon sheen (400 L) was pumped and shipped offsite to an approved facility. Delineation of contaminated soil was guided through use of field screening samples and lab analysis and was ongoing until soil analysis were below CSR RL standards. A copy of soil summary and the bill of ladings are attached at the end of this report.

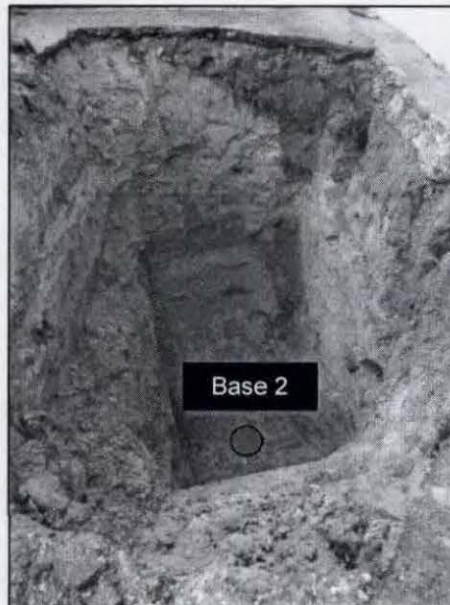


Following the removal of contaminated soil, LE Consulting collected confirmatory soil samples from the walls of the excavation limits and submitted the sample to AGAT for EPH analysis. Samples were collected based upon field observations and site conditions. Results of the lab analysis are shown in the table and photograph below.

Table 3: Extractable Petroleum Hydrocarbons

	Date Sampled	DEPTH (m)	LAB RESULTS: LEPH	LAB RESULTS: HEPH	CSR RL STANDARD LEPH/HEPH
BASE 2	March 14, 2014	2.6	<20	<20	1000/1000

Note: all results are reported in µg/g; CSR RL standards are compared to soils within 3 metres of the surface; "<" denotes less than the method detection limit indicated; The laboratory reports EPH as "EPH₁₀₋₁₉" and "EPH₁₉₋₃₂" defined here as LEPH and HEPH respectively



*Red indicates samples > CSR RL Standard
Green indicates samples < CSR RL Standard*

NOTIFICATION OF INDEPENDENT REMEDIATION

A notice of independent remediation and notice of completion (NIR), as well as a site risk assessment report were completed and submitted to the BCMOE, as required under the Environmental Management Act (EMA). A copy of the NIR and Site Risk Assessment report are appended to this report.



CONCLUSIONS

An abandoned underground storage tank was decommissioned and removed from the Site on March 4, 2014. A soil sampling program and remediation was completed. Based on field observations, analytical results and field screening, the soils surrounding the tank basin meet the applicable Contaminated Site Regulations residential land use standards. No further soil investigation is recommended at this time.

ATTACHMENTS

Site Plan, Certified Analytical Results, Bills of Ladings, Soil Summary, Tank Removal Permit & Certificate, BCMOE Submissions

Sincerely,

Lotus Environmental Consulting



Laura Pettersen, ASCT

SITE PLAN

Site Plan
6386 East Boulevard
Vancouver, BC

Prepared by:

**LOTUS ENVIRONMENTAL
CONSULTING**



*Approximate Location of Underground Storage Tank
(UST); Outlined and Shaded in Yellow*

Source Image:
http://vanmapp.vancouver.ca/pubvanmap_net/default.aspx



CERTIFIED ANALYTICAL RESULTS



**CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD
BOX 5612
SQUAMISH, BC V8B0C2
(604) 880-9007**

ATTENTION TO: Lotus Environmental Consulting

PROJECT NO: 6386 E BOULEVARD VANCOUVER

AGAT WORK ORDER: 14V816834

TRACE ORGANICS REVIEWED BY: Craig Stehr, Organics Lab Manager

DATE REPORTED: Mar 07, 2014

PAGES (INCLUDING COVER): 5

VERSION*: 2

Should you require any information regarding this analysis please contact your client services representative at (778) 452-4000

NOTES

VERSION 2:

Version 2 of this report was issued to report LEPH/HEPH for BASE (Sample 5195130), as requested by Laura Petterson from Lotus Environmental Consulting on March 7, 2014. New report issued March 13, 2014. Version 2 is an amendment of Version 1.

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.


AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 14V816834

PROJECT NO: 6386 E BOULEVARD VANCOUVER

 Unit 120, 8600 Glenlyon Parkway
 Burnaby, British Columbia
 CANADA V5J 0B6
 TEL (778)452-4000
 FAX (778)452-4074
<http://www.agatlabs.com>

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD

ATTENTION TO: Lotus Environmental Consulting

EPH Soil									
DATE RECEIVED: 2014-03-04					DATE REPORTED: 2014-03-07				
		SAMPLE DESCRIPTION:		BASE	NORTH	SOUTH	EAST	WEST	
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	
		DATE SAMPLED:		3/4/2014	3/4/2014	3/4/2014	3/4/2014	3/4/2014	
Parameter	Unit	G / S	RDL	5195130	5195131	5195132	5195133	5195134	
EPH C10-C19	µg/g		20	8400	<20	<20	<20	35	
EPH C19-C32	µg/g		20	2480	<20	<20	<20	<20	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard; Refers to BC CSR (RL-G) (Van)

5195130-5195134 Results are based on dry weight of sample.

EPH results are not corrected for potential PAH contributions.

Sample arrived at laboratory at inappropriate temperature as per analysis requirements.

Certified By:

**AGAT** Laboratories**Certificate of Analysis**

AGAT WORK ORDER: 14V816834

PROJECT NO: 6386 E BOULEVARD VANCOUVER

Unit 120, 8600 Glenlyon Parkway
Burnaby, British Columbia
CANADA V5J 0B6
TEL (778)452-4000
FAX (778)452-4074
<http://www.agatlabs.com>

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD

ATTENTION TO: Lotus Environmental Consulting

LEPH/HEPH Soil

DATE RECEIVED: 2014-03-04

DATE REPORTED: 2014-03-07

Parameter	Unit	SAMPLE DESCRIPTION:		BASE
		G / S	RDL	5195130
Naphthalene	µg/g		0.07	<0.07
2-Methylnaphthalene	µg/g		0.07	1.61
1-Methylnaphthalene	µg/g		0.07	3.69
Acenaphthylene	µg/g		0.07	<0.07
Acenaphthene	µg/g		0.07	<0.07
Fluorene	µg/g		0.1	1.5
Phenanthrene	µg/g	5	0.1	2.6
Anthracene	µg/g		0.1	<0.1
Fluoranthene	µg/g		0.4	<0.4
Pyrene	µg/g	10	0.1	0.2
Benzo(a)anthracene	µg/g	1	0.1	<0.1
Chrysene	µg/g		0.4	<0.4
Benzo(b)fluoranthene	µg/g	1	0.1	<0.1
Benzo(k)fluoranthene	µg/g	1	0.1	<0.1
Benzo(a)pyrene	µg/g		0.4	<0.4
Indeno(1,2,3-c,d)pyrene	µg/g	1	0.1	<0.1
Dibenzo(a,h)anthracene	µg/g	1	0.1	<0.1
Benzo(g,h,i)perylene	µg/g		0.4	<0.4
LEPH C10-C19	µg/g	1000	100	8400
HEPH C19-C32	µg/g	1000	100	2480
Surrogate	Unit	Acceptable Limits		
Nitrobenzene - d5	%		50-130	NA
2-Fluorobiphenyl	%		50-130	120
P-Terphenyl - d14	%		60-130	100

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard; Refers to BC CSR (RL-G) (Van)**5195130**

Results are based on dry weight of sample.

LEPH & HEPH results have been corrected for PAH contributions.

Sample arrived at laboratory at inappropriate temperature as per analysis requirements.

Nitrobenzene-d5 surrogate is not available due to sample matrix interference. PAH detection limits increased. Sample extract was diluted.

Certified By:



Quality Assurance

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD
PROJECT NO: 6386 E BOULEVARD VANCOUVER

AGAT WORK ORDER: 14V816834
ATTENTION TO: Lotus Environmental Consulting

Trace Organics Analysis

RPT Date: Mar 07, 2014			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	

EPH Soil

EPH C10-C19	62232	5195132	<20	<20	0.0%	< 20	106%	70%	130%				100%	65%	120%
EPH C19-C32	62232	5195132	<20	<20	0.0%	< 20	103%	70%	130%				98%	80%	120%

Comments: RPDs are calculated using raw analytical data and not the rounded duplicate values reported.

LEPH/HEPH Soil

Naphthalene	62243	5195130	<0.07	<0.07	0.0%	< 0.01	100%	80%	120%				101%	50%	130%
2-Methylnaphthalene	62243	5195130	1.61	1.61	0.0%	< 0.01	100%	80%	120%				98%	50%	130%
1-Methylnaphthalene	62243	5195130	3.69	3.77	2.0%	< 0.01	100%	80%	120%				98%	50%	130%
Acenaphthylene	62243	5195130	<0.07	<0.07	0.0%	< 0.01	99%	80%	120%				98%	50%	130%
Acenaphthene	62243	5195130	<0.07	<0.07	0.0%	< 0.01	100%	80%	120%				100%	50%	130%
Fluorene	62243	5195130	1.51	1.54	2.0%	< 0.02	100%	80%	120%				101%	50%	130%
Phenanthrene	62243	5195130	2.69	2.58	4.0%	< 0.02	99%	80%	120%				98%	60%	130%
Anthracene	62243	5195130	<0.1	<0.1	0.0%	< 0.02	100%	80%	120%				100%	60%	130%
Fluoranthene	62243	5195130	0.14	0.21	40.0%	< 0.05	100%	80%	120%				99%	60%	130%
Pyrene	62243	5195130	0.28	0.43	42.0%	< 0.02	99%	80%	120%				101%	60%	130%
Benzo(a)anthracene	62243	5195130	<0.1	0.03	0.0%	< 0.02	100%	80%	120%				98%	60%	130%
Chrysene	62243	5195130	0.07	0.09	25.0%	< 0.05	100%	80%	120%				103%	60%	130%
Benzo(b)fluoranthene	62243	5195130	<0.1	0.02	0.0%	< 0.02	101%	80%	120%				108%	60%	130%
Benzo(k)fluoranthene	62243	5195130	<0.1	<0.1	0.0%	< 0.02	100%	80%	120%				88%	60%	130%
Benzo(a)pyrene	62243	5195130	<0.4	<0.4	0.0%	< 0.05	100%	80%	120%				98%	60%	130%
Indeno(1,2,3-c,d)pyrene	62243	5195130	<0.1	<0.1	0.0%	< 0.02	99%	80%	120%				90%	60%	130%
Dibenzo(a,h)anthracene	62243	5195130	<0.1	<0.1	0.0%	< 0.02	100%	80%	130%				91%	60%	130%
Benzo(g,h,i)perylene	62243	5195130	<0.4	0.05	0.0%	< 0.05	99%	80%	120%				95%	60%	130%
Nitrobenzene - d5	62243	5195130	NA	NA	0.0%		100%	80%	120%				115%	50%	130%
2-Fluorobiphenyl	62243	5195130	120	114	5.0%		100%	80%	120%				110%	50%	130%
P-Terphenyl - d14	62243	5195130	100	101	1.0%		101%	80%	120%				110%	60%	130%

Certified By: _____



Method Summary

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD
 PROJECT NO: 6386 E BOULEVARD VANCOUVER

AGAT WORK ORDER: 14V816834
 ATTENTION TO: Lotus Environmental Consulting

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
EPH C10-C19	ORG-180-5101	Modified from BCMOE Lab Manual Section D (EPH)	GC/FID
EPH C19-C32	ORG-180-5101	Modified from BCMOE Lab Manual Section D (EPH)	GC/FID
Naphthalene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
2-Methylnaphthalene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
1-Methylnaphthalene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Acenaphthylene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Acenaphthene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Fluorene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Phenanthrene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Anthracene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Fluoranthene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Pyrene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Benzo(a)anthracene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Chrysene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Benzo(b)fluoranthene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Benzo(k)fluoranthene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Benzo(a)pyrene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Indeno(1,2,3-c,d)pyrene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Dibenzo(a,h)anthracene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Benzo(g,h,i)perylene	ORG-180-5102	Modified from BC MOE Lab Manual Section D (PAH)	GC/MS
Nitrobenzene - d5	ORG-180-5102	modified from BC MOE Lab Manual Section D (PAH)	GC/MS
2-Fluorobiphenyl	ORG-180-5102	modified from BC MOE Lab Manual Section D (PAH)	GC/MS
P-Terphenyl - d14	ORG-180-5102	modified from BC MOE Lab Manual Section D (PAH)	GC/MS
LEPH C10-C19	ORG-180-5101	Modified from BCMOE Lab Manual Section D (EPH)	GC/FID
HEPH C19-C32	ORG-180-5101	Modified from BCMOE Lab Manual Section D (EPH)	GC/FID



CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD
BOX 5612
SQUAMISH, BC V8B0C2
(604) 880-9007

ATTENTION TO: Lotus Environmental Consulting

PROJECT NO: 6386 E BLVD.

AGAT WORK ORDER: 14V820402

TRACE ORGANICS REVIEWED BY: Craig Stehr, Organics Lab Manager

DATE REPORTED: Mar 18, 2014

PAGES (INCLUDING COVER): 4

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (778) 452-4000

***NOTES**

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 14V820402
PROJECT NO: 6386 E BLVD.

Unit 120, 8600 Glenlyon Parkway
Burnaby, British Columbia
CANADA V5J 0B6
TEL (778)452-4000
FAX (778)452-4074
<http://www.agatlabs.com>

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD

ATTENTION TO: Lotus Environmental Consulting

EPH Soil				
DATE RECEIVED: 2014-03-14			DATE REPORTED: 2014-03-18	
SAMPLE DESCRIPTION:		BASE 2		
SAMPLE TYPE:		Soil		
DATE SAMPLED:		3/14/2014		
Parameter	Unit	G / S	RDL	5218399
EPH C10-C19	µg/g	20	<20	
EPH C19-C32	µg/g	20	<20	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to BC CSR (RL-G) (Van)
5218399 Results are based on dry weight of sample.
EPH results are not corrected for potential PAH contributions.
Sample arrived at laboratory at inappropriate temperature as per analysis requirements.

Certified By: _____



Quality Assurance

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD

AGAT WORK ORDER: 14V820402

PROJECT NO: 6386 E BLVD.

ATTENTION TO: Lotus Environmental Consulting

Trace Organics Analysis

RPT Date: Mar 18, 2014			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
EPH Soil																
EPH C10-C19	62276	5219120	<20	<20	0.0%	< 20	115%	70%	130%				101%	65%	120%	
EPH C19-C32	62276	5219120	<20	<20	0.0%	< 20	104%	70%	130%				97%	80%	120%	

Comments: RPDs are calculated using raw analytical data and not the rounded duplicate values reported.

Certified By: _____

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation.

Results relate only to the items tested and to all the items tested



Method Summary

CLIENT NAME: TANKTECH ENVIRONMENTAL SERVICES LTD

AGAT WORK ORDER: 14V820402

PROJECT NO: 6386 E BLVD.

ATTENTION TO: Lotus Environmental Consulting


PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
EPH C10-C19	ORG-180-5101	Modified from BCMOE Lab Manual Section D (EPH)	GC/FID
EPH C19-C32	ORG-180-5101	Modified from BCMOE Lab Manual Section D (EPH)	GC/FID

BILL OF LADINGS



BILL OF LADING # 13129

BOX 5612 SQUAMISH, BC V8B 0C2
PH: 604-628-2288 FAX: 604-628-2266
TANKTECH@SHAW.CA

DATE		MARCH 04, 2014	
PO#			
ADDRESS		CONSIGNEE	
6386 E BLVD		Vancouver Shipyards	
SHIPPER		STREET	
s.22(1)		50 Pemberton Ave.	
CITY/PROVINCE		CITY/PROVINCE	
VANCOUVER, BC		North Vancouver, BC	
POSTAL CODE		POSTAL CODE	
		V7P2R2	
BILLING ADDRESS			
INSTRUCTIONS			
ON FILE			
PIECES	DESCRIPTIONS OF ARTICLES AND SPECIAL MARKS	WEIGHT	RATE
2754 L	Waste water < 3% oil	2754 kg	
PER	PER		
			
SHIPPER	CARRIER		
	TANKTECH ENVIRONMENTAL SERVICES LTD.		



BILL OF LADING

13134

BOX 5612 SQUAMISH, BC V8B 0C2
 PH: 604-628-2288 FAX: 604-628-2266
 TANKTECH@SHAW.CA

DATE	MAR 14, 14
PO#	

ADDRESS	6386 EAST BLVD.	CONSIGNEE	Vancouver Shipyards
SHIPPER	s.22(1)	STREET	50 Pemberton Ave.
CITY/PROVINCE	VANCOUVER, BC	CITY/PROVINCE	North Vancouver, BC
POSTAL CODE		POSTAL CODE	V7P2R2

BILLING ADDRESS

INSTRUCTIONS

PIECES	DESCRIPTIONS OF ARTICLES AND SPECIAL MARKS	WEIGHT	RATE
3288 L	Waste water < 3% oil	3288 kg	

PER	PER
SHIPPER	CARRIER
	
	TANKTECH ENVIRONMENTAL SERVICES LTD.

** Scale Ticket **

Davis Trading

& SUPPLY LTD.
est. 1909

1100 Grant Street
Vancouver, BC V6A2J6
Phone : (604) 255-3111
Fax : (604) 255-1355

Ticket # : 00047851 Date : 17 Mar 2014
Supplier : TANKTE - TANK TECH
Lic. No.: N
Time In : 1:10 pm Out : 1:15 pm
Served by: davis Scale: 1

Gross	Tare	Net Weight
OVERSIZE HMS#1		
6.8900 NT	5.8600 NT	1.0300 NT
13780 LBS	11720 LBS	2060 LBS

Number Of Items : 1



Recyclers of metal since 1909.
www.davistrading.com

SOIL SUMMARY

Ecowaste Industries Ltd.
200 - 10991 Shellbridge Way
Richmond, BC
V6X 3C6
Phone (604) 276-9511
GST R#: 87228 2165
Ticket: RL 1241408

Acct#: 2945
Tervita Corporation (Environment)
Vehicle: DV2020 TankTech
Date: Mar 14, 14 09:28 85

Material: H621346
TankTech - Var Locations 2945
Area: H - Hazco - General

Gross	13,900 kg
Tare	6,324 kg File
NET	7,576 kg

x

Signature

Ecowaste Industries Ltd.
200 - 10991 Shellbridge Way
Richmond, BC
V6X 3C6
Phone (604) 276-9511
GST R#: 87228 2165
Ticket: RL 1241426

Acct#: 2945
Tervita Corporation (Environment)
Vehicle: EK107010 TankTech - 10 y
Date: Mar 14, 14 10:14 GS

Material: T621346
TankTech - Var Locations (2946)
Area: F - Fill - Dirt Area

Gross	16,990 kg
Tare	8,402 kg File
NET	8,588 kg

x

Signature

TANK PERMIT AND CERTIFICATE

CITY OF VANCOUVER

DATE ISSUED FEBRUARY 28, 2014		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 411330	
LEGAL DESCRIPTION LOT BLOCK PLAN DIST					ADDRESS 6386 EAST BOULEVARD		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE FEB 28, 2014	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS NO	METRIC NO		PLACE NAME
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			SUBTYPE		
APPLICANT CONTRACTOR TANKTECH ENVIRONMENTAL SERVICE C/O IAN GROVES BOX 5612 SQUAMISH BC V0N 3G0		CONTACT 2 PROPERTY OWNER s.22(1) 6386 E BOULEVARD VANCOUVER BC		CONTACT 3			
TEL 604-328-1234 FAX 604-628-2266	BUS.LICENSE 326305 CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED: TO REMOVE ONE TANK ON SITE; CAPACITY UNKNOWN; SETBACK & BOTTOM OF TANK UNKNOWN. TYPE OF LIQUID PETROLEUM.							
PERMIT CONDITIONS AND NOTES: 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.							
GENERAL USE D30 ONE-FAM DWELLING		SPECIFICS/LOCATION		AREA (SF) C	GENERAL USE		SPECIFICS/LOCATION
ITEM OIL TANK		SPECIFICS/REFERENCE		QTY/AMT 1 GU	ITEM		SPECIFICS/REFERENCE
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE COMPLETION			
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				FIRE INSPECTION			
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE		AMOUNT	FEE	AMOUNT	SIGNED BY		
656 TANK - SPD		300.00			TANKTECH ENVIRONMENTAL SERVICE		
					DATE		
					ISSUED BY		
					FOR THE		
INVOICE: 746850				TOTAL	\$300.00		

P-50200-01 REVISED FEB/08

2014/02/28 14:47:13

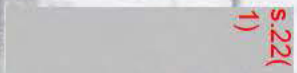
APPLICANT COPY

CERTIFICATE OF TANK REMOVAL



MARCH 04, 2014

PRESENTED TO:



RE: OIL TANK SERVICES @ 6386 E. BLVD. VANCOUVER, BC

TANKTECH CERTIFIES THAT WE UNEARTHED ONE UNDERGROUND STORAGE TANK (UST) FROM THIS PROPERTY.
LIQUID PRODUCT WAS PUMPED AND DISPOSED OF IN COMPLIANCE WITH BC'S WASTE MANAGEMENT ACT.
UST REMOVAL WAS VERIFIED DURING INSPECTION BY THE CITY OF VANCOUVER, FIRE PREVENTION DIVISION.
UST WAS DECOMMISSIONED, PURGED OF ALL VAPOURS, REMOVED OFF-SITE AND RECYCLED.
ALL WORK COMPLIED WITH CURRENT BC FIRE CODE REGULATIONS.
ALL WORK WAS OVERSEEN AND DOCUMENTED BY LOTUS ENVIRONMENTAL CONSULTING.



IAN GROVES, PRINCIPAL

BCMOE SUBMISSIONS



Ministry of
Environment

NOTIFICATION OF INDEPENDENT REMEDIATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-9935

Section 54 (2) of the Environmental Management Act requires anyone undertaking independent remediation to notify the Director of Waste Management in writing promptly on initiating remediation and within 90 days of completing it. You must complete this form and send it to the e-mail or mailing address below to inform the ministry when independent remediation of your site begins and ends.

A site plan (may be obtained from some local government web sites) and a Land Title record must be included with your submission.

Section I Timing of Remediation

Check the following items as applicable. This notice is given for:

- Initiation of independent remediation Completion of independent remediation
 Both initiation and completion of independent remediation
 Completion of remediation resulting from a spill. Estimated date of spill:
 Incident Report (DGIR) # YYYY-MM-DD

Provide the following if you are sending us a **Notification of Initiation of Independent Remediation**:

Start date: Estimated completion date: Estimated duration:
 YYYY-MM-DD YYYY-MM-DD (Days)

Scope of remediation: Whole site Part of site

If you expect that remediation of the entire site will take longer than one year attach a remediation schedule.

Provide the following if you are sending us a **Notification of Completion of Independent Remediation**:

Start date: 2014-03-04 Completion date: 2014-03-14
 YYYY-MM-DD YYYY-MM-DD

Section II Land Description

Site ID Number (if known)

PID 003-292-614 or PIN

Legal Description STRATA LOT 8 DISTRICT LOT 526 STRATA PLAN VR. 76, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Legal Notations NONE

Latitude Degrees 49 Minutes 13 Seconds 41.64

Longitude Degrees -123 Minutes 9 Seconds 16.74

Site Civic Address or Location Street 6386 East Boulevard

(i.e., nearest roadway) City VANCOUVER Postal Code V6M 3V8

Section III Property Owner and/or Operator (if applicable)

Name s.22(1)

Address s.22(1) 6386 EAST BOULEVARD

City VANCOUVER Province/State BC

Country CANADA Postal /Zip Code V6M 3V8
 Phone s.22(1) Fax

Section IV Environmental Consultant / Contractor / Agent Contact

Name of Firm: LOTUS ENVIRONMENTAL CONSULTING
Contact Name: LAURA PETTERSEN, ASCT
Address Street 13871 LAUREL DRIVE, UNIT 23
City SURREY Province/State BC
Country CANADA Postal /Zip Code V3T 1A8
Phone 604-307-5465 Fax

Section V Primary Land Use

Contaminated Sites Regulation land use classification at the site surface (check one)

- Industrial Commercial Residential Urban park Agricultural Wildlands

Description of current operation (e.g., service station)

RESIDENTIAL BUILDING

Is a change in zoning or land use expected? NO

- Change in zoning Change in land use

From _____ To _____

Section VI Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

- Underground storage tank (UST)
 Oil and gas industry operations
 Other (describe):

Section VII Submission of Other Required Forms

Was a Notification of Likely or Actual Migration also submitted for this site?

- No Yes If Yes, date of submission: _____
YYYY-MM-DD

Was a Site Risk Classification Report also submitted for this site?

- No Yes If Yes, date of submission: 2014-03-20
YYYY-MM-DD

If No, please describe the exemption which applies:

Section VIII Soil Investigations and Remediation

The following contaminants Were found Are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

LEPH – 8400 ppm

HEPH – 2480 ppm

Was the soil investigated following requirements and guidance under the Act? Yes No

Soil remediation strategy

Excavation and disposal Other (describe):

16.164 METRIC TONNES TO ECOWASTE INDUSTRIES LTD – BIOREMEDIATION FACILITY

Remediation standards used: Numerical Risk-based Both

Section IX Groundwater and Surface Water Investigations and Remediation

The following contaminants Were found Are suspected Not applicable

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

NOT INVESTIGATED

Was the water investigated following requirements and guidance under the Act? Yes No

Water remediation strategy

Pumping and disposal Other (describe):

(include volume and intended treatment and/or disposal location for contaminated water if managed away from the site):

Remediation standards used: Numerical Risk-based Both

Section X Sediment Investigations and Remediation

The following contaminants Were found Are suspected Not applicable

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

NOT INVESTIGATED

Was the sediment investigated following requirements and guidance under the Act? Yes No

Sediment remediation strategy

Excavation and disposal Other (describe):

(include volume and intended treatment and/or disposal location for contaminated sediments if managed away from the site)

Remediation standards used: Numerical Risk-based Both

Section XI Vapour Investigations and Remediation

The following contaminants Were found Are suspected Not applicable

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

NOT INVESTIGATED

Was the vapour investigated following requirements and guidance under the Act? Yes No

Vapour remediation strategy

Remediation standards used: Numerical Risk-based Both

Section XII Reason for Remediation

- Construction Demolition Upgrade
 Other: IMPROVE ENVIRONMENTAL QUALITY OF PROPERTY

Section XIII Authorizations for Discharges to the Environment

Did or does a discharge associated with the remediation require an authorization under the under the Act? Note that contravention of the requirements for an authorization is an offense and may be subject to penalties.

Yes No Don't know

Provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site and the date of any related Contaminated Soil Relocation Agreement. Consult Administrative Guidance 9, "Independent Remediation of Contaminated Sites" for advice. Note that the *in situ* treatment of contaminants may generate substances which could be deemed a waste requiring a discharge authorization, even though there is no end-of-the-pipe discharge from the site.


Authorization numbers

Contaminated soil relocation agreement date

Section XIV Additional Comments

Section XV Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.



Signature of person completing form

Laura Pettersen, AScT

Printed name

2014-03-20

Date completed (YYYY-MM-DD)

Sign your completed Notification of Independent Remediation form and include the following:

- Site plan Land Title record

Send the package to:

Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Fax (250) 387-9935
E-mail: Advisor.SiteInformation@gov.bc.ca

For further information, please refer to the information under our [key topic website on independent remediation](#).

Site Plan
6386 East Boulevard
Vancouver, BC

Prepared by:

**LOTUS ENVIRONMENTAL
CONSULTING**



*Approximate Location of Underground Storage Tank
(UST); Outlined and Shaded in Yellow*

Source Image:
http://vanmapp.vancouver.ca/pubvanmap_net/default.aspx



TITLE SEARCH PRINT

2014-03-20, 11:43:03

Requestor: PA18806

Folio/File Reference:6386 E BVLD

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under CONDOMINIUM ACT (Section 3)

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number BM129488
From Title Number BF31756

Application Received 1998-05-07

Application Entered 1998-05-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address: s.22(1)
s.22(1) 6386 EAST BOULEVARD
VANCOUVER, BC
V6M 3V8

Taxation Authority CITY OF VANCOUVER

Description of Land
Parcel Identifier: 003-292-614
Legal Description:
STRATA LOT 8 DISTRICT LOT 526 STRATA PLAN VR. 76,
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Ministry of
Environment

SITE RISK CLASSIFICATION REPORT

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-8897
E-mail: site@gov.bc.ca

Submission of this report is required by Protocol 12, "Site Risk Classification, Reclassification and Reporting" under the *Environmental Management Act*.

Part 1. Land, owner and agent information

Section I Land Description

Site ID Number (if known)

PID 003-292-64 or PIN

Is the land part of a site? yes no If the answer is "yes" please provide details:

RESIDENTIAL MULTI UNIT BUILDING
AST REMOVAL ON EAST SIDE OF BUILDING

Legal Description

Latitude Degrees 49 Minutes 13 Seconds 41.64
Longitude Degrees 123 Minutes 9 Seconds 16.74
Site Civic Address Street 6386 EAST BOULEVARD
City VANCOUVER Postal Code V6M-3V8

Section II Property Owner and/or Operator (if applicable)

Name s.22(1)
Address Street s.22(1) 6386 E BVLD.
City VANCOUVER Province/State BC
Country CANADA Postal /Zip Code V6M-3V8
Phone s.22(1) Fax -

Section III Environmental Consultant / Contractor / Agent Contact (if applicable)

Name LAURA PETERSEN, ASCT
Address Street #23 13871 LAUREL DRIVE
City SUREY Province/State BC
Country CANADA Postal /Zip Code V3T-1A8
Phone 604-307-5465 Fax -

Part 2. Site risk classification notification triggers

Section IV Applicable triggers

Check the applicable triggers for the submission of this Site Risk Classification Report to the Director:

- Notification of Initiation of Independent Remediation
- Site investigation report ordered or required by the Director
- Notification of Likely or Actual Migration
- Ministry service application with the recommendation of an Approved Professional
- Ministry service application without the recommendation of an Approved Professional
- Site Risk Classification Report for a neighbouring site under section 5.4 of Protocol 12
- Site Risk Classification Report otherwise required by a Director

Part 3. Site investigation status

Section V Source and affected parcel investigation status

A. Adequacy of completed site investigations

Is site information appropriate and satisfactory to determine a site risk classification?

yes no*

If no, indicate the scheduled completion date of investigations needed to complete classification below.

B. Source parcel investigation status

- | | | | Scheduled Completion Date |
|---|------------------------------|-----------------------------|----------------------------------|
| 1. Stage I preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 2. Stage II preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 3. Detailed site investigations completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 4. Migration of contamination identified? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |

C. Affected parcel investigation status

- | | | | |
|---|------------------------------|-----------------------------|-------|
| 1. Stage I preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 2. Stage II preliminary site investigation completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |
| 3. Detailed site investigations completed? | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ |

* If site information is insufficient to determine the site risk classification, indicate the date by which a completed Site Risk Classification Report will be submitted:

Section VI High risk conditions details

1. Is mobile NAPL present at the parcel?

yes

no

If yes, describe the mobile NAPL substances and their general location.

2. Are upper cap concentrations exceeded?

yes

no

If yes, what substances exceed upper cap concentrations, in what media? Attach Exposure Pathway Questionnaire

3. Exposure pathways – are the risk criteria for any exposure pathway exceeded?

yes

no

n/a

If yes, which exposure pathways indicate high risk?

Section VII Site risk classification

high risk

not high risk

Note that for parcels for which there is insufficient information to determine the site risk classification, additional information must be provided in Part 3 of this report on the scheduled dates for completion of site investigations and resubmission of a completed Site Risk Classification Report.

Part 4. Independent remediation status

Section VIII Independent remediation

Has independent remediation been initiated at the site?

yes

no

Will the independent remediation of high risk conditions be completed within 90 days?

yes

no

n/a

If independent remediation of high risk site conditions is being carried out and is not completed within 90 days the Director must be provided a revised Site Risk Classification Report and an updated completion of remediation schedule on or before the 90th day of independent remediation.

Part 5. Affected parcel conditions

Section IX Affected parcel high risk conditions details

1. Is mobile NAPL present or likely present at an affected parcel? yes likely no

If yes or likely, describe the mobile NAPL substances and their general location.

2. Are upper cap concentrations exceeded or likely exceeded? yes likely no

If yes or likely, what substances exceed or are likely to exceed upper cap concentrations, and in what media?
Attach Exposure Pathway Questionnaire.

3. Are high risk exposure pathways present or likely present? yes likely no

If yes or likely, list the exposure pathways which impact or are likely to impact affected parcel receptors.

4. Are any affected parcels classified as high risk or likely classified as high risk? yes no

If yes, list the following for each affected parcel and attach a separate Site Risk Classification Report for each affected parcel that is high risk or likely high risk.

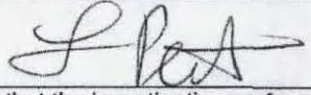
Site ID (if known)	Affected parcel owner	Civic Address
---------------------------	------------------------------	----------------------

Part 6. Additional Information

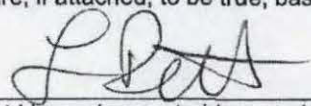
Section X Additional information

Part 7. Signatures

Section XI Professional signatures



I confirm that the investigations referred to above have been conducted in accordance with approved procedures and guidance and standard professional practice. I confirm the above information and that provided on the Exposure Pathway Questionnaire, if attached, to be true, based on current knowledge as of the date completed.



I confirm that I have demonstrable experience in conducting investigations of the type reviewed above.

<u>LAURA PETERSEN</u> , ASCT	2014-03-30
Print Name	Date completed (yy-mm-dd)

Send the completed Site Risk Classification Report (including when required the Exposure Pathway Questionnaire in Part 8 of the form) to the Director of Waste Management at the applicable address, fax number or e-mail address noted on the cover sheet to this Report.

Part 8. Exposure Pathway Questionnaire

s.22(1)

Property Owner (print name) _____ Site ID _____

Signature *[Handwritten Signature]*

		Yes	No	Notes
Human Health Exposure				2, 3, 4
Soil Exposure				
HS-1	Do substances in soil exceed upper cap concentrations (UCs) for human intake of soil for the applicable land use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 6
HS-2	Are UC-contaminated soils located within 1 m of the <i>soil surface</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
HS-3	Does the area of UC contaminated soil exceed 50 m ² on urban park, agricultural or residential lands or 125 m ² on commercial or industrial lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
HS-4	Is the site land use urban park, agricultural, residential, commercial or industrial (i.e. not <i>wildlands</i>)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HS-5	If the site land use is <i>wildlands</i> , are humans present on the site for greater than 2 hours/day, 1 day/week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9
Vapour Exposure				
HV-1	Do substances in air or soil vapour exceed UC concentrations for human inhalation for the applicable land use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 6, 7, 10
HV-2	Is the site land use urban park, agricultural, residential, commercial or industrial?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Exposure				
HW-1	Does drinking water use apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
HW-2	Do substances in groundwater exceed 10 times UC concentrations for drinking water within 10 m of a drinking water well or exceed UC concentrations within the well?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 12
HW-3	Do substances in surface water exceed 10 times UC concentrations for drinking water within 100 m upstream of a drinking water intake or exceed UC concentrations at the intake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
Environmental Health Exposure				2, 3, 4
Terrestrial Soil Exposure				
TS-1	Do substances in soil exceed UC concentrations for toxicity to invertebrates and plants for the applicable land use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 6
TS-2	Are UC contaminated soils within 1 m of the <i>soil surface</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
TS-3	Is the soil surface above UC contaminated soil <i>undeveloped land</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
TS-4	Is the area identified in TS-3 <i>terrestrial habitat</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
TS-5	Does the area of UC contaminated soil exceed 100 m ² on urban park, agricultural or residential lands or 250 m ² on commercial or industrial lands or 500 m ² on <i>wildlands</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 16
Aquatic Life Water Exposure				
AW-1	Does aquatic life water use apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
AW-2	Do substances in groundwater within 10 m of the <i>high water mark</i> of an <i>aquatic habitat</i> exceed the UC concentrations for aquatic life water use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12, 13
AW-3	Do substances in surface water or unauthorized discharges to surface water exceed UC concentrations for aquatic life water use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
Aquatic Life Sediment Exposure				
AS-1	Do substances in the upper 1 m of sediment exceed the UC concentrations for the applicable site sensitivity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 15
AS-2	Does the area of UC-contaminated sediment exceed 50 m ² ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
Livestock and Irrigation Water Exposure				
LIW-1	Do livestock or irrigation water uses apply to groundwater or surface water at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9, 10
LIW-2	Do substances in groundwater exceed 10 times applicable UC concentrations within 10 m of the water supply well or exceed applicable UC concentrations in the well?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 11, 12
LIW-3	Do substances in surface water exceed 10 times applicable UC concentrations within 100 m upstream of a drinking water intake or exceed applicable UC concentrations at the intake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Kolbinson, Rita

From: Environmental Contamination
Sent: Thursday, August 14, 2014 4:27 PM
To: DOMINO (CITYVAN)
Subject: FW: UST Removal Report
Attachments: CLOSURE REPORT - 6386 E Boulevard, Vancouver.pdf

Please file the attached document under 6386 East Boulevard, in relation to FI411330.

Thanks,

Nicole Montgomery, B.Sc.
Environmental Protection Officer, Environmental Contamination Team
City of Vancouver
Mail: 453 West 12th Avenue, Vancouver, BC V5Y 1V4
Site Office: #300 – 515 W 10th Ave, Vancouver, BC
Phone: 604-873-7528
Email: nicole.montgomery@vancouver.ca

 Please consider the environment before printing this e-mail

From: Laura Pettersen [<mailto:laura@lotusenvirobc.com>]
Sent: Wednesday, August 13, 2014 5:11 PM
To: Environmental Contamination
Subject: UST Removal Report

Hi,

s.22(1)
new changes.

This job was completed before all the

Let me know if this ok just sending the report itself.

Cheers

--
Laura Pettersen, AScT

LOTUS ENVIRONMENTAL CONSULTING
13871 Laurel Drive
Surrey, BC, V3T 1A8
Direct: 604-307-5465

Email: laura@lotusenvirobc.com

Certified Member of Applied Science Technologists and Technicians of BC



Permit
 Street number
 To
 Street name

General Information

Permit	FI411330	Type	FI - FIRE
Permit address	6386 EAST BOULEVARD	Status	COMPLETE
Specific address		Opened	28 Feb 2014
Place name		Issued	28 Feb 2014
Addressing data			
Coordinate	- - -		
Legal Description	LOT BLOCK PLAN DIST		
Project value	\$0.00	Purpose to	610 - REMOVAL
Assessed value	\$0.00	Subtype	-
Temporary bldg		to	
Temporary use		to	
Complexity	-	Sets of plans	0
Signature on	APP - APPLICATION	Metric?	